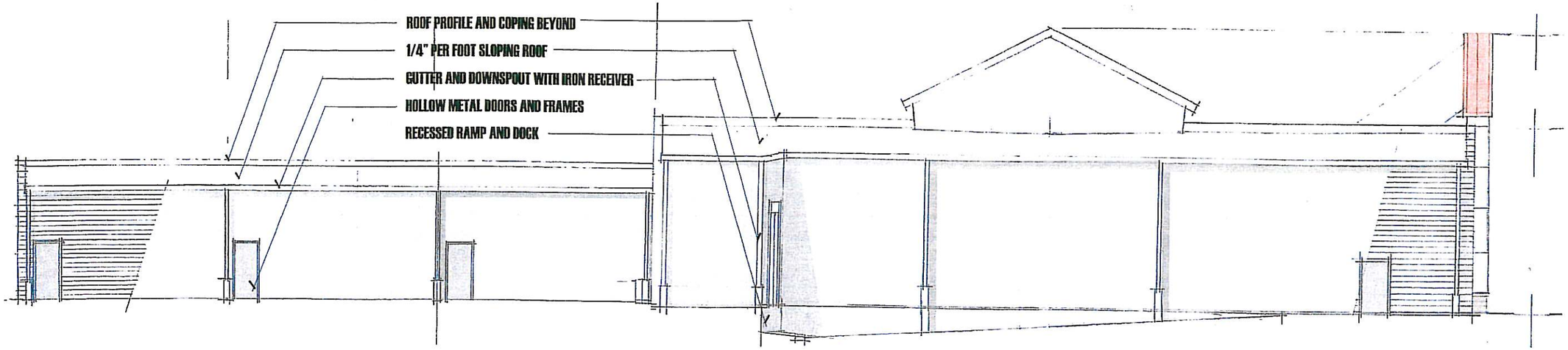
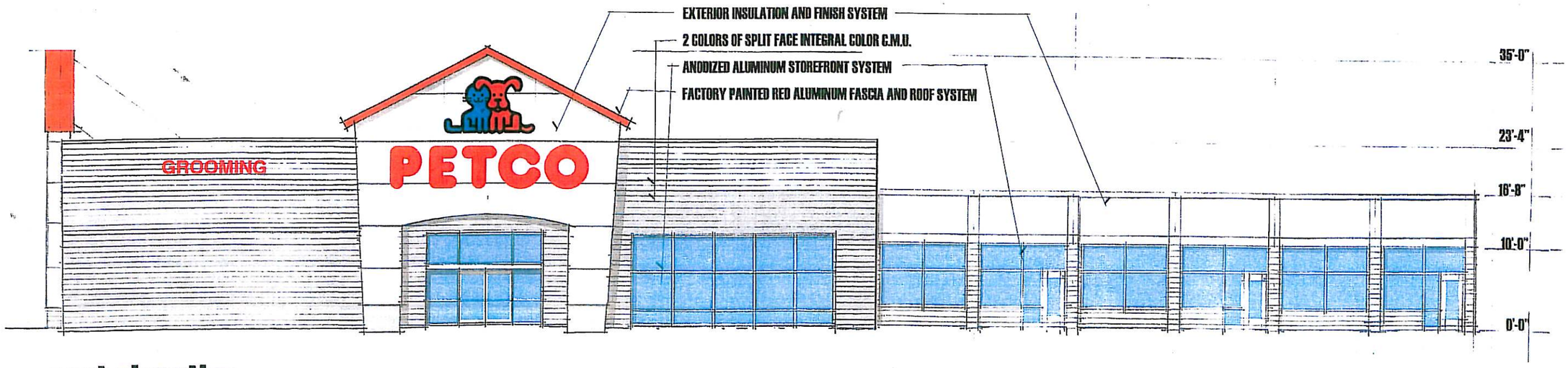


west elevation



east elevation

PETCO- QUINCY MALL

FOR CULLINAN PROPERTIES LTD.

principal construction management + design

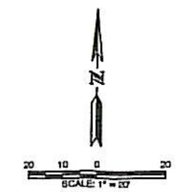
CONTROL POINTS			
POINT	DESC.	NORTHING	EASTING
CP1	RR SPIKE	10136.69	8834.96
CP2	RR SPIKE	10137.01	8816.61

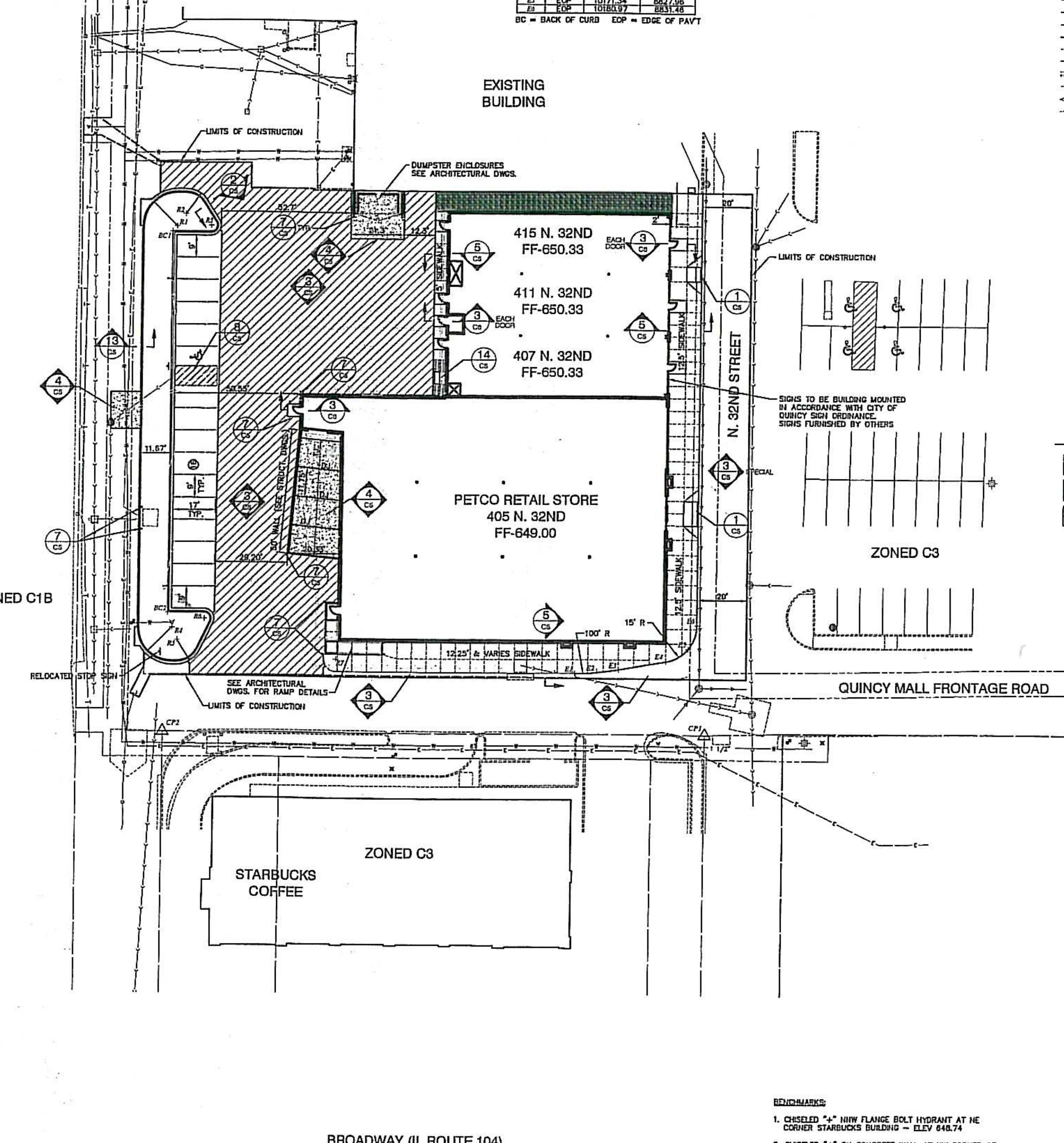
BUILDING POINTS			
POINT	DESC.	NORTHING	EASTING
B1	SE COR	10173.48	8818.95

RADIUS POINTS				
POINT	RADIUS	NORTHING	EASTING	REMARKS
R1	14'	10341.23	8820.02	FACE OF CURB
R2	10'	10346.23	8823.45	EDGE OF PAVEMENT
R3	4'	10341.53	8833.71	EDGE OF PAVEMENT
R4	14'	10178.69	8819.91	FACE OF CURB
R5	10'	10173.69	8821.95	EDGE OF PAVEMENT
R6	4'	10182.53	8832.78	EDGE OF PAVEMENT
R7	5'	10166.38	8866.28	FACE OF CURB

CURB AND PAVEMENT			
POINT	DESC.	NORTHING	EASTING
BC1	BC	10339.12	8816.28
BC2	BC	10184.98	8816.16
E1	EOP	10161.29	8782.57
E2	EOP	10161.67	8791.42
E3	EOP	10162.84	8800.19
E4	EOP	10166.21	8819.10
E5	EOP	10171.34	8827.96
E6	EOP	10180.97	8831.48

BC = BACK OF CURB EOP = EDGE OF PAV'T





LEGEND

EXISTING / PROPOSED

- SECTION LINE
- PROPERTY LINE
- FENCE LINE
- CHAIN LINK FENCE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT
- BUILDING SETBACK
- STREAM
- WATER LINE
- GAS LINE
- ELECTRIC–BURIED
- ELECTRIC–AERIAL
- TELEPHONE–BURIED
- TELEPHONE–AERIAL
- STRUCTURE
- EDGE PAVEMENT/SIDEWALK
- PAVEMENT MARKINGS
- CURB AND GUTTER
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER LATERAL
- STORM SEWER INLET
- MANHOLE
- FIRE HYDRANT
- VALVE
- POWER POLE
- TELEPHONE POLE
- SURVEY MARKER FOUND
- SURVEY MARKER SET
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- RIGHT OF WAY MARKER
- TELEPHONE PEDESTAL
- LIGHT STANDARD
- GUY WIRE
- SUMMIT
- CONTOURS
- INDEX CONTOURS
- SIGN
- WATER VALVE
- GAS VALVE
- WATER METER
- GAS METER
- ELECTRIC RISER
- BOLLARD
- BORE
- FOUND RAILROAD SPIKE
- LEASE LINE
- CONCRETE PAVING
- ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING

PAVEMENT JOINT LEGEND

TJ – TIED JOINT
DJ – DOWELED JOINT
SJ – SAWED JOINT

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
2. ANY DISCREPANCIES BETWEEN SPECIFICATIONS, DRAWINGS, AND/OR SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. ALL AREAS DESIGNATED TO REMAIN UNDISTURBED SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LOCATION OF ALL PROPOSED IMPROVEMENTS, INCLUDING ROUGH AND FINISHED ELEVATIONS AND ALL OTHER PROPOSED IMPROVEMENTS INDICATED ON THE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE LOCAL, STATE, & FEDERAL CODES ARE FOLLOWED. ALL APPLICABLE LOCAL AND STATE NOTIFICATIONS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION, INCLUDING ALL NECESSARY UTILITY CONNECTION PERMITS FROM THE RESPECTIVE UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES AND SERVICES REQUIRED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL REFERENCE POINTS, BENCHMARKS, MONUMENTS, STAKES, AND PROPERTY CORNERS DURING CONSTRUCTION. REPLACEMENT OF LOST REFERENCE POINTS SHALL BE AT THE CONTRACTORS EXPENSE.
8. REMOVE ALL STRUCTURES, FOUNDATIONS, WALLS, PAVEMENTS, AND ALL OTHER ITEMS IN CONFLICT WITH PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS.
9. REFERENCES TO "STANDARD SPECIFICATIONS" SHALL MEAN THE ILLINOIS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
10. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. NO WORK SHALL BE PERFORMED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT OWNER APPROVAL.
12. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, AND THE PROJECT SITE SHALL BE KEPT CLEAN AT ALL TIMES. CONTROL DUST IN AND AROUND ALL WORK AND STAGING AREAS.
13. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
14. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
15. THE PROJECT SITE SHALL BE FENCED IN ACCORDANCE WITH CITY ORDINANCE NO. 8871 "FENCING REQUIREMENT FOR COMMERCIAL CONSTRUCTION SITES NEAR RESIDENCES"
16. SANITARY SEWER CONNECTION WILL NOT REQUIRE AN IEPA CONNECTION PERMIT.

EROSION CONTROL NOTES

1. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, THE DETAILS IN THESE PLANS, AND THE ILLINOIS URBAN MANUAL (CURRENT EDITION).
2. THE EROSION CONTROL SHOWN ON THIS SET OF PLANS SHALL BE CONSIDERED THE MINIMUM ACCEPTABLE FOR THIS PROJECT. THERE MAY BE ADDITIONAL EROSION CONTROL REQUIRED DUE TO THE VARIOUS CONSTRUCTION TECHNIQUES, WHICH MAY BE USED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AND MAINTAINING ALL THE RUNOFF FROM THE SITE, IN A MANNER WHICH KEEPS ALL SILT ON SITE.
3. AN N.P.D.E.S. CONSTRUCTION PERMIT IS NOT ANTICIPATED, THOUGH, IF MORE THAN 1 ACRE OF LAND WILL BE DISTURBED, MEANING EXPOSED SOIL DUE TO CLEARING, GRADING OR BY EXCAVATION ACTIVITIES, SEE STORM WATER PLAN NOTES
4. SLOPES 4:1 AND STEEPER SHALL RECEIVE A TEMPORARY EROSION CONTROL MAT PROVIDING PROTECTION FOR UP TO 12 MONTHS IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS.

PAVEMENT NOTES

1. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
2. PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON G.V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIALS.
3. 1/2 INCH PREFORMED EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS AND STOOPS.
4. PAVEMENT MARKING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEPT AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT; AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT.
5. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ILLINOIS DOT STANDARD DETAIL 424001-05.
6. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF BUILDING, OR PROPERTY LINES UNLESS OTHERWISE NOTED. ALL RADII ARE TO EDGE OF PAVEMENT.

GRADING NOTES

1. TOPSOIL SHALL BE STRIPPED TO A DEPTH OF 6 INCHES WITHIN ALL PROPOSED BUILDING AND PAVEMENT AREAS AND STOCKPILED ON SITE FOR USE IN LANDSCAPE AREAS (COORDINATE WITH OWNER). IF ACCEPTABLE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE IT TO A DEPTH OF 6 INCHES.
2. TOPSOIL SHALL BE LOAMY IN NATURE, FREE FROM HARD CLODS, STIFF CLAY, SOD, STONES, ROOTS, STICKS, AND OTHER DEBRIS OVER 1 INCH IN SIZE. TOPSOIL SHALL BE FREE OF TOXIC MATERIALS AND SHALL HAVE A pH RANGE BETWEEN 5.5 AND 7.0.
3. ALL EXCESS MATERIALS NOT USED FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
4. PROPOSED CONTOURS ARE INTENDED TO PROVIDE A MIN. 1% SLOPE IN PAVEMENT AREAS AND 2% IN TURFED AREAS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING A SMOOTH UNIFORM DRAINING SURFACE THAT DOES NOT CREATE PONDING WATER OR SHARP BREAKS. CONTOURS OR ELEVATIONS THAT WILL NOT PROVIDE SUCH SURFACE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY.
5. FINAL ELEVATIONS INDICATED ARE THE FINISHED SURFACE ELEVATIONS, WHETHER GRASS, CONCRETE, PAVEMENT, OR MULCH. THE CONTRACTOR SHALL COORDINATE SUBGRADE ELEVATIONS TO ALLOW FOR PAVEMENT, CONCRETE OR MULCH DEPTHS.

UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES IN CONSTRUCTION AREAS SHALL BE FIELD VERIFIED BY THE CONTRACTOR BY CONTACTING J.U.L.I.E. AT 1-800-892-0123 OR THE INDIVIDUAL UTILITIES NOT PARTICIPATING IN THE J.U.L.I.E. SYSTEM. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. ANY REPAIR OR RELOCATION REQUIRED, AS A RESULT OF DAMAGE BY CONSTRUCTION ACTIVITIES SHALL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL PAY UTILITY PERMIT AND/OR INSPECTION FEES.
2. UTILITY TRENCHES WITHIN PAVEMENT AREAS SHALL BE BACKFILLED WITH APPROVED COMPACTED GRANULAR BACKFILL.
3. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE, CURRENT VERSION.
4. ALL ELECTRIC SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, CURRENT VERSION.
5. MINIMUM BURIAL DEPTH FOR WATER MAINS SHALL BE 4'-0" TO THE TOP OF PIPE.
6. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
7. ALL LIGHT SOURCES SHALL BE INDIRECT, DIFFUSED, OR SHIELDED TYPE FIXTURES, INSTALLED TO REDUCE GLARE AND CONSEQUENT INTERFERENCE WITH BOUNDARY STREETS AND ADJACENT PROPERTY. SEE ARCHITECTURAL DRAWINGS FOR SITE LIGHTING.
8. THE DRAWINGS INDICATE THE BEST KNOWLEDGE OF THE OWNER AND ENGINEER/ARCHITECT ON THE GENERAL LOCATION AND NATURE OF THE EXISTING AND OR PROPOSED UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. EXPLORATORY EXCAVATIONS AT THE SITE TO DETERMINE INSITU LOCATIONS WERE NOT CONDUCTED. QUALITY LEVEL C IN ACCORDANCE WITH CI/ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA, WAS UTILIZED. REGARDLESS OF THE LEVEL OF INVESTIGATION, THE UTILITIES SHOWN SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE OF ACTUAL PRESENCE OR LOCATION AND THE CONTRACTOR REMAINS RESPONSIBLE FOR THE LOCATION, VERIFICATION, AND PROPER NOTIFICATION OF POTENTIAL UTILITIES.

QUALITY LEVELS:

QUALITY LEVEL A – PROVIDES THE HIGHEST LEVEL OF ACCURACY. BY LOCATING OR POTHOLING UTILITIES IN ADDITION TO QUALITY LEVELS B, C, AND D TASKS. THE LOCATED UTILITY INFRASTRUCTURE IS SURVEYED AND MAPPED TO DEVELOP PLAN AND PROFILE INFORMATION.

QUALITY LEVEL B – INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND RECORDING THE INFORMATION THROUGH A SURVEY METHOD, IN ADDITION TO QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL C – INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS, IN ADDITION TO QUALITY LEVEL D TASKS.

QUALITY LEVEL D -- INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS, THAT MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASE, CONSTRUCTION PLANS, ETC. DATABASES, CONSTRUCTION PLANS, ETC.

BENCHMARKS:

1. CHISELED "+" NNW FLANGE BOLT HYDRANT AT NE CORNER STARBUCKS BUILDING – ELEV 646.74
2. CHISELED "+" ON CONCRETE WALL AT NW CORNER OF ALLEY & BROADWAY – ELEV 647.55

ISSUED FOR CONSTRUCTION

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
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pcm +d

date:	issued for:

PETCO & ADJACENT RETAIL

QUINCY MALL

QUINCY, ILLINOIS

sheet title: SITE PLAN

proj. no.:	K&A 08-0291
date:	11/5/08
drawn:	CSW
checked:	XXX
approved:	--
sheet no.:	C1