

HOFFMAN ESTATES FIRE STATION 22

OWNER:

VILLAGE OF HOFFMAN ESTATES

ISSUANCE:

ISSUED FOR BID/PERMIT PHASE 1 --September 4, 2025

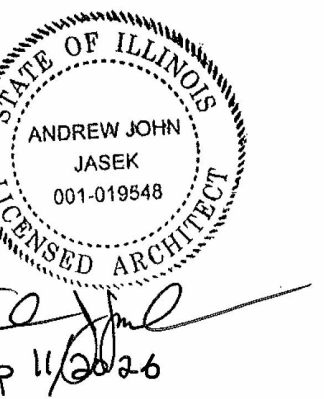
FGMARCHITECTS



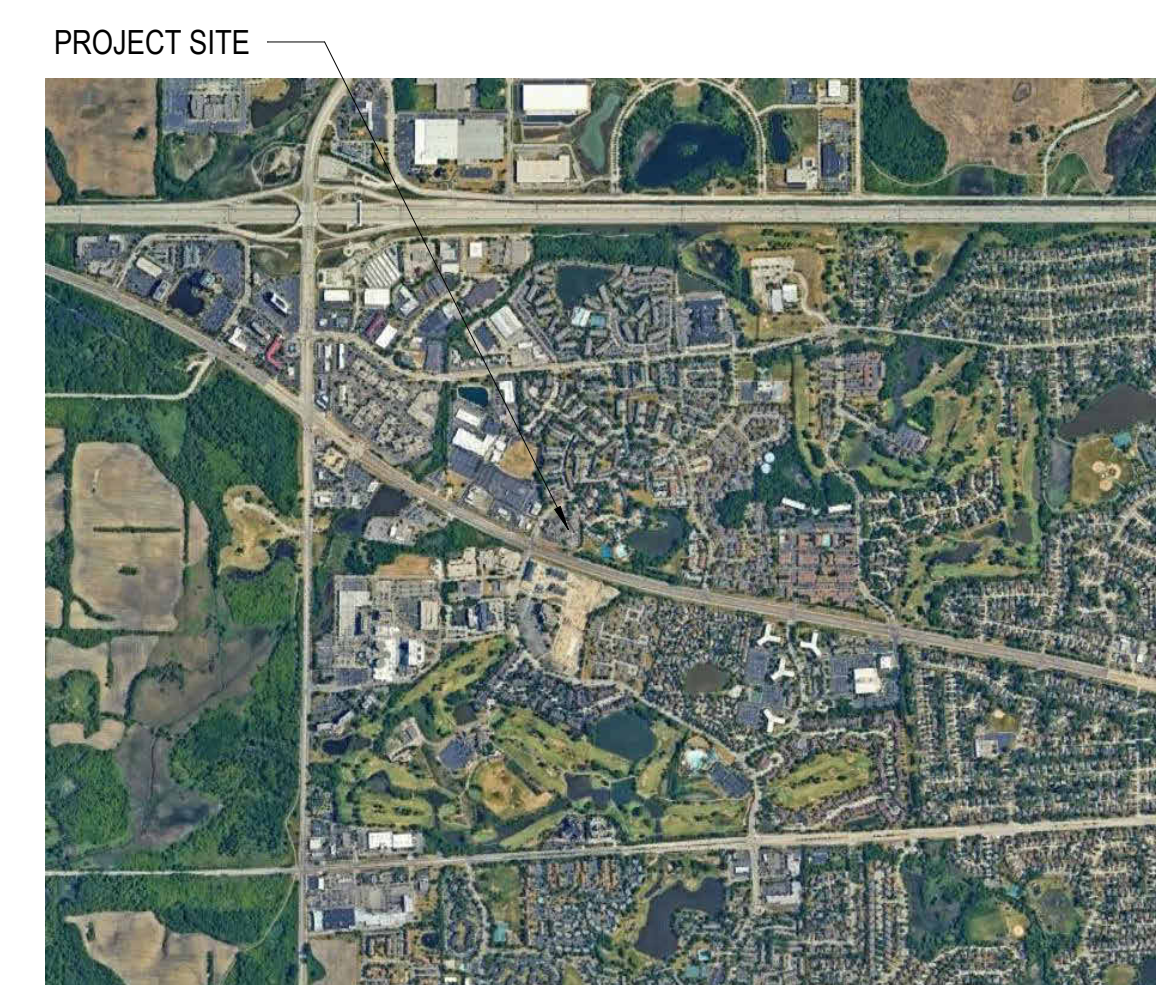
PINNACLE
ENGINEERING GROUP

CAMOSY 
CONSTRUCTION

43451 N US Hwy 41
Zion, Illinois 60099
Phone: 847.395.6800
Fax: 847.395.6891

[illegible]

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	COVER SHEET
G1.0	PLAT OF SURVEY
CIVIL	
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	DEMOLITION PLAN
C4	SITE STABILIZATION PLAN
C5	CONSTRUCTION STANDARDS
SITE	
ADD.1	DEMOLITION SITE PLAN
ADD.2	CONSTRUCTION STAGING SITE PLAN



1 VICINITY MAP



2 LOCATION MAP

HOFFMAN ESTATES FIRE STATION 22
VILLAGE OF HOFFMAN ESTATES
2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

ISSUE FOR BID/PERMIT PHASE 1

OVER SHEET

SHEET NO.

GO.0

DB NO. 25-4283.01
2025 FGM Architects

3/4/2025 4:03:31 PM
C:\Autodesk Docs\Hoffman Estates Fire Station 22\25-4283.01_HoffmanEstates_FS22_2024_Study.rvt
Copyright 2025 FGM ARCHITECTS

[illegible]

HOFFMAN ESTATES FIRE STATION 22
VILLAGE OF HOFFMAN ESTATES
2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

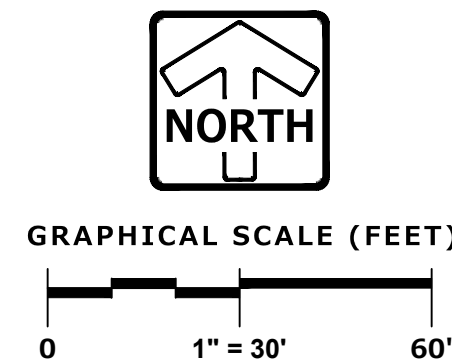
ISSUE FOR BID/PERMIT

EXISTING CONDITIONS

SHEET NO.

C-2

JOB NO. 25-4283.01
© 2025 FGM Architect

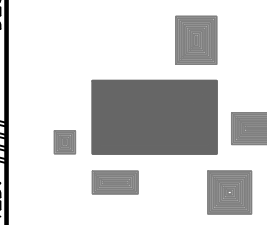


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

9/4/2025 6:06 PM - Z:\Projects\2025\6490.00-IL\600 - CAD\FINAL\SHEETSET\EXISTING CONDITIONS.dwg

REVIEWED: TPK

DESIGNED: 4/24/04



PINNACLE ENGINEERING GROUP

IL DESIGN FIRM 184.006289-0010

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO | MEL WALKER • NATIONWIDE

CHICAGO | MILWAUKEE : NATIONWIDE

HOFFMAN ESTATES FIRE STATION 22
2190 W. HIGGINS ROAD
HOFFMAN ESTATES, IL

REVISIONS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXISTING CONDITIONS

MEG JOB No. 6490.00
MEG PM ###
START DATE 09/04/25

© COPYRIGHT 2025

© COPYRIGHT 2025
HOFFMAN ESTATES FIRE STATION 22 - EXISTING CONDITIONS

DESIGNED: B.M. REVIEWED: TPK 9/4/2025 6:02 PM - 2:10 PM 11/14/2025 14:00:05-IL 6019 - CAD/DRAW SHEET/DEMOLITION PLANNING THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PINNACLE ENGINEERING GROUP
IL DESIGN FIRM 184.006289-0010

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

CHICAGO OFFICE:
1051 E MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO | MILWAUKEE | NATIONWIDE

HOFFMAN ESTATES FIRE STATION 22 2190 W HIGGINS ROAD HOFFMAN ESTATES ILLINOIS

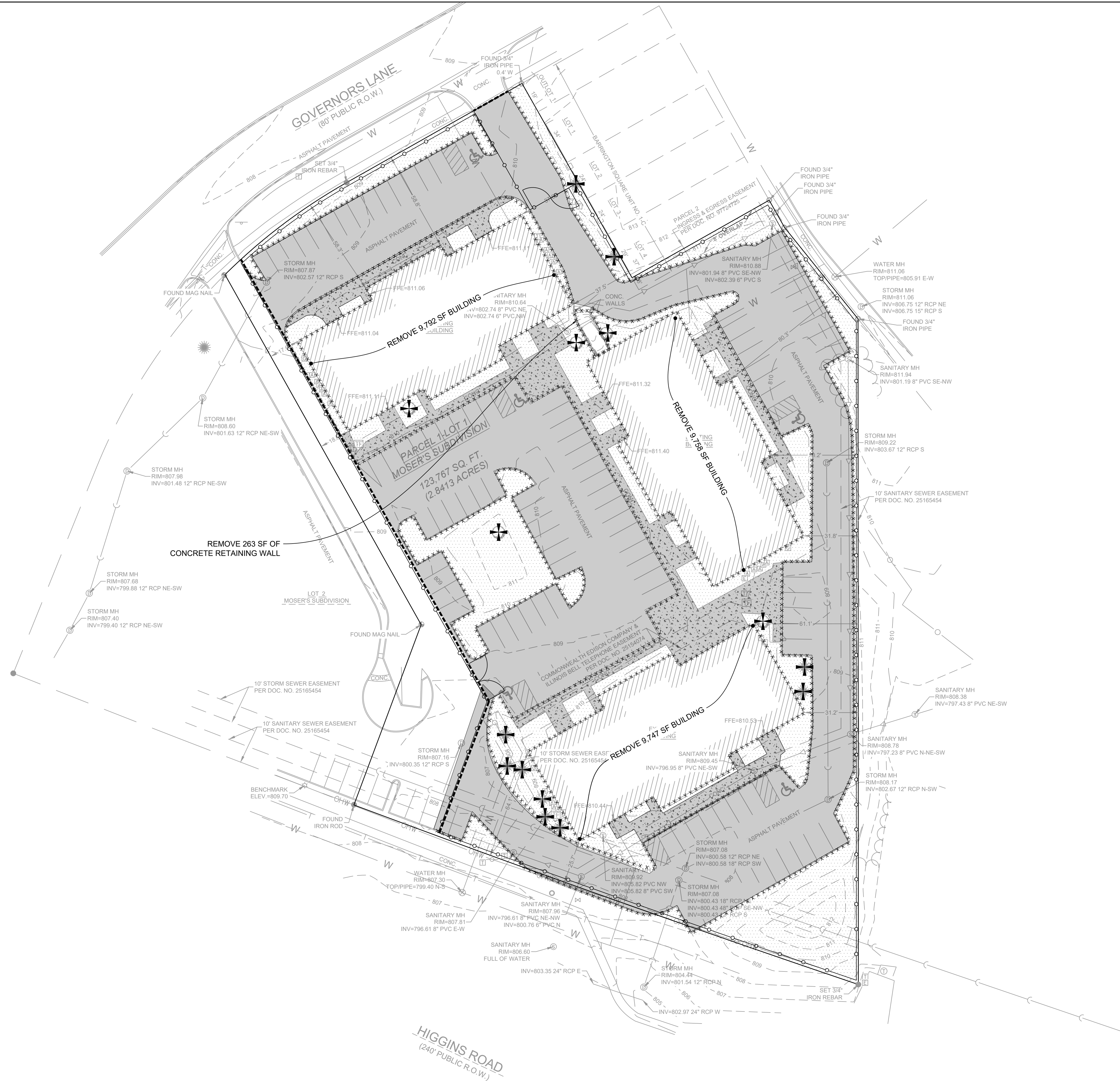
REVISIONS

DEMOLITION PLAN

PEG JOB NO. 6490.00-11
RES. PM. TPK
START DATE: 09/04/25
SCALE: 1"=40'

SHEET
C-3
OF
C-5

© COPYRIGHT 2025



DEMO QUANTITIES

ITEM	QUANTITY
BUILDING	29,267 SF
LANDSCAPE	22,903 SF
ASPHALT	49,187 SF
CONCRETE	9,553 LF
CURB	3,429 LF
SAWCUT	390 LF
TREES	15 EA

DEMOLITION NOTES

- CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY DRAIN TILES AND NOTIFYING THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING IRRIGATION SYSTEM IF FOUND IN THE AREAS OF PROPOSED IMPROVEMENTS. THE EXISTING IRRIGATION SYSTEM TO REMAIN SHALL BE CAPED OR MODIFIED SO IT CAN CONTINUE TO OPERATE AS ORIGINALLY INTENDED.
- ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
- ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
- ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE LOCAL AND STATE STANDARDS AT THEIR EXPENSE.
- CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.
- CONTRACTOR TO MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT THE COURSE OF THE DEMOLITION WORK.

DEMOLITION LEGEND

- VEGETATION TO REMAIN
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- CONCRETE CURB REMOVAL
- TEMP CONSTRUCTION FENCE
- SAWCUT
- EXISTING TREE REMOVAL



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

HOFFMAN ESTATES FIRE STATION 22 - DEMOLITION PLAN

HOFFMAN ESTATES FIRE STATION 22
VILLAGE OF HOFFMAN ESTATES
2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

ISSUE FOR BID/PERMIT

DEMOLITION PLAN

SHEET NO.

C-3

JOB NO. 25-4283.01
© 2025 FGM Architects

fgma
FGMARCHITECTS

FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154

630.574.8300 OFFICE

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
PINNACLE ENGINEERING GROUP
2091 YORK ROAD, SUITE 100
OAK BROOK, ILLINOIS 60053
847.551.5300 (O)
IL STATE CERTIFICATE OF AUTHORITY
NO. 158-000350-03/2025

[illegible]

HOFFMAN ESTATES FIRE STATION 22
VILLAGE OF HOFFMAN ESTATES
2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

SITE STABILIZATION PLAN

SHEET NO.

C-4






JOB NO. 25-4283.01
© 2025 FGM Architect



SITE STABILIZATION NOTES

1. THE NOTICE OF INTENT (NOI) AND NOES PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF ANY 1 ACRE, PRIOR TO ANY EARTH MOVING ACTIVITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. IF ANY OF THE MEASURES OR THE OUTLINES IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
4. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES MUST BE REPAIRED OR REPLACED IMMEDIATELY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT CONTROL MEASURES ON THE PROPERTY OF THE DEVELOPER. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
5. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT EROSION OF SEDIMENT, DIRT, AND MUD INTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DIRT, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE IMMEDIATELY REMOVED. THE DEVELOPER SHALL MAINTAIN THE PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING SYSTEMS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH SPECIFIED EROSION CONTROL STOCKPILE.
8. TOPSOIL BANKS SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILE SHALL BE LOCATED TO THE DOWNSTREAM PROPERTY. STOCKPILE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTY. THE STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS. IT MUST BE COVERED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
9. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR ANY CONSTRUCTION DISTURBANCE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
10. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION WITHIN 90 CALENDAR DAYS.
11. IF DRAINAGE SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DRAINAGE SHALL BE ROUTED THROUGH AN EFFECTIVE EROSION CONTROL MEASURE, SUCH AS A SEDIMENT BASIN, CHECK DAM, OR ANY OTHER APPROPRIATE MEASURE.
12. ALL BACKFILL MATERIAL SHALL MEET DOT C-6 GRADATION SPECIFICATIONS (SEE TABLE ON C-5).
13. ALL BUILDING FOUNDATIONS WILL BE BACKFILLED WITH C-6 AND COMPACTED TO MEET SURROUNDING GRADE.
14. BACKFILL AREAS SHALL BE COMPACTED TO 5% OF MAXIMUM DENSITY PER STANDARD SPECIFICATIONS.
15. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. SITE WILL NOT BE ALTERED TO IMPACT DOWNSTREAM PROPERTIES.

EROSION CONTROL LEGEND

- | | |
|---|-----------------------------------|
|  | VEGETATION TO REMAIN |
|  | EXISTING AGGREGATE BASE TO REMAIN |
|  | INLET PROTECTION |
|  | SILT FENCE |
|  | TEMP CONSTRUCTION FENCE |

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES
 - a) SILT FENCE INSTALLATION.
 - b) STABILIZED CONSTRUCTION ENTRANCE.
 - c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE PRESERVATION PROTECTION MEASURES.
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. DEMOLITION SEDIMENT OF EXISTING BUILDING & PARKING LOT.
5. CONSTRUCT SEDIMENT TRAPPING DEVICES.
6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
8. DEMOLISH EXISTING BUILDINGS.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE PER PLAN/LEGEND.



GRAPHICAL SCALE (FEET)

0 1" = 30' 60

REVISIONS


SITE STABILIZATION PLAN

REG JOB No. 6490.00-IL
REG PM TPK
START DATE 09/04/25
SCALE 1"=40'

ГЛАВА

HOFFMAN ESTATES FIRE STATION 22
2190 W HIGGENS RD
HOFFMAN ESTATES ILLINOIS

PLAN | DESIGN | DELIVER
www.pinnacle-engine.com

DESIGN:  **PINNACLE ENGINEERING GROUP** PLAN I
 IL DESIGN FIRM 184.006289-0010 www.p
 ENGINEERING | NATURAL RESOURCES | SURVEYING

PINK
IL DESIGN FIRM 184.006289-001

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO | MILWAUKEE | NATIONWIDE

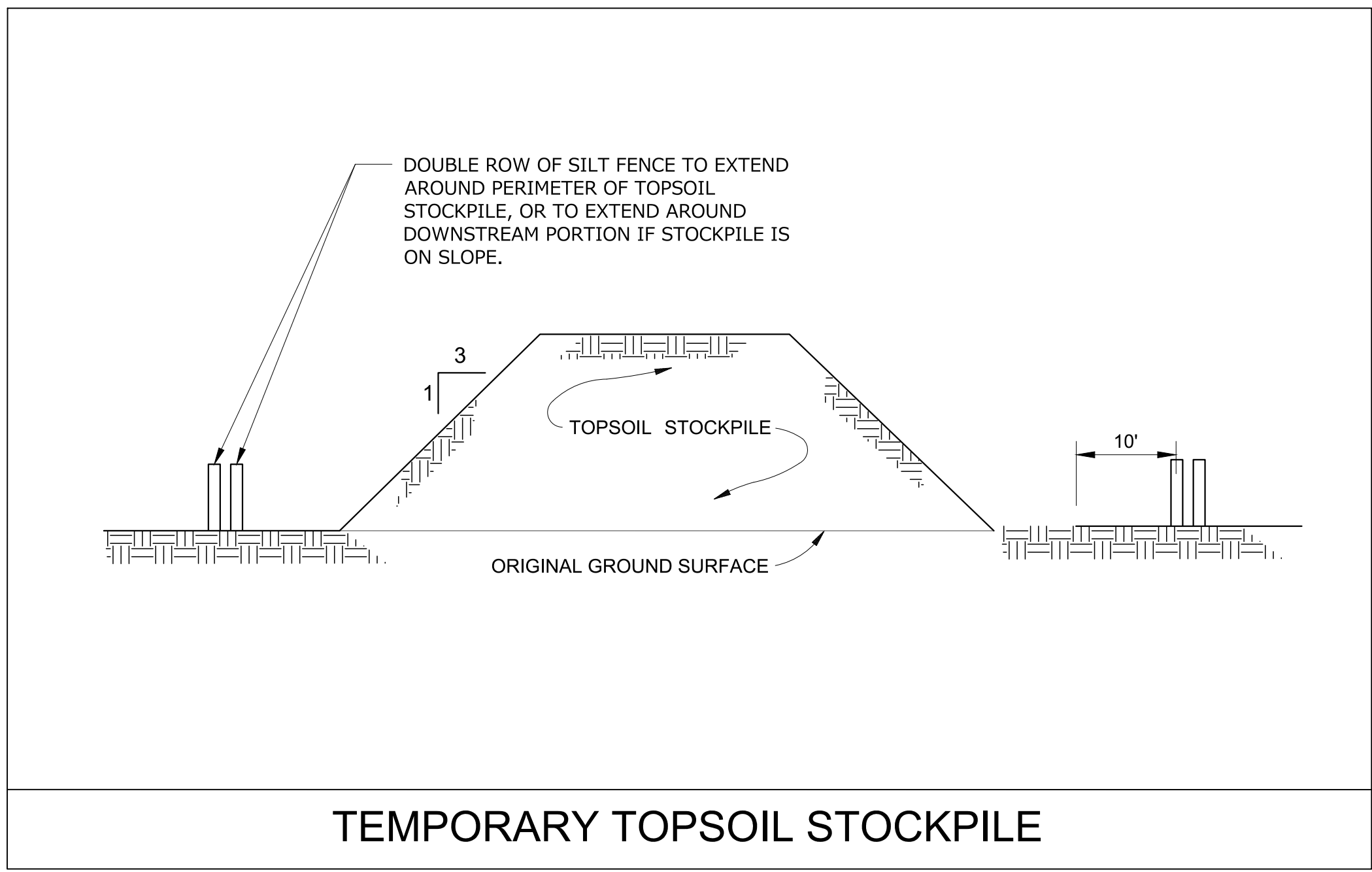
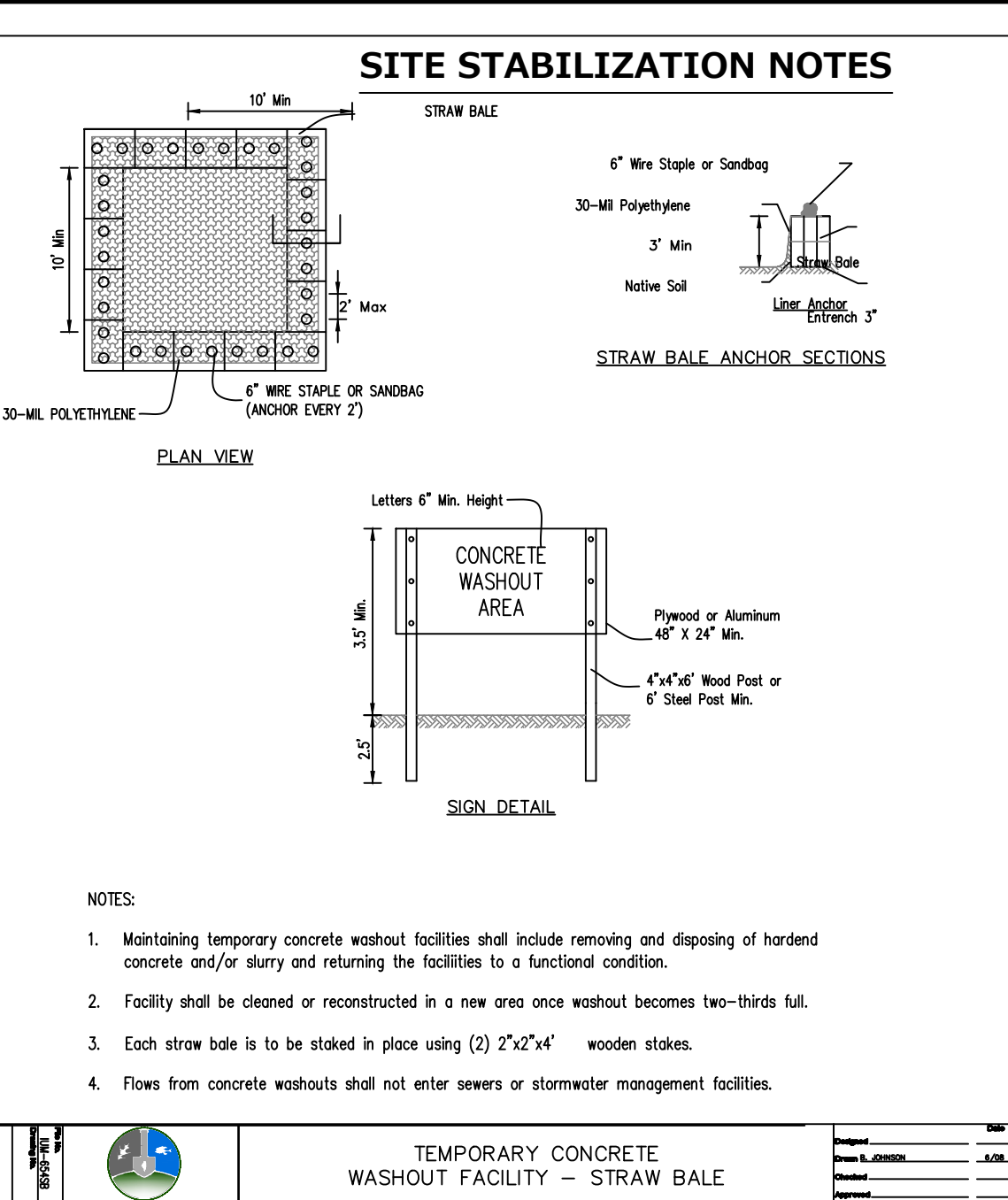
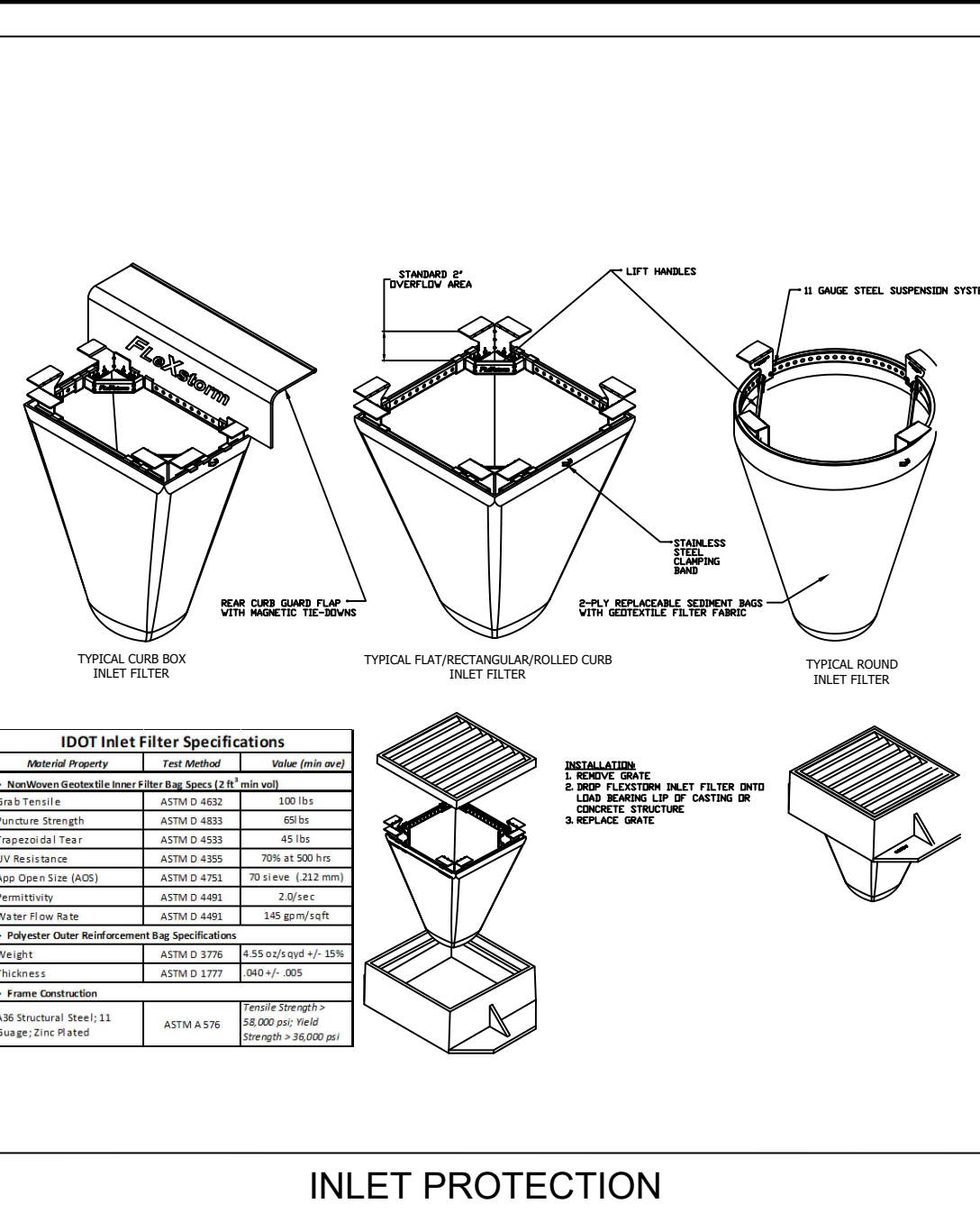
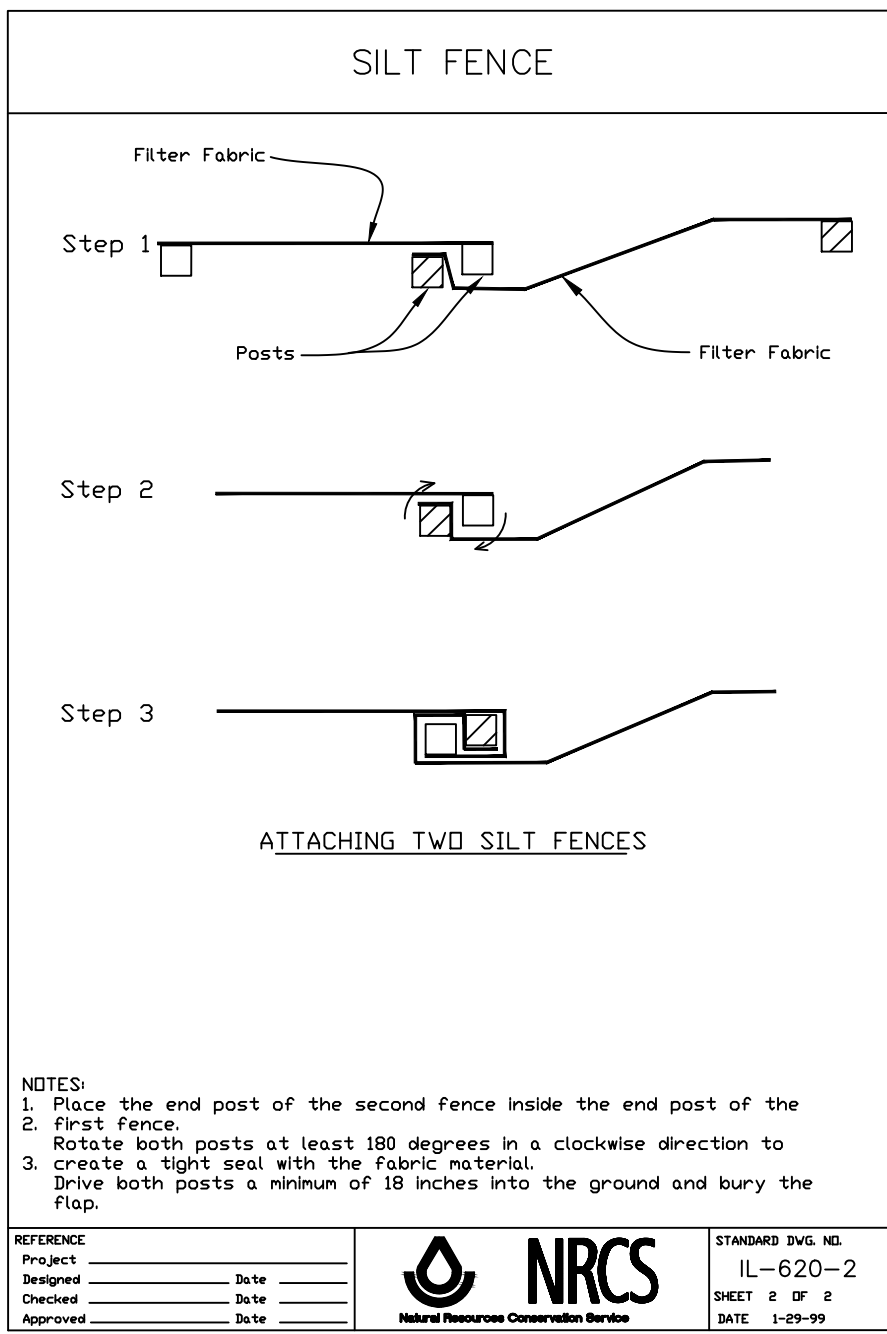
Disc.

continued.

0 / 4 / 2025 5:03 PM - Z:\Bv\tests\2025\6400 00-11\600 - CAD\FINAL\SUETSET\SITE STABILIZATION.DIAN.dwg

WENT ON ALE AND OFFICIAL AND CONSIDERABLE INTERESTED AND MAY MAY OF THIS IN HOUSE AS IN CASE SPECIFICALLY THE INTERESTS CAUSE OF PUBLIC P. FALCIPERNA COOLIN I.A.

Copyright 2025 EGM ARCHITECTS



	COARSE AGGREGATE GRADATIONS												
	Sieve Size and Percent Passing												
Grad No.	3 in.	2 1/2 in.	2 in.	1 1/2 in.	1 in.	3/4 in.	1/2 in.	3/8 in.	No. 4	No. 8	No. 16	No. 50	No. 200 ^{1/}
CA 1	100	95±5	60±15	15±15	3±3								
CA 2		100	95±5		75±15		50±15		30±10		20±15		8±4
CA 3		100	93±7	55±20	8±8		3±3						
CA 4			100	95±5	85±10		60±15		40±10		20±15		8±4
CA 5				97±3 ^{2/}	40±25		5±5		3±3				
CA 6				100	95±5		75±15		43±13		25±15		8±4
CA 7				100	95±5		45±15 ^{1/}		5±5				
CA 8				100	97±5	85±10	55±10		10±5		3±3 ^{3/}		
CA 9				100	97±3		60±15		30±15		10±10		6±6
CA 10					100	95±5	80±15		50±10		30±15		9±4
CA 11					100	92±8	45±15 ^{4/ 7/}		6±6		3±3 ^{3/ 5/}		

DESIGN | CONSTRUCTION | MAINTENANCE | OPERATIONS | COMMISSIONING

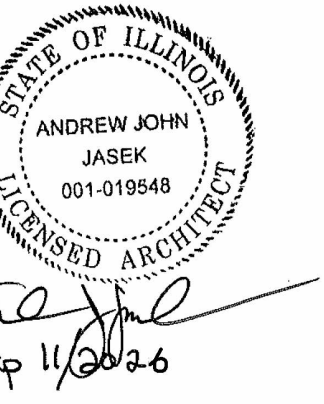
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

SHEET
C-5
OF
C-5

[illegible]

HOFFMAN ESTATES FIRE STATION 22
VILLAGE OF HOFFMAN ESTATES
2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

ISSUE FOR BID/PERMIT PHASE I

CONSTRUCTION STAGING SITE PLAN

SHEET NO.

ADO.2

DB NO. 25-4283.01
2025 FGM Architects

