

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION
AND GRANTING A SPECIAL USE PERMIT FOR A "RELIGIOUS INSTITUTION"
(St. Mary's Coptic Orthodox Church Gymnasium – 3839 W. Frontage Road)**

WHEREAS, St. Mary's Coptic Orthodox Church ("**Owner**") owns the property commonly known as 3839 W. Frontage Road, within the City's R-2 Single-Family Residence Zoning District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, Owner presently operates the Subject Property as a religious institution in conjunction with Owner's separate adjacent property commonly known as 2200 West Frontage Road ("**Adjacent Property**"); and

WHEREAS, Owner proposes to build an addition to the existing building that will serve as a daycare center open to the public and a gymnasium and retreat center that will be used exclusively by Church members, in addition to related parking facilities, driveways, sidewalks, landscaping, stormwater management, and other site improvements (collectively, the "**Improvements**"); and

WHEREAS, in order to allow for the construction and use of the Improvements at the Subject Property, Owner requested that the City approve (i) a concurrent and final plat of subdivision to consolidate the Subject Property into a single lot of record; and (ii) a special use permit for a "religious institution" in order to authorize the Improvements as well as Petitioner's current use of the Subject Property (collectively, the "**Requested Relief**"); and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on December 2, 2025 to consider the Requested Relief; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC referred the matter to City Council as the PZC was equally divided and unable to attain a majority supporting either an affirmative or negative recommendation; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to adopt findings of fact enumerated in **Exhibit B** and approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1. Recitals. The recitals set forth above and the findings of fact enumerated in **Exhibit B** are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2. Approval of Subdivision.

- A. Ratification of Final Plat. The "Saint Mary Coptic Orthodox Church of Chicago Plat of Consolidation No. 2" as prepared by Professionals Associated – MM Survey, Co., consisting of one sheet ("**Plat**"), a copy of which is attached hereto as **Exhibit C**, is hereby ratified and approved in substantially the form attached pursuant to Chapter 98 of the Municipal Code and the City's home rule authority.

- B. Authorization. The Mayor, the Deputy City Clerk, and all other necessary officers of the City are hereby authorized and directed to execute and seal, on behalf of the City, the Plat, following execution by applicant and any other party with an interest in the Subject Property, and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.
- C. Recordation. The City Manager is hereby directed to cause the recording of the Plat with the Office of the Cook County Clerk upon satisfactory completion of all administrative details relating thereto.

Section 3. Grant of Special Use Permit. Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the City hereby approves a special use permit to authorize a "religious institution" at the Subject Property.

Section 4. Conditions. The Special Use granted in Section 3 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.
- B. Compliance with Plans; Approval of Final Plans. Except for minor changes and site work approved by the Zoning Administrator, the Improvements and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit D ("Plans")**. Prior to the issuance of any building permit in furtherance of the Improvements, the Zoning Administrator shall have reviewed and approved a final, construction-ready version of the Plans (the "**Reviewed Plans**"). Upon approval by the Zoning Administrator, the Reviewed Plans shall, automatically and without further action by the Corporate Authorities, be deemed to be incorporated in, and made a part of this Ordinance and shall, for all purposes in this Ordinance, supersede and replace the Plans. The Reviewed Plans shall:
 - (1) Substantially conform to the initial versions of the Plans, as determined by the Zoning Administrator, except as may be necessary to comply with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations ("**Requirements of Law**") including, without limitation: this Ordinance, the Zoning Regulations, and Chapters 18 (Building), 110 (Utilities), and 114 (Vegetation) of the Rolling Meadows Municipal Code;
 - (2) Have been approved by any other governmental agency in satisfaction of the applicable Requirements of Law, including, without limitation, the Metropolitan Water Reclamation District of Greater Chicago ("**MWRD**") pursuant to its Watershed Management Ordinance ("**WMO**");

- (3) Optional Changes to Reviewed Plans. The Reviewed Plans may, but are not required, to utilize an alternative stormwater management design involving the Adjacent Property subject to review and approval by the Zoning Administrator.
 - (4) Specific Changes to Reviewed Plans. The Reviewed Plans shall incorporate the following modifications, subject to review and approval by the Zoning Administrator:
 - i. Underground Utilities Near Specimen Trees. Relocate the proposed storm sewer system currently shown within the rights-of-way of Briarwood Lane and Meadow Lane (with manholes annotated as A1, A2, etc. in the Plans) to minimize disturbance to the critical root zone surrounding each Specimen Tree (as later defined). The relocated alignment may avoid the critical root zone entirely or may be routed through other areas of disturbance already proposed within the critical root zone. For purposes of this subsection, "critical root zone" means the area extending radially from the trunk of each Specimen Tree at a ratio of one foot of radius for each one inch of diameter at breast height (DBH).
 - ii. Access to Meadow Lane. All vehicular access points connecting Meadow Lane to parking areas shall be removed or gated as required by Section 4.D of this Ordinance.
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Improvements, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable Requirements of Law, including, without limitation, this Ordinance.
- D. Meadow Lane Access. In order to mitigate the potential for additional traffic on Meadow Lane resulting from the construction and use of the Improvements:
- (1) Gate or Remove Access. Any driveway that connects Meadow Lane to parking areas within the Subject Property or the Adjacent Property shall either be (i) removed in conjunction with the construction of the Improvements; or (ii) equipped with a locking gate of a type and design approved by the Zoning Administrator.
 - (2) Gate Operations. Any gate installed pursuant to this Section 4.D shall remain closed and locked to through traffic at all times, except immediately before, during, and immediately after (i) worship services held at the Subject Property; and (ii) special events where gate access is approved by the City.
 - (3) Gate Signage. Owner shall install and maintain a double-sided retroreflective sign on Owner's property adjacent to each gated access point. Each sign shall: (i) measure at least twelve (12) inches wide by eighteen (18) inches high; (ii) display the message "PLEASE [ENTER/EXIT] ON FRONTAGE ROAD" with the appropriate directional term; and (iii) be of a design approved by the Zoning Administrator.
- E. Shared Parking. For the duration of the special use permit authorized by this Ordinance, the Subject Property and the Adjacent Property shall mutually share parking in accordance with Section 122-159 of the Zoning Regulations. The

Owner shall allow vehicular access, circulation, and parking between the properties so that visitors to either property may utilize parking spaces located on both properties without undue restriction. Prior to any transfer or conveyance that would result in the Subject Property and the Adjacent Property being held under separate ownership, the City may require the establishment of reciprocal parking easements, enforceable by the City, to ensure the continuation of shared parking consistent with this Section 4.E.

F. Tree Preservation.

- (1) Purpose. Oak trees (*Quercus spp.*) are a keystone species in the Chicago region, but only small patches of oak ecosystems remain after the region's development. The implementation of the Plans would preserve of two burr oak trees (*Quercus macrocarpa*) at the northwest corner of the property that each measure over 30 inches diameter at breast height (dbh) (collectively, "**Specimen Trees**"). The diameter of the Specimen Trees suggests they are at least 100 years old and likely predate the settlement of the City. The conditions of this Section 4.F are intended to provide a level of protection greater than the regulations of Chapter 114 of the Municipal Code ("**Tree Protection Regulations**") for the unique natural resources represented by the Specimen Trees in order to ensure the Improvements will satisfy the City's special use permit standards.
- (2) Prohibited Removal of Specimen Trees. For the duration of the special use permit granted by this Ordinance, the Specimen Trees shall not be removed except if they become dead, dangerous, or diseased trees as determined by the City Forester.
- (3) Tree Maintenance. During the period starting on the date of issuance of a permit for the Improvements and ending four years after the date of the issuance of a certificate of occupancy or completion for the Improvements, the Owner shall:
 - i. Strictly comply with all requirements of the Tree Protection Regulations as they pertain to the Specimen Trees;
 - ii. Provide for the Specimen Trees to be treated with paclobutrazol (trade name "Cambistat" or equal approved by the City Forester) by a professional, certified arborist prior to the start of construction of the Improvements;
 - iii. Only allow any roots of the Specimen Trees to be cut or severed by a professional, certified arborist; and
 - iv. On a semi-annual basis, hire a professional, certified arborist to examine and treat the Specimen Trees to encourage their growth and survival post-construction. The Owner will submit the report of Owner's arborist to the Zoning Administrator within 15 days of receipt or upon the Zoning Administrator's written request.

Section 5.

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.

B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Special Use granted in Section 2 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

Section 6. The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

Section 7. Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 13th day of January, 2026.

AYES: Budmats, O'Brien, Boucher, Reyez, Koehler, McHale

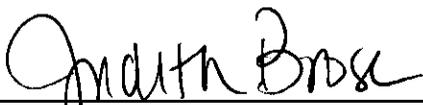
NAYS: 0

ABSENT: Vinezeano



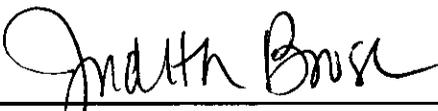
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 14th day of January, 2026.



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description

A TRACT OF LAND IN THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF ROHLWING ROAD WHICH IS 613.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 35; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF ROHLWING ROAD, A DISTANCE OF 225.85 FEET; THENCE SOUTH ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 37.88 FEET, AN ARC DISTANCE OF 59.50 FEET TO A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 327.00 FEET, AN ARC DISTANCE OF 156.85 FEET; THENCE SOUTH ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 318.00 FEET, AN ARC DISTANCE OF 193.84 FEET; THENCE SOUTH ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 178.00 FEET, AN ARC DISTANCE OF 138.88 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ON A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 32.69 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG THE WEST LINE OF LOTS 82 AND 83 IN PLUM GROVE ESTATES, UNIT NUMBER 2, A SUBDIVISION IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 19, 1955 AS DOCUMENT NUMBER 16304551; A DISTANCE OF 98.95 FEET TO A POINT; THENCE SOUTHEASTERLY ON A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 28.82 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 63.00 FEET OF SAID LOT 82; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 236.81 FEET TO A POINT IN THE WEST LINE OF ROHLWING ROAD; THENCE NORTH ALONG THE WEST LINE OF ROHLWING ROAD ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 5679.65 FEET, AN ARC DISTANCE OF 247.98 FEET TO A POINT; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 379.89 FEET TO THE POINT OF BEGINNING.

KNOWN AS: **2150 WEST FRONTAGE ROAD, ROLLING MEADOWS, ILLINOIS**
3839 WEST FRONTAGE ROAD, ROLLING MEADOWS, ILLINOIS

PERMANENT INDEX NUMBERS:

02-35-403-030

02-35-403-048

02-35-403-056

02-35-403-057

Exhibit B

Findings of Fact

Special Use Standards

Standard 1. Potential impact: *The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.*

Petitioner's Requested Findings: The proposed addition will have minimal impact on the Plum Grove neighborhood with respect to an increase in traffic. The Frontage road provides direct access to the new facility as well as the existing church parking lot. There is a dedicated parking area for the daycare located on the east side, away from the neighborhood. A traffic study was completed in Feb 2024 with a very positive conclusion. Comments state that there is "significant excess capacity at the intersection" and "negligible traffic impact during the busiest church hours". Re-design of the site and traffic patterns was completed to mitigate traffic impact on meadow lane.

Standard 2. Consistency: *The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.*

Petitioner's Requested Findings: The site and building design of this project have incorporated all of the review recommendations from the various plan reviewers and multiple reviews. This includes engineering, fire prevention, storm water, site lighting, and landscaping. Significant landscaping improvements were made in alignment with the comprehensive plan to beautify the entire site, not just the area of the addition.

Standard 3. Trend of development: *Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.*

Petitioner's Requested Findings: The proposed facility addition as an extension of the existing church building and will be utilized by its members. The daycare, gymnasium, and retreat center will be a significant benefit to the members, offering a safe and educational environment to raise their children in a religious environment.

Standard 4. Public facilities: *Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.*

Petitioner's Requested Findings: Adequate public facilities and services have all been met for this project. The proposed addition includes new water and sanitary sewer services to the building. Fire hydrants have been added on both sides of the building with a looped system as required. Fire truck and waste disposal access standards have been met. Stormwater design requirements have been met with the pass-through volume and onsite retainage. Bicycle parking racks have been added to accommodate various forms of transportation.

[Continued on next page.]

Standard 5. *Site design: The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.*

Petitioner's Requested Findings: The design of the site is very functional, safe, and maintainable. The main vehicular traffic will ingress and egress off of the frontage Road. There is excess parking at peak times of church services, dedicated parking for the daycare drop-offs and pick-ups, and safe paths of travel for pedestrians throughout the site. The site has also been designed to preserve the two native Burr Oak trees on the northwest corner.

Exhibit C

**Plat of Subdivision
(Consolidation)**

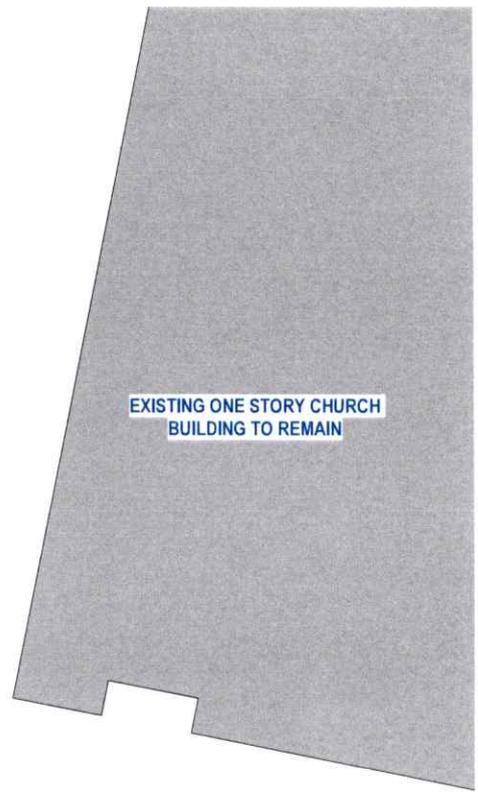
Exhibit D

Plans

C:\Users\jshank\OneDrive\Documents\St. Mary's Church - Family Members\2023\23-01-11-Overall Second Floor Plan.dwg
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A1 OVERALL SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Owner:
 St. Mary's Catholic Orthodox Church

Project:
 St. Mary's Church
 New Construction
 3030 W. Fortage Road
 Felling, Wisconsin, 53007

Structural Engineer:

Civil Engineer:
 Landmark Engineering LLC
 780 West 123rd Street, Falmouth, WI, 53001
 Tel: 738.348-3737 Fax: 738.348-2291

Key Plan:

Mark	Description	Date
01	Municipal Review 01	08/05/2024
02	Municipal Review 02	02/17/2025
03	Municipal Review 03	1/28/2025
04	Municipal Review 04	10/05/2025

PRELIMINARY - NOT FOR CONSTRUCTION

Project Number: 806204
 Drawn By: JMC
 Scale: AS NOTED

Sheet Issue: Date
 04: 10/29/2025

Sheet Name: OVERALL SECOND FLOOR PLAN
 Sheet Number: A102



FINISH SCHEDULE-EXTERIOR								
MARK	MATERIAL	MANUFACTURER	MODEL	COLOR	FINISH	DIMENSIONS	APPLICATION	COMMENTS
BR-1	BRICK			PED TO MATCH EXISTING		MODULAR	EXTERIOR	INITIAL RUNNING BOND
EPF-1	EXTERIOR FINISH SYSTEM			SPRINK WHITE	SMOOTH TEXTURED FINISH		EXTERIOR	
EP-1	EXTERIOR PANEL			CHARMITE GRAY			EXTERIOR	
MP-1	MODULAR METAL PANEL	AMP	PLM	CHARMITE GRAY	FLUSH PANEL	48" WIDTH, 2" THICKNESS	EXTERIOR	
MP-2	CORRUGATED METAL PANEL			GRAY			EXTERIOR	

GENERAL SHEET NOTES	SHEET KEYNOTES
	<ul style="list-style-type: none"> 1. BLACK ANODIZED ALUMINUM WINDOW 2. ROOFTOP UNIT SCREENING BEZEL 3. ROLLUP METAL BIENLE DOOR PAINT AS SHOWN 4. BLACK WALL MOUNTED CROSS BUILDING GEARISE 5. BLACK CHIMNEY FINALE WITH FINISH SLATE 6. EXPOSED CONCRETE FOUNDATION (UNPAINTED) 7. BLACK PREFINISHED METAL GAP FLASHING 8. BLACK TRIM TYP 9. ROOF GARGOIL



Owner
St. Mary's Catholic Orthodox Church

Project
St. Mary's Church
New Construction
3038 W. Frontage Road
Ridley, Missouri, 63457

Structural Engineer

Civil Engineer
Landmark Engineering LLC
7800 Wood 103rd Street, P.O. Box 148, St. Louis, MO 63143
Tel: 314-948-1727 Fax: 314-948-2291

Key Plan

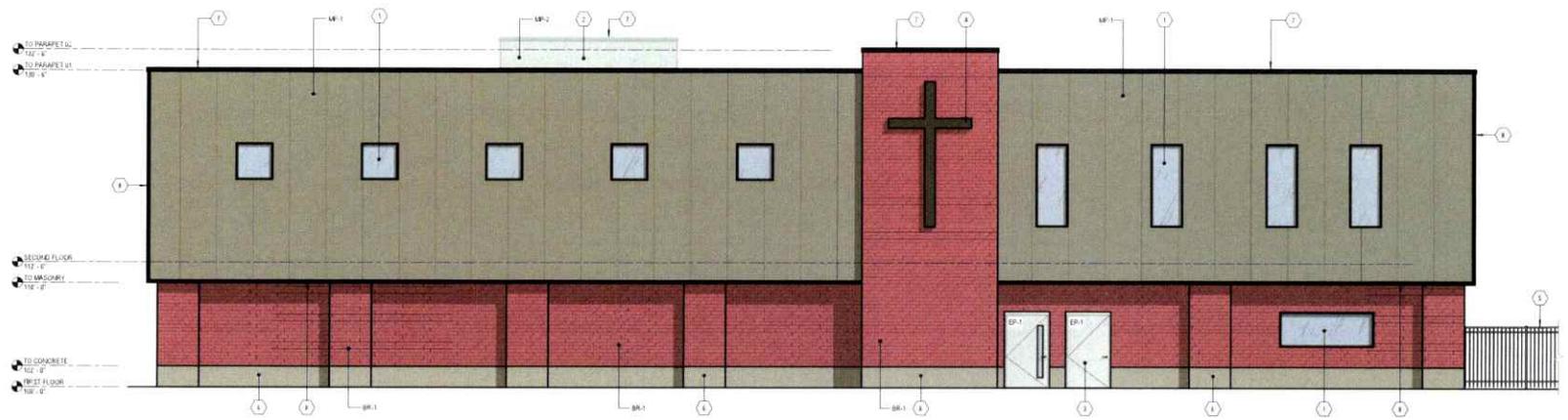
Mark	Description	Date
01	Manual Frame 01	12/17/2015
02	Manual Frame 02	1/29/2015
04	Manual Frame 04	10/09/2015

PRELIMINARY - NOT FOR CONSTRUCTION

Project Number: BK-204
Drawn By: SAC
Scale: AS NOTED

Sheet Issue: 01
Date: 8/20/2015

Sheet Name: EXTERIOR ELEVATIONS
Sheet Number: A201



C1 WEST ELEVATION
3/16" = 1'-0"



A1 SOUTH ELEVATION
3/16" = 1'-0"

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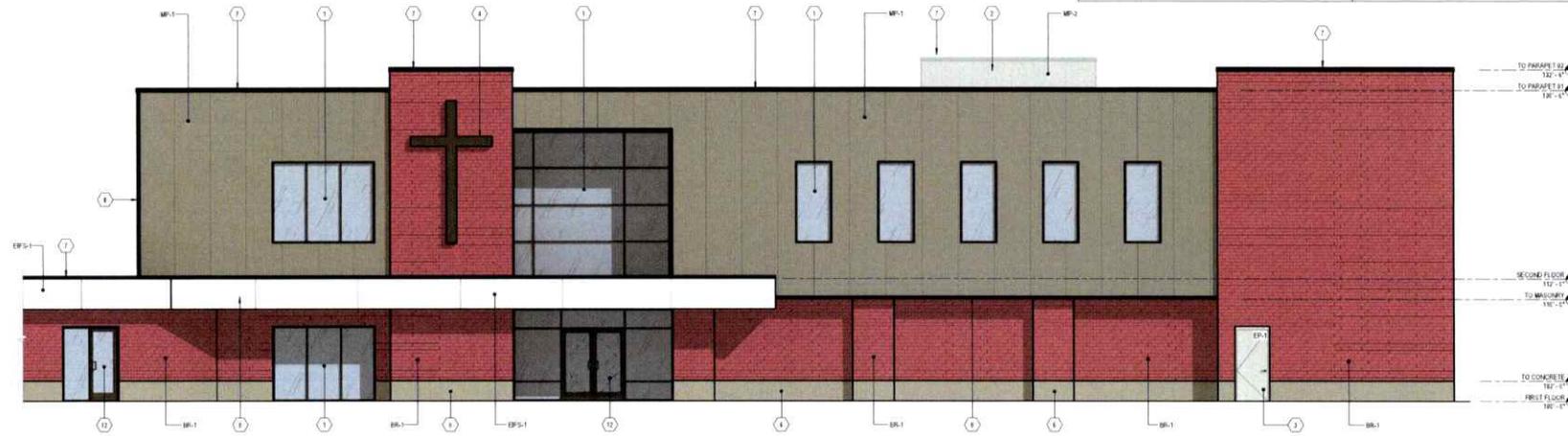
FINISH SCHEDULE-EXTERIOR

MARK	MATERIAL	MANUFACTURER	MODEL	COLOR	FINISH	DIMENSIONS	APPLICATION	COMMENTS
BR-1	BRICK			RED TO MATCH EXISTING		MODULAR	EXTERIOR	INSTALL RUNNING BAND
EPS-1	EXTERIOR INSULATED FINISH SYSTEM			BRIGHT WHITE	SMOOTH TEXTURED FINISH		EXTERIOR	
EP-1	EXTERIOR PAINT			OFFWHITE GRAY			EXTERIOR	
MP-1	INSULATED METAL PANEL	HMP	FLR	OFFWHITE GRAY	GLOSS FINISH	48" WIDTH, 7" THICKNESS	EXTERIOR	
MP-2	COGNATE METAL PANEL			GRAY			EXTERIOR	

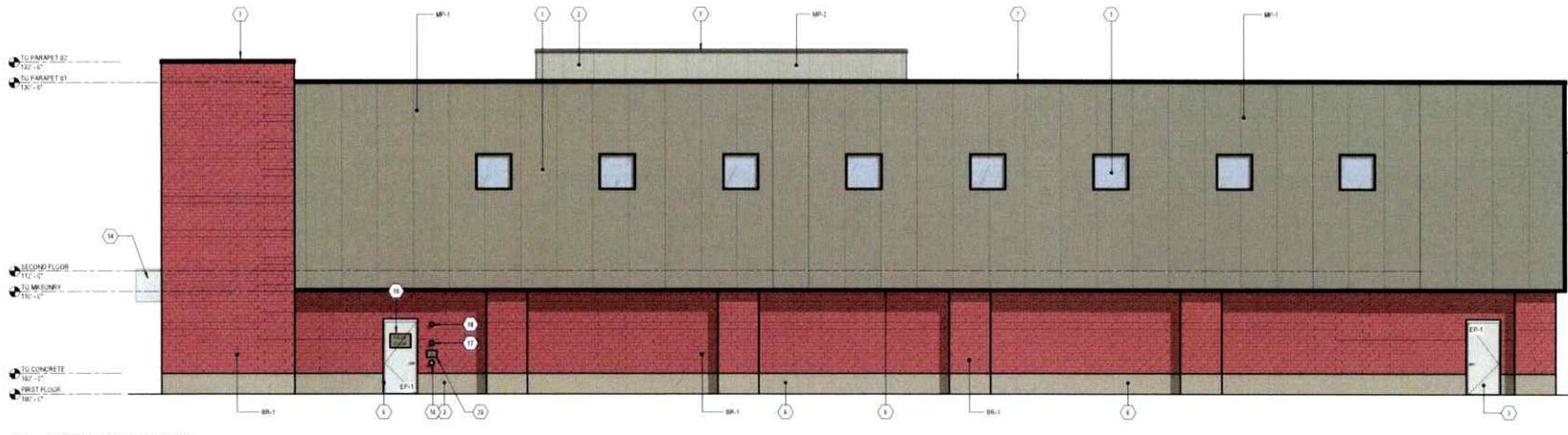
GENERAL SHEET NOTES

SHEET KEYNOTES

1. BLACK ANODIZED ALUMINUM BRIDGE
2. FOOT-OF-LINE SCREENING BEYOND
3. HOLLOW METAL WALK COUR. PAINT AS SHOWN
4. BLACK WALL MOUNTED CROSS BUILDING DRAINAGE
5. EXPOSED CONCRETE FOUNDATION UNPAINTED
6. BLACK PREFINISHED METAL CAP FLASHING
7. BLACK TRIM TYP
8. FLOOR CANOPY
9. FLOOR CANOPY
10. BLACK ANODIZED ALUMINUM AND GLASS DOOR
11. ROOF CANOPY RETAILER
12. FDC
13. FIRE DEPARTMENT INCH BOX
14. FIRE ALARM BELLHOUSE
15. RISER ROOM DRAINAGE
16. FDC BRANCH



C1 EAST ELEVATION
3/12' x 7'-0"



A1 NORTH ELEVATION
3/12' x 7'-0"



1114 East Street - Mukwonago, WI 53151
Tel: 262-531-2200 Fax: 262-531-2948
http://www.sullivanbuild.com

Owner:
St. Mary's Catholic Church

Project:
St. Mary's Church
New Construction
2923 W Heritage Road
Palm Springs, IL 60461

Structural Engineer:

Civil Engineer:
Landmark Engineering LLC
7903 West 163rd Street - P.O. Box 8, 60461
Tel: 708-599-3737 Fax: 708-599-2211

Key Plan:

Mark	Description	Date
02	Manual Review 02	02/17/2015
03	Manual Review 03	07/09/2015
04	Manual Review 04	10/09/2015

PRELIMINARY - NOT FOR CONSTRUCTION

Project Number: 000204
Drawn By: SMC
Scale: AS NOTED

Sheet Issue: C10
#3: 07/09/2015

Sheet Name: EXTERIOR ELEVATIONS
Sheet Number: A202

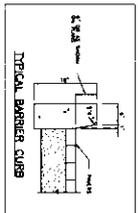
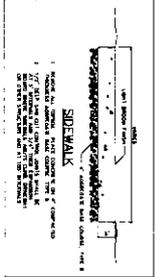
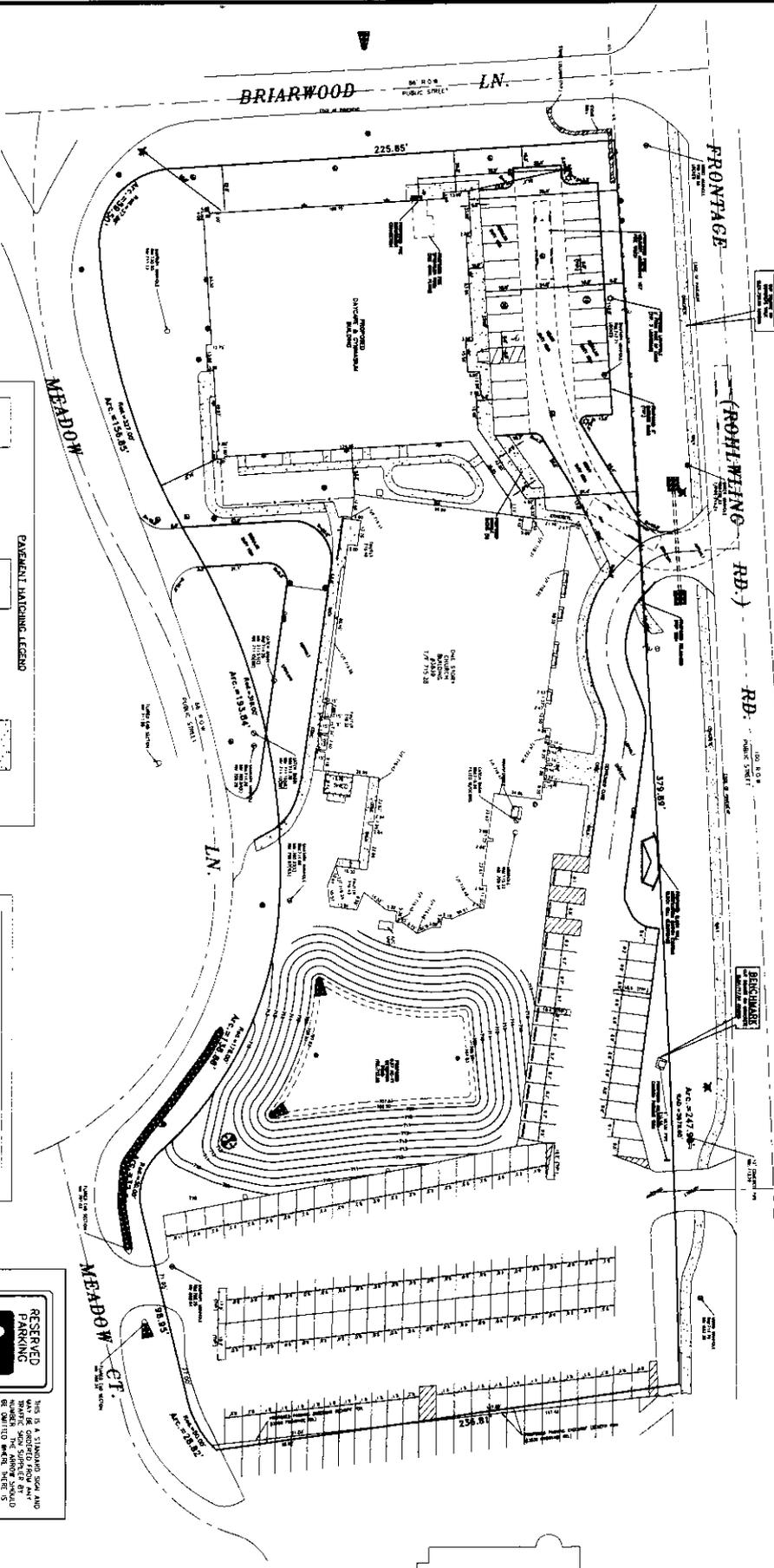
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NOTES:
 1. EXISTING UTILITIES SHOWN ARE TO BE MAINTAINED.
 2. EXISTING UTILITIES TO BE REMOVED SHALL BE REMOVED.
 3. EXISTING UTILITIES TO BE RELOCATED SHALL BE RELOCATED.
 4. EXISTING UTILITIES TO BE ABANDONED SHALL BE ABANDONED.

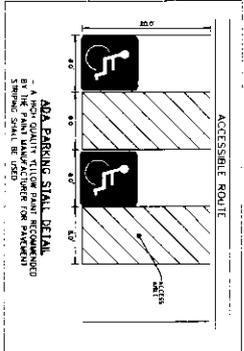
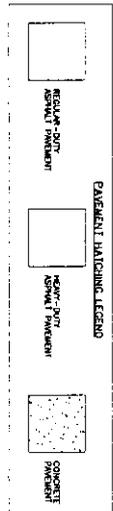
SHEET C1.0	ST. MARY'S COPTIC ORTHODOX CHURCH 3839 W. FRONTAGE RD., ROLLING MEADOWS, IL PARTIAL TOPOGRAPHY & DEMOLITION PLAN	 LANDMARK SURVEYING & ENGINEERING, LLC 1000 WEST 100TH STREET PALOS HILLS, ILLINOIS 60465-1529 Phone: (708) 588-2221 Fax: (708) 588-2221	DATE	REVISIONS	REV. BY
			3/7/19/23	ISSUED FOR REVIEW	T.G.
			3/23/23	CLIENT COMMENTS	B.H.
			6/23/24	CITY COMMENTS	T.G.
			2/17/25	CITY COMMENTS	T.G.
			7/28/25	CITY COMMENTS	M.L.

SOUTHBOUND ILLINOIS ROUTE 53



PARKING DATA

EXISTING CHANGING PARKING STALLS - 189
(189 REGULAR STALLS & 9 ADA STALLS)
EXISTING REGULAR STALLS TO BE REMOVED - 13
(12 REGULAR STALLS & 1 ADA STALL)
PROPOSED PARKING STALLS TO BE ADDED - 76
(23 REGULAR STALLS & 1 ADA STALL)
(20) REGULAR STALLS & 9 ADA STALLS



RESERVED PARKING

\$250 FINE

ILCS 11-0-0-000

THIS IS A STANDING SIGN AND MUST BE DISPLAYED FROM ANY VEHICLE. THE NUMBER SHOULD BE ORIENTED TO FACE THE SIGN. VEHICLES SHOULD NOT BE PARKED IN THESE SPACES UNLESS THE SIGN IS DISPLAYED. VEHICLES SHOULD BE ORIENTED TO FACE THE SIGN. VEHICLES SHOULD NOT BE PARKED IN THESE SPACES UNLESS THE SIGN IS DISPLAYED. VEHICLES SHOULD BE ORIENTED TO FACE THE SIGN.

ST. MARY'S COPTIC ORTHODOX CHURCH
3839 W. FRONTAGE RD., ROLLING MEADOWS, IL
GEOMETRICS PLAN

DATE: 3/22/23
CLIENT COMMENTS: B.M.
CITY COMMENTS: T.C.
DATE: 4/24/24
CITY COMMENTS: T.C.
DATE: 5/17/23
CITY COMMENTS: T.C.
DATE: 7/28/23
CITY COMMENTS: M.L.
DATE: 6/20/24
CITY COMMENTS & BLDG REVISION: M.L.

LANDMARK
ENGINEERING LLC
1700 WEST LOUISIANA STREET
PALMS HILLS, ILLINOIS 60056-1520
PHONE: (708) 586-5271
FAX: (708) 586-5281

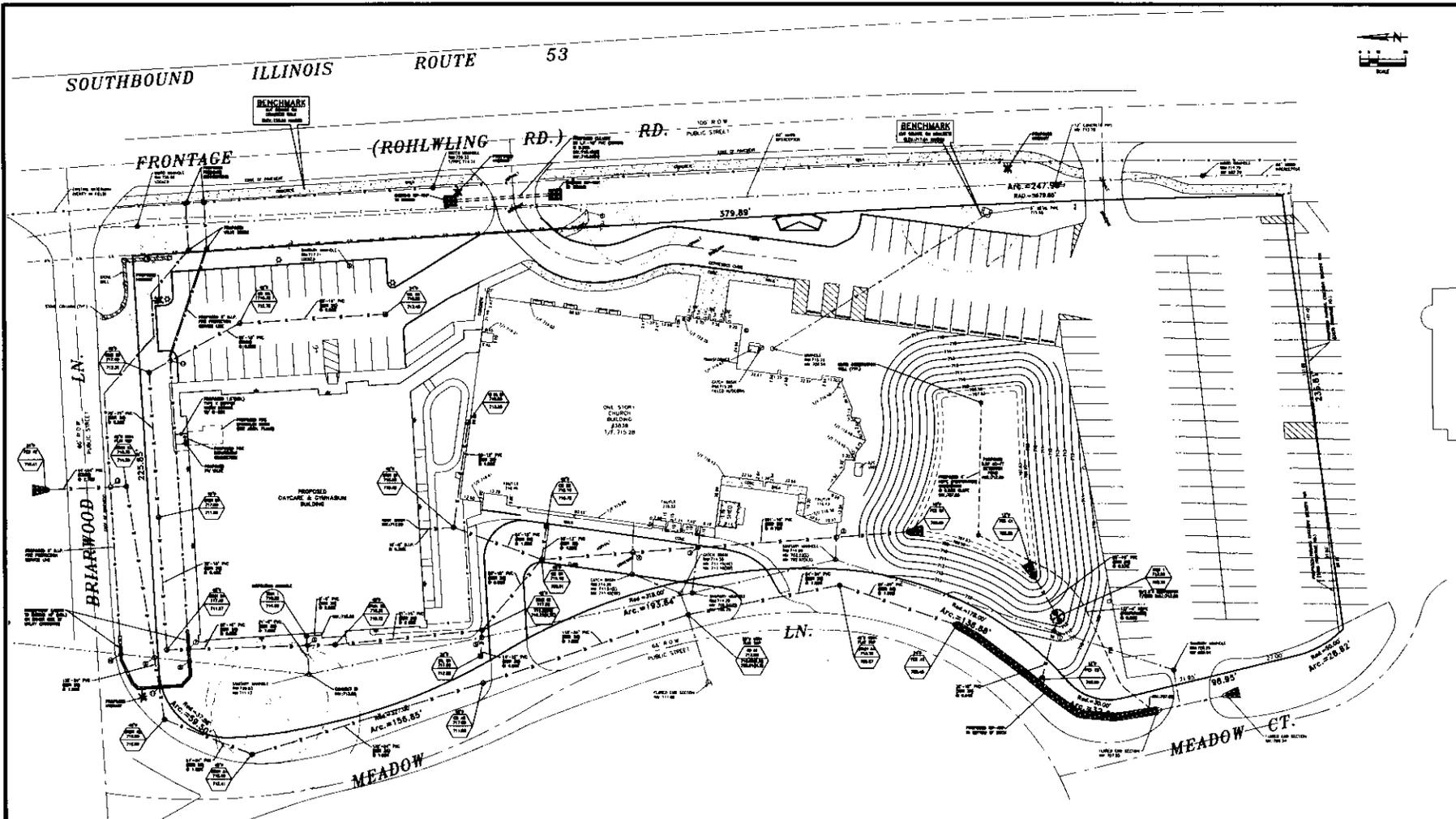
DATE	REVISIONS	REV. BY
3/22/23	CLIENT COMMENTS	B.M.
4/24/24	CITY COMMENTS	T.C.
5/17/23	CITY COMMENTS	T.C.
7/28/23	CITY COMMENTS	M.L.
6/20/24	CITY COMMENTS & BLDG REVISION	M.L.

PROJECT NO: 170
SHEET NO: 14
DESIGNED BY: M.L.
CHECKED BY: M.L.

ST. MARY'S COPTIC ORTHODOX CHURCH
3839 W. FRONTAGE RD., ROLLING MEADOWS, IL
GEOMETRICS PLAN



11-01-011-012
C2.0



DATE	REVISIONS	BY
5/22/23	CLIENT COMMENTS	B.L.
6/26/24	CITY COMMENTS	T.G.
7/17/25	CITY COMMENTS	T.G.
7/26/25	CITY COMMENTS	M.L.
8/20/25	CITY COMMENTS & ELOG REVISION	M.L.

LANDMARK
 LANDMARK SURVEYING, LLC
 1000 WEST LAMAR STREET
 PEORIA, ILLINOIS 61614
 PHONE: (309) 696-2377
 FAX: (309) 696-2381



ST. MARY'S COPTIC ORTHODOX CHURCH
 3839 W. FRONTAGE RD., ROLLING MEADOWS, IL
 UTILITY PLAN

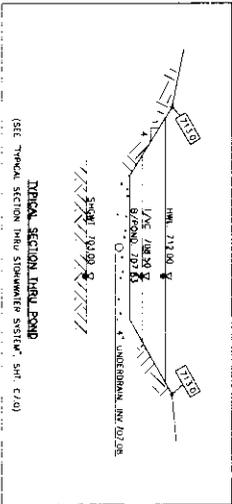
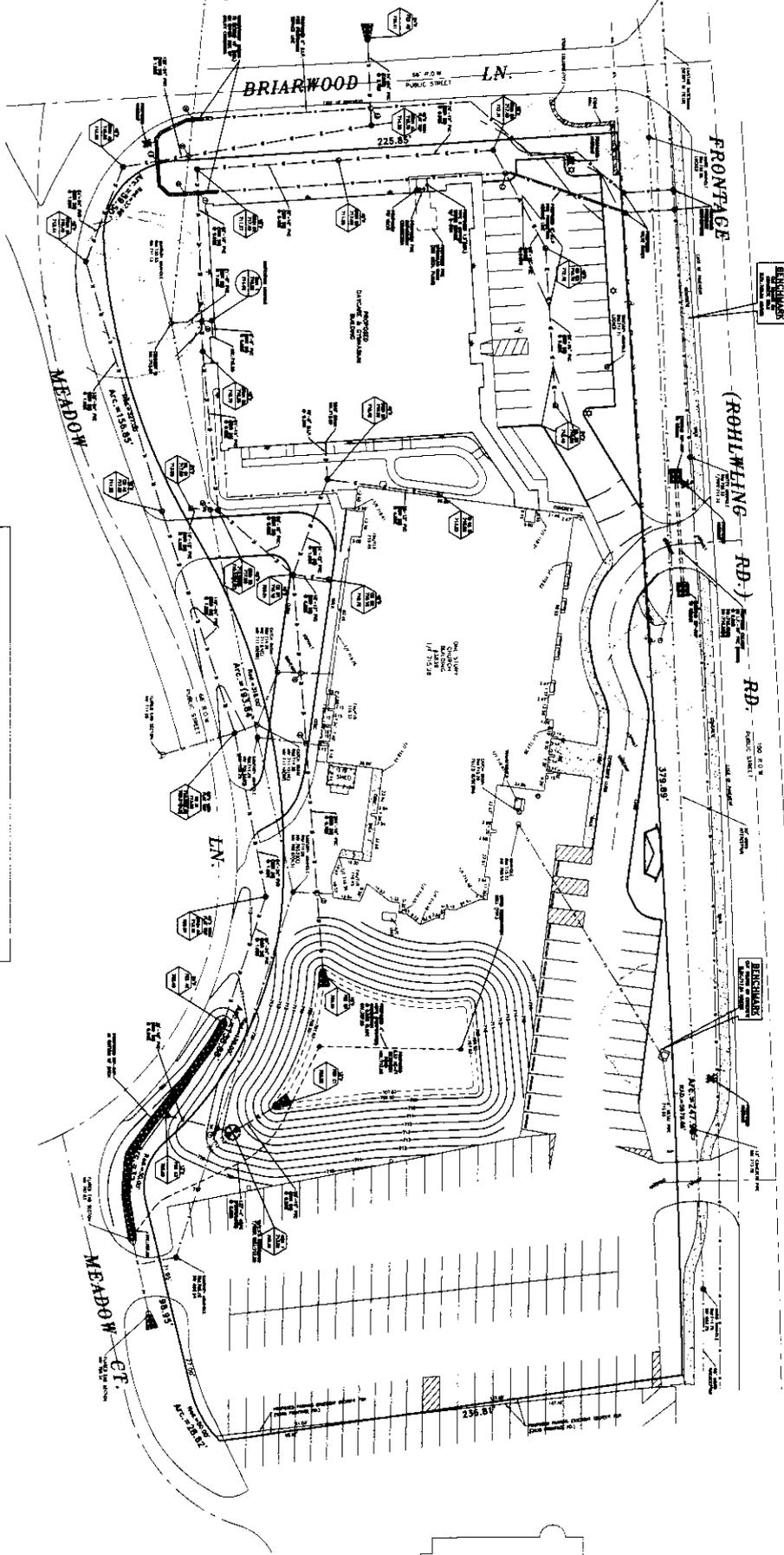
DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.
SHEET
C4.0
 23-01-018-112

UTILITY CROSSING INFORMATION			
UTILITY CROSSING ① BOTTOM OF STORM SEWER 708.26 TOP OF SANITARY SEWER 700.87 SEPARATION BETWEEN PIPES: 7.39'	UTILITY CROSSING ② BOTTOM OF STORM SEWER 712.35 TOP OF SANITARY SEWER 709.52 SEPARATION BETWEEN PIPES: 3.04'	UTILITY CROSSING ③ BOTTOM OF STORM SEWER 712.25 TOP OF SANITARY SEWER 712.41 SEPARATION BETWEEN PIPES: 0.85'	UTILITY CROSSING ④ BOTTOM OF STORM SEWER 712.33 TOP OF WATER SERVICE 710.83 SEPARATION BETWEEN PIPES: 1.50'
UTILITY CROSSING ⑤ BOTTOM OF STORM SEWER 708.75 TOP OF SANITARY SEWER 704.04 SEPARATION BETWEEN PIPES: 4.71'	UTILITY CROSSING ⑥ BOTTOM OF STORM SEWER 712.06 TOP OF WATER SERVICE 709.67 SEPARATION BETWEEN PIPES: 2.12'	UTILITY CROSSING ⑦ BOTTOM OF STORM SEWER 711.81 TOP OF WATER SERVICE 710.31 SEPARATION BETWEEN PIPES: 1.50'	
UTILITY CROSSING ⑧ BOTTOM OF STORM SEWER 709.31 TOP OF SANITARY SEWER 706.46 SEPARATION BETWEEN PIPES: 2.85'	UTILITY CROSSING ⑨ BOTTOM OF STORM SEWER 711.17 TOP OF WATER SERVICE 709.67 SEPARATION BETWEEN PIPES: 1.50'	UTILITY CROSSING ⑩ BOTTOM OF STORM SEWER 713.10 TOP OF WATER SERVICE 711.60 SEPARATION BETWEEN PIPES: 1.50'	
UTILITY CROSSING ⑪ BOTTOM OF STORM SEWER 711.60 TOP OF SANITARY SEWER 711.06 SEPARATION BETWEEN PIPES: 0.54'	UTILITY CROSSING ⑫ BOTTOM OF STORM SEWER 711.55 TOP OF WATER SERVICE 710.05 SEPARATION BETWEEN PIPES: 1.50'	UTILITY CROSSING ⑬ BOTTOM OF STORM SEWER 714.44 TOP OF WATER SERVICE 712.94 SEPARATION BETWEEN PIPES: 1.50'	

NOTE: WATER SERVICE MUST BE DIPPED BELOW SEWER PIPE A MINIMUM OF 1'50"

- NOTES:**
- EXISTING UTILITIES TO REMAIN ARE TO BE PROTECTED AT ALL TIMES DURING DEMOLITION & CONSTRUCTION
 - EXISTING SANITARY & STORM SEWERS THAT WILL BE CONNECTED TO SHALL BE TESTED & INSPECTED W/REPORT PROVIDED TO CITY
 - ANY CONNECTIONS TO EXISTING STRUCTURES MUST BE COVERED. NO SAW CUTTING OR BREAKING INTO STRUCTURES WILL BE ALLOWED
 - ALL PROPOSED STORM SEWERS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY SHALL BE OWNED AND MAINTAINED BY THE SUBJECT PROPERTY OWNER

SOUTHBOUND ILLINOIS ROUTE 53



VOLUME CONTROL DATA TABLE

DESIGN FLOW AREA	1.964 AC
DESIGN FLOW	1.964 CFS
VOLUME CONTROL STORAGE REQUIRED	0.981 AC-FT
PROPOSED V.C. STORAGE VOLUME	0.981 AC-FT
(0.981 AC * 1.00 FT) = 0.981 AC-FT	
TOTAL VOLUME CONTROL STORAGE PROVIDED	0.981 AC-FT
TOTAL VOLUME CONTROL STORAGE DEFICIT	0.000 AC-FT

DETENTION DATA TABLE

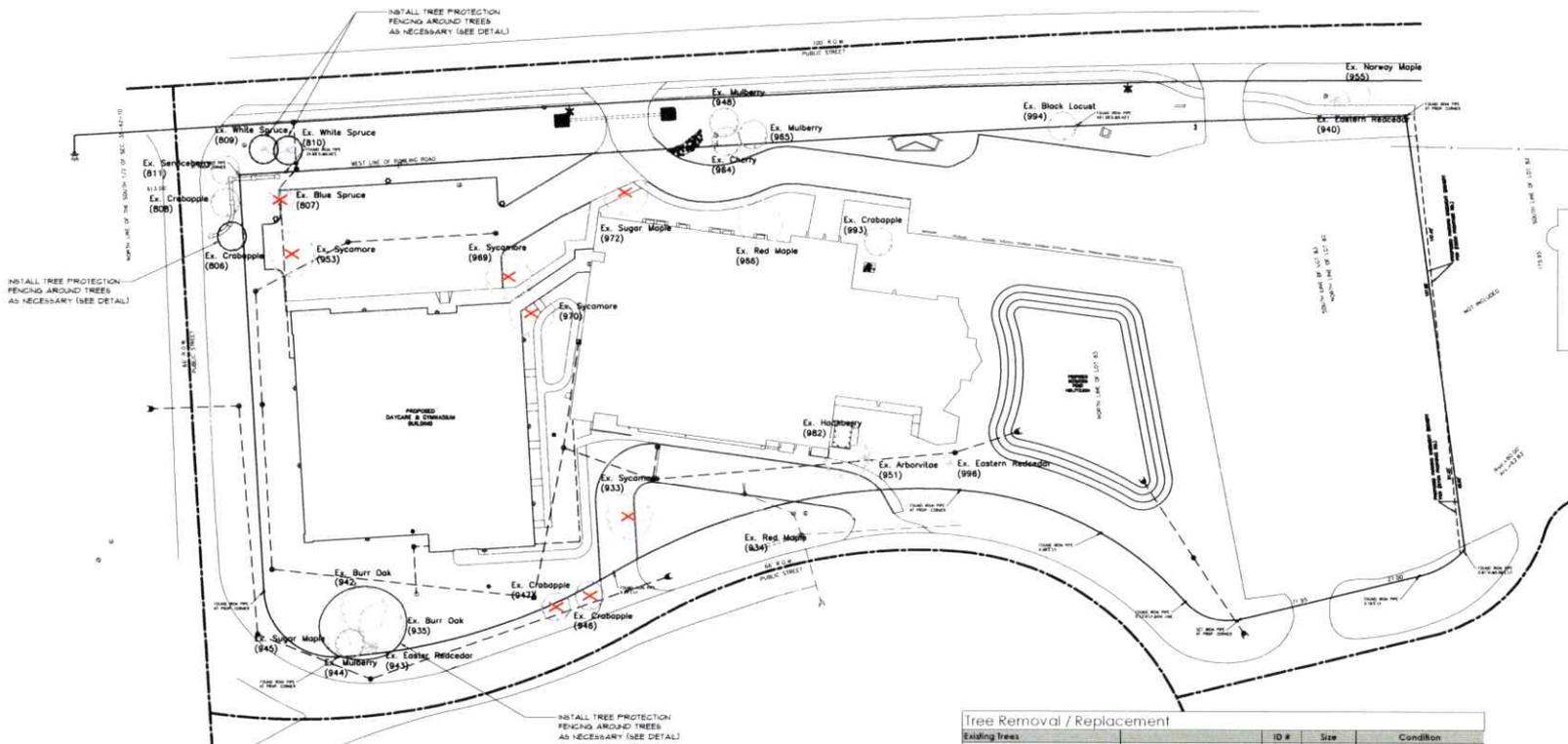
DEVELOPMENT DETENTION	1.827 AC
ACTUAL RELEASE RATE	0.37 CFS (0.25 CFS/AC)
PROPOSED DETENTION SIZE	2.507 AC
REQUIRED DETENTION VOLUME	0.546 AC-FT
PROVIDED DETENTION VOLUME	0.546 AC-FT
DEFICIT	0.000 AC-FT

ST. MARY'S COPTIC ORTHODOX CHURCH
 3839 W. FRONTAGE RD., ROLLING MEADOWS, IL
 MWRD DRAINAGE EXHIBIT

DATE: 7/28/25
 REVISIONS:
 CITY COMMENTS:

REV. BY: M.L.
 SHEET: C11.0
 TOTAL SHEETS: 12

LANDMARK
 2808 WEST 133RD STREET
 PALM BEACH, FLORIDA 33410
 PHONE: (561) 988-2525
 FAX: (561) 988-2581



Tree Removal / Replacement				
Existing Trees		ID #	Size	Condition
Ac. glaberrima	Sugar Maple	972	20" x DBH	2
Malus sp.	Crabapple	944	11" x DBH	3
Malus sp.	Crabapple	947	12" x DBH	2
Prunella pennsylvanica	Sycamore	930	20" x DBH	2
Prunella pennsylvanica	Sycamore	932	30" x DBH	2
Prunella pennsylvanica	Sp. maple	944	33" x DBH	1
Prunella pennsylvanica	Sycamore	970	36" x DBH	2
Prunella pennsylvanica	Black Spruce	907	14" x DBH	3
Total			193 cal. inches	

Conditions as determined by tree survey as performed by C&A Tree Care/Great Lakes Urban Forestry Management 1/12/20
 See 144.35 - Replacement trees and fee in law:
 Replacement trees: (1) One replacement tree, 24" (if Protected Tree);
 Being removed must be planted on the property where Protected Tree(s);
 a tree being removed.

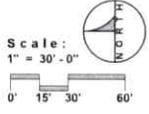
Total caliper inches proposed removed (191) / 24" = 7.96 (8) trees to be installed (see Sheet D1)

THE LANDSCAPE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE LANDSCAPE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE LANDSCAPE ARCHITECT, OR CONTRADICTION TO THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE LANDSCAPE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

DIGITAL 805
 LANDSCAPE ARCHITECTURE AND DESIGN

Prepared For:
St. Mary's Coptic Orthodox Church
 3839 Frontage Road
 Rolling Meadows, IL

Removal Plan

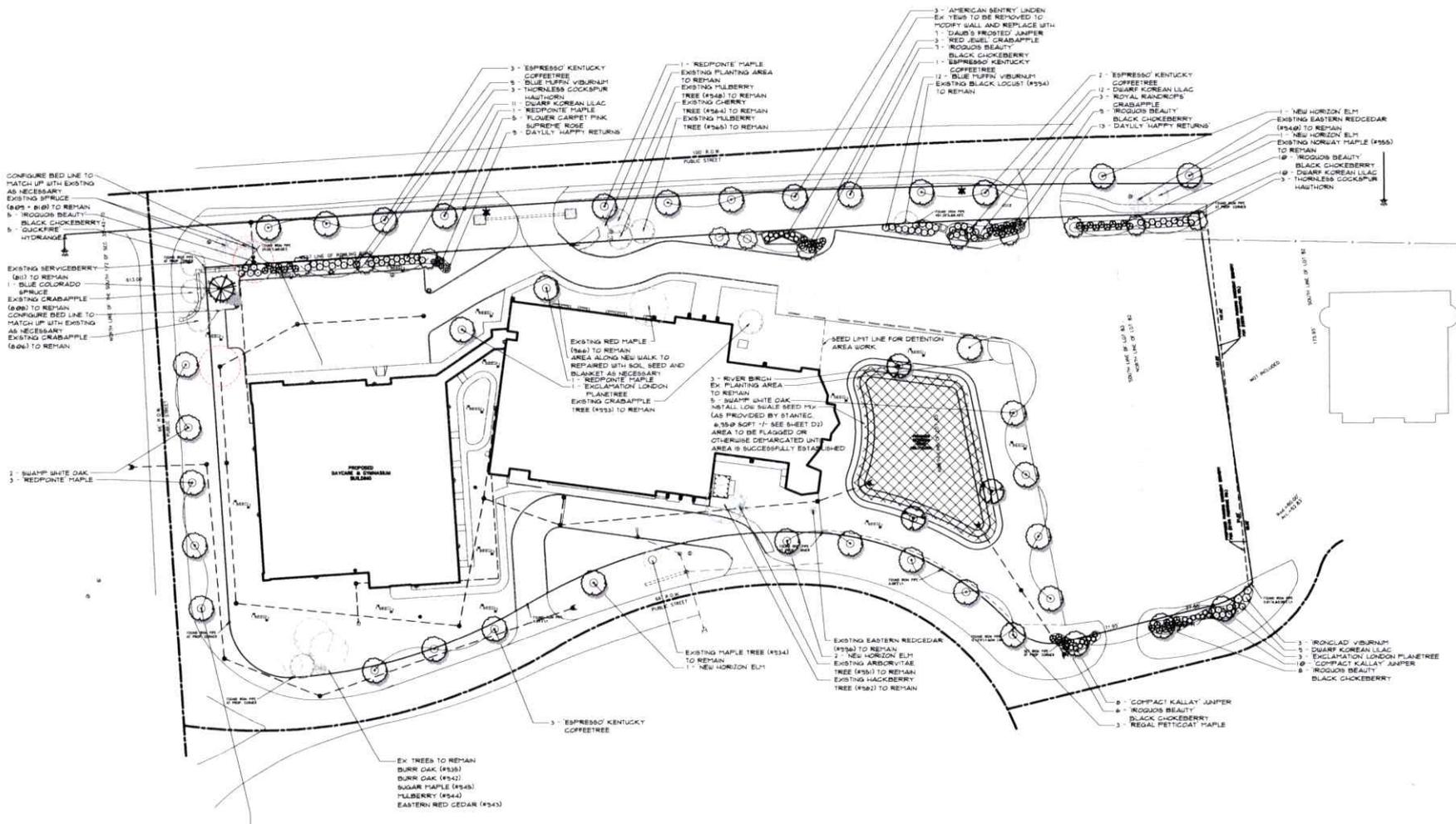


Date: 3/30/23
 Drawn By: SB
 Sheet #: 1 of 4
 Drawing #: 23.110

Revisions by: Date:
 sb 1-18-24
 sb 2-16-24
 sb 2-16-25

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L1

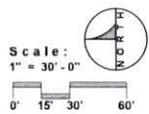


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DIGITAL 805
LANDSCAPE ARCHITECTURE AND DESIGN

Prepared For:
St. Mary's Coptic Orthodox Church
3839 Frontage Road
Rolling Meadows, IL

Landscape Plan



Date: 3/30/23
Drawn By: SB
Sheet #: 2 of 4
Drawing #: 23.110

Revisions by:	Date:
SB	1-18-24
SB	3-14-24
SB	2-14-25

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L2

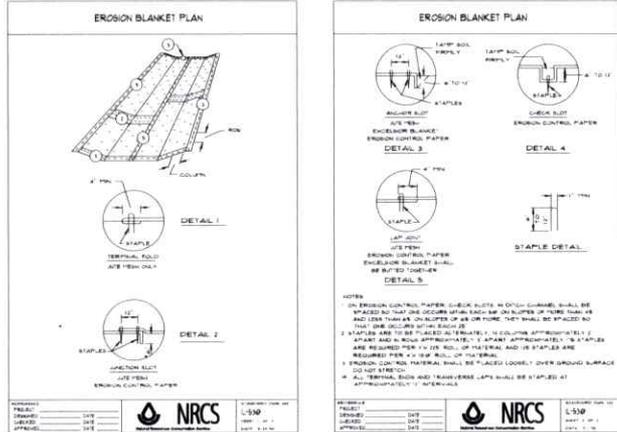
Low Swale Seed Mix - Stanlec

Permanent Grasses / Sedges		
Botanical Name	Common Name	P1.5 Oz / A.Cre
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex crinitifolia</i>	Crested Owl Sedge	2.00
<i>Carex lasiocarpa</i>	Bottlebrush Sedge	3.00
<i>Carex lasiocarpa</i>	Prairie Sedge Species	4.00
<i>Carex lasiocarpa</i>	Common Fox Sedge	2.00
<i>Carex lasiocarpa</i>	Boon's Fox Sedge	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	8.00
<i>Elymus virginicus</i>	Virginia Wild Rye	18.00
<i>Glyceria striata</i>	Twain Marina Grass	1.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus tenuis</i>	Path Rush	1.00
Total		59.00

Temporary Cover		
Common Name	Quantity	Price
Common Cat	312.00	\$12.00
Total		\$12.00

Forbs		
Common Name	Quantity	Price
Common Water Plantain	1.00	0.00
Common Grass Leaved Goldenrod	0.50	0.50
Blue Hog Sedges	3.00	3.00
Marsh Wading Sedge	1.50	1.50
Great Blue Lobelia	0.50	0.50
Common White Hellebore	0.50	0.50
Morley Flower	0.50	0.50
Common Mountain Mint	0.50	0.50
Black Eyed Susan	4.00	4.00
Brown Eyed Susan	2.00	2.00
Golden Alexander	2.00	2.00
Total		18.00

Erosion Control Blanket Installation Detail (N.T.S.)



NATIVE SEEDING

PART 1 GENERAL

- 1.1 QUALITY ASSURANCE**
 A. The seeding contractor shall have at least three years experience with native prairie seeding and shall have successfully performed at least five similar seeding projects.
 B. Seed should be obtained from local sources within 200 miles of the site if possible.
- 1.2 SEASONAL CONSIDERATIONS: GENERAL GUIDELINES**
 A. November 1 thru February 28. Seeding during this time should be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with appropriate erosion control blankets on slopes steeper than 5:1, and with blown and crimped straw mulch at 1 1/2 tons per acre on lesser slopes. Seed drilled into existing vegetation or flat ground not subject to erosion may not need erosion protection.
 B. March 1 thru June 29. Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Blown and crimped straw mulch is recommended at 1 1/2 - 2 tons per acre on bare soils. Mulch may not be required if seed is drilled into existing vegetation or flat ground not subject to erosion.
 C. June 30 thru August 30. Installation of native seed should be suspended unless irrigation can be provided.
 D. September 1 thru October 31. Seeding on graded, bare-soil surfaces must be protected with appropriate erosion control blankets on slopes 5:1, and with blown and crimped straw mulch at 1 1/2 tons per acre on lesser slopes. Seed drilled on flat ground not subject to erosion or into existing vegetation may not require erosion protection.
 E. These limits are to be considered general guidelines only and may be modified with the approval of the Restoration Consultant according to site conditions, local weather patterns, seed mix type, and other factors.

1.3 SEED MIXTURES

- A. All seed shall be true to genus and species. All seed packaging shall be tagged showing seed species, sources, and weights. The seed weights shall be based on pure live seed (pls) percentage for all species.
 B. Seed shall be shipped, stored and handled in a manner that will insure protection from damage and to maintain dormancy until planted.
 C. The composition and placement of seed mixes will be as shown on the plans. Species substitutions shall be approved by the Restoration Consultant.

1.4 SEED PROTECTION

- A. Areas with potential for high wave action or goose depredation that may dislodge newly planted seed, all seeded areas will be secured with 6" or 8" x 12" shaped wire erosion control blanket staples. Staple length is determined by the density of the planting substrate: softer substrates require longer length to hold seed bed adequately.
 B. In areas where the potential for goose depredation exists, such as retention basins or other areas adjacent to open water, waterproof barriers shall be installed over seeded areas. Barriers shall consist of plastic enclosures supported with wooden stakes, adequately constructed to inhibit access by waterfowl for one growing season. Enclosures shall extend at least two feet in height above the plant tops. Methodology is to be approved by the restoration consultant. Barriers shall be removed after one growing season.

1.5 SUBMITTALS

- A. Materials. Prior to delivery of any materials to the site, submit to the Owner a complete list of all live herbaceous perennial plants, tubers, bulbs, and dormant rootstocks of herbaceous perennial plants to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal shall in no way be construed as permitting substitution for specific items described on the plans or in these specifications unless approved in writing by the Restoration Consultant.
 B. Equipment. Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
 C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planning plan any field changes or deviations from the original plans.

EROSION CONTROL

PART 1 GENERAL

- 1.1 DESCRIPTION**
 A. This section includes installation of North American Green S-75 (Or equivalent) erosion control blanket and blown straw mulch.
- 1.2 QUALITY ASSURANCE**
 A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
 B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.
- 1.3 SUBMITTALS**
 A. Materials. Prior to delivery of any materials to the site, submit to the Owner a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Restoration Consultant.
 B. Equipment. Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
 C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planning plan any field changes or deviations from the original plans.
- 1.4 PRODUCTS**
 A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.
 B. Slopes 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications: Minimum blanket roll width: 42". Minimum unit weight: 0.8 lbs/syd. North American Green S-75 shall be utilized for all slopes < 5:1 shall receive clean, weed free native or agricultural straw mulch (cut straw will not be allowed).

PART 1 EXECUTION

- 2.1 METHOD-EROSION CONTROL BLANKETS**
 A. Refer to the Plans for location of erosion control blanket treatment areas.
 B. Install seed prior to applying erosion control blanket per the native seeding specification.
 C. If installation occurs between July 15th and November 1st, install cover crop with erosion control blanket at the time of construction, and hold native seed mix until the recommended optimum seeding dates. Before seeding native mix, remove blanket and mow off cover crop. Reinstall blanket after native seeding per manufacturer's specifications.
 D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.
 E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.
 F. Secure erosion blanket with staples as recommended by the manufacturer.
 G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".
 H. Buy the erosion control blankets in an approximate 5' trench at the crown and toe of the slope or as recommended by the manufacturer.
- 2.2 METHOD-CRIMPED STRAW MULCH**
 A. Install straw mulch in all seeded areas requiring erosion control that are not to be protected by erosion control blanket per the Plans.
 C. Straw mulch shall be applied by a mechanical means suitable for blowing straw at a rate of 1.5-2 tons per acre.
 D. Immediately preceding blown straw application, the straw shall be crimped by one of the following means:
 1. A mulch anchoring tool. This is a mechanical tractor drawn implement designed to punch mulch into the soil effectively.
 2. A standard farm disc equipped with a blade that shall not cut the straw but place it firmly into the ground approximately 2.5' - 3' in depth.

SEEDBED PREPARATION AND REGRADING

PART 1 GENERAL

- 1.1 DESCRIPTION**
 A. This section includes preparation of soil prior to seeding and/or removal of erosion ribs and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.
- 1.2 QUALITY ASSURANCE**
 A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
 B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.
- 1.3 SUBMITTALS**
 A. Equipment. Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

PART 2 EXECUTION

- 2.1 METHOD-SOIL PREP AND REGRADING**
 A. SHALLOW SLOPE, UNVEGETATED-In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of < 5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or harrows run parallel to the contour so as not to encourage rilling.
 B. SEVERE SLOPE, VEGETATED-In areas existing in a vegetated state at the inception of installation activities, possessing a slope of 5:1, and having significant soil loss due to erosion rib formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available onsite) shall be imported by the Contractor at the direction of the Restoration Consultant.
 C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quick grass, reed canary grass, Canada thistle, or others as specified by the restoration consultant.
 D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.
 E. Soils shall not be compacted. A 150# person walking on soil should leave a 1" depression. Soils shall have a measured compaction following grading no greater than 5 psi, based on large or cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or in the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, cultivate, and/or chisel plow said areas as necessary to reduce compaction.
 F. Re-check soil compaction as described above after tilling. Repeat treatment as necessary until 90% or more of planting area meets the standard.
- 2.2 CLEAN-UP, REMOVAL, AND REPAIR**
 A. Clean up. Contractor shall keep work area free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.
 B. Removal. After work has been completed, remove any tools, equipment, empty containers, and all other debris generated by the Contractor.
 C. Repair. Repair any damages caused by the Contractor during completion of the work described in this section.
- 2.3 INSPECTION**
 A. It is the responsibility of the Contractor to notify the Restoration Consultant a minimum of 48 hours prior to initiation of seedbed preparation and regrading activities to allow Restoration Consultant to schedule to be on site to direct and approve regrading and seedbed preparation activities.
- 2.4 ACCEPTANCE AND GUARANTEE**
 A. Final acceptance: this portion of the work shall be considered 100% complete after the Contractor has completed soil preparation and completed all required clean up as described in 2.2 of this section.

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