

#### Special Village Plan Commission / ZBA Meeting Agenda

Wednesday, April 13, 2022 – 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Chair of the Plan Commission has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Plan Commission and the public due to the pandemic. Therefore, some or all of the Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend and participate in the meeting remotely via video or audio as follows:

> Zoom (video and/or audio): <u>https://us06web.zoom.us/j/82876826196</u> Meeting ID: 828 7682 6196 Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at <u>info@villageofgilberts.com</u>. Any comments received by 5:00 p.m. on April 13, 2022 will be submitted into the record of the meeting.

#### **ORDER OF BUSINESS**

- 1. CALL TO ORDER
- 2. ROLL CALL / ESTABLISH QUORUM
- 3. PUBLIC COMMENT \*
- 4. ITEMS FOR APPROVAL
  - A. A Motion to Approve Minutes from the January 12, 2022 Plan Commission/ZBA Meeting
- 5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 72 AND CENTER DRIVE (02-24-155-003)
- 6. NEW BUSINESS
- 7. OTHER BUSINESS
  - A. Village Administrator Report

#### 8. ADJOURNMENT

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861. Assistive services will be provided upon request.

\* Intended for public comment on issues not otherwise on the agenda.



#### MINUTES FOR VILLAGE OF GILBERTS PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING Village Hall: 87 Galligan Road, Gilberts, IL 60136 Meeting Minutes Wednesday, January 12, 2022

#### 1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

#### 2. ROLL CALL / ESTABLISH QUORUM

Village Administrator Brian Bourdeau called the roll. Roll call: Members present: Commissioners McHone, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills. Commissioners Borgardt was absent. Others present: Village Administrator Brian Bourdeau.

#### **3. PUBLIC COMMENT**

There were no public comments at this time.

#### 4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the July 14, 2021 Plan Commission Meeting

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve the Minutes from the July 14, 2021 Plan Commission Meeting. Roll call vote: Commissioners Page, McHone, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays.

#### 5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOOD 2B-2 OF THE CONSERVANCY DEVELOPMENT

Developer Troy Mertz approached the Commission and provided any overview of what was being presented. Commissioner McHone asked if Developer Mertz could include the school district dividing lines on future plans for easier reference. Administrator Bourdeau advised the Commission of the recommended conditions of approval.

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Advance to the Village Board a Positive Recommendation Regarding the Final Plat/PUD for Neighborhood 2B-2 of the Conservancy Development Contingent on the Applicant Meeting the Conditions as Outlined in the Plan Commission Meeting Packet Memo on Page 3. Roll call vote: Commissioners Page, McHone, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

#### 6. NEW BUSINESS

Administrator Bourdeau advised the Commission that the Village Board recently approved a consultant to revise the Village's 15-year-old comprehensive plan. The comprehensive plan involves to formation of a Steering Committee which would include two members of the Village Board, two members of the Plan Commission, and two members of the Community. Administrator Bourdeau asked the Commission to email him with two members of the Plan Commission that they would recommend to be on the Steering Committee.

#### 7. OTHER BUSINESS

There were no items to discuss at this time.

#### 8. ADJOURNMENT

There being no further public business to discuss, a Motion was made by Commissioner Sullivan and seconded by Commission Page to adjourn from the public meeting at 7:52 p.m. Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker Village Clerk



Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

То:	Plan Commission
CC:	Brian Bourdeau, Village Administrator
From:	Riley Lynch, Management Analyst
Date:	April 13th, 2022 Plan Commission Meeting
Re:	Item 5: Special Use Permit Application for Unit 1A Gilberts Town Center

#### **Background:**

Red Barn Holdings, LLC of Red Barn Animal Hospital (*Applicant*) has requested a Special Use Permit to develop the parcel of land known as Unit 1A Gilberts Town Center (PIN: 02-24-155-003) to be used as an animal hospital and animal boarding facility ("Property"). The Applicant currently operates the Red Barn Animal Hospital in the Village at 141 E. Higgins Road



The Property is 13.32 acres and currently

undeveloped open area (See Figure 1). The Property abuts Village maintained Rollyn L Anderson Ln to the North and Center Drive to the East. North of Rollyn L Anderson Ln is Village owned Town Square Park, a detention reservoir, and the Gilberts Town Center (GTC) residential subdivision. Across Center Drive is a detention reservoir and undeveloped open area. To the South of the Property is State maintained Higgins Rd/US Route 72. On the other side of Higgins Rd is a mix of industrial and commercial business uses including the current location of Red Barn Animal Hospital. To the West, the Property borders commercial businesses Crusin', MMD and further to the West are residential homes as part of Old Town.



Figure 1: Zoning Snapshot of Parcel

The Property itself is known as Commercial Parcel A as part of the GTC Annexation Agreement and is zoned as C-1 Commercial. The surrounding area is a mix of R-3 Residential to the North, C-1 Commercial and A-1 Agricultural to the East, I-1 Industrial to the South and C-1 Commercial to the West (See Figure 2). Per Exhibit G of the GTC Annexation Agreement, the use of their Property as an animal hospital requires a Special Use Permit. Of note, even if the Property were not governed by the GTC Annexation Agreement, animal hospitals and veterinary clinics also require a Special Use Permit in the C-1 District under Section 4-3 of the UDO.

#### **Special Use Permit Request:**

The Applicant is pursuing a Special Use Permit to construct and operate an animal hospital and future animal boarding/grooming facility on the Property. The proposed development would only use the Eastern half of the parcel, leaving the Western portion vacant as it is (See figure 3). Note that subdivision of the Property is not contemplated as part of the current application, and that the Applicant intends for this parcel to stay undivided at this time. The Applicant intends to construct a 1-1/2 story (31 feet in height) 4,993 square foot building to be the primary facility for the animal hospital on the southern portion of the Property. The animal hospital facility will feature an "outdoor relief yard" on the west side of the facility and an "outdoor comfort garden" on the south side of the facility. Both the outdoor yard and garden will be secluded by a 6-foot vinyl fence. The proposed facility will have a 42-space parking lot including 2 handicap spots which will be accessed by a private, 2-lane, drive extending from Center Drive through the middle of the Property and then curving South into the parking lot. This development and request for a Special Use Permit also considers a future animal boarding/grooming addition to be attached to the North side of the animal hospital facility. The boarding/grooming facility is anticipated to add roughly 6,000 square feet to the overall facility, have a loading space that extends to the building from the parking lot, and is anticipated to hold up to 80 animals for boarding purposes. Additionally, this



boarding/grooming facility would include a retail area for the sale of pet related products such as leashes, collars and more. Directly East of the parking lot, the Applicant intends to construct a walking path made of decomposed granite that will circle a wetland area. The Applicant also intends to have onsite stormwater detention directly to the North of the parking lot. The remaining north-eastern portion of the parcel will be used for a future private dog park. Note that all signs proposed for this use will be submitted separately from this Special Use request and must comply with the UDO and the GTC Annexation Agreement.

Staff has reviewed the requirements of the GTC Annexation Agreement relating to site usage and improvements with the Applicant, and the Applicant has revised its plans accordingly. The Applicant has also been advised that additional requirements may be imposed in the event the Applicant desires to subdivide the Property in the future.

#### Summary of Items for Consideration:

#### **UDO General Standards**

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO?
  - a. The proposed special use complies with all provisions of the applicable district regulations.
  - b. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
  - c. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
    - *i.* The location, nature and height of buildings, structures, walls and fences on the site; and
    - *ii. The nature and extent of proposed landscaping and screening on the proposed site.*
  - *d.* Adequate utility, drainage and other such necessary facilities have been or will be provided.
  - e. The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

See attached Exhibit 1 for the applicant's responses to these above standards.

#### Surrounding Zoning / Land Usage

- Does the Plan Commission feel that this use is compatible with the surrounding uses?
- The Plan Commission may wish to consider the if the Special Use is harmonious with the surrounding area, particularly the proximity to the Town Square Park to the north and Higgins Road to the south.

#### Nuisance Control

• The Applicant has described that they have protocols in place to keep their indoor and outdoor facilities clean and that appropriate sound proofing will be used to control noise (See attached Exhibit 3). The Plan Commission may want to consider whether these measures are adequate to ensure this use does not negatively impact the surrounding area. To contain any animals from wandering while also remaining harmonious with the surrounding area and public park, the Plan Commission may wish to stipulate the type of fencing that should be used for the outdoor areas.

#### **Attachments**

Exhibit 1 - Application for Special Use.

- Exhibit 2 Project Narrative.
- Exhibit 3 Applicant's Responses to Questions from Staff
- Exhibit 4 Boarding/Grooming Facility Vision
- Exhibit 5 Proposed Site Plan and Animal Hospital Elevations
- Exhibit 6 Final Site Improvement Plans

#### Exhibit 7 - Landscaping Plan

Exhibit 8 - Photometric/Lighting Plan

#### VILLAGE OF GILBERTS PUBLIC NOTICE REGARDING A HEARING ON A SPECIAL USE APPLICATION

**PUBLIC NOTICE IS HEREBY GIVEN** that the Gilberts Plan Commission will conduct a public hearing on Wednesday, April 13, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Red Barn Holdings, LLC ("Applicant") concerning the property located at the northwest corner of Route 72 and Center Drive, Gilberts, Illinois, and identified by PIN 02-24-155-003 ("Property"). The Applicant requests approval of a special use permit for the Property to allow for the operation of an animal hospital, an animal boarding facility, and a dog run, and for such other and further zoning relief as may be required.

All persons interested in the special use application should attend and will be given an opportunity to provide written and oral testimony. Additional information about the special use application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission Village of Gilberts

4825-4556-6526, v 1

#### **Zoning and Development Application Fees**

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

X Site plan review (Variable Escrow)	\$5,000.00
Appeals to zoning board	\$300.00
Petitions to plan commission	\$50.00
Zoning map amendments	\$100.00
<ul> <li>Plus \$20.00 per acre</li> </ul>	
Planned unit developments	\$100.00
<ul> <li>Plus \$20.00 per acre</li> </ul>	
X Special use permits:	
Home occupations	\$25.00
X All others	\$500.00
□ Variations	\$500.00
Continued, postponed and multiple meetings, per meeting	\$53.00

Zoning Fee Schedule - Village Code 2-4-13

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.

## Application for Development Approval

Please complete this section before any other part of this packet.
Development name: Red Barn Holdings, LLC
Unit 1A Gilberts Town Center (NEC and NWC of Higgins Address of subject property:Road and Center Dr.
Parcel identification number (P.I.N.):02-24-155-003
I. Applicant:
Address: <u>126 Park St., PO Box 208</u>
City: <u>Hampshire</u> State: <u>IL</u> Zip code: <u>60140</u>
Phone: 847-914-4364 Email: drstover@redbarnpetvet.com
II.       Property Owner(s):         Address:       PO Box 691         City:       Barrington         State:       IL         Zip code:       60011
City: <u>Barrington</u> State: <u>IL</u> Zip code: <u>60011</u>
Phone: Entail
III. Primary contact: Scott Richmond, Esq.
Check one that best applies:
Owner 🖾 Attorney 🗆 Engineer 🗆 Assistant Other:
Phone: <u>847-695-2400</u> Email: <u>sgr@attorneys-illinois.com</u>
IV. Other staff Name: Ken Just RWE Design Build
□ Owner □ Attorney 🛱 Engineer □ Assistant Other:
Phone:630-734-0883 Email:ken@rwedesignbuild.com
Name: Michael Matthys The Linden Group
Check one that best applies:
□ Owner □ Attorney □ Engineer □ Assistant Other: <u>Archite</u>

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#### V. PROPOSED DEVELOPMENT

Check all that apply and provide written responses to corresponding exhibits on a separate sheet. If unsure contact Village Hall at 847-428-2861 or <u>info@villageofgilberts.com</u>.

X Site Plan Review	Zoning Appeal
(Complete Exhibit 1)	(Complete Exhibit 5)
X Special Use (New or Amendment)	<b>Zoning Interpretation</b>
(Complete Exhibit 2)	(Complete Exhibit 6)
Variance Request	Planned Unit Development
(Complete Exhibit 3)	(Complete Exhibit 7)
Rezoning or Text Amendment	Temporary Use
(Complete Exhibit 4)	(Complete Exhibit 8)
Subdivision (Please contact Staff)	Other (Please Specify)
Acreage of property:	
Description of proposal/use (use a separate sheet	if necessary): lary use for veterniary clinic

future use for dog grooming/boarding

#### VI. APPLICANT'S SIGNATURE

I, <u>Scott Richmond, Esq.</u> [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online <u>here</u>.

I have read, understand, and will comply by the provisions of the Village Code, found <u>here</u> online regarding reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

(Signature of Applicant or authorized agent)	2/12/2022 (Date)
SUBSCRIBED AND SWORN TO before me this $12^{77}$	day of FEBRUARY, 20 2022
6 Page	AARON J LYTLE OFFICIAL SEAL PUBLIC STATE OF ILLINGIS My Commission Expires

(Please repeat any information from page three or four in a separate attachment or on this placeholder page for any other contacts and descriptions relevant to development)


#### VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

(Signature of 1s Owner or authorized agent)

(Signature of 2<sup>nd</sup> Owner or authorized agent)

(Date)

Thomas Burbulis Holding, LLC

1st Owner's Printed Name and Title

NILHOLAS BURBULIS

 $\frac{1/12/22}{(\text{Date})}$ 

2<sup>nd</sup> Owner Printed Name and Title

\*\*Please include additional pages if the Subject Property has more than two owners\*\*

SUBSCRIBED AND SWORN TO before me this 24 day of 1000, 2022

(Notary Seal and Agnature)



8 Page

#### VIII. DISCLOSURE OF BENEFICIARIES

Name: Red Barn Holdings, LLC	
Address: 126 Park St., PO Box 20	08, Hampshire, IL 60140
Nature of Benefit sought:Special Use	
Nature of Applicant: (please check one	)
Natural Person	Trust/Trustee
Corporation	Partnership
Land Trust/Trustee	Joint Venture
If applicant is not an entity described a Limited Liability Company	bove, briefly state the nature of the applicant(s):

In your answer above, if you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

a)	<u>Name</u> Katie Stover	<u>Address</u> 126 Park St., PO Box 208, Hampshire, IL 60140	<u>Interest</u> Member/Owner
)			
)			
d)			

Name, address and capacity of person making this disclosure on behalf of the applicant: Scott Richmond, Esq. 2000 McDonald Rd., Ste. 200, S. Elgin, IL 60177

## Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

#### VERIFICATION

I, <u>Scott Richmond, Esq.</u> being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

South Subscribed and Sworn to before me this 12th day of Ebruary, 2022. (Notary Seal and Signature) AARON J LYTLE OFFICIAL SEAL 9|Page Notary Public - State of Illinois PUBLIC My Commission Expires April 07, 2025

#### **Exhibit 1: Site Plan Review**

A site plan review is where you can show the Village what your plans are for specific plots of land. Providing a site plan for review is a requirement of all requests that involve changes to one or more parcels of land. The requirements may differ depending on the specific case and the scope of the project. For minor site plans, the zoning administrator may waive certain submittal requirements. If unsure about what you need to provide, contact the Village at 847-428-2861.

#### A. Checklist of Required Submittals

X	Architect's and/or engineer's name and address.
X	Site plan drawn to a recognized engineering scale with the name of project.
X	Date of site plan submittal with all dates of revision.
X	A vicinity sketch clearly indicating the property within the context of the larger community including abutting and nearby streets and street names as well as any major public facilities (i.e., schools, public parks, public buildings, etc.).
X	The scale of drawing and the size of the site (in square feet or acres).
	If stormwater review is necessary, provide existing and proposed topography.
	The characteristics and types of soils related to contemplated specific uses. Soil borings may be required by the Village engineer, zoning administrator, and/or plan commission.
X	Off-street parking spaces, loading, ingress and egress, and driveway locations of adjoining properties.
X	Type, size, and location of all structures and signs.
X	Height of all buildings, both principal and accessory, in feet and stories.
X	Existing and proposed street names.
K	Existing and proposed public street rights of way or reservations.
X	Building and yard setbacks.
K	North arrow.
$\propto$	If applicable, proposed and existing sanitary sewers, storm sewers, and water mains.
X	The location of pedestrian sidewalks and walkways.
	A graphic outline of any development staging or phasing which is planned.
X	The location of all existing and proposed easements on the site including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements.
	Copies of any letters of review or permits granted by applicable federal, state, or county regulatory agencies having jurisdiction over highway access, if applicable.
	A written project summary including operational information, building schedule, and estimate of project value and including all site improvement costs.

A storm water management plan shall be prepared for all proposed development me	eting
all Kane County imposed storm water management regulations subject to conformation	nce
with the Kane County Stormwater Management Ordinance.	

Additional information as required by the Village, which might include the preparation and submittal of detailed traffic impact analysis studies performed by a transportation engineer or fiscal impact analyses studies.

#### Requirements for other plans submitted as part of a site plan review submittal are below:

#### Site Grading Plan, if Applicable.

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Applications for site grading plan shall include 3 copies of a certified "As-Built" site grading plan (maximum drawing size of 24 inches by 36 inches), <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. All plans must include the following information:

	Legal	description	and common	address of the property.	
	North	arrow.			

Scaled drawing of the property and a 25-foot-wide fringe of adjacent prop	erties.
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- Engineer's or surveyor's certification ("as-built").
- Location, description and elevation of the general bench mark used for elevation control. Unless otherwise approved by the Village engineer, all elevations shall be based on the USGS elevation datum.

Location and elevation of the site bench mark. An individual site bench mark shall be
established on the top of curb at approximately the center of the lot frontage. The bench
mark location shall be identified in the field by a 4-inch by 6-inch orange paint rectangle
on the top of curb.

The outline of all buildings on the subject property	or within the 25-foot-wide fringe area.
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Top of foundation elevations for each structure and finish grade elevations adjacent to
each structure. The location and elevations of all vertical foundation offsets and angle
points shall also be provided.

The location and elevation of all existing ditches, swales, storm sewers, inlets and catch	1
basins on the subject property or within the 25-foot-wide fringe area.	

The location and elevation of all existing pavements, curbs, sidewalks, and retaining
walls on the subject property or within the 25-foot-wide fringe area.

The location of all existing streams, creeks, detention ponds, lakes, flood plain and
wetland boundaries. Bottom and water surface elevations shall be provided for all streams
and creeks. Water surface elevations shall be provided for all ponds and lakes. Flood and
wetland elevations shall also be noted on the drawing.

All fire hydrants,	, streetlights, traffic	control signage	, parkway tree	es and other mu	nicipal
improvements fro	onting on the subjec	t property.			

Existing ground surface elevations at each lot corner, at the quarter points along each
property line, at all significant breaks in grade and at the corner locations of each
proposed building.

- Dimensions indicating the perpendicular distance from the lot lines to the proposed structures.
- Proposed sump pump discharge and downspouts, driveways.
- Erosion control silt fencing or other erosion control measures.
- All trees on the subject property and within the 25-foot-wide fringe area, including any proposed for removal (marked with an "X").
- Additional information as required by the Village.

#### Natural Resources Plan

Applications for natural resources protection plan review shall include 3 full size copies of a natural resource protection plan drawn to the same scale as the site plan, and 3 copies as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

Location of natural res	source features presen	t on the site.
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I he proposed name of the development		l	L	ΤL	he p	proposed	name	of the	developme	nt.
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- The location of the proposed development.
- The names, addresses, and telephone numbers of the designer of the plan.
- Date of the "natural resource plan" submittal and all applicable revision dates.
- The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- The location of all proposed lot lines, right of way lines, and easements.
- The location, ownership, widths, and names (if available) of all existing and previously platted streets, rights of way, parks, and other public or open spaces located within or adjacent to the subject property.
- The location and dimensions of all permanent easements and the subject property boundary lines adjacent to the site.
- The location and extent of any existing natural resource features. Each individual resource area on the site shall be graphically shown on the "natural resource protection plan".

Graphic and numerical illustration shown on the "natural resource protection plan" of those existing natural resource features that will be disturbed and those that will be preserved and showing on the illustration the area (in square feet or acres) of each existing resource and those areas of resources that are to be preserved. Numerical data may be shown in tabular form with labeled reference to specific areas designated on the "natural resource protection plan". Any areas of the site where natural resources are to be

mitigated and how and where the mitigation is to take place with natural resource	)
protection easements shall be indicated.	

Graphic illustration and notes relating to how those natural resource features, which are to be preserved, will actually be preserved (conservation easements, deed restrictions, protective covenants, etc.).

A drawing legend containing the scale appropriate to the size of the plan, the date of preparation, north arrow, and designation of existing and proposed contours at a maximum 2-foot contour interval.

Additional information as required by the Village.

#### **Lighting Plan**

A lighting plan that indicates the location, type, and illumination level (in foot-candles) of all outdoor lighting proposed to illuminate the site.

Additional information as required by the Village.

#### Landscape Plan

Applications for landscape plan review shall include 3 full size copies of the landscape plan and 3 copies as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

The location of the proposed development.

Date of the plan and all applicable revision dates.

The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.

All proposed "landscape buffer yard easements" and/or areas of natural resource mitigation clearly delineated and dimensioned and graphically shown in relation to all proposed lot lines and lots upon which said, "landscape buffer yard easements" or mitigation areas are located.

□ Location, extent, type (common name and scientific name in the case of plant materials), and sizes of all existing trees and natural resource features in all areas of the proposed development which are designated as a "landscape buffer yard easement" and/or mitigation area. If any existing vegetation or other natural resource features are to be demolished or mitigated, the extent of such demolition or area to be mitigated shall be properly delineated and so noted on the "landscape plan".

□ Location, extent, type (common name and scientific name in the case of plant materials), and sizes of proposed landscaping and landscape plantings in all areas of the proposed development which are designated as a "landscape buffer yard easement" or for areas which are to serve as landscaped entrances or other special landscaped features of the development. A summary table of all types and total number of plant materials to be used shall be clearly indicated.

All new landscape plant material shall be grown in a nursery located in plant hardiness zone 4 (as defined by the U.S. department of agriculture) and shall conform to the applicable requirements as specified in the current edition of "American Standard For Nursery Stock" as approved by the American National Standards Institute, Inc., and sponsored by the American Association of Nurserymen, Inc. Botanical plant names shall be in accordance with the current edition of "Standardized Plant Names" prepared by the American Joint Committee on Horticultural Nomenclature.

If any natural resource feature is to be mitigated, either on site or off site, the plan for such mitigation in adequate detail, as required by the plan commission, shall be submitted with the "landscape plan".

Areas of a development designated as landscape easement areas shall be maintained by the property owner and kept free of all debris, rubbish, weeds, and tall grass.

#### **Architectural Plans**

Applications for architectural plan review shall include 3 full size copies of the architectural plans and 3 copies of the architectural plan review application. In addition to the full-size drawings, 3 copies of each drawing must be submitted as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

	Architect's	and/or	engineer's	name	and	address.
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Date of submittal of plans.

Scale of drawings noted on each drawing. Drawings must be drawn to a recognized architectural scale

□ Name	oft	he pro	ject.
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- Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. Elevations and perspective drawings must indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment.
- The type, size, and location of all structures with all building dimensions shown.
- The height of buildings.

Samples of exterior materials and their colors may be required to be brought to the
architectural review board meeting.

- Photographs from the site of adjacent neighboring structures and/or property, if requested.
- Detailed drawings of decorative elements of the buildings or structures, if requested.

Sectional building or site drawings drawn	to a recognized engineeri	ng or architectural
scale, if requested.		

#### **Exhibit 2: Special Use Permit**

#### A. <u>Checklist of Required Submittals</u>

A plat of survey prepared by a registered land surveyor showing the location, boundary, and legal description of the property.

A Site Plan in accordance with Exhibit 1 of this development packet.

A narrative describing the proposed use.

Additional information as required by the Village.

#### B. <u>Responses to Standards</u>

#### 1. Special Use Standards (See 10-11-11-E of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- (a) The proposed special use complies with all provisions of the applicable district regulations.
- (b) The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
- (c) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
  (1) The location, nature and height of buildings, structures, walls and fences on the site.
  (2) The nature and extent of proposed landscaping and screening on the proposed site.
- (d) Adequate utility, drainage and other such necessary facilities have been or will be provided
- (e) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

#### 2. Special Standards (see 10-11-11-E-2 of UDO)

When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards. These may not apply depending on which district the development takes place in.

Use this page or another sheet of paper for your responses to the Special Use Standards. (a) The proposed special use complies with the applicable district regulations. It is a commercial use for a veterinary clinic and future use for dog grooming/boarding.

(b) The proposed business will not be detrimental to the value of other property in the neighborhood. The proposed use will enhance the commercial properties surrounding it and will also provide nearby residential properties with a veterninary clinic in their neighborhood. This is exactly the type of business needed in the downtown commercial disrict of Gilberts.

(c) The proposed site plan for this development will have no adverse effects on neighboring properties. The main buildings are located along Route 72 (Higgins) and the entrance is along Center Dr., which is not near any other developments . A detention facility will be installed to comply with Kane County Stormwater Ordinances and significant open space is being maintained for use as a dog park and exercise area for veterinary clinic patients/clients. Farm wetland areas will be maintained and landscaping will be installed to complement the development. The dog park area will be fenced in.

(d) Adequate utility, drainage and other necessary facilities will be provided. The propert will comply with the Kane County Stormwater Ordinances. The lighting will comply with Village ordinances and all utilities necessary for the operation of the veterinary clinic will be provided.
(d) This development will greatly enhance the Gilberts commercial district. It will be constructed as a barn like structure which is consistent with the rural history of the area. The business already operates in Gilberts and has been an exemplary business in the community. This facility will be visually compatible with the developments in the area and conforms to the appplicable regulations of the commercial district in which it is located. The business is desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts by providing a business for the health, safety and well being of the pets of the Village residents.

#### **RED BARN HOLDINGS, LLC PROJECT NARRATIVE**

Red Barn Holdings, LLC is the contract purchaser for the real property located at the northwest corner of Higgins Road and Center Drive in the Village of Gilberts. This property is roughly 13.37 acres in size.

Red Barn Holdings, LLC intends to use approximately 50% of the property on its eastern half of the overall lot along Center Drive and Higgins Road to construct a Barn style veterinary clinic known as Red Barn Animal Hospital. Red Barn Animal Hospital currently operates its facility at 141 E. Higgins Road, Gilberts, IL and will relocate to this new facility upon completion. The remainder of the lot will remain vacant for future development.

Red Barn Animal Hospital will operate with the same hours of operation as its current facility and will be able to enhance its practice with the new facility and additional space created. In addition, in the future after constructing the animal hospital, the facility may add a boarding and grooming facility to provide additional services to its clients. The boarding/grooming facility will not be constructed initially, but is designed to be located next to the animal hospital. In addition, there will be a private dog park for the staff and clients of Red Barn Animal Hospital to exercise their dogs. This area will be fenced in for private use by the facility.

The Red Barn Animal Hospital has been an integral part of the Gilberts community, and Dr. Katie Stover and her staff of veterinarians have established themselves as assets to the community. This project will allow Red Barn Animal Hospital to have a larger, more modern facility and will greatly benefit the citizens of Gilberts and surrounding communities.



Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

To:	Ken Just, RWE Design Build
	Dr. Katie Stover, Red Barn Animal Hospital
Date:	March 15, 2022
Re:	Red Barn Animal Hospital
	Preliminary Plan Submission
	Review #1

We received the following items for the above referenced project on February 16, 2022:

- Preliminary Site Improvement Plans, prepared by Advantage Consulting Engineers dated February 9, 2022;
- Preliminary Landscape Plans prepared by Linden Group Inc. dated February 7, 2022
- Preliminary Architectural Site Plans prepared by RWE Design Build dated February 9, 2022
- Boundary and Topographic Survey prepared by Regional Land Services dated October 30, 2021
- Project Narrative and Zoning Submittal received February 16, 2022

Based upon the information provided by the applicant, we offer the following comments and recommendations related to the land use and zoning items. Reference documents for the review include, but are not limited to, the Village's Code, inclusive of the Unified Development Ordinance (UDO) and the Gilberts Town Center Annexation Agreement (Recorder Document 2005K066197) [referenced as GTC AA].

- 1. Please provide calculations to verify the landscape standards for off-street parking: "A minimum of 720 square feet of landscaped area shall be provided for each 24 required parking spaces. Any landscaped areas outside the minimum required setbacks may be counted toward this minimum square footage standard. A minimum of three canopy trees, two understory trees and six shrubs must be provided for each 720 square feet of landscaped area..." (Gilberts Town Center Annexation Agreement, Exhibit G).
- 2. Exhibit G of the GTC AA, also calls for "a rolling, earthen berm no greater than three feet in effective height as measured from the edge of pavement of the adjacent roadway and the adjacent parking lot is request. No more than 20% of any one street frontage may be utilized for storm water management purposes." Can you please confirm that this requirement is addressed?
- 3. Exhibit G of the GTC AA, also calls for specific landscaping standards along Higgins, Center, Turner (a.k.a. Rollyn Anderson Ln. east of Galligan). Please verify the submitted landscape plan complies with these requirements.
- 4. The submitted plans show a loading dock and garbage enclosure as part of the future board facility. Please provide information on the loading dock space and garbage enclosure for the animal hospital building.
- 5. What type of fencing, including material type, is proposed for the various enclosures (dog run, relief area etc.) shown on the site plan?
- 6. How does Red Barn intend to ensure the cleanliness of the dog run areas?
- 7. What type of fencing/material is proposed for the outdoor comfort garden?

- 8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a special use for the boarding facility concurrently with the animal hospital use, please provide a more detailed description of the facility and its scope of operations. Also, if proposed architectural renderings are available can you please provide those for review as well.
- 9. From the submitted documents it appears that the future boarding facility is not connected to the primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red Barn to seek two principal structures on a single lot?
- 10. There is a large open space contained on the northeastern corner of the property. What is the intended use of that area?
- 11. Please provide a lighting plan and photometric analysis for review pursuant to the GTC AA, Exhibit G and Village UDO 10-9-5.
- 12. Please provide a calculation of total lot coverage on the site plan.
- 13. Please provide additional details regarding the freestanding sign that is proposed to be located along IL Route 72. The sign should be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
- 14. Please provide the square footage of the proposed building signage to confirm conformance with the GTC AA, Exhibit G.
- 15. Please review and confirm the quantity and dimensions of the provided off-street parking to ensure compliance with the Village UDO 10-9-1(B).
- 16. Are there proposed to be any freestanding signage on the property?
- 17. Please review and ensure the General Standards table on the site plan to ensure it reflects the proper site regulations GTC AA and/or Village UDO.
- 18. It is understood that Red Barn Animal Hospital is not seeking subdivision of the parcel at this time. There are several site development requirements, including but not limited to sidewalks, that are outlined in the Village's subdivision code. Can you please confirm that Red Barn Animal Hospital has reviewed and is aware of these requirements that will be required at the future point of subdivision?
- 19. GTC AA Sections 11, 12, 14 and Exhibit I address recapture. In coordination with Village staff, please confirm the applicability, if any, of these sections to the subject parcel.
- 20. Additional comments may be provided upon review of applicant responses and/or revised application materials, including site plans and engineering.
- Cc: Riley Lynch, Village of Gilberts Kurt Asprooth, Village Attorney Scott Richmond, Attorney for the Applicant



#### Municipal Expertise. Community Commitment.

TO:	Brian Bourdeau, Village Administrator
FROM:	Kevin J. Biscan, PE, PLS, Consulting Engineer
DATE:	March 3, 2022
RE:	Red Barn Animal Hospital Preliminary Plan REL #22-R0333 Review #1

We have received the following items for the above referenced project:

- Preliminary site Improvement Plans prepared by Advantage Consulting Engineers dated 2/09/22.
- Preliminary Landscape Plan prepared by Linden Group Inc. dated 2/07/22.
- Boundary and Topographic Survey prepared by Regional Land Services dated 10/30/21.

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items. The information submitted is preliminary in nature and detailed engineering data was not included.

- 1. Submit detailed Final Engineering Plans meeting the requirements of the Village of Gilberts Engineering and Development Guide (copy can be provided upon request). Include all applicable Village of Gilberts details and specifications as well as all existing and proposed utilities and lighting.
- Provide a Storm Water Management report and calculations that support the conclusion that storm water management has been provided for this site and complies with the Kane County Storm Water Management requirements. Include storm sewer sizing calculations and overland flow analysis.
- 3. Provide a completed Kane County Stormwater Management Permit Worksheet and Permit Application.
- 4. Provide parking analysis to show required and proposed parking spaces. Include the required and proposed ADA spaces. Note: each ADA space must have its own dedicated loading/unloading area.
- 5. Provide population equivalent calculations for water usage. If the site will use more than 15 PE, IEPA Water Pollution Control Permit will be required.
- 6. Provide turning templates for emergency vehicle routes throughout the site.
- 7. Include all existing and proposed utilities on the Final Landscaping Plan to review conflicts.
- 8. Clearly show all existing fire hydrants on all sheets of the improvement plans. Two fire hydrants within 300' of all portions of the building will be required.
- 9. Show the location of the fire department connection on the building, there must be a fire hydrant within 75' of the connection.
- 10. Show the existing parkway trees on all sheets in the improvement plans.
- 11. Provide dimensions for all radii in the parking lot and entrance drive.
- 12. Provide more detailed grading for all of the proposed improvement areas.
- 13. Submit and Engineer's Opinion of Probable Construction Cost separating private and public improvements.

- 14. The project construction will disturb an area greater than one (1) acre and an ILR10 permit will be required from the IEPA (via USEPA CDX). No construction activities shall begin prior to notification receipt status of an IEPA approval (i.e., active status) per the USEPA CDX website.
- 15. Additional comments may be provided upon review of the Final Plans and supporting documents.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or require additional information, contact me at 815-464-2694 or kbiscan@reltd.com.

Cc: Aaron Grosskopf, Director of Public Works Albert Stefan Jonathan Flowers

#### **Robinson Engineering Comments**

- Submit detailed Final Engineering Plans meeting the requirements of the Village of Gilberts Engineering and Development Guide (copy can be provided upon request). Include all applicable Village of Gilberts details and specifications as well as all existing and proposed utilities and lighting.
- 2. Provide a Storm Water Management report and calculations that support the conclusion that storm water management has been provided for this site and complies with the Kane County Storm Water Management requirements. Include storm sewer sizing calculations and overland flow analysis.
- 3. Provide a completed Kane County Stormwater Management Permit Worksheet and Permit Application.
- 4. Provide parking analysis to show required and proposed parking spaces. Include the required and proposed ADA spaces. Note: each ADA space must have its own dedicated loading/unloading area.
  - Response: The parking analysis is shown on PD-1
- 5. Provide population equivalent calculations for water usage. If the site will use more than 15 PE, IEPA Water Pollution Control Permit will be required.
- 6. Provide turning templates for emergency vehicle routes throughout the site.
- 7. Include all existing and proposed utilities on the Final Landscaping Plan to review conflicts.
  - Response: The proposed utilities have been shown on the landscape plan background.
- 8. Clearly show all existing fire hydrants on all sheets of the improvement plans. Two fire hydrants within 300' of all portions of the building will be required.
  - Hydrants shown on utility plan U1 & U2
- 9. Show the location of the fire department connection on the building, there must be a fire hydrant within 75' of the connection.
- 10. Show the existing parkway trees on all sheets in the improvement plans.
   Existing parkway trees shown on L-1.0
- 11. Provide dimensions for all radii in the parking lot and entrance drive.
  - Shown on L-1
- 12. Provide more detailed grading for all of the proposed improvement areas.
  - Detailed grading on G1
- 13. Submit and Engineer's Opinion of Probable Construction Cost separating private and public improvements.
- 14. The project construction will disturb an area greater than one (1) acre and an ILR10 permit will be required from the IEPA (via USEPA CDX). No construction activities shall begin prior to notification receipt status of an IEPA approval (i.e., active status) per the USEPA CDX website.
- 15. Additional comments may be provided upon review of the Final Plans and supporting documents.

#### Village of Gilberts Comments

1. Please provide calculations to verify the landscape standards for off-street parking: "A minimum of 720 square feet of landscaped area shall be provided for each 24 required parking spaces. Any landscaped areas outside the minimum required setbacks may be counted toward this minimum square footage standard. A minimum of three canopy trees, two understory trees and six shrubs must be provided for each 720 square feet of landscaped area..." (Gilberts Town Center Annexation Agreement, Exhibit G).

- Response: The calculation for the required parking lot landscape materials has been added to the landscape plan. We are in excess of the required minimum landscape area.
- 2. Exhibit G of the GTC AA, also calls for "a rolling, earthen berm no greater than three feet in effective height as measured from the edge of pavement of the adjacent roadway and the adjacent parking lot is request. No more than 20% of any one street frontage may be utilized for storm water management purposes." Can you please confirm that this requirement is addressed?
  - Response: An undulating 2' berm has been indicated on the landscape plan. No stormwater detention is proposed along any of the frontages of this project. The proposed stormwater basin is internal to the subject site.
- 3. Exhibit G of the GTC AA, also calls for specific landscaping standards along Higgins, Center, Turner (a.k.a. Rollyn Anderson Ln. east of Galligan). Please verify the submitted landscape plan complies with these requirements.
  - Response: Landscape material and a 2 ' berm have been added to meet the perimeter landscape requirements along Higgins Road. Additionally landscape material and 2' berm have been added along the Central Drive portion of the project that is immediately adjacent to the development activities of this proposed site improvement.
- 4. The submitted plans show a loading dock and garbage enclosure as part of the future board facility. Please provide information on the loading dock space and garbage enclosure for the animal hospital building.
  - Response: A loading space is shown on PD-1 and L1. No dock is proposed. A 6' vinyl fence is proposed at the garbage enclosure.
- 5. What type of fencing, including material type, is proposed for the various enclosures (dog run, relief area etc.) shown on the site plan?
  - Response: Six-foot vinyl fence is proposed for the dog run/relief area enclosure.
- 6. How does Red Barn intend to ensure the cleanliness of the dog run areas?
   Response: Refer to owner letter
- 7. What type of fencing/material is proposed for the outdoor comfort garden?
  - Response: Six-foot vinyl fence is proposed for the dog run/relief area enclosure.
- 8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a special use for the boarding facility concurrently with the animal hospital use, please provide a more detailed description of the facility and its scope of operations. Also, if proposed architectural renderings are available can you please provide those for review as well.
  - Response: Anticipated boarding capacity of the future facility is roughly 80 kennels. In addition to boarding, the future facility will provide food prep, indoor play areas, bathing, and grooming. Refer to owner letter for more information.
- 9. From the submitted documents it appears that the future boarding facility is not connected to the primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red Barn to seek two principal structures on a single lot?
  - Response: The future boarding facility will be connected to the North elevation bump-out of the primary structure (animal hospital).
- 10. There is a large open space contained on the northeastern corner of the property. What is the intended use of that area?
  - Response: The large open space contained on the northeastern corner of the property is a proposed future dog park.
- 11. Please provide a lighting plan and photometric analysis for review pursuant to the GTC AA, Exhibit G and Village UDO 10-9-5.
  - Response: Lighting plan and photometric analysis provided.
- 12. Please provide a calculation of total lot coverage on the site plan.

- Response: The total lot coverage for the proposed animal clinic and future boarding facility is 3.3%. The calculation breakdown has been added to the Architectural site plan.
- 13. Please provide additional details regarding the freestanding sign that is proposed to be located along IL Route 72. The sign should be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
  - Response: The freestanding monument sign along IL Route 72 (Higgins Road) will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
- 14. Please provide the square footage of the proposed building signage to confirm conformance with the GTC AA, Exhibit G.
  - Response: The building signage will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit.
- 15. Please review and confirm the quantity and dimensions of the provided off-street parking to ensure compliance with the Village UDO 10-9-1(B).
  - Response: Required off-street parking is provided.
- 16. Are there proposed to be any freestanding signage on the property?
  - Response: There is one freestanding directional way-finding sign at property entrance on Center Drive. This sign will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
- 17. Please review and ensure the General Standards table on the site plan to ensure it reflects the proper site regulations GTC AA and/or Village UDO.
  - Response: Zoning data has been updated on Architectural site plan to reflect proper site regulations.
- 18. It is understood that Red Barn Animal Hospital is not seeking subdivision of the parcel at this time. There are several site development requirements, including but not limited to sidewalks, that are outlined in the Village's subdivision code. Can you please confirm that Red Barn Animal Hospital has reviewed and is aware of these requirements that will be required at the future point of subdivision?
  - Response: Future subdivision development requirements per the Village's subdivision code have been reviewed and noted.
- 19. GTC AA Sections 11, 12, 14 and Exhibit I address recapture. In coordination with Village staff, please confirm the applicability, if any, of these sections to the subject parcel.
  - Response: TBD
- 20. Additional comments may be provided upon review of applicant responses and/or revised application materials, including site plans and engineering.
  - Response: Noted

8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a
special use for the boarding facility concurrently with the animal hospital use, please provide a
more detailed description of the facility and its scope of operations. Also, if proposed architectural
renderings are available can you please provide those for review as well.
9. From the submitted documents it appears that the future boarding facility is not connected to the
primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red
Barn to seek two principal structures on a single lot?

When designing the layout of the Red Barn campus, I envisioned a possible addition of about 6,000 square feet to house a boarding and grooming facility to service our clients and the surrounding communities. The animal hospital has been designed to allow for this addition to be built directly off the north end of the building. A structure this size is anticipated to hold up to 80 animals for boarding purposes in a variety of enclosures including kennels, runs and suites. Appropriate sound proofing will be utilized to control noise within the building, along with noises that might be heard outside of the building. The grooming area is anticipated to hold 4-5 tables along with the bathing and drying areas. I envision 2-3 indoor play yards with at least 2-3 outdoor play yards to allow appropriate exercise and enrichment in a safe and controlled environment. In addition, the large open area to the north and east of the animal hospital is planned to hold a large private dog park to be used by Red Barn clientele, boarders and employees. I plan to have set hours that boarders are allowed in the outdoor enclosures to ensure dog barking does not disrupt the surrounding community. No animal will be let outdoors without direct supervision.

In addition to boarding and grooming, other potential operations might include day boarding (or day care) services along with training programs. A retail area would be included to promote products recommended by Red Barn including, but not limited to, collars, leashes, harness, toys, treats, and pet food.

#### 6. How does Red Barn intend to ensure the cleanliness of the dog run areas?

A step-by-step protocol will be created to ensure the cleanliness of the runs and cages inside both the animal hospital and the boarding facility. While an animal is staying within the hospital or boarding facility, any messes will be spot cleaned to avoid exposure to harsh chemicals or unpleasant odors while the animal remains in Red Barn's care. Between each animal, the cage or run will be fully sanitized. The facilities will be cleaned on a regular basis and kept to the highest standards of care.

If utilizing an outdoor play yard or the private dog park, the staff member or client who is directly supervising the pet(s) will be instructed to pick up waste immediately. There will be poop bag and receptacle stations placed within each play yard and throughout the dog park area to accommodate these protocols. Staff members will also walk the dog park no less frequently than once weekly to ensure all waste and garbage is removed from the premises.

		ZONING DATA	
PER THE VILLAGE OF GILBERTS , ILLINOIS ZONING	MAP and LOCAL ORDINANCES		PARKING REQUIREMEN
ZONING: PROPOSED: C-I - GENERAL COMMERCIAL			OFFICE & PROFESSION
			PROFESSIONAL OFFICE
10-4-3: SPECIAL USES - VETERINARY CLINIC (PRC	POSED)		50,000 SF NET FLOOR
BULK, SPACE, AND YARD REQUIREMENTS	REQUIRED	PROPOSED	6 PARKING SPACES FO
			NET FLOOR AREA FOR
1INIMUM LOT AREA	I ACRE (43,560 SF)	7.7 ACRES (335,760 S.F LOT 2)	AND 4 SPACES FOR E
_OT WIDTH	150'-0"(MIN)	±450'-0" (MIN)	PROPOSED VETERINAF
			FUTURE BOARDING FAC
OT COVERAGE FOR ALL BUILDINGS	30% OF LOT AREA (MAX)	4,993 SF + 6,000 SF = 10,993 SF OR 3,3% OF LOT AREA	TOTAL
			4,000 SF / 1,000 = 4
FLOOR AREA RATIO FOR ALL BUILDINGS	35% OF LOT AREA (MAX)		<u>4,000 SF / 1,000 = 4</u>
			SPACES REQUIRED
11NIMUM GREEN AREA	15%	±87% GREEN AREA	
			SPACES PROVIDED
3UILDING HEIGHT	35' MAX (PRINCIPAL)	31'-0"	TOTAL PARKING PROV
MINIMUM YARDS			PARKING MODULAR DI
PERIMETER - ABUTTING IL 72	25' (BUILDING + PARKING)		STALL WIDTH
PERIMETER - ABUTTING CENTER STREET	20' (BUILDING + PARKING)		VEHICLE PROJECTION
PERIMETER - ABUTTING CENTER STREET	15' (BUILDING + PARKING)		AISLE WIDTH
PERIMETER - OTHER	10' (BUILDING + PARKING)		
INTERIOR - SIDE YARD	10' BUILDING		
	5' PARKING		
PROPOSED ANIMAL HOSPITAL			
IST FLOOR = 4,993 SF			
2ND FLOOR = 985 SF			
TOTAL AREA - PROPOSED ANIMAL HOSPITAL - 50	175 SF		





![](_page_31_Picture_1.jpeg)

Student/Documents/\_LGN/2021-0095 Gilberts/SynologyDrive/Drawing Files/Preliminary/x2021-0095\_PreliminaryPlan.dwg 2/9/2022 10:58 AM STUDENT PD-2.2

![](_page_32_Figure_1.jpeg)

## PRELIMINARY MEZZANINE FLOOR

985 SQFT FOOT PRINT

![](_page_32_Picture_4.jpeg)

![](_page_33_Picture_1.jpeg)

• T/ROOF EL.: 31'-0 AFF.

LOW SLOPE FLAT ROOF STANDING SEAM -METAL R*OO*F B/TRUSS EL.: 12'-0 AFF. SIDING STONE -FINISHED FLOOR EL.: O'-O AFF.

# **PRELIMINARY FRONT ELEVATION**

![](_page_33_Picture_6.jpeg)

PRELIMINARY REAR ELEVATION

![](_page_33_Picture_8.jpeg)

![](_page_34_Figure_0.jpeg)

![](_page_34_Figure_1.jpeg)

**PRELIMINARY SIDE ELEVATION** 

**PRELIMINARY SIDE ELEVATION** 

![](_page_34_Picture_6.jpeg)

![](_page_34_Picture_7.jpeg)

![](_page_35_Picture_1.jpeg)

DEVELOPER

![](_page_35_Picture_3.jpeg)

**1303 OGDEN AVENUE** DOWNERS GROVE, ILLINOIS 60515

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

![](_page_35_Picture_7.jpeg)

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

**BENCHMARK** ELEVATION: DESCRIPTION:

SEE SHEET EX1 FOR BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 7.7 ACRES PROPOSED PROJECT AREA: 2.6 ACRES

# **NOT FOR CONSTRUCTION**

# FINAL SITE IMPROVEMENT PLANS

FOR

# **RED BARN ANIMAL HOSPITAL**

ADDRESS **GILBERT**, ILLINOIS

![](_page_35_Figure_18.jpeg)

INDEX									
SHEET SHEET SHEET DESCRIPTION # I.D.									
1	C1 COVER SHEET								
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS							
3	EX1	EXISTING CONDITIONS PLAN							
4	L1	GEOMETRIC PLAN							
5	G1	GRADING PLAN							
6-7	U1-U2	UTILITY PLAN							
8–9	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN							
10	10 SE3 SOIL EROSION AND SEDIMENT CONTROL PLAN								
11	S1	SPECIFICATIONS							
12-14	D1-D3	DETAILS							
<b> </b>									

Γ	REVISIONS								
	RIGINAL PLAN D	MARCH 25, 2022							
#	Sheet #	REMARKS	DATE						
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$\vdash$									
$\vdash$									

03/25/2022

DATE

AM J.

062-46121

REGISTERED

PROFESSIONAL

Dilling Zalush
ENGINEER WILLIAM J ZALEWSKI, P.E.
BILLZ@ACENG.US

ILLINOIS REGISTRATION NO.: 062–046121 EXPIRATION DATE: 11/30/2023

PROFESSIONAL DESIGN FIRM NO.: 184–007386 EXPIRATION DATE: 4/30/2023

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

![](_page_35_Figure_26.jpeg)

![](_page_36_Picture_0.jpeg)

#### **GENERAL NOTES**

ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE

STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS

OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

NOTIFICATION OF COMMENCING CONSTRUCTION A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS

NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY

ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET. SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL. 13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. 15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL

PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.

EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS. 19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN

29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED 30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE

RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION. THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. 31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-11.

WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.

HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

38. ALL DISTURBED AREA WITHIN MUNICIPALITY ROW SHALL BE RESTORED WITH 4" TOP SOIL & SOD.

![](_page_36_Picture_33.jpeg)

2" HOT MIX ASPHALT SURFACE COURSE, MIX. C, N50

2.5" HOT MIX ASPHALT BINDER COURSE, MIX. C. N50 (C) 10" MIN. CRUSHED AGGREGATE SUB-BASE, TY. B. (SEE SPECIAL PROVISIONS)

(D) COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING

#### PARKING LOT FULL DEPTH PAVEMENT SECTION

![](_page_36_Figure_38.jpeg)

A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF B 4" CRUSHED AGGREGATE SUB-BASE, CA-11, GRADE 8

### P.C.C. PAVEMENT, DUMPSTER PAD, HEAVY DUTY SIDEWALK

![](_page_36_Figure_41.jpeg)

![](_page_37_Figure_0.jpeg)

![](_page_38_Figure_0.jpeg)

![](_page_38_Picture_1.jpeg)

## CURB LEGEND (COLOR CODED):

![](_page_38_Figure_3.jpeg)

DEPRESSED C & G OR CURB OPENING EOP LINE @ REGULAR PITCH GUTTER eop line @ Reverse Pitch gutter

#### NOTES:

- 1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- 2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE CITY OF NAPERVILLE.
- 3. ALL ELECTRICAL CONDUITS MUST BE AT LEAST 30" BELOW FINAL GRADE.
- ELECTRIC WIRING FOR LIGHT POLES SHALL BE IN EITHER ¾ RIGID STEEL CONDUIT OR 1 HIGH DENSITY POLYETHYLENE.
- 5. ALL PAVEMENT MARKINGS SHALL BE PAINT.
- 6. ALL SIDEWALKS AND HANDICAPPED STALLS SHALL BE INSTALLED PER ADA REGULATIONS.

### SIGN LEGEND:

1 HANDICAP PARKING W/ \$350 FINE SIGN

![](_page_38_Figure_15.jpeg)

![](_page_39_Figure_0.jpeg)

![](_page_39_Figure_4.jpeg)

- 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF
- GRADES AT THE PROPERTY LINE/CONSTRUCTION
- THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE

![](_page_39_Figure_14.jpeg)

![](_page_40_Figure_0.jpeg)

![](_page_41_Figure_0.jpeg)

						***				
CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT	MAINTENANCE FREQUENCY	THIS	PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE DIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL ION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.	7. WASTE MANAGEMENT SOLID WASTE MATERIALS INCLUDING
	TEMPORARY SEEDING		(TS)	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT	x	-	REDO ANY FAILING AREAS.	-    1.	SITE DESCRIPTION.	TOOLS AND OTHER ITEMS WILL BE ARE RESPONSIBLE TO ACQUIRE THE PERMITTED NO SOLID MATERIALS
VEGETATIVE	PERMANENT SEEDING	$\overline{}$	) (PS)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER MAY BE PART OF FINAL LANDSCAPE PLAN		x	REDO ANY FAILING AREAS.	1.	THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT	EXCEPT AS AUTHORIZED BY A SECT APPROVED RECEPTACLES. NO WAST
SOIL	DORMANT SEEDING		) (DS)	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON.	x	x	RE-SEED IF NEEDED.	-	THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF <u>ANIMAL HOSPITAL</u> DEVELOPMENT	DEPOSITED INTO DUMPSTERS OR OT REPLACED AS SOON AS POSSIBLE A
	SODDING		) (S)	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN		x	N/A		THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:	CONSTRUCTION WASTE MATERIAL IS STATE, AND FEDERAL REGULATIONS.
	MACHINE TRACKING		) ©	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	x		N/A	B. C.	PAVEMENT CONSTRUCTION INSTALLATION OF UTILITIES INCLUDING STORM SEWERS SOIL FROSION AND SEDIMENTATION CONTROL MEASURES AS A MINIMUM	ON-SITE HAZARDOUS MATERIAL STO FROM NON-HAZARDOUS WASTE. AL
NON	POLYMER		) (P)	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING.	x		REAPPLY EVERY 1 <sup>1</sup> / <sub>2</sub> MONTHS.	2.	THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL	8. CONCRETE WASTE MANAGEMENT
SOIL	AGGREGATE COVER		) (AG)	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED	x	x	CLEAN UP DIRT FROM STONE AS NEEDED.	-	THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:	CONCRETE WASTE OR WASHOUT IS SYSTEM OR WATERCOURSE. WHEN P
COVER	PAVING	$\overline{\mathbf{x}}$		PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		x	N/A	-	A INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE B MASS GRADING	WASHOUT. TO THE EXTENT PRACTICA FROM A STORM WATER DRAINAGE IN CLIBB IF THE WASHOUT AREA IS AN
	RIDGE DIVERSION		R	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	x	x	CLEAN SILT OUT WHEN HALF-FULL.	-	C UNDERGROUND UTILITIES INSTALLATION D FINE GRADING IN PAVEMENT AREA E DAVEMENT CONSTRUCTION	MANUAL STANDARDS SHOULD BE IN
	CHANNEL DIVERSION		() ()	TYPICALLY USED TO DIVERT FLOW.	x	x	REPLACE PROTECTION WHEN NEEDED.	-	THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE	WASTE MATERIALS INCLUDING ENOUG WASTE MATERIALS INCLUDING ENOUG WASTE MATERIAL SHOULD BE PICKE
DIVERSIONS	COMBINATION DIVERSION		6	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	x	x	REPLACE PROTECTION WHEN NEEDED.	3.	CONSTRUCTION ACTIVITIES. THE TOTAL ESTIMATED AREA OF THE SITE IS <u>7.7</u> ACRES.	CONCRETE CAN BE PROPERLY RECY OFF SITE TO AN APPROPRIATE LANE
	CURB AND GUTTER	$\overline{\mathbf{x}}$	6	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		x	N/A	-	THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS <u>2.6</u> ACRES.	9. CONCRETE CUTTING
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	x	x	N/A	4.	THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR <u>RED BARN ANIMAL HOSPITAL</u>	CONCRETE WASTE MANAGEMENT SHO CONCRETE CUTTING SHOULD NOT TA FROM CONCRETE CUTTING SHOULD
	VEGETATIVE CHANNEL		() ()	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	x	x	REDO ANY FAILING AREAS.	-	PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN. THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS <u>0.7</u> .	DESCRIBED ABOVE.
WATERWAYS	LINED CHANNEL		6	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		x	REPLACE PROTECTION WHEN NEEDED.	-	EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT OR NOT AVAILABLE	WHEN NOT IN USE, CONSTRUCTION
	STORM SEWER	$\mathbf{k}$	<b>(</b>	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		x	CLEAN SEDIMENT OUT.		NAME OF RECEIVING WATER(S) <u>S BRANCH KISHWAUKEE</u> RIVER WETLAND ACREAGE <u>NAME</u>	REGULATORY FLOODPLAIN, AWAY FRO DRAIN. CONTROLS SHOULD BE INST REACHING STORM DRAINS OR WATER
DRAINAGE	UNDER DRAIN		6	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW		x	N/A	5.	POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:	WELL AS ON-SITE REPAIRS) SHOUL MECHANICAL FLUIDS (OIL, ANTIFREEZ
	STRAIGHT PIPE SPILLWAY		(P3)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		x	CLEAN OUT CONSTRUCTION DEBRIS.		A SEDIMENT FROM DISTURBED SOILS B PORTABLE SANITARY STATIONS C FLIEL TANKS	ABSORBENT PADS SHOULD BE USET OIL, SOLVENTS, OR OTHER VEHICLE ANY LEAKS; LEAKS SHOULD BE REF
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		x	CLEAN OUT CONSTRUCTION DEBRIS.		D STAGING AREAS E WASTE CONTAINERS	OF ALL USED OIL, ANTIFREEZE, SOL STATES ENVIRONMENTAL PROTECTION
SPILLWAYS	WEIR SPILLWAY	$\mathbf{\nabla}$	$\overline{(\mathbf{w})}$	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		x	CLEAN OUT CONSTRUCTION DEBRIS.		F CHEMICAL STORAGE AREAS G OIL OR OTHER PETROLEUM PRODUCTS H ADHESIVES	(MSDS) AND/OR MANOFACTORER IN: CONTACT.
	BOX INLET WEIR SPILLWAY	ſ	BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		x	CLEAN OUT CONSTRUCTION DEBRIS.		I TAR J SOLVENTS K DETERGENTS	11. MATERIAL STORAGE AND GOOD HOUS
OUTLETS	LINED APRON	$\mathbf{\nabla}$		PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		x	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED	1	L FERTILIZERS M RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)	INTO STORM DRAINS OR WATERCOUF STORAGE. ALL MATERIALS KEPT ON
SEDIMENT	SEDIMENT BASIN		ß	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	x	x	CLEAN SEDIMENT OUT WHEN HALF-FULL.	1	N CONSTRUCTION DEBRIS O LANDSCAPE WASTE P CONCRETE AND CONCRETE TRUCKS	TO READ. BERMED-OFF STORAGE A STORM WATER. MATERIAL SAFETY DA
BASINS	SEDIMENT TRAP		জ	USED TO COLLECT LARGER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	x		CLEAN SEDIMENT OUT WHEN HALF-FULL.	-		PROCEDURES. ANY RELEASE OF CHI PROPERLY. CONTRACTORS SHOULD THE APPROPRIATE ACENCIES IF NEL
SEDIMENT	SILT FENCE	$\mathbf{\nabla}$	(SF)	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	×		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT		THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR	THE FOLLOWING GOOD HOUSEKEEPI
FILTERS	VEGETATIVE FILTER	Ť	(vF)	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	×		REDO ANY FAILING AREAS.	1	CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.	AN EFFORT SHOULD BE MADE TO S
MUD AND	STABILIZED CONST. ENTRANCE	$\mathbf{\nabla}$	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	×		SCRAPE MUD AND REPLACE STONE AS NEEDED.	1.	EROSION AND SEDIMENT CONTROLS.	CONTAINERS AND ADEQUATELY PROT PRODUCTS SHOULD BE KEPT IN TH SUBSTANCES SHOULD NOT BE MIXE
DUST CONTROL	DUST CONTROL	$\mathbf{k}$	ſ	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	×		RE-APPLY AS NEEDED.	1	STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE—SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT	OPERATIONS SHOULD BE OBSERVED WHENEVER POSSIBLE, ALL OF A PR
	EROSION CONTROL BLANKET	$\mathbf{k}$		PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	×	x	REPLACE AS NEEDED	1	EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN	MANUFACTURER'S RECOMMENDATION
	TURF REINFORCEMENT MAT			REINFORCES TURF IN CHANNELS AND SHORELINES.	×	x	REPLACE AS NEEDED		7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS	12. MANAGEMENT OF PORTABLE SANITAR
FROSION	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	x	x	REPLACE AS NEEDED		WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR	TO ANY PROTECTED NATURAL AREAS ANCHORED TO THE GROUND TO PR
CONTROL	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		x	REPLACE AS NEEDED		PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BY INITIATED AS SOON AS PRACTICABLE THEREAFTER.	A CONTROL DEVICE (E.G., GRAVEL-I SANITARY WASTE SHOULD BE DISPO
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	x	x	REPLACE AS NEEDED		THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:	13. SPILL PREVENTION AND CLEAN-UP
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		x	REPLACE AS NEEDED		A PERMANENT SEEDING B SILT FILTER FENCE	MANUFACTURER'S RECOMMENDED ME BE MADE AWARE OF THE PROCEDUF
	INLET PROTECTION	$\mathbf{\nabla}$	FF	USED FOR PROTECTION OF INLETS.	x		REPLACE OR CLEAN WHEN CLOGGED.		D STABILIZED CONSTRUCTION ENTRANCE	AND EQUIPMENT NECESSARY FOR S EQUIPMENT AND MATERIALS SHOULD GOGGLES KITTY LITTER SAND SAW
	SLOPE INTERRUPT		জ	USED TO BREAK UP THE FLOW ON A SLOPE.	x	x	CLEAN OUT WHEN HLAF-FULL OF SILT.	2.	STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE	PURPOSE.
	<b>DITCH CHECK</b>		00	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	x		CLEAN OUT WHEN HLAF-FULL OF SILT.	1	SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.	DURING DE-WATERING/PUMPING OPI
SEDIMENT	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	x		REPLACE WHEN HALF DISSOLVED.	1	B STORM SEWER SYSTEM C RIP-RAP FOR OUTLET PROTECTION	PROTECTED NATURAL AREAS, WATER PERMITS). INLET HOSES SHOULD E
CONTROL	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	x		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.	3.	D INLET PROTECTION DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE	AREA THAT CONSISTS OF AN ENERG EROSION CONTROLS SHOULD BE US
	PUMPING DISCHARGE BAG	$\mathbf{\mathbf{x}}$	PB	USED FOR PUMP DISCHARGE LINES.	x		REPLACE WHEN HALF-FULL, FABRIC IS TORN OR HOLES BEGIN TO FORM.	:N,	FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.	CHANNELS SHOULD BE INSTALLED T MEASURES MAY BE INSTALLED AT TH
	CONCRETE WASHOUT	$\mathbf{b}$		FOR CONCRETE TRUCKS TO WASHOUT.	x		CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.	1	B SPRAY ON ADHESIVE C VEGETATIVE COVER	15. OFF-SITE VEHICLE TRACKING
	STREET SWEEPING	$\mathbf{b}$	S	USED TO PREVENT SILT BUILD UP IN STREETS.	x		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.	4.	STORM WATER MANAGEMENT.	DETAILS. STABILIZED CONSTRUCTION SEDIMENTS. STREETS SHOULD BE
•	-	<del>-</del>			-		·			THE SITE. MAINTENANCE MAY INCL

#### <u>RIP-RAP DIMENSION TABLE</u>

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)	
ALL	12		10	6	3.00	13.00	15	8.89	3.7	
ALL	15		10	6	3.75	13.75	15	9.72	4.1	
ALL	18		15	9	4.50	19.50	20	20.00	11.1	
ALL	21		15	9	5.25	20.25	20	21.25	11.8	
ALL	24		18	9	6.00	24.00	20	30.00	16.7	
ALL	27		18	9	6.75	24.75	20	31.50	17.5	
ALL	30		20	9	7.50	27.50	20	38.89	21.6	
ALL	36		24	12	9.00	33.00	28	56.00	43.6	
ALL	42		27	12	10.5	37.50	30	72.00	60.0	
ALL	48		27	15	12.0	39.00	32	76.50	68.0	
ALL	54		27	15	13.5	40.50	32	81.00	72.0	
ALL	60		36	15	15.0	51.00	32	132.00	118.0	
ALL	72		44	18	18.0	62.00	32	195.56	174.0	

OBSERVATION	E SCHEDULE	
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION- MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION- OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

## CONSTRUCTION SCHEDULE-2022-23

DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									

CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT. THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

- BARRIER FILTERS
- STORM SEWERS
- RETENTION/DETENTION PONDS PERMANENT SEEDING
- OUTLET PROTECTION
- 5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORM WATER MANAGEMENT CONTROL INCLUDES:

- RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY) B INLET PROTECTION
- 3. APPROVED STATE OR LOCAL PLANS.

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

DLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHII OOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONT RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE RMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF T (CEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STU PROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED NTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES POSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SH PLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN—UP PROCEDURE SHOULD TAKE PLACE, IF NE NSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE.  $\,$  WASTE DISPOSAL SHALL COMPLY WITH ALL I

-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTA OM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED CAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

DNCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DF STEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY  $\overline{}$ SHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DIS ROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. AND SHOULD BE LOCATED AT LEAST 10 FEET JRB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS NUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND STE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRE STE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 66% CAPACITY IS REACHED. HA NCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HA SITE TO AN APPROPRIATE LANDFILL.

NCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRI DINCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GEN Rom concrete cutting should be cleaned-up and deposited into the concrete washout facility  $\imath$ ESCRIBED ABOVE.

HEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE GULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR S RAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S ACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANC (ELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF CHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS SORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY LEAKS: LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UN ATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DAT/ SDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE

ATERIAL STORAGE AND GOOD HOUSEKEEPING

TERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISC O STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVER' ORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE L ) IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION ORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP OCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOS OPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD APPROPRIATE AGENCIES, IF NEEDED.

FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE NTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT. ODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. BSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. ERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS O IENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.

ANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. NAGEMENT OF PORTABLE SANITARY STATIONS

THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE CHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON ERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUI ONTROL DEVICE (E.G., GRAVEL–BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CO INITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULAT

PILL PREVENTION AND CLEAN-UP PROCEDURES

NUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. ) EQUIPMENT NECESSARY FOR SPILL CLEAN—UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SIT UIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS,  $^{\prime}$ )GGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR  $\ddot{}$ RPOSE.

RING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHAF ROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH I RMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STA REA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH.  $\prime$ osion controls should be used during de-watering operations as necessary. Stabilized convey, ANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE, ADDITIONAL EASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINE

SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PL TAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING )IMENTS. STREETS SHOULD BE SWEPT AS NEÉDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AN MOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

16. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRA OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODI OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERIMETER CONTROL AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

#### 3. <u>MAINTENANCE</u>

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES TO WILL BE USED TO MAINTAIN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE ME IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

- STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONE, REMO REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUI ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.
- SEDIMENTATION BASINS/TRAPS: SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY SEDIMENT. IN NO CASE SHALL SEDIMENT BE ALLOWED TO BUILT MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT RESTORE ITS ORIGINAL VOLUME.
- SILT FILTER FENCE: ANY DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS REMOVED AND REPLACED AS NEEDED
- RIP-RAP OUTLET PROTECTION: INSPECTED SHALL OCCUR AFTER HIGH FLOWS FOR ANY SCOUR BENEATH
- RIP-RAP OR FOR STONE THAT HAVE BEEN DISLODGED. DISTURBED RIP RAP SHALL BE REPAIRED IMMED
- F DUST CONTROL: WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

	<u> </u>	<u> </u>	<u>XXXXX</u>	<u> </u>	<u>XXX</u>		<u>XXX</u>			<u>XXX</u>	$\underline{XX}$	>>>	$\times$	<u>XXX</u> ,	<u>XXX</u>		<u>XXX</u> X		$\times$	XX	$\square$
	4	INSPECT	TIONS														Τ		$\square$		1
ING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS	<b>1</b> .		R, OR OWNE	ER'S REPRE	SENTATIV	E SHALL	PROVIDI			PERSONNE	EL TO II	NSPECT	THE DI	STURBED	AREAS						
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VASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES	2		SNOWFALL	) ARFAS US	SED FOR	STORAGE	E OF MA	TERIAIS	ТНАТ	ARF FYP	POSFN T			)N SHALL	_ BF						
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ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY DR BY THE MANUFACTURER.	3.	TRACKING. BASED ON	THE RESU	.TS OF THF	INSPECT	FION, THF	E DESCRI	IPTION 0	OF PO	TENTIAL F	POLLUTA	NT SOL	IRCES I	Dentifiei	) IN						
		SECTION 1 APPROPRIA REQUIRED	ABOVE AND TE AS SOOI	) POLLUTIO N AS PRAC S SHALL P	N PREVEI TICABLE /	NTION MI AFTER SU	EASURES JCH INSI (ITHIN 7	DENTIF	FIED IN I. AN'	N SECTION Y CHANGE	N 2 ABO ES TO T OWING 1	ove sh This pl The ing	ALL BE AN RES	REVISED ULTING F N.	AS ROM THI	Ξ					
IS INCLALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE N PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE TICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE	4.	A REPORT	SUMMARIZIN	NG THE SCO	OPE OF 1	THE INSP	PECTION,	NAME(S	S) AND		CATIONS	OF PE	RSONNE	EL MAKIN	G THE						
INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN INSTALLED AT EACH WASHOUT AREA.		AND RETAIL	INTE DATE IER POLLUT NED AS PAF	ION PREVEN TON PREVEN	TION PL	AN, AND OR AT LE	ACTIONS	SERVAIIO S TAKEN EE (3)	UNS R I IN AI YEARS	CCORDANC	CE WITH	INIPLEN SECTION SECTION SECTION	DN 4. S	SHALL BE PECTION.	MADE THE		ļ,		Π		1
IOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE OUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE	5.	REPORT SH	IALL BE SIG	gned in AC The provis	CORDANC	: WITH . THIS PL	applicae _an is ii	ble pär <sup>.</sup> Dentifiei	rt of .D Duf	THE GEN	eral pi Condu	ermit. Ict of	THE CO	NSTRUCT	ION WOR	к		DAI			
CKED UP AND DISPOSED OF PROPERLY WHEN 66% CAPACITY IS REACHED. HARDENED ECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED ANDEILI		COVERED E	BY THIS PLA	N, THE RE	SIDENT E	INGINEER	OR RES	SIDENT T	TECHNI N. TH	ICIAN SHA	ALL COM		AND FIL	LE AN "II		N			+	+	-
		INFORMATIC NONCOMPLI	N ON THE	CAUSE OF A STATEME	NONCOM	IPLIANCE,	ACTION Y ENVIRO	S WHICH	AL IMP	E TAKEN	TO PRE	EVENT A HAVE F	NY FUR	THER CA	USES OF THE			-			
SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED		WITH PART ADDRESS:	NUL. ALL VI. G OF 1	. REPORIS THE GENERA	UF NUNC AL PERMI	UT. THE	REPORT	OF NON	NCOMF	, שז א RI PLIANCE S	Laruns Shall B	BE MAILI	ED TO 1	i IIN ACC THE FOLI	JORUANCE LOWING	-					
LU BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS		ALL PACKA ILLINOIS EN	GES: IVIRONMENT	AL PROTECT	tion agei	NCY		AL ILL	ll le1 Linois	TTERS 5 ENVIRON	IMENTAL	_ PROTE	CTION /	AGENCY							
ANCE ON VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE		DIVISION OI ATTN: COM 1024 NORT	F WATER PO PLIANCE AS TH GRAND A	DLLUTION C SURANCE S VENUE FAG	ONTROL ECTION ST			DI AT Pr	IVISION TTN: OST O	N OF WAT COMPLIAN OFFICE BO	ER POL NCE ASS X 1927	LUTION SURANC 76	CONTRO E SECTI	ol On							
FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM NSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM	E	SPRINGFIEL	D, IL 62794			סטבט		SF	PRING	FIELD, IL	62794-	-9276						Ш	S		0439
ALER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS DULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF REEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR	) <b>5.</b>	EXCEPT FO	R FLOWS F	ROM FIRE I	IJUTIAN FIGHTING	ACTIVITIE	S, POSS	SIBLE SO	DURCE	S OF NO	N-STOR	RM WATE	R THAT	MAY BE							OIS 6
JSED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, CLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE DISPOSE		COMBINED	WITH STORM	M WATER DI ACTIVITIES	ISCHARGE	ES ASSOC	CIATED W	/ITH THE	E PROF	POSED AC	CTIVITY,	ARE DE	SCRIBE	D BELOW	:						
SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED TION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET		B FIRE C WATE	HYDRANT F R USED TO	FLUSHINGS ) WASH VEH	HICLES W	HERE DE	TERGENT	ts are i	NOT L	JSED										ŀ	10N1.
INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY		E POTA F LANE	ABLE WATER	SOURCES	INCLUDIN AINAGES		NTAMINAT	TED WATI	ERLINI	E FLUSHI	NGS							-			- LER
IOUSEKEEPING TS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE		H PAVE	MENT WASH ESS SPILLE	WATERS V	WASHE WHERE SF S HAVE	PILLS OR BEEN RE	LEAKS	OF TOXI AND WH	USE (IC OR HERE	DETERGEN HAZARDO DETERGEN	DUS MA NTS HAV	TERIALS VE NOT	HAVE BEEN U	NOT OCO JSED.	URRED				U Z	ļ	TE 1/
OURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, OF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT		i unco J spri K irric	UNTAMINATE NGS GATION DITC	u air cone Hes	TIONING ווע	CONDEN	NSATE											1	E		Ins -
E AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP		L UNC	ONTAMINATE NDATION OR /ENTS	d ground Footing [	WATER DRAINS W	VHERE FL	OWS AR	e not c	CONTA	MINATED	with pr	ROCESS	MATER	ials suc	CH AS			~	SUI	H L L	REI
CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF JLD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY NEEDED.	6.	PROHIB	TED NO	N-STOF	RMWAT	<u>er di</u>	<u>SCHAF</u>	<u>rges</u>											NC N		NSI NSI
EPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: O STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.		A CON B DRYV	CRETE AND VALL COMPO	WASTEWATE DUND	R FROM	WASHOU	IT OF CO	ONCRETE	E (UNL	LESS MAN	AGED B	BY AN A	PPROPF	RIATE CO	NTROL)				0		30 MA
SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE		C WAS D FORM	TEWATER FR	OM WASHO	UT AND (	CLEANOU	T OF ST	UCCO, F	PAINT											C	S
THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.		F FUEL G SOAF	S, OILS, OF S, SOLVEN	R OTHER PI	OLLUTANT ERGENTS	TS USED		CLE OR		PMENT OF	PERATION	n and	MAINTEN	IANCE							
VED AS NECESSART TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.		I ANY	OTHER POL	LUTANT TH	AT COUL	D CAUSE	OR TEN	ND TO C		WATER P	OLLUTIC	ON									
FIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. ITARY STATIONS					NPDES	S CONT	FRACTO	OR CE	RTIF	ICATE											
ORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN REAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE		This C The Pf The FM	ERTIFICATION ROJECT DES IVIRONMENT	n statemen Scribed bei Al protect	NT IS A F LOW, IN 7 TION AGF	PART OF ACCORDA NCY ON	THE STO NCE WIT	orm wat 'h npde:	iter p Es pef	Pollution Rmit No.	PREVE	NTION F 00000,	Plan Fo Issued	)r By							
PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY		PROJ	ECT TITL	_E: <u></u>	BARN A	NIMAL H	OSPITAL				1015						ſ				
LE-DAG DEMMIN, THE CONTRACTOR SHOULD PREVENT/AVOID UNSANTIARY CONDITIONS. SPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.		PROJ	ECT LOC	CATION:	GILBER CITY/VII			KANE COUNT	Y	ILLII ST/	NOIS ATE									Ļ	
up procedures Methods for spill clean-up should be available and site personnel should		DEVE	LOPER:	KWE DE	.อเษN Bl	UILD				_									F		
DURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS R SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. ULD INCLUDE, BUT ARE NOT LIMITED TO. BROOMS. DUST PANS MOPS RAGS CLOVES			IFY UNDER	PENALTY O	F LAW TH	HAT I UN YSTEM (N	IDERSTAN	ND THE T PERMIT T	TERMS	S OF THE	GENER ES THF	RAL NAT									0
SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS		DISCHA OF THI	RGES ASSO S CERTIFICA	CIATED WITH	I INDUST	RIAL ACT	IVITY FR	OM THE	CONS	STRUCTION	I SITE I	IDENTIFI	ED AS I	PART				5 V		2	5
																		힉리		ב - ר ר	ļ
UPERATIONS, UNLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO TERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL D BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER																					,
OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED ERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE		Siand	ature:							Dat	e:							Ì N I			Ľ
D DI DIRECT WATER TO THE DESIRED LOCATION AS NECESSARY. STABILIZED CONVEYANCE TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL T THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.		Light													·			M M M M M M M	Z		U Q
			cc	NTRACT	DR/SU	BCONT	RACTO	OR CE	RTIFI	ICATION	STAT	TEMEN	IT								ר פ
R MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN TION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF BE SWEPT AS NEEDED TO REDUCE EXCESS SEDIMENT. DIRT. OR STONE TRACKED FROM			_	Name	):	-				Si	gnat	ture					6	ິ		ר ם ר	-
NCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND LE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM D BE COVERED WITH A TARP							_				_		_	_							
Τ																					
D AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN																	┝				
ZER WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL ZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERIMETER CONTROLS, SUCH ACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD																				106	
E IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.																				Ш	2
																				SU	S N N S
IN OF PROCEDURES TO WILL BE USED TO MAINTAIN GOOD AND EFFECTIVE TON, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES TANDARD SPECIFICATIONS.																		<b>B</b> - '		AD,	2
I ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONE. REMOVE AND																				RO	
STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC REMOVED IMMEDIATELY.																				Б Ш	
TROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, NNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY FERTILIZER. THE VEGETATIVE COVER SHALL BE DEMOVED AND DESERDED AS	िल					I	-									7			N D I	ITA	L
A DO CONVENTO CULLA DE COVER STALL DE REMUVEU ANU RESELUEU AS		RMANENT	JAN.	FEB.	MAR.	APR.	MAY	JUNE	E JI		UG.	SEPT.	OCT.	NOV.	DEC.	-			DES	SON	
APS: SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL CUPIED BY SEDIMENT. IN NO CASE SHALL SEDIMENT BE ALLOWED TO BUILT UP TO W THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO		EDING RMANT EDING	B											  + <sup>8</sup>	╞	-					
LUME. DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR	TEL	MPORARY EDING			+ <b>c</b>			╞	- + <sup>D</sup>		+				1	1				31 S	
AS NEEDED	so	DDING			+ = = =							-				]				W3£	لي
THAT HAVE BEEN DISLODGED. DISTURBED RIP RAP SHALL BE REPAIRED IMMEDIATELY.	MU	LCHING	F						F							-				16\	
IPUKAKT DUST CUNTRUL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE	A	KENTUCKY BLU 30 LBS/ACRE.	EGRASS 90 LI	BS/ACRE MIXE	ED WITH PE	ERENNIAL F	RYEGRASS		*	IRRIGATION IRRIGATION	NEEDED NEEDED	DURING FOR 2	JUNE AN TO 3 WEE	d july. Eks after	APPLYING	SOD.	┝	MARC	<u>H_</u> 25	<u>,</u> 20	22
	В	KENTUCKY BLU	EGRASS 135	LBS/ACRE MIX	KED WITH P	PERENNIAL	RYEGRASS	5	***	MOW LAWN	is as ne	CESSARY						JOF	<u>-</u> -2	-052	<u>,</u>

SEEDING CHART

45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE

WHEAT OR CEREAL RYE 150 LBS/ACRE.

SPRING OATS 100 LBS/ACRE

STRAW MULCH 2 TONS/ACRE.

ppyriaht © 2020 Advantage Consulting Engineers. L

SHEET:

SE1

![](_page_43_Figure_0.jpeg)

SII TW	ORM HEIGHTS	INSTALLED									
0.ET				MINIMUM SPECIFICATION FOR SILTWORM							
	INSTALLED HEIGHT INSTALLED HEI OF SINGLE OF STACKEE			PROPERTY	UNITS	RANGE					
DIAMETER, D	SILTWORM	SILTWORM		РН	РН	5.0-8.5					
9"	7.5"	15"	15"		% WET WEIGHT BASIS	<20					
12"	9.5"	19"		PARTICLE SIZE	% PASSING SELECTED	1 ½"-2"-90%					
18"	14.5"	29"			WEIGHT BASIS	FINES = 10% MAX. PARTICLE					
24"	19"	38"				SIZE 2"					

![](_page_44_Figure_0.jpeg)

SOIL EROSION AND	RED BARN ANIMAL HOSPITAL
SEDIMENT CONTROL PLAN	GILBERT, ILLINOIS
	16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527
MARC	H 25, 2022
JOE	B: 21-052

#### **GENERAL NOTES**

- ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE RESTRICTIVE CODE WILL TAKE PRECEDENT SHALL TAKE PRECEDENCE. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS. HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. 6. NOTIFICATION OF COMMENCING CONSTRUCTION A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
- B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE
- 8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR
- DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. TH ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE GOVERNING REVIEW AGENCY (GRA) UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE GRA AT THE TIME OF FINAL INSPECTIÓN AND MAY VARY FROM PLAN GRADE.
- 11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- 12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- 13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALIT
- 14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. 15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE.
- FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- 16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
- 17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
- 18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
- 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
- 21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- 22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE GRA.
- 23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE GRA. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE GRA PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE
- 24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
- 25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
- 27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. 28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS
- OWN EXPENSE.
- 29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT
- 30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE
- 31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. 32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION
- 33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE
- 34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
- 35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- 36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
- THE ENGINEER SHALL PROVIDE ONE MYLAR AND REQUIRED BLUELINE SETS OF "RECORD DRAWINGS" TO THE GRA AND OWNER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDE VERIFICATION OF ALL BUILDING PADS, TOP OF FOUNDATION, INVERT, RIM, AND SPOT GRADE ELEVATIONS, LOCATION OF ALL WATER SERVICE B-BOXES, SANITARY SERVICES, AND STORM SERVICES AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE GRA. HOWEVER THE CONTRACTOR SHALL PROVIDE ALL SERVICE INFORMATION REQUIRED BY THE GRA TO COMPLETE THE RECORD DRAWINGS.

- TOPSOIL EXCAVATION
- EXCAVATION OF TOPSOIL AND OTHER STRUCTURALI STRUCTURALLY UNSUITABLE MATERIALS OR COMPA HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE FILL ARE TO BE APPROVED BY OWNER PRIOR TO F EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF CONSTRUCTION SITE AND DISPOSED OF OFF-SITE B TOPSOIL RESPREAD SHALL INCLUDE HAULING AND PLANS OR DIRECTED BY THE OWNER.
- MODERATE COMPACTION IS REQUIRED IN NON-STRU EARTH EXCAVATION 2.
- TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBG MATERIALS SHALL "BALANCE" AS PART OF THE FINE PLACEMENT OF THE EARTH AND OTHER SUITABLE M PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANG
- REQUIRING STRUCTURAL FILL, HOWEVER, THE EART NON-STRUCTURAL FILL AREAS.
- HE CONTRACTOR SHALL USE CARE IN GRADING NEA ROOTS OR TRUNKS. THE CONTRACTOR SHALL USE CARE IN GRADING OR
- UNSUITABLE MATERIAL 3.
- INSUITABLE MATERIAL SHALL BE CONSIDERED AS M AND IF IT IS ENCOUNTERED BELOW NORMAL TOPS SELECT GRANULAR MATERIAL APPROVED BY THE
- MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING IN EXCAVATED AREAS. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE IMPROVEMENTS.
- SPECIFIED COMPACTION. BACKFILL THE CURB AND GUTTER AFTER ITS CONST BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SO CONTRACTORS SHALL COMPLY WITH SWPPP AND NPE USE LIME STABILIZATION IN THE SUBGRADE MATERIAL
- TESTING AND FINAL ACCEPTANCE 5. HE CONTRACTOR SHALL PROVIDE AS A MINIMUM. TO THE PLACEMENT OF THE CURB AND GUTTER AND
- ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT THE SOILS CONSULTANT, AND PROOF ROLLING SHAL THE WORK AREAS SHALL BE POSITIVELY DRAINED D SEDIMENTATION AND TRAFFIC.
- 6. DRAIN TILES

NY DRAIN TILES ENCOUNTERED SHALL BE MARKED AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE U

- ALL STORM SEWER SHALL BE CONSTRUCTED IN ACC CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION C
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL STO 2. GASKET JOINTS CONFORMING TO ASTM C-443. 12" 26 PIPE PIPES SHALL CONFORM TO ASTM STANDAR
- UNDERDRAINS SHALL BE ADS N-12 OR PVC SDR ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE [ 3. ONTO THE GROUND.
- MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL 4. BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWIS (6) INCHES ADJUSTING RINGS SHALL BE USED TO /
- ALL STORM SEWERS SHALL BE INSTALLED ON A TYP DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN BEDDING AND TRENCH BACKFILL MATERIAL SHALL CO OR FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAV MERGED WITH THE UNIT PRICE BID FOR THE SEWEI
- THE FRAME AND GRATE OR CLOSED LID SHALL BE 6. DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD BETWEEN CONCRETE SECTION AND FRAME SHALL E 7. ALL STORM SEWERS SHALL BE THOROUGHLY CLEAN
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONS 8. OR AS SELECTED IN THE FIELD BY THE ENGINEER. NORMALLY WOULD ENTER THE STORM SEWER SYSTEM
- MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRE

#### SIGNING

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACC STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CON
- CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INC
- (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDA
- POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (
- SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANC
- PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN TH SHALL BE PAINT PER SSRBC, EXCEPT AS MODIFIED BY
- PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT S 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVI
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SH
- THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

- EXCAVATION OF EARTH AND OTHER MATERIALS WHICH EXCEED FIGHT (8) INCHES IN THICKNESS, AND TH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS
- STRUCTURAL SUBGRADE AREA SHALL EXTEND TO TH COMPACTION OF THE EARTH AND OTHER SUITABLE PROPOSED PAVEMENT AND BUILDING PAD AREAS, S
- THESE EXISTING ITEMS BY THE CONTRACTOR'S OPER

- BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE GRADING CONTRACTOR SHALL: 4.
  - SCARIFY AND COMPACT TO THE DEGREE SPECIFIED BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS PROVIDE WATER AS DIRECTED BY SOILS ENGINEER

SANITARY SEWER
<ol> <li>UNLESS NOTED OTHERWISE, ALL SANTARY SEVER SHALL BE RING TITE PVC (POLYNYLL CHURDE) PLASTIC DPE, ALL PPE SHALL TO ASTM D-304 WITH ELASTOLEGIC RUBBER RING CASET JOINTS COMPONING TO ASTM D2121. THE STANDARD DAEKSON RXIT CONFORMING TO ASTM D-2241 WITH BUSCIDNER RUBBER RING CASET. JOINTS COMPONING TO ASTM D2128. THE PVC DPTS S SEXER PARL CONFORT UNANC 3002/0050 WITH RUBBER CASET. JOINTS COMPONING TO AWA GOOJ/C905</li> <li>CONNECTING SHALL CONFORT TO THE SANTARY SEVER. CONNECTIONS TO EXCITING SANTARY SEVER SYSTEM SHALL NOT BE UNITL AUTORED BY THE MUNCPAULY AND/OR AUTORED DE AGENCY.</li> <li>ALL ILCOR DRINKS SHALL CONNECT TO THE SANTARY SEVER. CONNECTIONS TO EXSTING SANTARY SEVER SYSTEM SHALL NOT BE UNITL AUTORED BY THE MUNCPAULY AND/OR AUTORED DE AGENCY.</li> <li>ALL UNDER DRINK SHALL BE MERGED WITH THE UNIT PROCEED SANTARY SEVER AND REPLACED WITH COMPORTED CRUSHED CONFORMING TO DIOT GRANMEND CA4-60 NO BIOLOG PARCYCL.</li> <li>COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PROCEED GRIVEL OR STONE FOR ALL SANTARY SEVERS. SANTARY SHALL HAVE AUTORED OF THE MUNCPAULY AND AUTORED CRUSHED GRAVEL OR STONE COVER ADD AUTOR. TO DIOT GRAVALOW WITH HEAR REQUIREMENTS AS S IN "WATCH MAR'S SECTION.</li> <li>NO WATCH LINE SHALL BE PROFINE SHALL BE NEED A LINAMARY SEVERS. SANTARY SEVER SHALL HAVE SECTION.</li> <li>NO WATCH LINE SHALL BE AUTORED COVER ADD THE SAVEL PER THE AUTOMACK WITH HERA REQUIREMENTS AS S IN "WATCH MAR'S SECTION.</li> <li>NO WATCH LINE SHALL BE PLACED IN THE SAWE TRANCH SA STORE SING SCHEME WITH HERA REQUIREMENTS AS S IN "WATCH MAR'S SECTION.</li> <li>NO WATCH LINE SHALL BE PLACED IN THE SAWE TRANCH SA STORE TRANS SALL BE AUTOMACH.</li> <li>SHELL HAVE SECTION.</li> <li>NO WATCH LINE SAWE DO COVER BOOK COVER ADD'S LINE MAR'S AUTORED SALL BE AUTOMACH.</li> <li>SHELL HAVE SECTION.</li> <li>NO WATCH LINE SAWE DO COVER BOOK COVER</li></ol>
SOIL EROSION AND SEDIMENT CONTROL
1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE ( MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.
<ul> <li>DETARC, LUBYERN AND JIE VARUME BUSINS, HE COMMAND AND ADDRES INSTRUCTOR APPRAIS.</li> <li>THE CONSTRUCTION ENTRANCE NO SITE PRESE WHICH SALE IS ENSULED SIMM ON THE PLANS.</li> <li>THE CONSTRUCTION ENTRANCE TO THE SITE SALE BE STRUEDED WITH GAMEL PROT TO BEION ANY WORK ON THE SITE. THE E STRUE BE SALE BE STRUED BE SALE BE SALE BE STRUED BE SALE BE INSTALLED AND ANNTAINED AROUND THE STORM STRUCTURES SHOWN ON THE PLANS.</li> <li>SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE STORM STRUCTURES SHOWN ON THE PLANS.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTEWARED OF ALL THERE ADDRESS SALE WARRENG BAS SALE BE INFORMATION OWNER.</li> <li>AT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND AFTER ANY STORM ONE THE PROPER SHALL BE FLOR OWNER OF THE PROPER SALE STRUED AT ALL THESE ALONG WITH AND REACT THE REPORT PLAN.</li> <li>AT THE CONFERING THE PROLECT, ALL THE REALED AND THE STORM STRUET SYMLE BE THE ALL THESE ALONG WITH AND SALE BE STRUED AND SALE NOT BE WASHED OUT INTO THE DOWNER STALE OF THE PROPERTY OLIMPED AND PREC TO DOWNER WARR PROSON CONTROL MEASURES SHALL BE IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL INTO THE DOWNER STATUS DE STALEMA THE REAL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL.</li> <li>THE TEMPORARY FORSION CONTROL MEASURES SHALL BE IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL INTO THE DOWNER WARR PROSON CONTROL INTO THE DOWNER WARR PROSON CONTROL MEASURES SHALL BE REAL WARRENGT AREAS.</li> <li>SIDE STORM FREE STRUE DE BERGE THAN THE REAL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL. AND ACC TO OWNER OR HIS STRUED WITH A STRUED WARRENGT AREAS.</li> <li>SIDE STORM FREE STRUE DE BUSINES DE AL WARRENGT AREAS OS OWNER THAND EROSION CONTROL SHALL BE PROVIDED THE</li></ul>

	WATER MAIN			ÎΪ	
		+			
1.	WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 52. PIPE CONFORMING TO AWWA C-151 (ANSI A-21.51) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING CONFORMING TO ANSI-A-21.4 (AWWA C-104), ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE 28 MILLIMETER POLY WRAP MINIMUM OR WITH THE MUNICIPAL REGULATIONS.				
2.	THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING(COMPLY WITH ANSI A21.4 OR AWWA C205, STANDARD THICKNESS) AND SEAL COATING (AS SPECIFIED FOR GENERAL USE IN ANSI A21.51 OR ASPHALT COATING PER AWWA C-151) WITH AND	KS.			
7	PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.10 (AWWA C-110).MECHANICAL JOINTS RETAINER GLANDS SHALL COMPLY WITH ANSI A21.10 OR A21.53.	REMAR			
J. 4.	DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE CONFORMING TO AWWA C-509 LATEST STANDARDS, AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NEENAH R-1772 OR APPROVED EQUAL AND LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME.				
5. 6.	THE TYPICAL MINIMUM DEPTH OF COVER OF 5-6" SHALL BE MAINTAINED OVER THE WATER LINES. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX UD SHALL HAVE WORD, "WATER" EMBOSSED ON THE LID. SEE FIRE				
7. 8.	HYDRANT DETAIL ON DETAIL SHEETS. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND AWWA SPECIFICATIONS. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL NEW WATER MAINS. SEE WATER MAIN	DATE			
9.	DETAIL ON DETAIL SHEET. IEPA WATER MAIN PROTECTION A. WATER MAINS:	NO			
	1. HORIZONTAL SEPARATION:				
	<ul> <li>WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLT FROM ANT EXISTING OR PROPOSED DRAIN, STORM SEWER, SANTIART SEWER OR SEWER SERVICES CONNECTION.</li> <li>WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN.</li> </ul>				
	1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND				
	2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND			ഗ	139
	3) THE WATER MAIN IS IN A SEPARATE TRENCH. c) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (α) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.			EER	INOIS 604
	<ul> <li>2. VERTICAL SEPARATION:</li> <li>a) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEFT HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED</li> </ul>			NGIN	MONT, ILL
	<ul> <li>A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.</li> <li>b) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, THEN ONE OF THE FOLLOWING METHODS SHALL BE FOLLOWED:</li> </ul>			NG E	E 17 - LEN
	1) THE STORM DRAIN SHALL BE CONSTRUCTED OF "O" RING JOINTS AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS.			Ē	SUITI
	2) THE WATER MAIN MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE AS INDICATED ON THE PLANS AND AS PER THE SPECIAL CROSSING DETAIL SHOWN ON THE DETAIL SHEET.			SUL	- ET
	c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.		ן ן	SNOC	MAIN STR
	d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.			J	80
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	PAVEMENT	- - - - - - - - - - - - - 		SPITAL	IS IS
1.	FINE GRADING A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED	IONS		HOSPITAI	INOIS
1. 2.	FINE GRADING A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB. CURB AND GUTTER	CATIONS		MAL HOSPITAL	ILLINOIS
1. 2.	FINE GRADING A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB. CURB AND GUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.	IFICATIONS		NIMAL HOSPITAL	RT, ILLINOIS
1. 2.	FINE GRADING A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB. CURB AND GUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEDEESEIONS FOR DEDEMENDATION AND PRIOR OF THE INFERIMENT OF THE BASE COURSE.	ECIFICATIONS		N ANIMAL HOSPITAL	BERT, ILLINOIS
1. 2. 3.	FINE GRADING A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB. CURB AND GUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS. PAVEMENT	SPECIFICATIONS		ARN ANIMAL HOSPITAL	SILBERT, ILLINOIS
1. 2. 3.	FINE GRADINC         A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.         CURB AND GUTTER         A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.         B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.         C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.         D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS. <b>PACEMENT</b> A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. <b>PACEMENT</b> A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.	SPECIFICATIONS		FD BARN ANIMAL HOSPITAL	GILBERT, ILLINOIS
1. 2. 3. 4.	FINE GRADING         A PRIOR TO THE CONSTRUCTION OF THE CURB AND GUITER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.         CURB AND GUITER         A. THE TYPE OF THE CURB AND GUITER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.         B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.         C. THE STONE UNDER CURB AND GUITER SHALL BE CONSIDERED INCIDENTAL.         D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.         PAVEMENT         MA THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.         A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.         B. THE PAVING CONTRACTOR SHALL:         A. REPAR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.	SPECIFICATIONS		RED BARN ANIMAL HOSPITAL	GILBERT, ILLINOIS
1. 2. 3. 4.	PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED     TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.     CURB AND GUTTER     A THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.     B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.     C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.     D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.     PACEMENT A THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE     MINIMUM COMPACTED THICKNESS.     SHEEP CLEAN THATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE     MINIMUM COMPACTED THICKNESS.     SHEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.     SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALL	SPECIFICATIONS		RED BARN ANIMAL HOSPITAL	106 GILBERT, ILLINOIS
1. 2. 3. 4.	PAVEMENT FINE GRADINC A PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN U.OS FEET OF INAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB. CURB AND CUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS. PAVEMENT A THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE GENERAL THE PAVING CONTRACTOR SHALL: A REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE S SHEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE SURFACE S SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE S SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE S SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE S SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE S SWEEP COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. REMOVE ALL EXCESS MATERIALS AND DEBRIS AND DISPOSE OFF-SITE AT NO ADDITIONAL C	SPECIFICATIONS		RED BARN ANIMAL HOSPITAL	GILBERT, ILLINOIS
1. 2. 3. 4.	PAVEMENT FINE GRADING A PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED OF WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BASC OF CURB. CURB AND CUTER A. THE TYPE OF THE CURB AND GUTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS. PACEMENT A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM CONTRACTOR SHALL: A. REPAR, ANY BASE COURSE AND BINDER COURSE FALURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. A. REPAR, ANY BASE COURSE AND BINDER COURSE FALURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. A. REPAR, ANY BASE COURSE AND BINDER COURSE FALURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SINEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SINEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SINEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SINEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. C. PROVIDE COURSE SHALL BE REPARIED BY THE CONTRACTORS AND ADDITIONAL COST TO THE OWNER. C. PROVIDE COURSE MATERIALS AND DEBRIS AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. REMOVE ALL EXCESSE MATERIALS AND DEBRIS AND DISPOSE OFF-S	SPECIFICATIONS		RED BARN ANIMAL HOSPITAL	DAD, SUITE 106 GILBERT, ILLINOIS
1. 2. 3. 4.	PAVEMENT  FINE GRADING A PROR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.  CURB AND CUTTER  A THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.  PACHENT A THE PAVENENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.  GENERL THE PANING CONTRACTOR SHALL: A REPARE MAY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. C. PROVIDE CONSTRUCTION, EXPANSION, AND CONTRACTION JOINTS FOR CURB AND GUTTER, AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MINICIPAL STANDARDS. C. REMOVE ALL RECESS MATERIALS AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE CONSTRUCTION, EXPANSION, AND CONTRACTION JOINTS FOR CURB AND GUTTER, AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MINICIPAL STANDARDS. C. REMOVE ALL RECESS GUTEES AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. REMOVE ALL RECESS MATERIALS AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNE	SPECIFICATIONS		BUILD RED BARN ANIMAL HOSPITAL	GE ROAD, SUITE 106 GILBERT, ILLINOIS
1. 2. 3. 4. 5.	PAYEMENT  FINE CRADING  A PROR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BASE MATERIAL THE STREETS SHALL BE FINE GRADED CURB AND GUTTER  A THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.  PAYEMEN  A THE PAVENENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.  GENERAL THE PAVING CONTRACTOR SHALL: A REPAYENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.  GENERAL THE PAVING CONTRACTOR SHALL: A REPAYENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE COURSE.  EXEMPTION A THE BINDER COURSE FAILURES FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.  S. WEEDP CLEM THE BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.  B. WEEDP CLEM THE BINDERCOURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.  C. PROVIDE CONSTRUCTION, EXPANSION, AND CONTRACTION JOINTS FOR CURB AND GUTTER, AND P.C.C. SDEMALK PER IDOT STANDARDS AND MINIOR/CAN STANDARDS. C. REVOVE ALL DECESS MATERIALS AND DEDIRES AND DESPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. RENOVE ALL DECESS MATERIALS AND DEDIRES AND DESPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. RENOVE ALL DECESS MATERIALS AND DEDIRES AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. C. RENOVE ALL DECESS MATERIALS AND DEDIRES AND DISPOSE OFF-SITE AT NO A	AN E SPECIFICATIONS		IGN BUILD RED BARN ANIMAL HOSPITAL	
1. 2. 3. 4. 5.	PAVEMENT  FINE GRADING  A. PRORE TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERNAL, THE STREETS SHALL BE FINE GRADED TO WITHIN OUS FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.  CURB AND GUTTER  A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE PLACEMENT OF THE BASE MATERNAL, THE STREETS SHALL BE FINE GRADED CURB CURB SHALL BE BACKFILLED ATTER THERE CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE PLACEMENT OF THE PLACEMENT OF THE BASE COURSE. C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. THE CURB DATESSIONS FOR DRIVEWAYS AND HNDICAPPED RAMES SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.  PAVEMENT A. THE PAYING THE THERMESS.  SECONTRACTOR SHALL: A SECONTRACTOR SHALL SECONTRACTOR SH	D V/ E SPECIFICATIONS		DESIGN BUILD RFD BARN ANIMAL HOSPITAL	
1. 2. 3. 4. 5.	PAYENDER PA	D VALE SPECIFICATIONS		DESIGN BUILD RED BARN ANIMAL HOSPITAL	31 S. FRONTAGE ROAD, SUITE 106 GILBERT, ILLINOIS
1. 2. 3. 4. 5. 6.	PAVEMENT      PAVEMENT      PAVEMENT      PARE      PROF TO THE CONSTRUCTION OF THE CURB AND QUITER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED      TO WITH ODS SHEET OF FINE SHALL BE AND QUITER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED      CURB AND QUITER      A. THE TYPE OF THE CURB AND QUITER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.      B. THE CURBS SHALL BE BACKTILLED ATTER THERE CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.      C. THE STOKE UNDER CURB AND QUITER SHALL BE CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.      C. THE STOKE UNDER CURB AND QUITER SHALL BE CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.      C. THE STOKE UNDER CURB AND QUITER SHALL BE CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.      CURB DEPRESSIONS FOR DRIVENYS AND HANDICAPPED PAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.      PLACEMENT      THE PAVING CONTINUED TO REMAINS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THEORESES SPECIFIED SHALL BE CONSIDERED TO BE THE      MINIMUM CONSTRUCTOR SHALL      REMAINED THEOREMESS.      PLACEMENT      THE PAVING CONTINUED SHALL BE CONSIDERED INCIDENT.      REMAINS CONTINUED TO SHALL BE CONSIDERED AND AND DEAD TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SUFFACE     COURSE.      PAULE SCUESS INTERED TO THE INSTALLATION OF THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SUFFACE     COURSE.      REMAIN ALL SCUESS INTERED TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SUFFACE     SUFFACE     COURSE SHALL BE PRIVED OF THE ASE COURSE FINE OF CONTRACTOR ST AND ADDITIONIL COST TO THE OWNER.      PLACEMENT OF THE BASE COURSE FINE ON DISPOSE OFF-SITE AT IN ADDITIONAL COST TO THE OWNER.      REMAIN ALL SCUESS INTERED. THE SUBGRADE SHALL BE SUBJECT TO THE OWNER.      REMAIN ALL SCUESS INTERED. THE SUBGRADE SHALL BE SUBJECT TO THE OWNERCE MINE MANDER MALLE OF SUB-OWNER MANDER MALL DEFENDATION.      PLACEMENT OF THE INSTALLATION SHALL BE SUBJECT TO T	D VV E SPECIFICATIONS		DESIGN BUILD RED BARN ANIMAL HOSPITAL	W361 S. FRONTAGE ROAD, SUITE 106 GILBERT, ILLINOIS
1. 2. 3. 4. 5. 6.	PAREMENT FINE CONSIDERING IN THE CURB AND CUTTER AND THE PARCHART OF THE BASE MATERIA. THE STREETS SHALL BE FINE GRADED TO WITHIN OLDS FEEL OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEEL BEYOND THE BASK OF CURB. CURB AND CUTTER A THE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURB SHALL BE BASCHILLED ATTER THEIR CONSTRUCTION AND PROR TO THE PLACEMENT OF THE BASE COURSE. C. HE STORE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. C. HE STORE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THE CURB SHALL BE BASCHILLED ATTER THEIR CONSTRUCTION AND PROR TO THE PLACEMENT OF THE BASE COURSE. C. HE STORE UNDER CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THE FORMITY MATERIAS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THE FORMITY MATERIAS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THEOREMENT MATERIAS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THEOREMENT MATERIAS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THEOREMENT MATERIAS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THEOREMENT MATERIAS AND BINDER COURSE FAILURES PRORT TO THE INSTALLED PER PLANS AND INDOX SCINCERE SURFACE SHERE BURGE COURSE SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THE BINDER COURSE SHALL BE REPARED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE ONLE. SHERE CLANSE AND DEBRES AND DEBRES AND DEBRES COURSE FAILURES PRORT TO THE INVENTION OF THE FINAL BITUMINUUS CONCERE SURFACE COURSE. AND DAMAGE TO THE BINDER COURSE SHALL BE REPARED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. SHERE COURSE SHALL BE REPARED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. THE ANDRESS. SHERE CONTRACTORS FAILURES PROVED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. THE ANDRESS SUBGRADE IS DEGRADE BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. THE ANDRESS SUBGRADE SUBGRADE BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. THE ANDRESS SUBGRADE SUBGRADE BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. THE ANDRE	D W E SPECIFICATIONS		DESIGN BUILD RED BARN ANIMAL HOSPITAL	16W361 S. FRONTAGE ROAD, SUITE 106 GILBERT, ILLINOIS
1.         2.         3.         4.         5.         6.         7.	<section-header><section-header><section-header><section-header><section-header><section-header><list-item><list-item><list-item><section-header><text><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></text></section-header></list-item></list-item></list-item></section-header></section-header></section-header></section-header></section-header></section-header>			LED BARN ANIMAL HOSPITAL 21- 21- 21-	16W361 S. FRONTAGE ROAD, SUITE 106     16W361 S. FRONTAGE ROAD, SUITE 106       7007     61LBERT, ILLINOIS
1.         2.         3.         4.         5.         6.         7.	<section-header><section-header><section-header><section-header><section-header><section-header><section-header><list-item><list-item><list-item><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></list-item></list-item></list-item></section-header></section-header></section-header></section-header></section-header></section-header></section-header>		ARCH JOB:	LED BARN ANIMAL HOSPITAL TELET CHEET	16W361 S. FRONTAGE ROAD, SUITE 106     16W361 S. FRONTAGE ROAD, SUITE 106       200     210       200     210       200     210       200     210       200     210       200     210       200     210       200     210       200     210       200     210       201     210

onvright	2020	Advantage	Consulting	Engineers	11

![](_page_46_Figure_0.jpeg)

![](_page_47_Figure_0.jpeg)

	PIPE         AI           DIA.         Q           12         (300)           15         (375)           18         (450)           21	PPROX.         WALL           (kg)         WALL           530         2           (240)         (51)           740         2¼           (335)         (57)           990         2½           (450)         (64)           1280         2¾	A B 4 24 (102) (610 6 27 (152) (686 9 27 (229) (686 9 35	C 4'-0%'' (1.241 m) 3'-10" (1.168 m) 3'-10" (1.168 m) 38	D 6'-0%" (1.851 m) 6'-1" (1.854 m) 6'-1" (1.854 m) 6'-1"	E G 24 2 (610) (51) 30 2¼ (762) (57) 36 2½ (914) (64) 3'-6" 2¾	R 9 (229) 11 (280) 12 (305) 13	APPROX. SLOPE 1:2.4 1:2.4 1:2.4	REMARKS	
	(525) 24 (600) 27 (675) 30 (750) 33 (825) ( 36 (900) (	(580)         (70)           1520         3           (690)         (76)           1930         3¼           (875)         (83)           2190         3½           (995)         (89)           3200         3¾           1450)         (95)           4100         4           1860)         (102)	(229)         (889           9½         3'-7½           (241)         (1.105           10½         4'-0'           (267)         (1.219           12         4'-6'           (305)         (1.375)           13½         4'-10!           (343)         (1.486)           15         5'-3'           (381)         (1.681)	) (965) " 30 m) (762) 25½ m) (648) 19¾ m) (502) ½" 39¼ m) (997) 2 34¾ p) (883)	$\begin{array}{c} (1.854 \text{ m})(1)\\ \hline 6'-1\frac{1}{2}"\\ (1.867 \text{ m})(1)\\ \hline 6'-1\frac{1}{2}"\\ (1.867 \text{ m})(1)\\ \hline 6'-1\frac{1}{4}"\\ (1.874 \text{ m})(1)\\ \hline 8'-1\frac{1}{4}"\\ (2.483 \text{ m})(1)\\ \hline 8'-1\frac{1}{4}"\\ (2.483 \text{ m})(1)\\ \hline 8'-1\frac{1}{4}"\\ (2.483 \text{ m})(1)\\ \hline 8'-1\frac{1}{4}"\\ \hline \hline 8'-11$	1.067 m)         (70)           4'-0"         3           1.219 m)         (76)           4'-6"         3¼           1.372 m)         (83)           5'-0"         3½           1.524 m)         (89)           5'-6"         3¾           1.676 m)         (95)           6'-0"         4	(330) 14 (356) 14½ (368) 15 (381) 17½ (445) 20 (508)	1:2.5 1:2.4 1:2.5 1:2.5 1:2.5		
	$\begin{array}{c} (30) \\ 42 \\ (1050) \\ (1000) \\ 48 \\ (1200) \\ (1350) \\ (1350) \\ (1500) \\ (1500) \\ (1650)$	$\begin{array}{c} (102) \\ (102) \\ 5380 \\ 4\frac{1}{2} \\ 2440) \\ (114) \\ 6550 \\ 52970) \\ (127) \\ 8240 \\ 5\frac{1}{2} \\ 3740) \\ (140) \\ 8730 \\ 6 \\ 3960) \\ (152) \\ 10710 \\ 6\frac{1}{2} \\ 4860) \\ (165) \end{array}$	(301)         (1.6 m)           21         5'-3'           (533)         (1.6 m)           24         6'-0'           (610)         (1.829)           27         5'-5'           (686)         (1.651)           35         5'-0'           (889)         (1.524)           30         6'-0'           (762)         (1.829)	(1) (000) (0) (000) (0) (000) (0) (000) (0)	(2.489 m) (7 8'-2" (2.489 m) (7 8'-2" (2.489 m) (7 8'-4" (2.54 m) (7 8'-3" (2.515 m) (7 8'-3" (2.515 m) (7	6'-6"         4½           1.981 m)         (114           7'-0"         5           2.134 m)         (127           7'-6"         5½           2.286 m)         (140           8'-0"         5           2.438 m)         (127           8'-6"         5½           2.2438 m)         (127           8'-6"         5½           2.2591 m)         (140	(520) (559) (559) (559) (559) (559) (610) * *	1:2.5 1:2.5 1:2.0 1:1.9 1:1.7	NO.	
	(1050) ( 72 ( (1800) () 78 ( (1950) () 84 ( (2100) ()	(103)           12520         7           5680)         (178)           14770         7½           6700)         (191)           18160         8           8240)         (203)	(102) (1.029 36 6'-6' (914) (1.981 36 7'-6' (914) (2.286 36 7'-6!⁄ (914) (2.299 * Radius as furn	(533) (533) (533) (533) (533) (533) (533) (533)	(2.513 m) (2 8'-3" (2.514 m) (2 9'-3" (2.819 m) (2 9'-3½" (2.832 m) (2 nufacturer	9'-0" 6 2.743 m) (152 9'-6" 6½ 2.896 m) (165 10'-0" 6½ 3.048 m) (165	) *	1:1.8 1:1.8 1:1.6		439 <b>N</b>
Optional 24 bar dia. min. splice	DATE 1-1-11 C	REV larified ref. to n Section A-A. nner' to 'outer'	ISIONS pipe dia. Changed cage ref.	All slope ra displaceme (V:H). All dimensi unless othe	GEN atios are ex nt to units ons are in i erwise show RECA CONC	NERAL NO pressed as uni of horizontal c inches (millime n. ST REI CRETE ND SEC	TES ts of vertic lisplacemer tters) NFOI FLAF CTION	al RCED RED	ADVANTAGE	CONSULTING ENGINEER 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60
ALTERNAT BRICK MASONRY CAST-IN-PLACE O CONCRETE MASO PRECAST REINFO	E MATERIALS FO	R WALLS	T 8 (200) 6 (150) 5 (125) 3 (75)							SPITAL S
									TAILS	IIMAL HO T, ILLINOI
<u>0</u>						(id			DE	RED BARN AN GILBER
(0 t) St T T Precast reinforced concrete slab	2 (50) m (001) (12) Sau	in. nd cushion –	3 4 (75) (100)		Precast rei precast re is used	(14) (14) (17) (14)	when the n alternate			AD, SUITE 106 IS 60527 GILBER

**D2** 

![](_page_48_Figure_0.jpeg)

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MARCH 25, 2022 JOB: 21-052

SHEET:

**D3** 

![](_page_49_Picture_0.jpeg)

## PLANT SCHEDULE

<u>CANOPY TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
ACE AUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	3" CAL.	10
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL.	9
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	3" CAL.	8
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	8
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	3" CAL.	10
TIL GSP	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	3" CAL.	7
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	3" CAL.	9
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / COLORADO GREEN BLUE SPRUCE	B & B	6' HT.	8
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' HT.	12
<u>UNDERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY	B & B	6' MULTI–TRUNK	12
BET RIV	BETULA NIGRA / RIVER BIRCH	B & B	8' CLUMP	11
CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2" CAL.	11
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	6
DECIDUOUS SHRUBS ARO MOR COR ISA COR AME COT ACU RIB GRE SPI SPI SYR MEY VIB MUF VIB LUS	BOTANICAL / COMMON NAME ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD CORYLUS AMERICANA / AMERICAN HAZELNUT COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	<u>COND.</u> B & B B & B	<u>SIZE</u> 36"HT. 36"HT. 36"HT. 36"HT. 24"HT. 18"HT. 30"HT. 30"HT. 36"HT.	<u>QTY</u> 14 25 17 39 6 11 6 10 37
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	14
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	5
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	6' HT.	7
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	29
<u>PERENNIALS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	44
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	129
RUD GL2	RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK—EYED SUSAN	CONT.	QUART	10
<u>TURF_GRASS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
TUR_DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	SEED	S.F.	305,472

## SITE MATERIALS SCHEDULE

	<u>EXISTING PARKWAY TREE</u> –	18	<u>Landscape Data:</u> Off–street Parking Requirements: 720 S.F. landscape area per 24 p	s: 4 parking spaces required. equiring 1,350 S.F of Landscape (3) Canopy Trees, (2) Understory 0 S.F. of Landscape Area Required areas in and immediately is site is proposing significantly is proposing to keep it open not 3.				
<ul> <li>+</li> <li>+</li></ul>	<u>NATIVE SEED MIX</u> -	7,546 SF	42 Parking Spaces Provided Requi Area. Requires a minimum of (3) Trees, and (6) Shrubs per 720 S. These are only the landscaped are					
	<u>DECORATIVE_GRAVEL</u> -	237 SF	adjacent to the parking lot. This s more open space but as such is planted with trees as this time.					
	<u>MULCH</u> —	1,442 SF	Parking Lot Landscape Area Provid 1,767 S.F. Area Provided (8) Canopy Trees Required (5) Understory Trees Required	<u>ded:</u> (10) Canopy Trees Provided (5) Understory Trees Provided				
	<u>DECOMPOSED GRANITE</u> –	2,455 SF	(15) Shrubs Required	(35) Shrubs Provided.				
	<u>PERFECT_TURF</u> -	544 SF						
	<u>PAVERS</u> –	72 SF						

## LANDSCAPE NOTES:

- AUTHORITIES.

- MATERIAL TO A MINIMUM 3" DEPTH.

- WORKMANSHIP.

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES. 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS. 3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL

4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.

5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.

6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.

7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK. 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.

9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.

10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. 11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.

12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING

13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK

14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.

15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED. 16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE

ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL

17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.

18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES. 19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR

20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.

21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED. 22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.

23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

![](_page_49_Picture_48.jpeg)

SF

![](_page_50_Figure_0.jpeg)

![](_page_50_Figure_3.jpeg)

329333-Ø1

![](_page_50_Picture_5.jpeg)

Not To Scale

SET PLANTS AT SAME LEVEL AS GROWN IN CONTAINER.

- 3" DEEP MULCH WORK MULCH UNDER BRANCHES. RAISE PLANT BED 2" ABOVE FINISH GRADE.

PREPARE ENTIRE PLANT BED TO A 8" MIN. DEPTH WITH AMENDED TOPSOIL. - UNDISTURBED SUBGRADE. TEST PLANTING BED FOR PROPER DRAINAGE.

329301-03

ALERT LANDSCAPE ARCHITECT IF THERE ARE ANY CONCERNS.

ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL 4

LINDENGROUP ARCHITECTURE LAND PLANNING INTERIOR ARCHITECTURE LANDSCAPE ARCHITECTURE 10100 ORLAND PARKWAY SUITE 110 ORLAND PARK, ILLINOIS 60467 (708) 799-4400 WWW.LINDENGROUPINC.COM DESIGN BUILD 1303 OGDEN AVE. DOWNERS GROVE, IL 60515 (630) 734-0883 ERIKSSON ENGINEERING ASSOCIATES, LTD LANDSCAPE ARCHITECTS 145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINGIS 60030 PHONE (847) 223-4804 rax (847) 223-4864 EMAIL INFO@EEA-LTD.COM BARN HOSPITAL GILBERTS, ILLINOIS RED | ANIMAL STEVEN S. 57-0005 iration: 08/31/2 New Date Pending Landscape Title A Signed Into Law August 6, 2021. 2021-0095 PROJECT NUMBER 02-07-2022 DATE SSG MM DRAWN BY FINAL REVIEW Copyright — Linden Group Inc. All Rights Reserved. ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESKIS REPRESENTED OR REFEARED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF LINDEN GROUP INC. NORE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITIOUT HE DIFRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC. SHEET TITLE LANDSCAPE DETAILS SHEET NUMBER

![](_page_51_Figure_0.jpeg)