

ACE

25-501
MAPLE PARK AH
JUL 28, 2025

CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LENONT, ILLINOIS 60439

847-260-4758 www.aceng.us

www.accelig.us

WITH THE FOLLOWING:

COUNTY KANECITY, TOWNSHIP MAPLE PARK, KANEVILLE

SEC. 6, T39N, R6E

DEVELOPER



RWE
DESIGN BUILD

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.



BENCHMARK

ELEVATION:

SEE SHEET EX1 FOR
BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 1.7 ACRES

PROPOSED PROJECT AREA: 1.1 ACRES

[illegible][illegible]

[illegible]

ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEWIS, ILLINOIS 60439
PHONE: (630) 520-2487
CONTACT: WILLIAM ZALEWSKI

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ADVANTAGE
CONSULTING ENGINEERS
MAIN STREET - SUITE 17 • LEVONT, ILLINOIS 60439
630-591-2467
WWW.ADVANTAGE-ILL.COM

GENERAL NOTES AND
TYPICAL SECTIONS

JUST FOR PAWS
2N409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS 60151

RWE
DESIGN BUILD
1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

JULY 28, 2025
JOB: 25-501

TS1

2 OF 13

BENCHMARK 6401
MAG NAIL IN EAST
FACE OF POWER POLE
1 PRADY (NAVD83)

COUNTY LINE ROAD

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6-39-6

2009-42-39-E (178.48)

1007' 41" 30" 61' 44"

ADJUTANT PAYMENT

RIGHT OF WAY LINE AS MONUMENTED AND OCCUPIED

FOUND I.P.
33.07' EAST
ON LINE

NORTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6-39-6

S87° 47' 34" W 448.93'

SOUTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6-39-6

FOUND I.P.
AT CORNER



NOTE:
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
REGIONAL LAND SERVICES

BENCHMARKS
SEE SHEET EXT FOR BENCH MARKS

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET, SUITE 17 • LEWISTOWN, ILLINOIS 62439
618.200.0007

EXISTING CONDITIONS

JUST FOR PAWS
2N409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS 60151

RWE
REGISTERED SURVEYORS

1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

JULY 28, 2025

JOB: 25-501

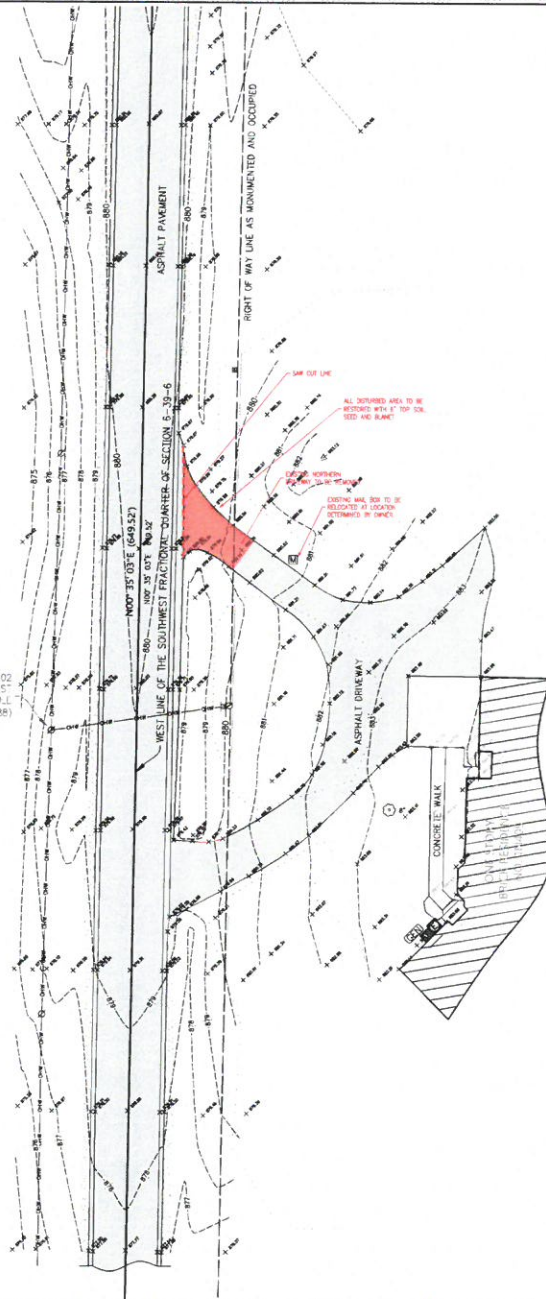
SHEET:

EX1

3 OF 13

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BENCHMARK #402
VAG NAIL IN EAST
FACE OF POWER POLE
ELEV. 857.28 (NAVD83)



NOTE:
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
REGIONAL LAND SERVICES

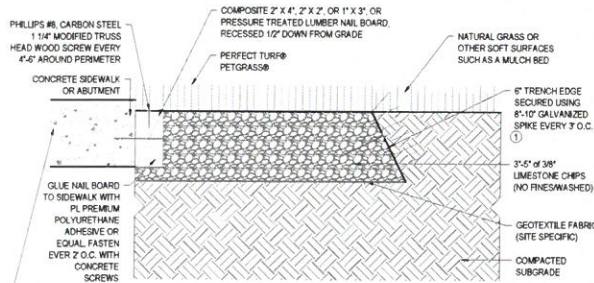
BENCHMARKS
SEE SHEET EX1 FOR BENCHMARKS

RWE DESIGN BUILD 1203 OGDEN AVENUE DOWNERS GROVE, ILLINOIS 60515	EXISTING CONDITIONS JUST FOR PAWS 2N409 COUNTY LINE ROAD MAPLE PARK, ILLINOIS 60151	ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET, SUITE 17, LEWISTOWN, ILLINOIS 60439 (630) 334-5400	DATE	REVISIONS
			2	

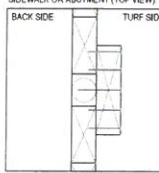
JULY 28, 2025
JOB: 25-201
SHEET:
EX2
4 OF 13



PERFECT TURF LLC
5540 MEADOWBROOK COURT
ROLLING MEADOWS, IL 60008
TOLL FREE: 1-888-796-8873
www.perfectturf.com



IF FENCE IS PRESENT WITHOUT CONCRETE SIDEWALK OR ABUTMENT (TOP VIEW)



NAIL BOARD BETWEEN FENCE POSTS AND IN FRONT TO BOX AROUND POST

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER 25501-01

PETGRASS®

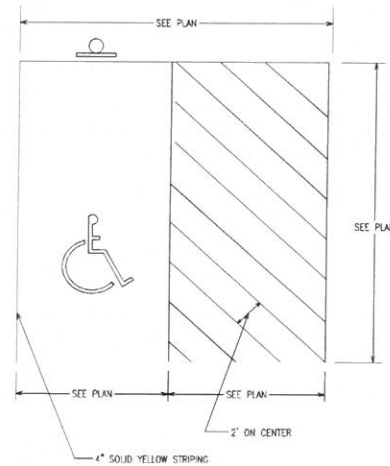
DOG FACILITY - 2 COMMON EDGES - STANDARD DRAINAGE

25501-01

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REVISION DATE 07/29/2025

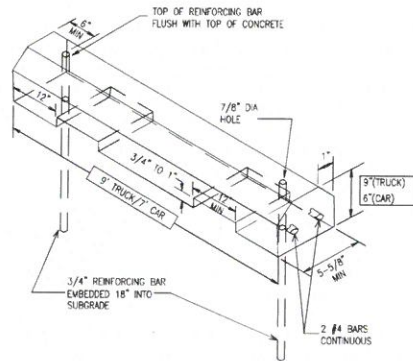
CADetails.com



NOTE:
ALL STRIPING SHALL BE YELLOW PAINT TO COMPLY WITH THE A.D.A. FEDERAL REGISTER

ACE
DETAIL

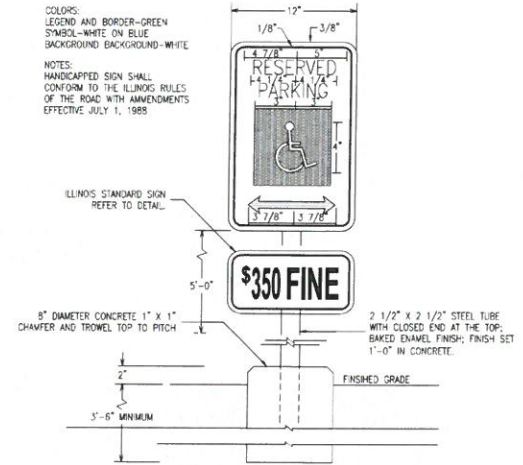
90° HANDICAPPED PARKING STALL



NOTE:
INSTALL PRECAST CONCRETE WHEEL STOP (PARKING BUMPER) 2' FROM BACK OF CURB (1' FROM EDGE OF PAVEMENT).

ACE
DETAIL

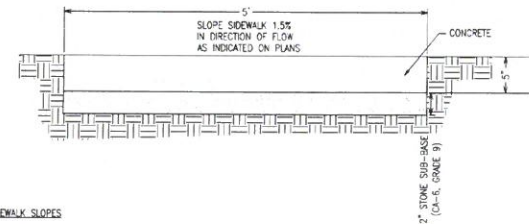
WHEEL STOP (PRECAST CONCRETE)
N.T.S.



- NOTES:
1. INSTALL HANDICAPPED PARKING SIGN AT FRONT CENTER OF PARKING SPACE, NO MORE THAN 5' HORIZONTALLY FROM FRONT OF THE PARKING SPACE.
 2. HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMENDMENTS EFFECTIVE JULY 1, 1988.

ACE
DETAIL

HANDICAP SIGN DETAIL



SIDEWALK SLOPES

- 2" WALK 1/8" OR 1.04%
- 3" WALK 1/8" OR 1.39%
- 4" WALK 3/8" OR 1.56%
- 5" WALK 1/2" OR 1.46%
- 6" WALK 1" OR 1.39%

- NOTES:
1. THE CONCRETE SHALL BE 5 BAG MIX WITH A 3-INCH SLUMP AND SHALL HAVE A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
 2. THE SIDEWALK SHALL BE 5" THICK AND 6" THICK AT DRIVEWAYS.
 3. CONTROL JOINTS SHALL BE PROVIDED AT 5 FOOT INTERVALS.
 4. PREWOLDED 1/2" FIBER EXPANSION JOINTS SHALL BE INSTALLED AT BENDS, CURBS, AT END OF EACH POOL, 50' INTERVALS AND 1/2" AT BUILDING.
 5. THE SIDEWALK SHALL HAVE A BROOM FINISH.
 6. ADA TILES TO BE INSTALLED PER ADA SPECIFICATIONS AND WHERE INDICATED ON THE PLANS.

ACE
DETAIL

CONCRETE SIDEWALK

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET, SUITE 17 - LEVANT, ILLINOIS 60155

DETAILS
JUST FOR PAWS
2N409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS 60151

RWE
1003 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

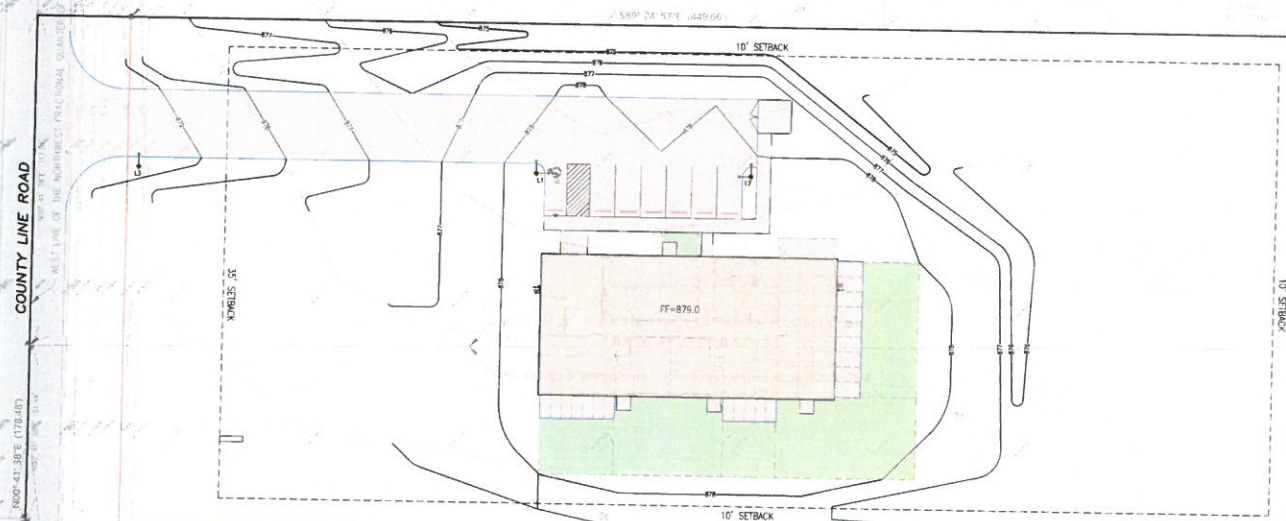
JULY 28, 2025

SUB: 25-501

SHEET:

D1

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BITE DATA SUMMARY		
	AREA (SF)	AREA (AC)
STE AREA	75,029	1
IMPERVIOUS AREA	16,470	0
TURF GRASS	6,963	0
IMPERVIOUS AREA SUMMARY		
DESCRIPTION		
BUILDING	5,240	0
PAVEMENT	3,238	0
PAVING	679	0
SEWERWALK	770	0
DUMPER PAD	144	0
GRAVEL PAD	348	0
TOTAL	16,470	0
TURF GRASS	6,963	0

SINCE NEW IMPERVIOUS AREA IS LESS THAN 25,000 SF, STORM WATER DETENTION IS NOT REQUIRED.

SINCE NEW IMPERVIOUS AREA IS LESS THAN 25,000 SF, STORM WATER
DETENTION IS NOT REQUIRED

LEGEND

 IMPERVIOUS AREA

 TURF GRASS

 PERVIOUS AREA



DESIGNBUILD
1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DRAINAGE AREA EXHIBIT

JUST FOR PAWS
2N409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS 60151

ADVANTAGE
CONSULTING ENGINEERS

600 MAIN STREET - SUITE 17 - LEVONT, ILLINOIS 60439
630.476.3429

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JULY 28, 2025

JOB: 25-

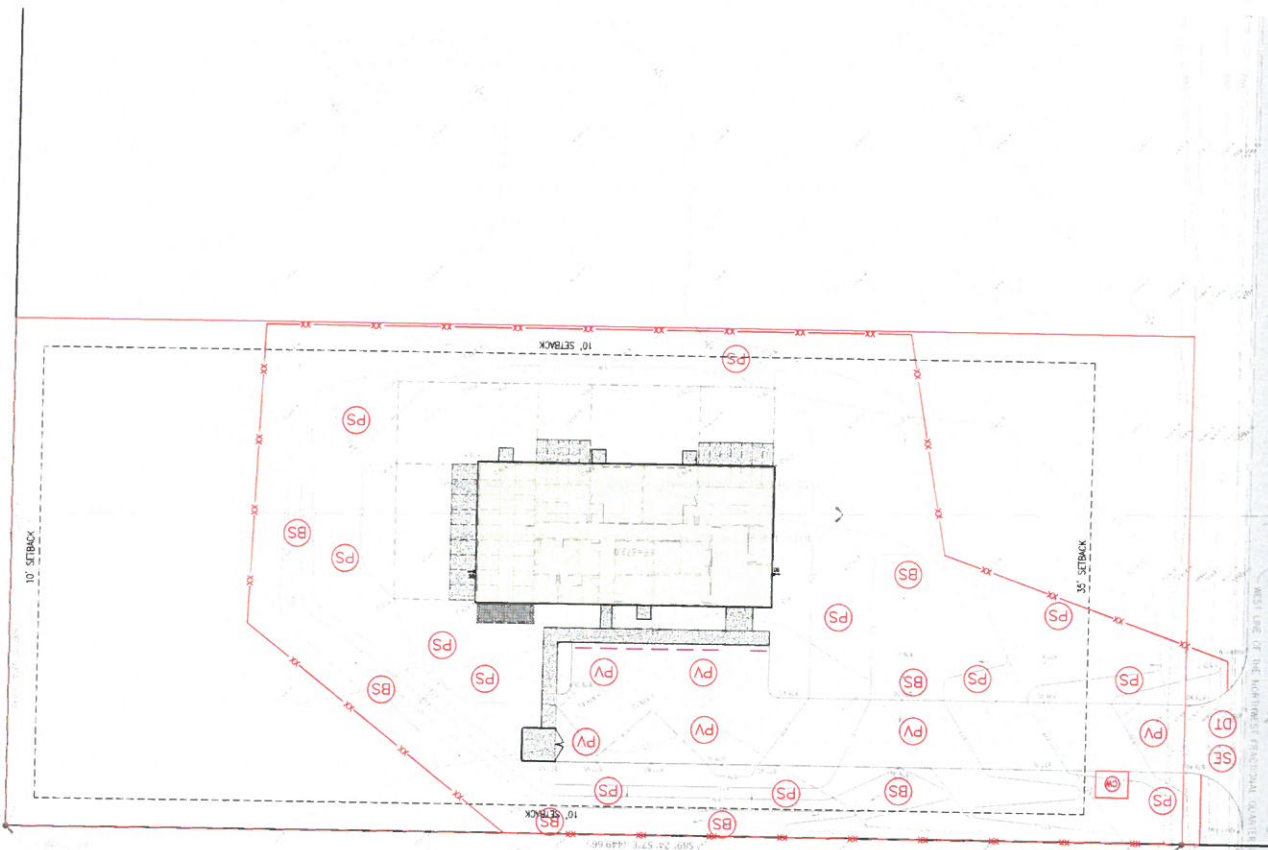
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DR1

13 OF 17

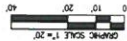


100° 41.38' E (178.48°)

COUNTY LINE ROAD



- EROSION CONTROL NOTES
- 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 - 2. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.
 - 3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OF THE SITE.
 - 4. EROSION CONTROL MEASURES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
 - 5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OF THE SITE.
 - 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OF THE SITE.



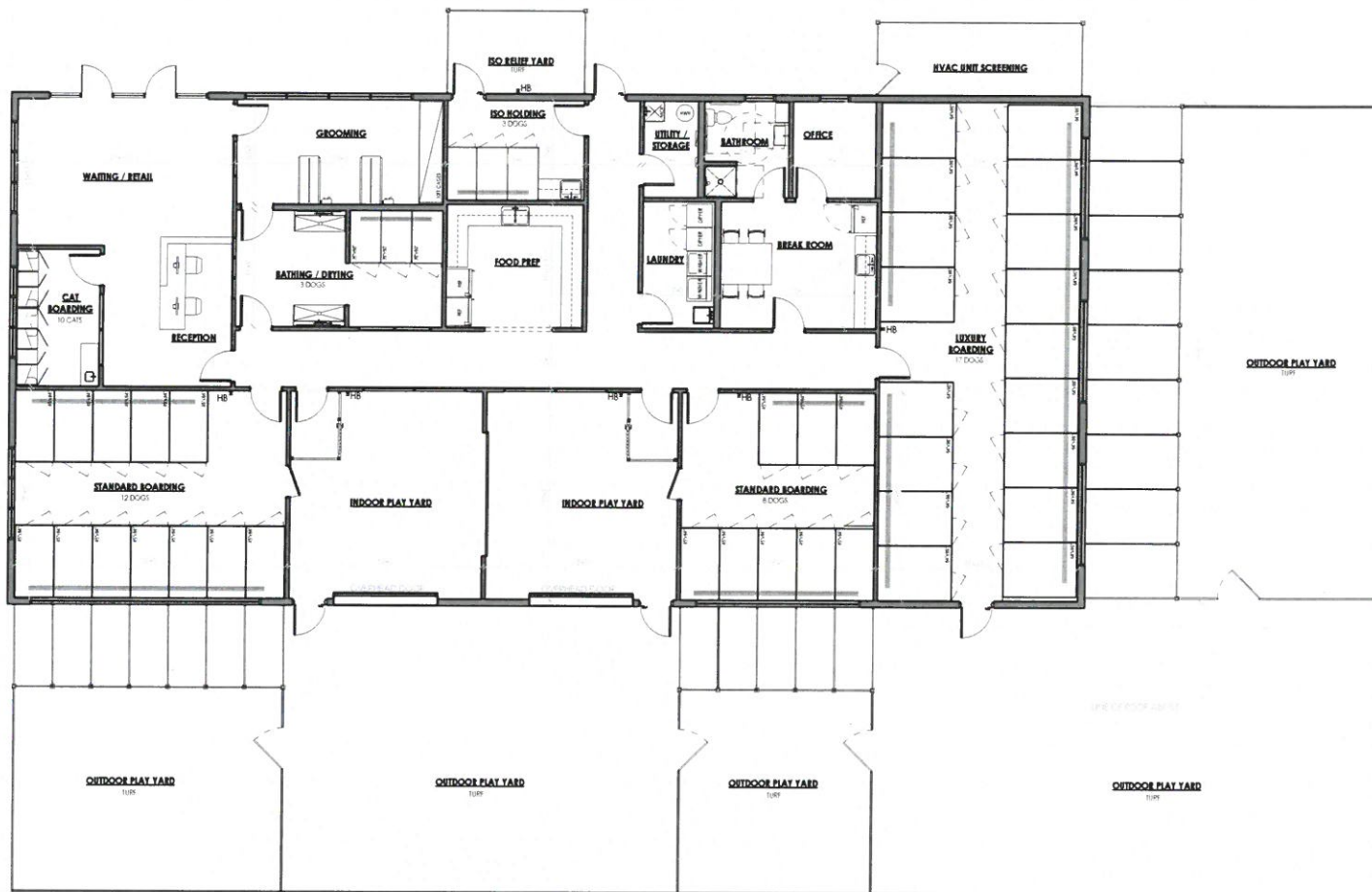
RWE
1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

SOIL EROSION AND
SEDIMENT CONTROL PLAN
JUST FOR PAWS
21409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS 60151

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17, LEONARD ILLINOIS 60539
(708) 441-1100

NO.	DATE	REVISION

DATE: JULY 28, 2025
JOB: 23-207
SHEET: 3 OF 3



1 FLOOR PLAN - OPTION A
3/16" = 1'-0"

RWE
PLANNING + DESIGN

ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE IL 60515

JUST FOR PAWS
THANKS TO THE
MAYOR OF DOWNERS GROVE

REV.	DESCRIPTION	DATE
1	ISSUE FOR ZONING	07/29/2025

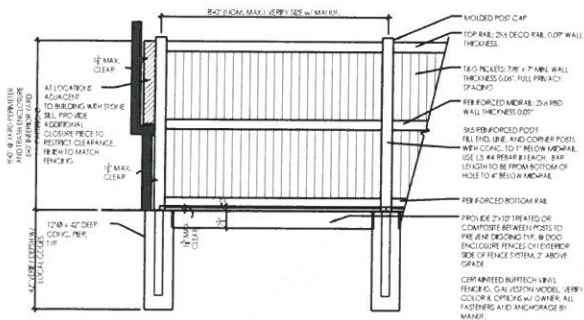
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PROJECT #: 24.143

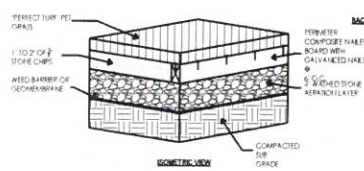
FLOOR PLAN

A-100

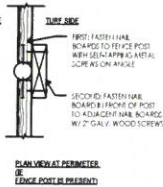
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③ RWV SITE VINYL FENCE DETAIL
1/2" = 1'-0"



② RWV SITE PERFECT TURF DETAIL
1/2" = 1'-0"



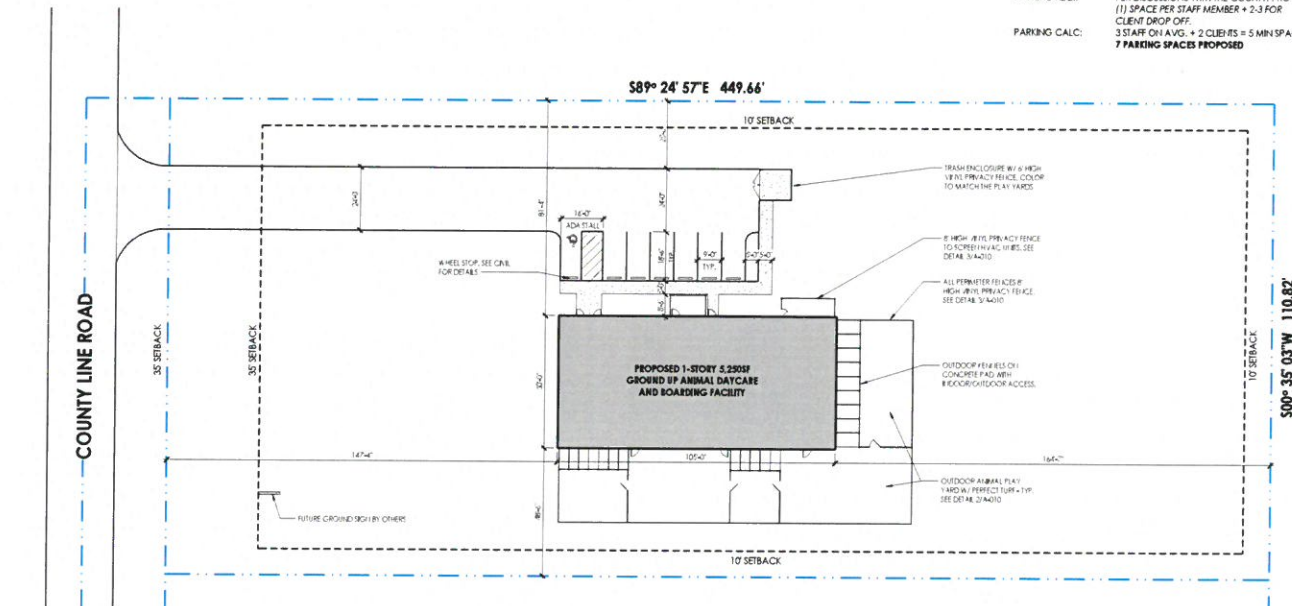
PLAN VIEW AT PERIMETER
OF FENCE POST (IF PRESENT)



④ PROPOSED BUILDING - NORTHWEST RENDERING
SCALE: HORIZONTAL

TONING SUMMARY

ZONING DISTRICT:	EXISTING	PROPOSED
PROJECT USE:	FT-4000 RESIDENTIAL	F-FARMING
PERMITTED:	N/A	KENNEL SPECIAL USE REQ.
SITE AREA:	EXISTING	PROPOSED
BUILDING AREA:	-	21.72 Acres
F.A.R.:	-	5.250x1
FRONT SETBACK:	35 FT	147'-4"
REAR SETBACK:	10 FT	164'-7"
SIDE SETBACK:	10 FT	48'-6"
TOTAL PARKING:	7 SPACES	
ADA SPACES:	1 REQ.	
PARKING REQ.:	PER DISCUSSIONS WITH THE COUNTY, PROVIDE (1) SPACE PER STAFF MEMBER + 2-3 FOR CLIENT DROP OFF.	
PARKING CALC:	3 STAFF ON AVG. + 2 CLIENTS = 5 MIN. SPACES. 7 PARKING SPACES PROPOSED	



① ARCHITECTURAL SITE PLAN
3/64\"/>

RWE
PLANNING + DESIGN
ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

JUST FOR PAWS
PAWS CONSULTING
MADEIRA, IL 60157

REV.	DESCRIPTION	DATE
1	ISSUE FOR ZONING	07/29/2025

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PROJECT #: 24-143

ARCHITECTURAL SITE
PLAN

A-010

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ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
Phone: (847) 223-4804
Fax: (847) 223-4854
Email: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003320
EXPIRES: 04/30/2025

JUST FOR PAWS
1N409 COUNTY LINE ROAD
MAPLE PARK, ILLINOIS

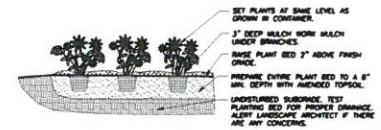
Reserved for Seal

No.	Date	Description
DESIGN/PM	PROPOSED PLANS	
DESIGN/PM	SEND FOR COUNTY SUBMITTAL	

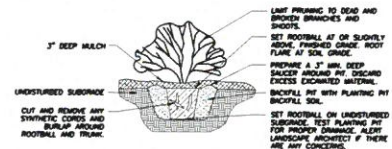
DATE: 07/15/2025	BY: BH	APP: 07/15/2025
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Sheet Title:
**LANDSCAPE
DETAILS**

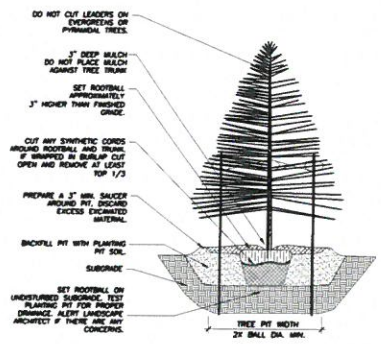
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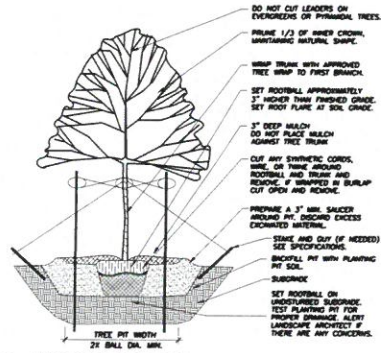
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03



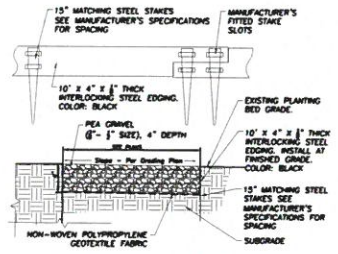
3 SHRUB PLANTING DETAIL
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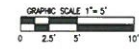
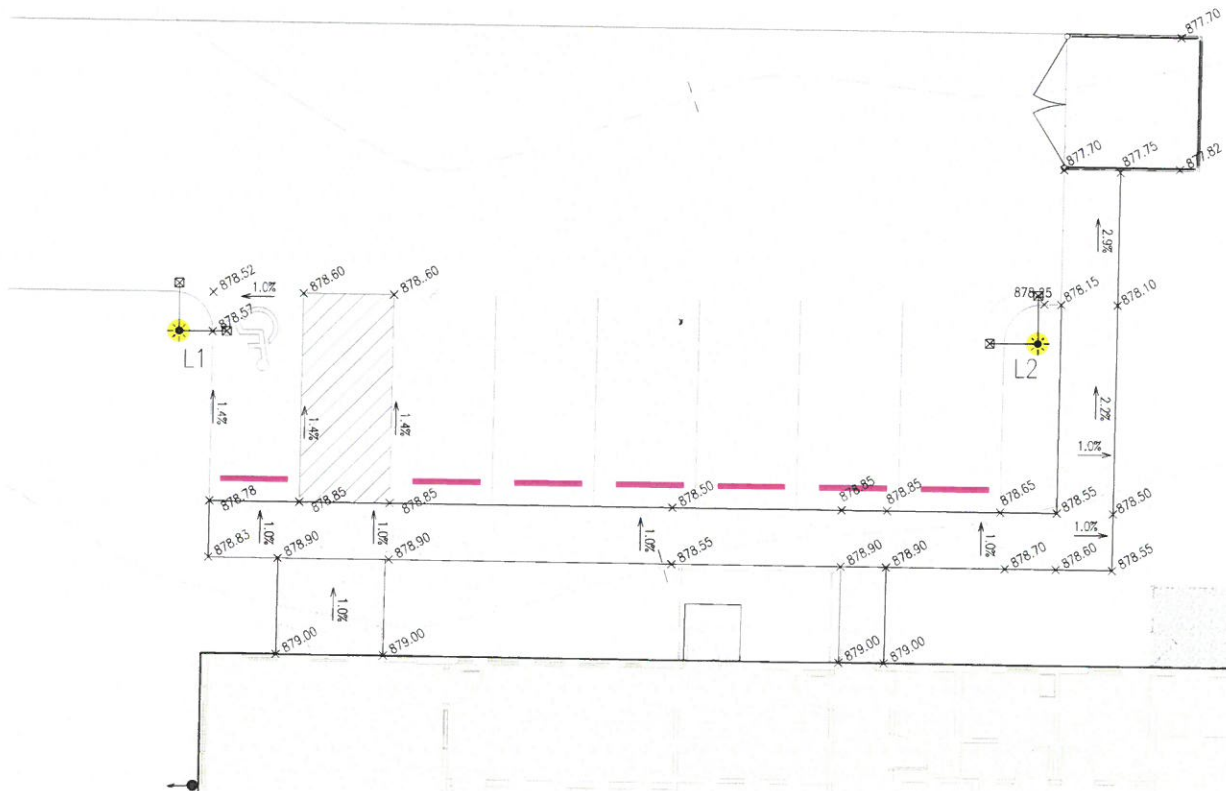
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02



1 TREE PLANTING DETAIL
Not To Scale 329343-01



5 DECORATIVE GRAVEL MULCH DETAIL
NOT TO SCALE 329413.23-16



GRADING NOTES

1. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3. CONSTRUCTION SHALL MAINTAIN POSITIVE DYE DRAINAGE DURING CONSTRUCTION.
4. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
6. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1:50.
7. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICAN WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.

ADVANTAGE CONSULTING ENGINEERS 80 WALK STREET, SUITE 117, LEMONT, ILLINOIS 60439 WWW.ADVANTAGE-IL.COM		ADA GRADING PLAN JUST FOR PAWS 2N409 COUNTY LINE ROAD MAPLE PARK, ILLINOIS 60151	RWE 1303 OGDEN AVENUE DOWNERS GROVE, ILLINOIS 60515
JULY 28, 2025 JOB: 25-501		SHEET: ADA1 7 OF 13	