

SECTION 4: PLAN & DOCUMENT REQUIREMENTS

SITE PLAN REQUIREMENTS	PAGE 26
BUILDING ELEVATION REQUIREMENTS	PAGE 26
SIGNAGE PLAN REQUIREMENTS	PAGE 26
PLAT OF ANNEXATION REQUIREMENTS	PAGE 27
FINAL PLAT REQUIREMENTS	PAGE 28
PRELIMINARY ENGINEERING REQUIREMENTS	PAGES 29 - 30
FINAL ENGINEERING REQUIREMENTS	PAGES 31 -32
ALGONQUIN-LITH FPD TRUCK TURN DIAGRAM	PAGE 33
HUNTLEY FPD TRUCK TURN DIAGRAM	PAGE 34
CARPENTERSVILLE FPD TRUCK TURN DIAGRAM	PAGES 35 - 36

Site Plan Requirements

Chapter 26

A Site Plan is required for nearly all Zoning requests. A Site Plan shall be legible, drawn to scale, and include the following items:

Required Elements:

- Zoning Data Box that includes existing and proposed:
 - Building set-backs
 - Floor area
 - Lot coverage
 - Number of required and provided parking stalls
- Building footprints
- Sign locations
- Sidewalks, multiuse paths, and crosswalk markings
- Lane markings and parking stall striping
- Trash enclosures
- Loading docks
- Fire lanes
- Area lighting
- Drainage easements
- Fences
- Retaining walls
- Mailbox locations

Building Elevation Requirements

Chapter 21 & Chapter 26

Building elevations, or renderings, are required with any request that is altering a facade or expanding a building footprint.

Requirements:

- Existing and proposed color renderings of all sides of the building and all accessory structures
- Material call-outs on the color renderings
- Materials table
 - Material type and part number
 - Color
 - Manufacture
 - Dimension
- Building elevations included with a Final Submittal shall be stamped by an Architect
- Full material samples shall be sent to Staff for review, prior to any public meetings

Signage Plan Requirements

Chapter 29

Requirements:

- Dimensions
 - Overall sign area/height/width
 - Text height
 - Logo area/height/width
- Written Sign Criteria - if varying from the Sign Code
- The sign(s) accurately shown on the building elevation with dimensions from edge of the signable area and building
- Dark/Night Visual if illuminated

Plat of Annexation Requirements

Chapter 22, Appendix D

Requirements

For all preliminary plats of subdivisions/planned developments not already annexed, a Plat of Annexation must be submitted to include the following items:

- The plat should be titled "Plat of Annexation." A plat of survey cannot be used as a substitute. Various elements from a plat of survey can be reused, such as location markings, symbols, adjacent section numbers, and so forth.
- The legal description of the property must be centered at the top, just below the title. A common address, if one has been assigned and/or is applicable, should be listed just after the legal description, such as "commonly known as 111 ABC Street, Algonquin, Illinois."
- The plat must show a north arrow.
- A numeric and graphic scale must be provided.
- The property index number(s) (PIN[s]) for the parcel must be listed.
- A location map, showing the parcel in relation to the surroundings, should be provided if possible.
- The firm that prepared the plat and its address must be stated. If a person prepared the plat, his/her name and title (e.g., "registered land surveyor") and address must be stated. A seal and signature are required. Signature blocks shall be included for the Village Board. It will be recorded with the county as part of an ordinance annexing the property and not as a stand-alone document.
- The date of preparation must be indicated.
- The annexation boundaries must be shown with a dark line, and the text, "Hereby Annexed to the Village of Algonquin," or equivalent contained within the parcel in question. Arrows drawn from the text to the principal borders of the area being annexed should be included for the sake of clarity.
- Annexations must go to the far side of any adjacent public right-of-way unless the right-of-way has been annexed to another municipality. The borders referred to in paragraph 9 above should reflect this appropriately. All adjacent roads should be shown and labeled. Prior to preparing the plat of annexation, the borders should be verified with the county and Sidwell maps. The legal description should include the far side of applicable public roads/rights-of-way and will be different from the legal description of the parcel shown on the plat of survey.

Certificates Required - See Chapter 22, Appendix A for Language

- Village Board Certificate
- Surveyor's Certificate
- County Clerk's Certificate
- Recorder's Certificate

Final Plat Requirements

Chapter 22, Section 22.03

Requirements

- The name of the subdivision/planned development.
- The legal description of the land proposed to be subdivided.
- Point of beginning and point of commencement if it is utilized in the legal description.
- The names and addresses of the owners of record of the land proposed to be subdivided (including all of the beneficiaries of any land trust which holds title to such land), together with a certified copy of the trust agreement and all amendments thereto, the subdivider and the designer who prepared the final plat.
- The date of the final plat and any revision dates.
- PIN at the preliminary plat stage.
- A scale of 1 inch to 50 feet, shown graphically and numerically on a sheet 24" x 36" and no larger than 30" x 36". The plat shall also be submitted in AutoCAD format containing the subdivision calculations at the time the mylars are submitted for Village signatures. In the event that the indicated scale is not conducive to depicting accurately the size and shape of the parcel to be developed while still maintaining a workable size drawing, the petitioner may request a waiver of the scale from the Community Development Director.
- The plat must show a north arrow.
- The boundaries of the proposed subdivision/planned development based on an accurate transverse with angular and lineal dimensions.
- The exact location, width and names of all streets within and adjoining the subdivision. Street names shall be determined pursuant to Section 22.05-F-4 herein.
- The distances to the nearest established street lines and official survey monuments that shall be accurately described in the plat. A minimum of two monuments will be required per development over 2 acres. The Public Works Department will determine the final number of monuments to be placed during engineering review of submitted plans. These monuments shall be concrete posts with an iron rod core and topped with an engraveable brass plate that shall contain USGS datum, including elevation, longitude, latitude, and state plane coordinates. The monument shall become part of the Village's benchmark system and numbered accordingly.
- Township and section lines accurately tied to the lines of the subdivision by distances and angles.
- The radii, internal angles, points of curvature, tangent lengths, and bearings and lengths of all arcs.
- All easements for public services, drainage, and utilities that do not fall within dedicated rights-of-way.
- All lot and boundary lines, with accurate dimensions in feet and hundredths.
- Accurate outlines and legal descriptions, designated with lot or outlot numbers, of any areas to be donated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed for the common use of all lot owners within the subdivision.
- Building setback lines accurately shown with dimensions.
- Square footages labeled on each lot or as set forth on a table.

Certificates Required (if applicable) - See Chapter 22, Appendix A for Language

- | | | |
|---|--|--|
| <input type="checkbox"/> Owner and Any Mortgage of Record | <input type="checkbox"/> County Clerk's Certificate | <input type="checkbox"/> Village, County, and/or State Engineer |
| <input type="checkbox"/> Village Board Certificate | <input type="checkbox"/> Recorder's Certificate | <input type="checkbox"/> Public Utility Easement Provisions for Electrical & Communications Services |
| <input type="checkbox"/> Planning & Zoning Chairperson | <input type="checkbox"/> Surface Water Drainage Statement | <input type="checkbox"/> Public Utility Easement Provisions for Nicor Gas Company |
| <input type="checkbox"/> Village Collector | <input type="checkbox"/> Drainage Easement Provisions | |
| <input type="checkbox"/> Surveyor's Certificate | <input type="checkbox"/> Village Utility Easement Provisions | |

Preliminary Engineering Requirements

Page 1 of 2

Title Sheet

- Name and Address of Development
- Name of Subdivision and Lot Number, if available, or PIN
- Name and contact information of Developer/Owner Name and contact information of Engineer
- Vicinity Map
- Total acreage of site
- Date of plan preparations and/or revisions
- North arrow and scale
- Legend (if it does not fit, put on the overall plan sheet)
- Site Benchmark

Overall Plan Sheet

- The locations, widths, and names of all existing or prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, public and private easements, permanent buildings or structures, section lines, and Village boundary lines within, and within 200 feet adjacent to the land proposed to be subdivided.
- The boundary lines of adjacent tracts of subdivided or unsubdivided land shown in relation to and within 100 feet of the parcel being proposed to be subdivided, including those areas within 200 feet of the far right-of-way lines of adjoining streets and roads.
- The existing zoning of the land proposed to be subdivided and adjacent tracts within 100 feet, including those areas within 200 feet of the far right-of-way line of adjoining streets and roads.
- Contours at 1-foot intervals showing streams and rivers on the parcel proposed to be subdivided and within 200 feet of all of its boundaries. USGS datum with benchmarks shall be indicated.
- Contours at 1-foot intervals showing lakes, ponds, and swamps on the parcel proposed to be subdivided and within 200 feet of all of its boundaries. USGS datum with benchmarks shall be indicated

- Contours at 1-foot intervals showing wetlands and other low-lying natural detention areas on the parcel proposed to be subdivided and within 200 feet of all of its boundaries. USGS datum with benchmarks shall be indicated
- Contours at 1-foot intervals showing floodways and floodplains on the parcel proposed to be subdivided and within 200 feet of all of its boundaries. USGS datum with benchmarks shall be indicated
- Show proposed parks and existing parks within 200 ft of property line boundaries
- Show proposed public open spaces & natural areas and existing public open spaces & natural areas within 200 ft of property line boundaries
- Show both proposed and existing buildings and structures
- Show existing easements and dedications, clearly identified, with the width, length, etc.
- Existing streets, street names, width of street, type of curb & gutter, sidewalk, bike paths, historically or archaeologically sensitive areas, parks & other public open spaces, natural areas, permanent buildings or structures
- Proposed streets, street names, width of street, type of curb & gutter, publicly-owned lighting systems, sidewalk, bike paths, permanent buildings or structures
- Items to be removed and/or abandoned. Please provide a legend for removal items.
- Existing encroachments
- Proposed geometrics
- Location of detention basins
- Show data and/or maps to prove or disprove Conservation Design triggers per Village Ordinance.

Preliminary Engineering Requirements

Page 2 of 2

Grading & Utility Plan

- Existing topography depicted with 1-foot contours, extending 200 ft beyond the property limits.
- Label 100-year floodplain, floodway & water courses
- Wetland boundaries
- Existing overland flood route
- Proposed overland flood route, if not on a roadway, they must be contained in an easement
- Proposed grading must include at a minimum the following:
 - i. Spot shots for roadways, including centerline elevations of all proposed roadways where grade breaks exist including all high points, sag points, overland flow routes
 - ii. Spot shots for parking lots, including all high points, low points and overland flow routes
 - iii. T/F grades for buildings
 - iv. Contours for detention facilities, berms, hills
- NWL of stormwater management facilities
- HWL of stormwater management facilities
- Stage Storage Table with required and provided detention volumes
- Stormwater management facility location and dimensions
- Existing utilities extending 200 ft beyond the property limits, including the location & size within the proposed subdivision and in the adjoining streets and properties.
- Show existing septic tanks and wells on the site are to be abandoned and, if so, the general procedures to be followed.
- Show locations for any possible retaining wall
- Water Main
 - i. Proposed water mains
 - ii. Proposed valves & valve vaults
 - iii. Proposed fire hydrants
 - iv. Label proposed pipe diameters
- Sanitary Sewer
 - i. Proposed sanitary sewer
 - ii. Proposed sanitary sewer manholes
 - iii. Proposed rims and inverts at major intersections
 - iv. Indicate possible drop manholes or lift stations
 - v. Label proposed pipe diameters
- Storm Sewer
 - i. Proposed storm sewers
 - ii. Proposed storm sewer manholes
 - iii. Proposed rims and inverts at major intersections
 - iv. Label proposed pipe diameters

Construction approved products list website:

https://www.algonquin.org/egov/documents/1679934935_33721.pdf

Village approved construction details list website:

https://www.algonquin.org/egov/documents/1668199916_41195.pdf

Final Engineering Requirements

Page 1 of 2

Title Sheet

- Name and Address of Development
- Name and Lot Number of Subdivision
- Name and contact information of Developer/Owner Name and contact information of Engineer
- Name and contact information of Architect
- Vicinity Map
- Total acreage of site
- Date of plan preparations and/or revisions
- Legend (if it does not fit, put on the overall plan sheet)

Overall Plan Sheet

- Show floodplain limits
- Show wetlands limits
- Show water courses
- Show floodways
- Show proposed parks
- Show public open spaces
- Show both proposed and existing buildings and structures
- Existing easements and dedications, clearly identified, with the width, length, etc.
- Existing streets, street names, width of street, type of curb & gutter, sidewalk, bike paths, historically or archaeologically sensitive areas, parks & other public open spaces, permanent buildings or structures
- Items to be removed and/or abandoned. Please provide a legend for removal items.
- Existing structures
- Existing encroachments
- Street stationing
- Proposed geometrics
- Limits of construction
- Location of detention basins

Erosion Control Plan

- Show location of construction entrance(s)
- Show location and limits of silt fence, inlet filter locations, other pertinent erosion control items
- Show limits of temporary and permanent stabilization

Grading & Utility Plan

- Existing topography depicted with 1-foot contours, extending 100' beyond the property limits, at a minimum, unless otherwise directed by the Engineering Department
- Label 100-year floodplain, floodway, water courses
- Wetland boundaries
- Existing overland flood route
- Proposed overland flood route, if not on a roadway, they must be contained in an easement
- Proposed grading must include at a minimum the following:
 - i. Spot shots for roadways, including centerline elevations of all proposed roadways where grade breaks exist including all high points, sag points, overland flow routes
 - ii. Spot shots for parking lots, including all high points, low points and overland flow routes
 - iii. T/F grades for buildings
 - iv. Contours for detention facilities, berms, hills
- NWL of stormwater management facilities
- HWL of stormwater management facilities
- Stage Storage Table with required and provided detention volumes
- Stormwater management facility location, dimensions, and slopes - 3:1 max for private, 4:1 max for naturalized.
- Existing utilities extending 100' beyond the property limits, at a minimum, unless otherwise directed by the Engineering Department. Including the location & size within the subdivision and in the adjoining streets and properties of the existing sewers, water mains, culverts, drain pipes and electric and gas utility lines

Final Engineering Requirements

Page 2 of 2

- Water Main
 - i. Proposed public water main minimum 8" diameter (Ductile Iron)
 - ii. Locate valve vaults and include size (Watermain up to 8" diameter a 48" valve vault may be used, for main greater than 10" diameter, a 60" valve vault must be provided)
 - iii. Locate proposed fire hydrants
 - iv. Label pipe diameters
 - Sanitary Sewer
 - i. Proposed public sanitary sewer minimum 8" diameter
 - ii. Label pipe diameters
 - iii. Label rims and inverts at major intersections
 - iv. Indicate possible drop manholes or lift stations
 - v. Manholes for 8"-18" shall be 48" in diameter, 21" and above shall be 60" diameter
 - vi. Manholes shall be placed not more than 400' apart
 - Storm Sewer
 - i. Proposed public storm sewer minimum 12" diameter (RCP).
 - ii. Label pipe diameters
 - iii. Label rims and inverts at major intersections
 - iv. Call out the slopes*
 - Call out the slopes*
 - Call out the separation between utility conflicts*
 - All public utilities shall be centered in easements
 - No public utility or landscaping shall be within the influence of stormwater management facilities and overflow routes
 - Lighting plan for any public lighting - note: a separate photometric plan is still required for on-site lighting
- * Note: a utility profile may be included in place of showing pipe slopes and utility conflicts

Construction approved products list website:
https://www.algonquin.org/egov/documents/1679934935_33721.pdf

Village approved construction details list website:
https://www.algonquin.org/egov/documents/1668199916_41195.pdf

Algonquin-LITH Fire Protection District



Turning Performance Analysis

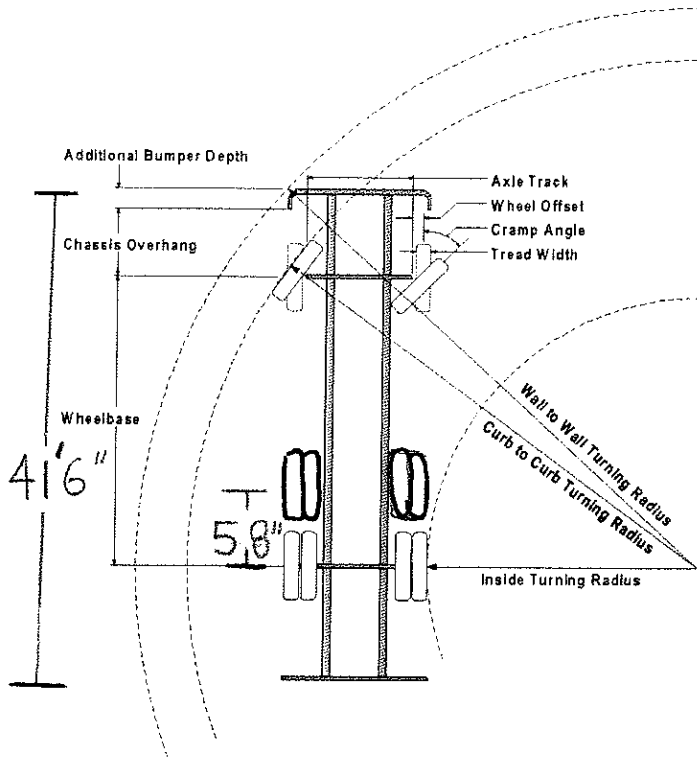
11/12/2018

Bid Number: 639

Department: Algonquin-Lake in Hills F.P.D.

Chassis: Arrow XT Chassis, Aerials/Tankers, Tandem Axle

Body: Aerial, HD Ladder 105', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	87.99 in.
Wheelbase:	246 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 4 in.
Wall to wall:	39 ft. 10 in.

Comments:

Category	Option	Description
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Qtm/AXT/DCF
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
Bumpers	0557812	Bumper, 19" Extended Steel Painted, AXT, DCF, SFR, Enf
Aerial Devices	0673137	Aerial, 105' Heavy Duty Ladder (500 dry/500 water)

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Huntley Fire Protection District

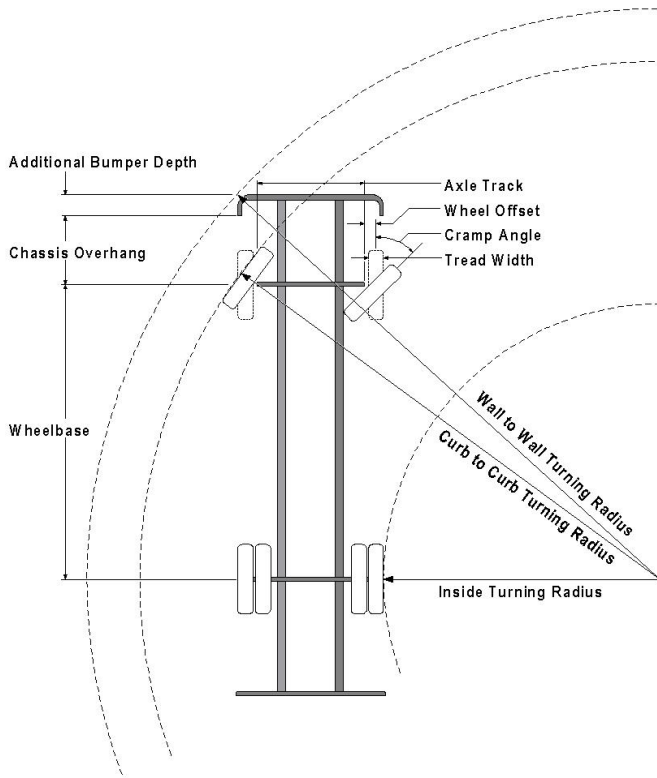


Turning Performance Analysis

04/08/2022

Bid Number: 1077
Department: Huntley Fire Protection District

Chassis: Velocity Chassis, PAP (Big Block), 2010
Body: Aerial, Platform 100', Alum Body



Parameters:	
*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	19 in.
Front Overhang:	146.1 in.
Wheelbase:	257.5 in.

Calculated Turning Radii:	
Inside Turn:	24 ft. 6 in.
Curb to curb:	40 ft. 0 in.
Wall to wall:	47 ft. 6 in.

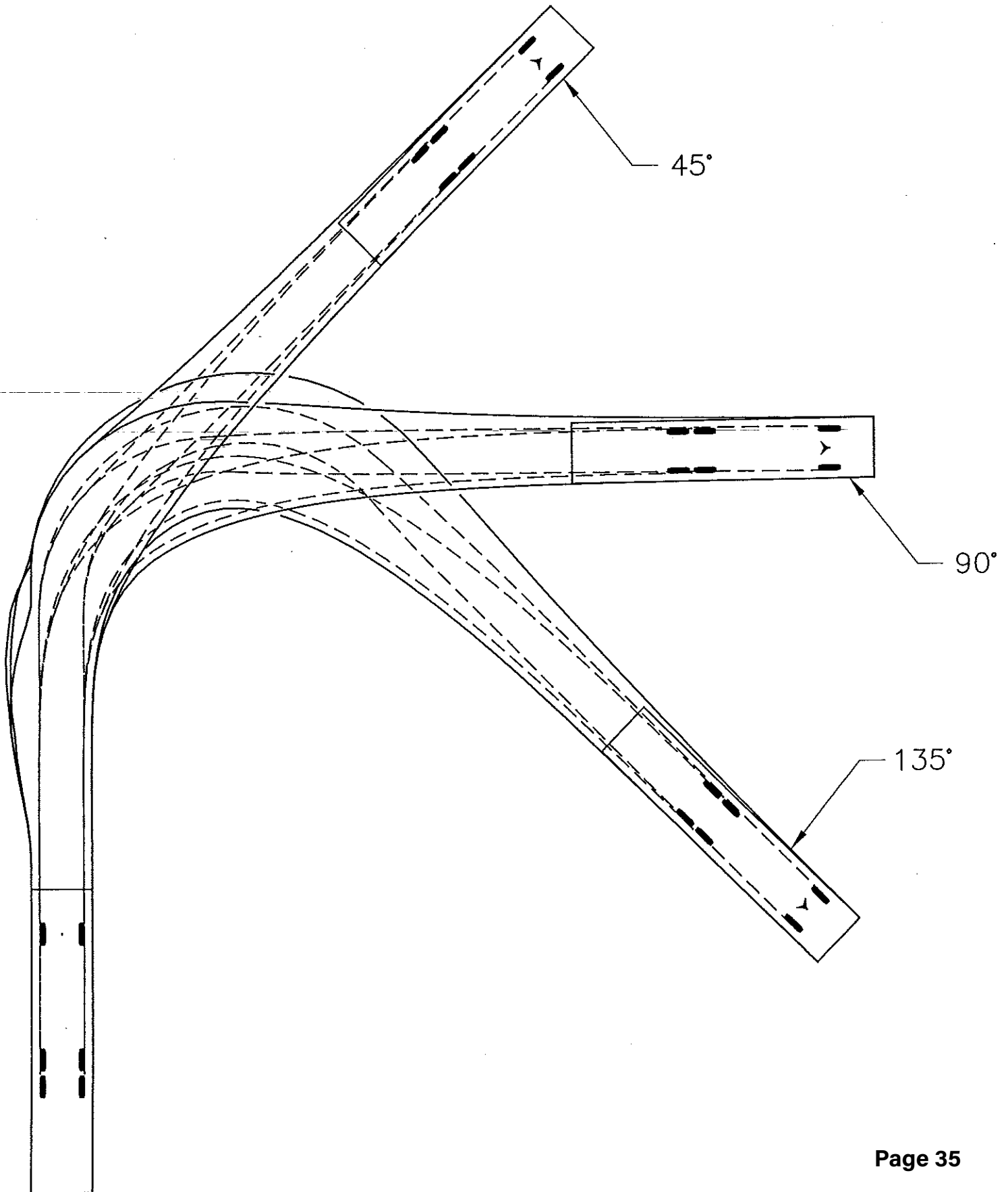
Category	Option	Description
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0123625	Bumper, 19" Extended, Imp/Vel
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Aerial Devices	0784643	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual inside cramp angle may be less than shown.
 Curb to Curb turning radius calculated for 9.00 inch curb.

Carpentersville & Countryside Fire Protection District

LADDER TRUCK
SCALE: 1" = 20'



Carpentersville & Countryside Fire Protection District

TRUCK 941
SCALE: 1" = 20'

