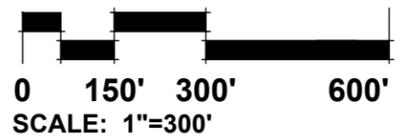




SITE DATA

LAND USE	BUILDING FOOTPRINT	AREA	% OF SITE
INDUSTRIAL USES	240,000	16.2	20.2%
TRAILER PARKING	-	4.2	5.2%
MATERIAL RECYCLING	-	17.3	20.9%
EXISTING USE	-	2.3	2.9%
DETENTION / OPEN SPACE	-	40.7	50.8%
TOTAL	240,000 S.F.	80.7 AC.	100.0%



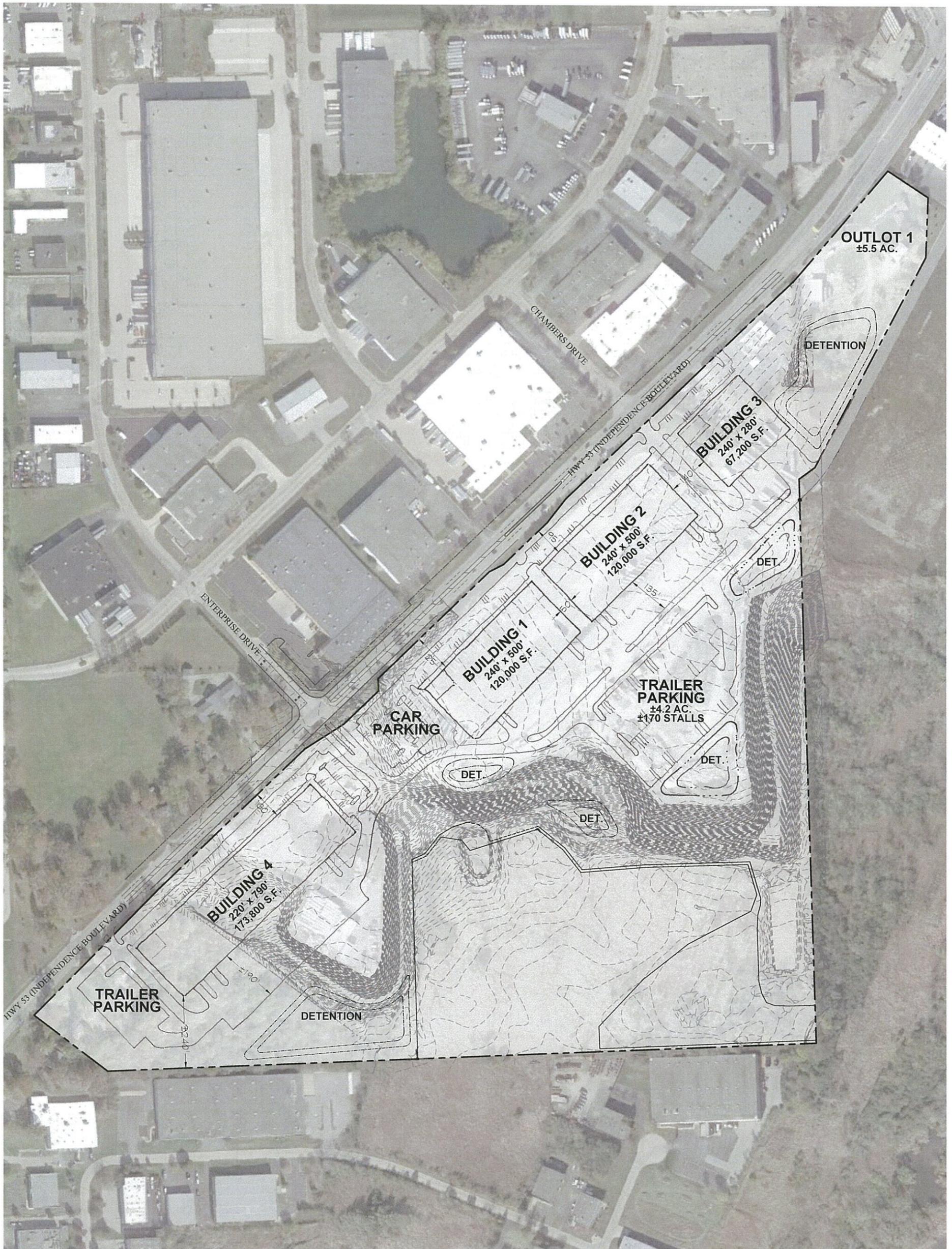
PHASE 1 CONCEPT PLAN
ROMEOVILLE, ILLINOIS

3/15/2022



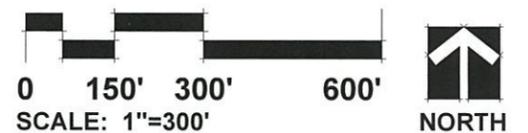
GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 WWW.GRWAINC.COM

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SITE DATA

LAND USE	BUILDING FOOTPRINT	AREA	% OF SITE
INDUSTRIAL USES	481,000	29.0	33.7%
TRAILER PARKING	-	5.5	6.4%
OUTLOT 1	-	5.5	6.4%
DETENTION / OPEN SPACE	-	46.1	53.5%
TOTAL	481,000 S.F.	86.1 AC.	100.0%



MASTER CONCEPT PLAN

ROMEOVILLE, ILLINOIS 9/09/2021



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GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS

753, 759, 761, AND 765 INDEPENDENCE BOULEVARD

ROMEIOVILLE, ILLINOIS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	12" RM	12" RM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	10"	10"
MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
CLEANOUT	⊙	⊙
WATER MAIN	1"	1"
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
FLARED END SECTION	△	△
COMBINED SEWER	→	→
STREET LIGHT/PARKING LOT LIGHT	⊙	⊙
POWER POLE	⊙	⊙
STREET SIGN	⊙	⊙
FENCE	—	—
GAS MAIN	—	—
OVERHEAD LINE	—	—
TELEPHONE LINE	—	—
ELECTRIC LINE	—	—
CABLE TV LINE	—	—
HIGH WATER LEVEL	NWL XXX	NWL XXX
NORMAL WATER LEVEL	XXX.XX	XXX.XX
CONTOUR LINE	—	—
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TD XXX.XX	TD XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF + XXXXX	FF + XXXXX
TOP OF FOUNDATION	TF + XXXXX	TF + XXXXX
GRADE AT FOUNDATION	GF + XXXXX	GF + XXXXX
HIGH OR LOW POINT	⊙	⊙
OVERLAND FLOOD ROUTE	—	—
PAVEMENT FLOW DIRECTION	→	→
SWALE FLOW DIRECTION	→	→
DEPRESSED CURB AND GUTTER	—	—
REVERSE CURB AND GUTTER	—	—

INDEX OF SHEETS	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL GRADING AND PHASING PLAN
4	GRADING PLAN - SOUTHWEST
5	GRADING PLAN - CENTRAL
6	GRADING PLAN - NORTHEAST
7	GRADING PLAN - SOUTHEAST
8	OVERALL STORMWATER POLLUTION PREVENTION PLAN
9	SWPPP - SOUTHWEST
10	SWPPP - CENTRAL
11	SWPPP - NORTHEAST
12	SWPPP - SOUTHEAST
13	SWPPP DETAILS AND SPECIFICATIONS
14	LANDSCAPE AND SEEDING PLAN
15	PROJECT SPECIFICATIONS AND CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

ABBREVIATIONS					
AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CF3	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TC	TOP OF DEPRESSED CURB
DWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
GR	GRADE RING ELEVATION	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HD	HIGH DENSITY PIPE	RT	RIGHT		
HYD	FIRE HYDRANT	ROW	RIGHT OF WAY		
HMA	HOT MIX ASPHALT				

BENCHMARKS	
SOURCE BENCHMARK: (NGS MONUMENT DESIGNATION H 140, PID M0120)	
BENCH MARK DISK IN THE TOP OF THE CENTER OF THE NORTHWEST CONCRETE HEAD WALL OF A 4-FOOT CONCRETE BOX CULVERT UNDER THE ROAD, 22 FEET NORTHWEST OF AND ABOUT 1/4 FOOT BELOW THE CENTER LINE OF THE ROAD, ABOUT 1.7 MILES SOUTHWEST ALONG THE NEW AVENUE FROM THE ALTON RAILROAD STATION AT LEMONT, ABOUT 175 YARDS SOUTHWEST OF THE ALTON RAILROAD SIGNAL, NO. 58. ELEVATION = 590.84 (NAVD88)	
SITE BENCHMARK #1: CROSS ON TOP OF SOUTHEAST BONNET BOLT OF 1ST FIRE HYDRANT NORTHEASTERNLY OF THE INTERSECTION OF N. INDEPENDENCE BOULEVARD AND HONEY TREE DRIVE ON THE SOUTH SIDE OF N. INDEPENDENCE BOULEVARD. ELEVATION = 660.20	
SITE BENCHMARK #2: CROSS ON TOP OF SOUTHWEST BONNET BOLT OF 2ND FIRE HYDRANT NORTHEASTERNLY OF THE INTERSECTION OF N. INDEPENDENCE BOULEVARD AND HONEY TREE DRIVE ON THE SOUTH SIDE OF N. INDEPENDENCE BOULEVARD. ELEVATION = 668.45	

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF ROMEIOVILLE CODE OF ORDINANCES

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

- FOR MUNICIPAL INSPECTIONS, PLEASE CALL (815) 886-6355.

BSR. McQuinn
LICENSED ENGINEER

ENGINEER'S SEAL

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

BSR. McQuinn
LICENSED ENGINEER

ENGINEER'S SEAL

4/1/2022 1:27:50 PM Ar 1/19/2022 1:27:50 PM 1/19/2022 1:27:50 PM

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(847) 696-1400
www.mackieconsultants.com

CLIENT: **FS REAL ESTATE, LLC**
321 CENTER STREET
HILLSIDE, ILLINOIS, 60162
PHONE: 708-544-1776

DATE	DESCRIPTION OF REVISION	JD	DATE	SCALE	N.T.S.
4/1/2022	REVISED PER VILLAGE OF ROMEIOVILLE, FPDWC	RD	01/28/2022		
03/04/2022	REVISED PER VILLAGE OF ROMEIOVILLE	RD			

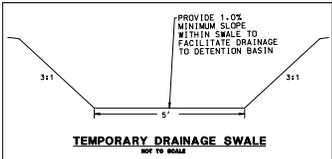
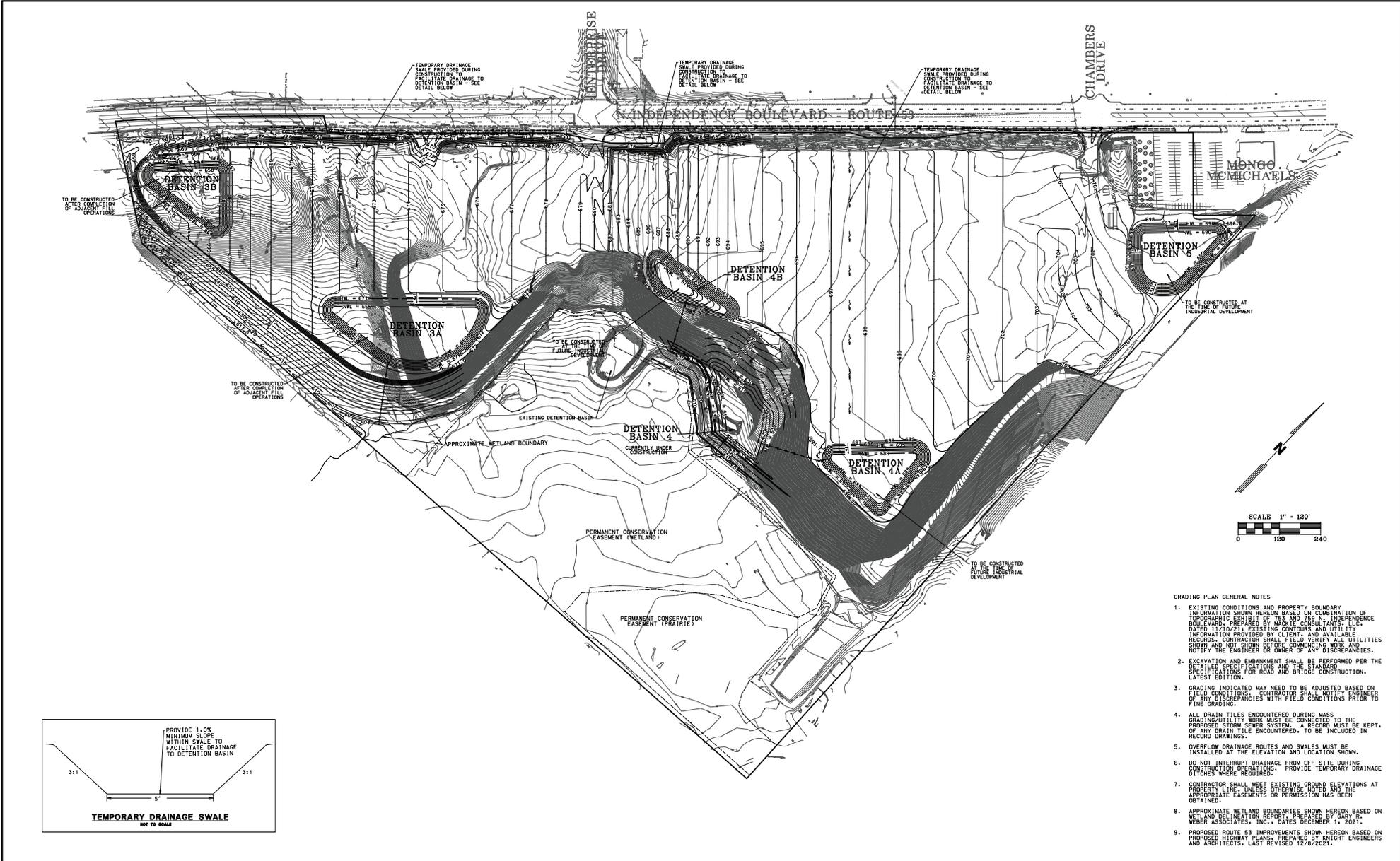
COVER SHEET

753, 759, 761, AND 765 INDEPENDENCE BOULEVARD

ROMEIOVILLE, ILLINOIS

SHEET
1 OF **16**

PROJECT NUMBER: 4179
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ILLINOIS FIRM LICENSE 04-009894



- GRADING PLAN GENERAL NOTES**
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION SHOWN HEREON BASED ON COMBINATION OF TOPOGRAPHIC EXHIBIT OF 753 AND 759 N. INDEPENDENCE BOULEVARD, PREPARED BY MACKIE CONSULTANTS, LLC, DATED 11/10/21, EXISTING CONTOURS AND UTILITY INFORMATION PROVIDED BY CLIENT, AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROVIDED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
 - OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 - CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSIONS HAS BEEN OBTAINED.
 - APPROXIMATE WETLAND BOUNDARIES SHOWN HEREON BASED ON WETLAND DELINEATION REPORT, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED DECEMBER 11, 2021.
 - PROPOSED ROUTE 53 IMPROVEMENTS SHOWN HEREON BASED ON PROPOSED HIGHWAY PLAN, PREPARED BY NIGHT ENGINEERS AND ARCHITECTS, LAST REVISED 12/8/2021.

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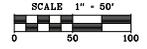
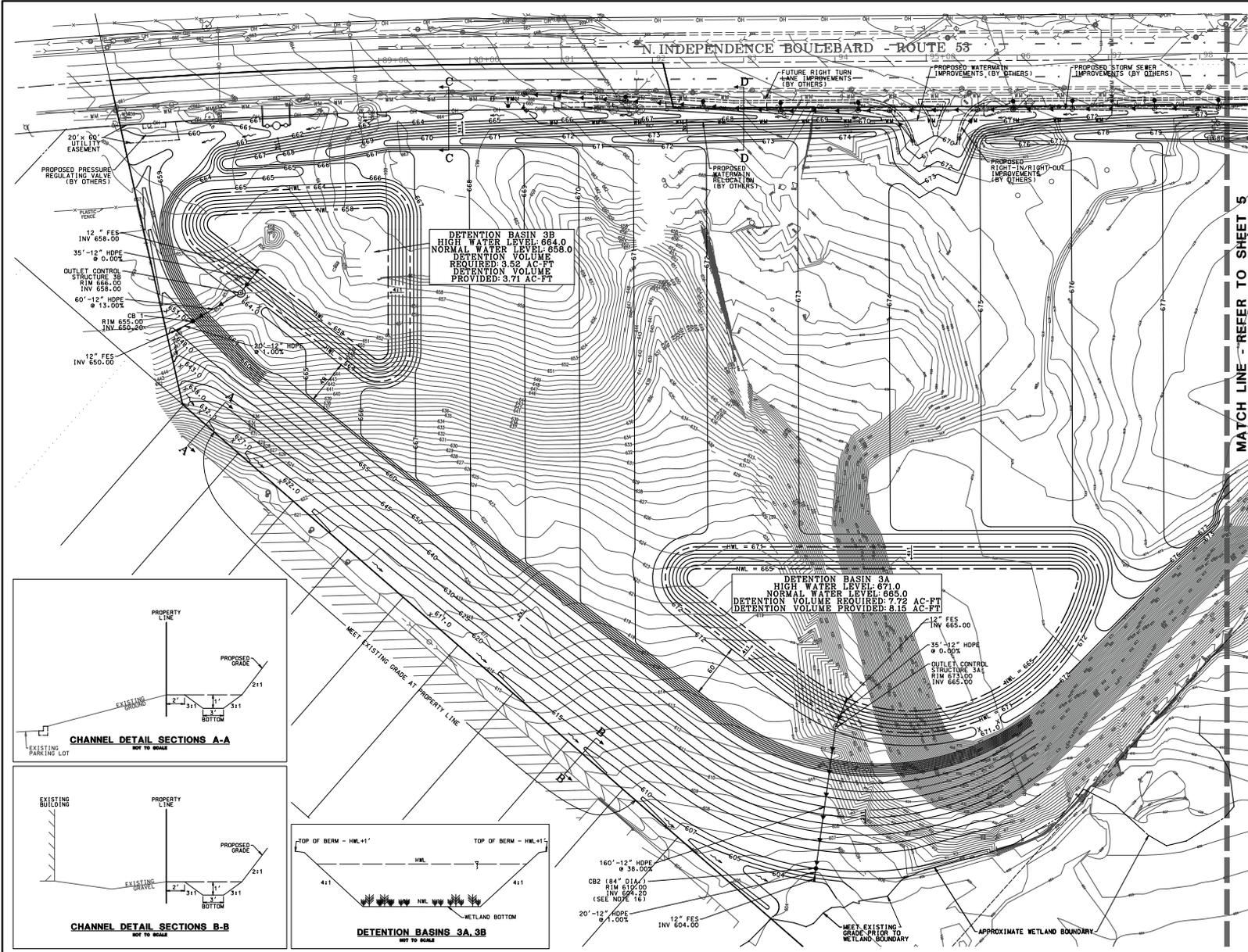
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 Rosemont, IL 60018
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CLIENT: **FS REAL ESTATE, LLC**
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 HILLSIDE, ILLINOIS, 60162
 PHONE: 708-544-1776

DATE	DESCRIPTION OF REVISION	DESIGNED	BRM	DATE	SCALE
4/12/2022	REVISED PER VILLAGE OF ROMEOVILLE, FPDWC	JD	BRM	01/28/2022	1" = 120'
03/04/2022	REVISED PER VILLAGE OF ROMEOVILLE	RDB	BRM		

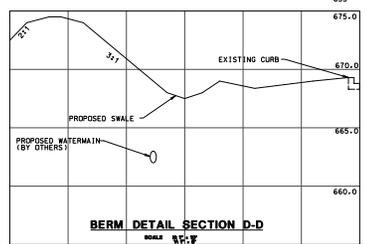
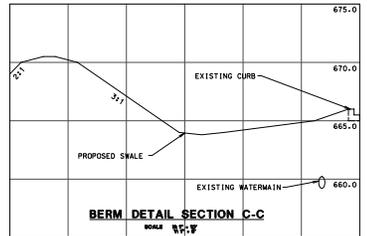
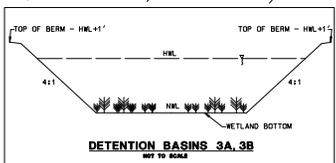
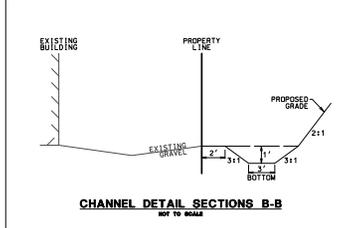
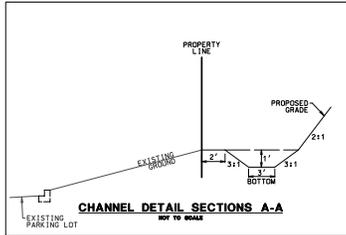
OVERALL GRADING AND PHASING PLAN
753, 759, 761, AND 765 INDEPENDENCE BOULEVARD
ROMEOVILLE, ILLINOIS

SHEET
3 OF 16
 PROJECT NUMBER: 4179
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- GRADING PLAN GENERAL NOTES**
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION SHOWN HEREIN BASED ON COMBINATION OF TOPOGRAPHIC EXHIBIT OF 753 AND 759 N. INDEPENDENCE BOULEVARD, PREPARED BY MACKIE CONSULTANTS, LLC, DATED 12/10/21; EXISTING CONTOURS AND UTILITY INFORMATION PROVIDED BY CLIENT, AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
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 - OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
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 - APPROXIMATE WETLAND BOUNDARIES SHOWN HEREIN BASED ON WETLAND DELINEATION REPORT, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED DECEMBER 1, 2021.
 - PROPOSED ROUTE 53 IMPROVEMENTS SHOWN HEREIN BASED ON PROPOSED HIGHWAY PLANS, PREPARED BY KNIGHT ENGINEERS AND ARCHITECTS, LAST REVISED 12/8/2021.
 - ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL STORM SEWERS SHALL BE DUAL WALL, N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.
 - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
 - CONTRACTOR SHALL CONTACT JULE (1-800-882-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 - THE VILLAGE REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWERS.
 - PROVIDE 4" THICK FLOWABLE FILL CONCRETE COLLAR AROUND CB2 TO PROVIDE ADDITIONAL STABILITY.

MATCH LINE - REFER TO SHEET 5



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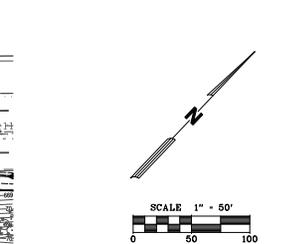
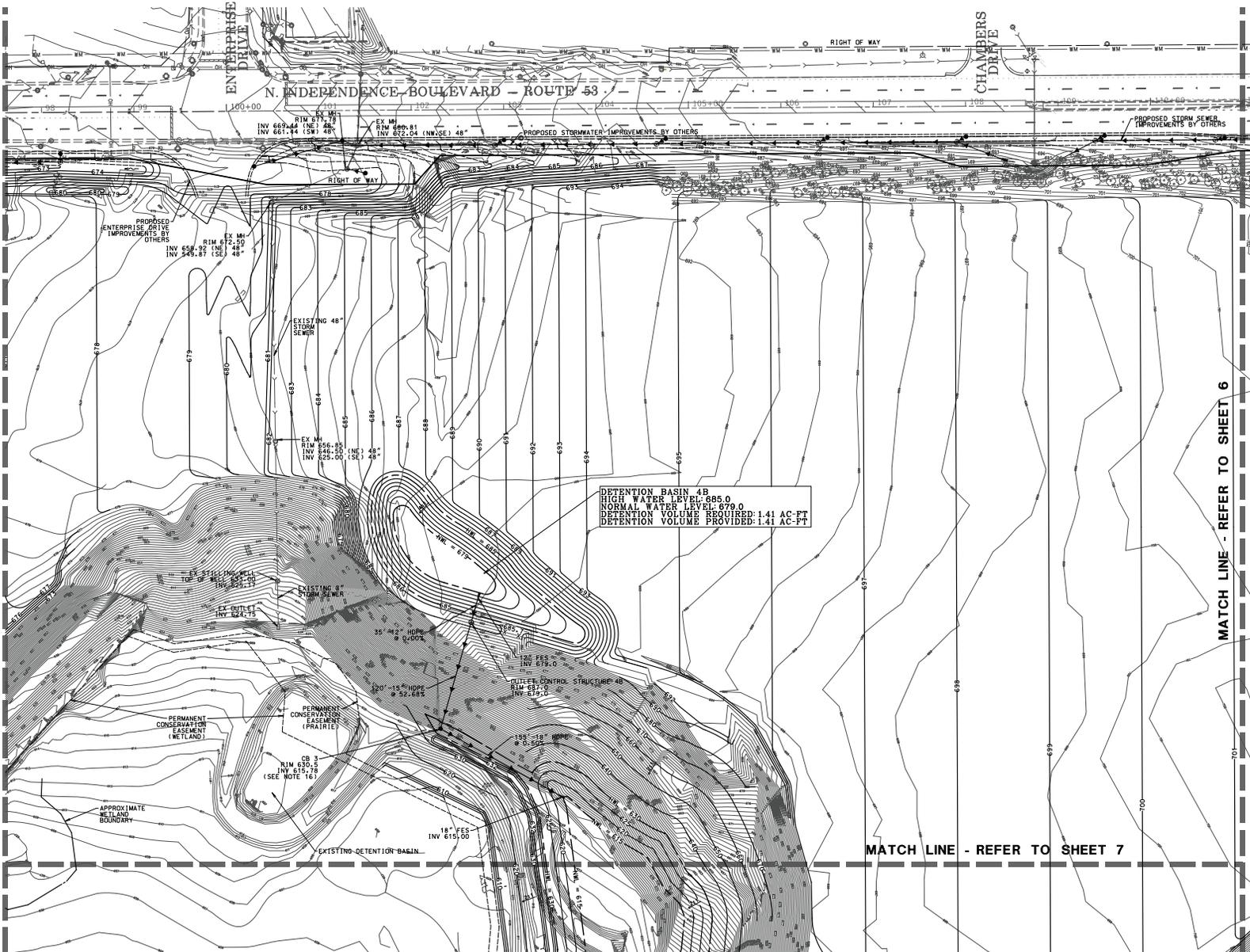
CLIENT:
FS REAL ESTATE, LLC
321 CENTER STREET
HILLSIDE, ILLINOIS, 60162
PHONE: 708-544-1776

DATE	DESCRIPTION OF REVISION	DESIGNED	BRM	DRAWN	RDB	APPROVED	RDB	DATE	01/28/2022
4/1/2022	REVISED PER VILLAGE OF ROMEOVILLE, FPDWC	JD							
03/04/2022	REVISED PER VILLAGE OF ROMEOVILLE	RDB							
		BY							

GRADING PLAN - SOUTHWEST
753, 759, 761, AND 765 INDEPENDENCE BOULEVARD
ROMEOVILLE, ILLINOIS

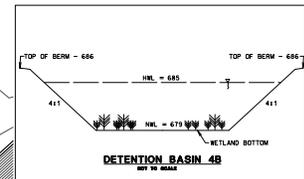
SHEET
4 OF 16
PROJECT NUMBER: 4179
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MATCH LINE - REFER TO SHEET 4



GRADING PLAN GENERAL NOTES

1. EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION SHOWN HEREON BASED ON COMBINATION OF TOPOGRAPHIC EXHIBIT OF 753 AND 759 N. INDEPENDENCE BOULEVARD, PREPARED BY MACKIE CONSULTANTS, LLC DATED 11/07/21. EXISTING CONTOURS AND UTILITY INFORMATION PROVIDED BY CLIENT, AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
2. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
4. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
5. OVERFLOW DRAINAGE ROUTES AND SNALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
6. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
7. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OF PERMISSION HAS BEEN OBTAINED.
8. APPROXIMATE WETLAND BOUNDARIES SHOWN HEREON BASED ON WETLAND DELINEATION REPORT, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED DECEMBER 14, 2021.
9. PROPOSED ROUTE 53 IMPROVEMENTS SHOWN HEREON BASED ON PROPOSED HIGHWAY PLANS, PREPARED BY KNIGHT ENGINEERS AND ARCHITECTS, LAST REVISED 12/8/2021.
10. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
11. ALL STORM SEWERS SHALL BE DUAL WALL, N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.
12. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY. UTILITY COMPANIES OR FIELD MEASUREMENTS, THIS INFORMATION WILL BE BELIEVED TO BE COMPLETE AND ACCURATE. CANNOT BE GUARANTEED.
13. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
14. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
15. THE VILLAGE REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWERS.
16. PROVIDE 4" THICK FLOWABLE FILL CONCRETE COLLAR AROUND CBS TO PROVIDE ADDITIONAL STABILITY.



MATCH LINE - REFER TO SHEET 7

MATCH LINE - REFER TO SHEET 6

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CLIENT: **FS REAL ESTATE, LLC**
 321 CENTER STREET
 HILLSIDE, ILLINOIS, 60162
 PHONE: 708-544-1776

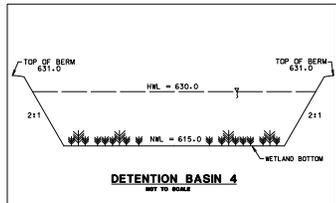
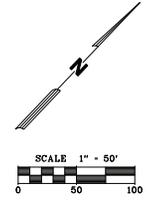
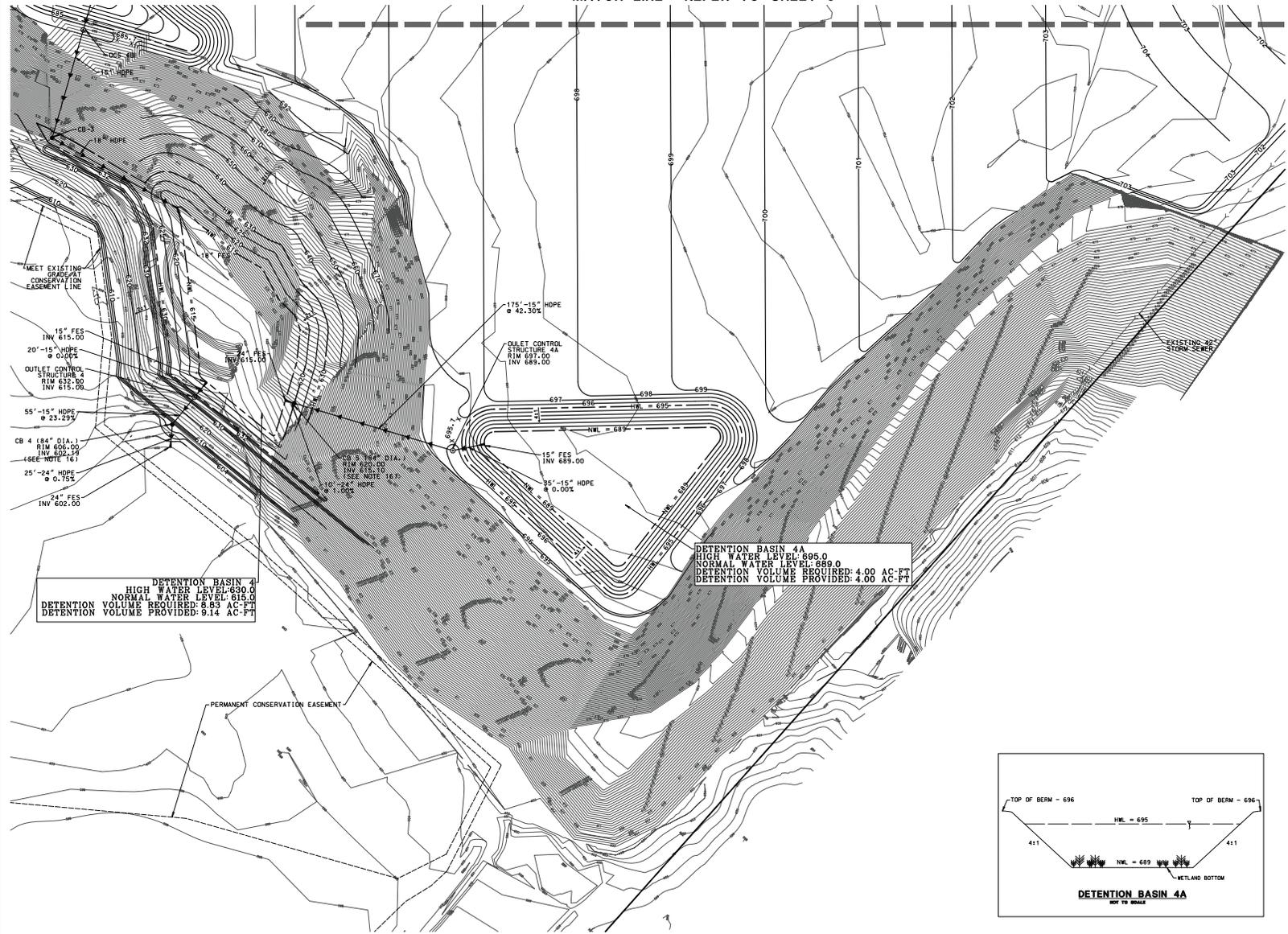
DATE	DESCRIPTION OF REVISION	DESIGNED	BRM
03/04/2022	REVISED PER VILLAGE OF ROMEOVILLE	BRM	RDB
		APPROVED	BRM
		DATE	01/28/2022
		SCALE	1" = 50'

GRADING PLAN - CENTRAL
753, 759, 761, AND 765 INDEPENDENCE BOULEVARD
ROMEOVILLE, ILLINOIS

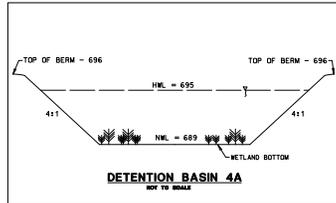
SHEET
5 OF 16
 PROJECT NUMBER: 4179
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 ILLINOIS FIRM LICENSE #4-002694

4/12/2022 2:26:07 PM Ar 11/29/21 Engineering/Plan/1761155-Quantity Plan Central.rvt

MATCH LINE - REFER TO SHEET 6



- GRADING PLAN GENERAL NOTES**
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION SHOWN HEREON BASED ON COMBINATION OF TOPOGRAPHIC EXHIBIT OF 753 AND 759 N. INDEPENDENCE BOULEVARD PREPARED BY MACKIE CONSULTANTS, LLC, DATED 11/10/21. EXISTING CONTIGUOUS AND UTILITY INFORMATION PROVIDED BY CLIENT, AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINAL GRADING.
 - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
 - OVERFLOW DRAINAGE ROUTES AND SCALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 - CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.
 - APPROXIMATE WETLAND BOUNDARIES SHOWN HEREON BASED ON WETLAND DELINEATION REPORT, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATES DECEMBER 11, 2021.
 - PROPOSED ROUTE 53 IMPROVEMENTS SHOWN HEREON BASED ON PROPOSED HIGHWAY PLANS, PREPARED BY ANTOUR ENGINEERS AND ARCHITECTS, LAST REVISED 12/8/2021.
 - ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL STORM SEWERS SHALL BE DUAL WALL, N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.
 - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION WILL BE BELIEVED TO BE COMPLETE AND ACCURATE. CANNOT BE GUARANTEED.
 - CONTRACTOR SHALL CONTACT JULLIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 - THE VILLAGE REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWERS.
 - PROVIDE 4" THICK FLOWABLE FILL CONCRETE COLLAR AROUND CB4 AND CB5 TO PROVIDE ADDITIONAL STABILITY.



DETENTION BASIN 4
HIGH WATER LEVEL: 630.0
NORMAL WATER LEVEL: 615.0
DETENTION VOLUME REQUIRED: 8.53 AC-FT
DETENTION VOLUME PROVIDED: 9.14 AC-FT

DETENTION BASIN 4A
HIGH WATER LEVEL: 695.0
NORMAL WATER LEVEL: 609.0
DETENTION VOLUME REQUIRED: 4.00 AC-FT
DETENTION VOLUME PROVIDED: 4.00 AC-FT

4/2/2022 2:12:08 PM An:\19291\Engineering\Plan\1761\1761-01-Grading Plan - Southeast.dwg

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: **FS REAL ESTATE, LLC**
321 CENTER STREET
HILLSIDE, ILLINOIS, 60162
PHONE: 708-544-1776

DESIGNED	BRM
DRAWN	RDB
APPROVED	BRM
DATE	01/28/2022
SCALE	1" = 50'
DATE	03/04/2022
DESCRIPTION OF REVISION	REVISD PER VILLAGE OF ROMEOVILLE
BY	RDB

GRADING PLAN - SOUTHEAST
753, 759, 761, AND 765 INDEPENDENCE BOULEVARD
ROMEOVILLE, ILLINOIS

SHEET
7 OF 16
PROJECT NUMBER: 4179
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LEGEND

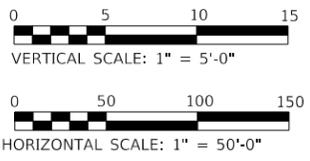
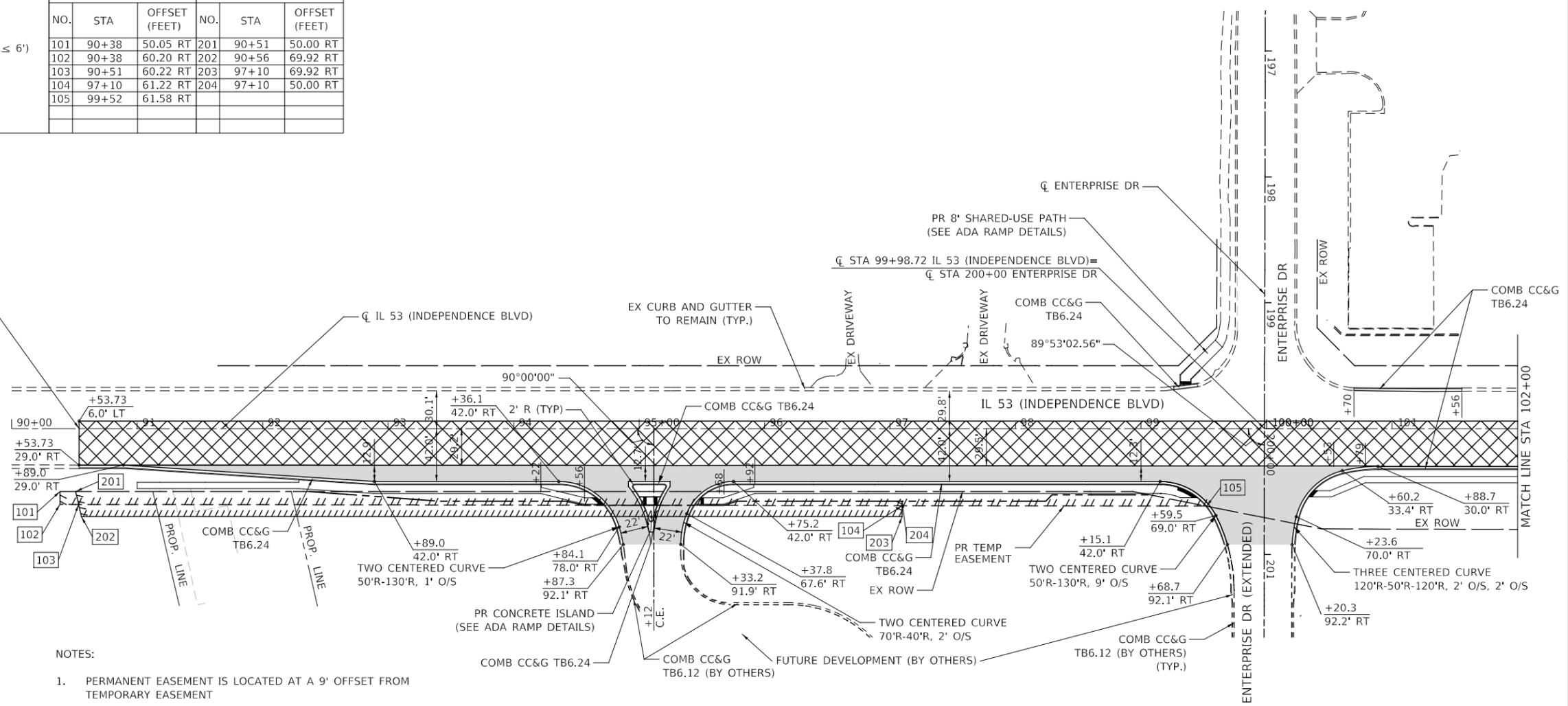
- PROPOSED PAVEMENT
 - 2" P HMA SC IL-9.5 E N70
 - 9 1/4" HMA BASE COURSE WIDENING (WHEN WIDTH IS ≤ 6')
 - OR 9 1/4" HMA BASE COURSE (WHEN WIDTH IS > 6')
 - 12" AGGREGATE SUBGRADE IMPROVEMENT
- PROPOSED RESURFACING
 - 2" P HMA SC IL-9.5 E N70

TEMP EASEMENT DATA			PERM EASEMENT DATA		
NO.	STA	OFFSET (FEET)	NO.	STA	OFFSET (FEET)
101	90+38	50.05 RT	201	90+51	50.00 RT
102	90+38	60.20 RT	202	90+56	69.92 RT
103	90+51	60.22 RT	203	97+10	69.92 RT
104	97+10	61.22 RT	204	97+10	50.00 RT
105	99+52	61.58 RT			

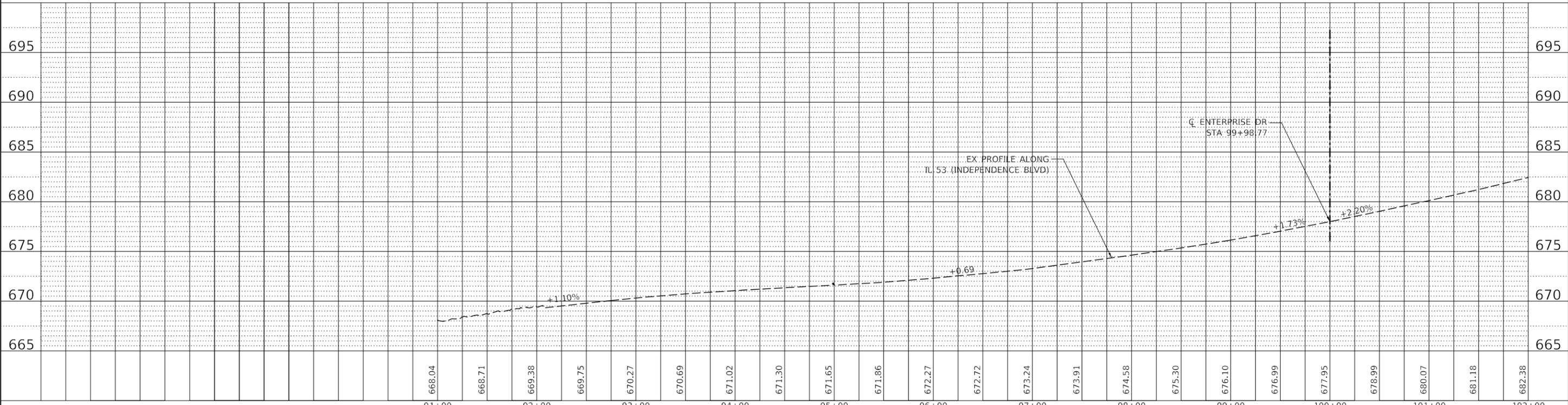
PLAN	SURVEYED	DATE
	PLOTTED	BY
	CHECKED	
	FILED	
	NO.	

PROFILE	SURVEYED	DATE
	GRADES CHECKED	BY
	STRUCTURE NOTATIONS CHKD	
	NO.	

BEGIN IMPROVEMENTS
STA 90+53.73
CL IL 53 (INDEPENDENCE BLVD)



- NOTES:
- PERMANENT EASEMENT IS LOCATED AT A 9' OFFSET FROM TEMPORARY EASEMENT



USER NAME = patobrien	DESIGNED - DMS	REVISED -
PLOT SCALE = 1:100	DRAWN - PMO	REVISED -
PLOT DATE = 3/25/2022	CHECKED - CMS	REVISED -
	DATE - 3/25/2022	REVISED -



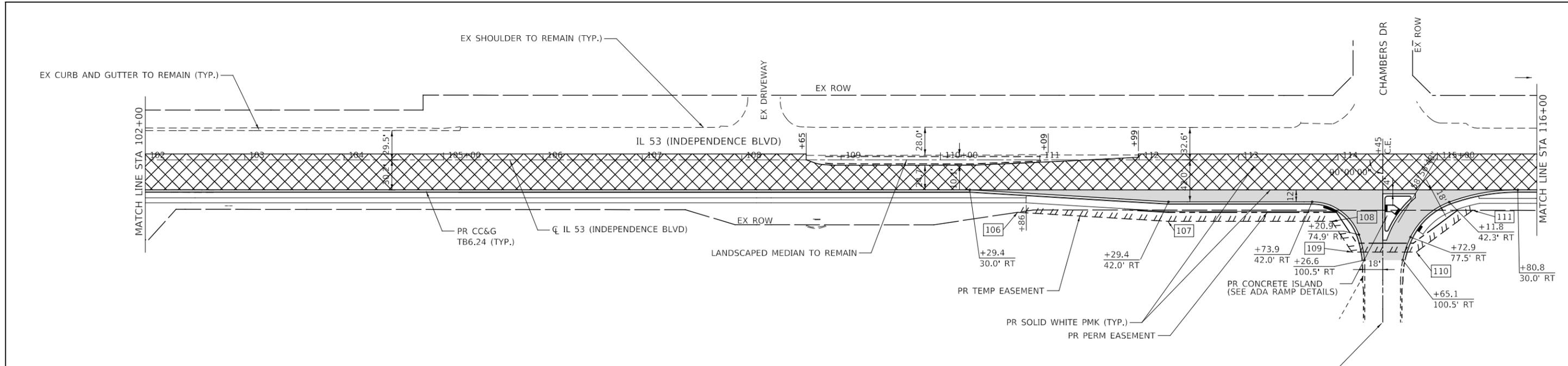
**IL 53 (INDEPENDENCE BLVD)
ROADWAY PLAN & PROFILES**

SCALE: AS SHOWN SHEET 1 OF 3 SHEETS STA. TO STA.

F.A.P. RTE. 112	SECTION	COUNTY	TOTAL SHEETS 80	SHEET NO. 20
WILL			CONTRACT NO.	
ILLINOIS				

PLAN	SURVEYED	BY	DATE
	PLOTTED		
	CHECKED		
	FILED		
NOTE BOOK NO.	PROJECT FILE NAME		

PROFILE	SURVEYED	BY	DATE
	PLOTTED		
	CHECKED		
	FILED		
NOTE BOOK NO.	PROJECT FILE NAME		

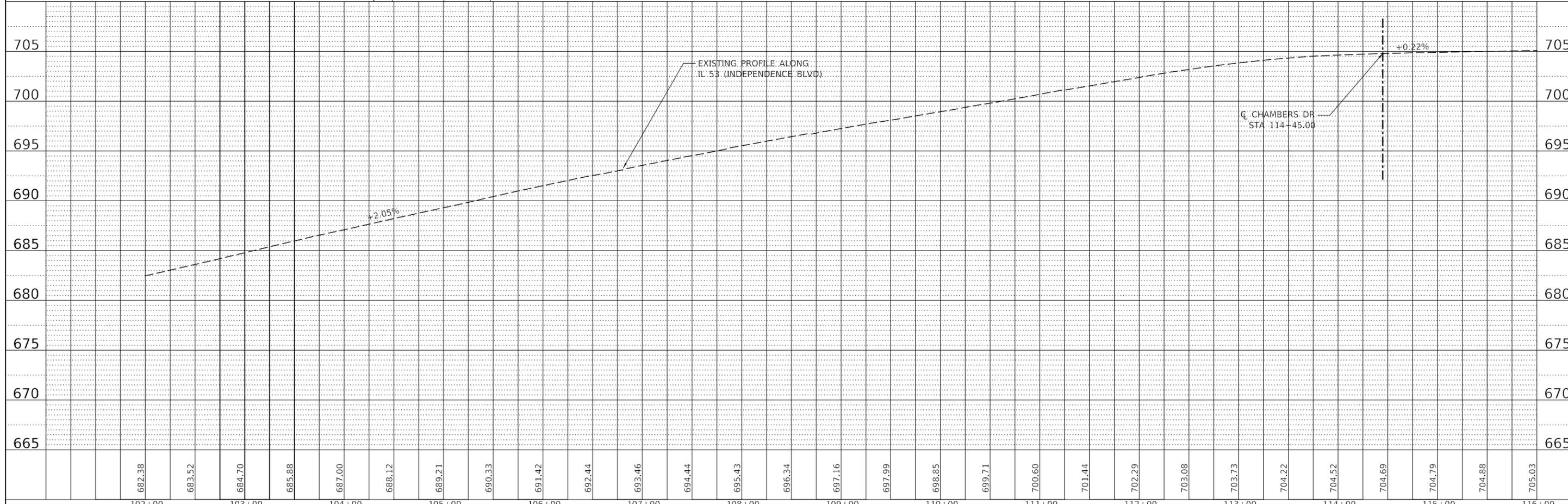
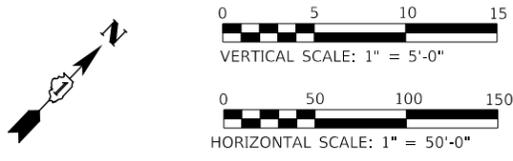


LEGEND

- PROPOSED PAVEMENT
 - 2" P HMA SC IL-9.5 E N70
 - 9 1/4" HMA BASE COURSE WIDENING (WHEN WIDTH IS ≤ 6')
 - OR 9 1/4" HMA BASE COURSE (WHEN WIDTH IS > 6')
 - 12" AGGREGATE SUBGRADE IMPROVEMENT
- PROPOSED RESURFACING
 - 2" P HMA SC IL-9.5 E N70

TEMP EASEMENT DATA		
NO.	STA	OFFSET (FEET)
106	110+78	52.52 RT
107	112+29	61.58 RT
108	113+94	61.59 RT
109	114+14	92.52 RT
110	114+79	92.52 RT
111	115+35	50.54 RT

NOTES:
 1. PERMANENT EASEMENT IS LOCATED AT A 9' OFFSET FROM TEMPORARY EASEMENT



USER NAME = patobrien	DESIGNED - DMS	REVISED -
PLOT SCALE = 1:100	DRAWN - PMO	REVISED -
PLOT DATE = 3/25/2022	CHECKED - CMS	REVISED -
	DATE - 3/25/2022	REVISED -



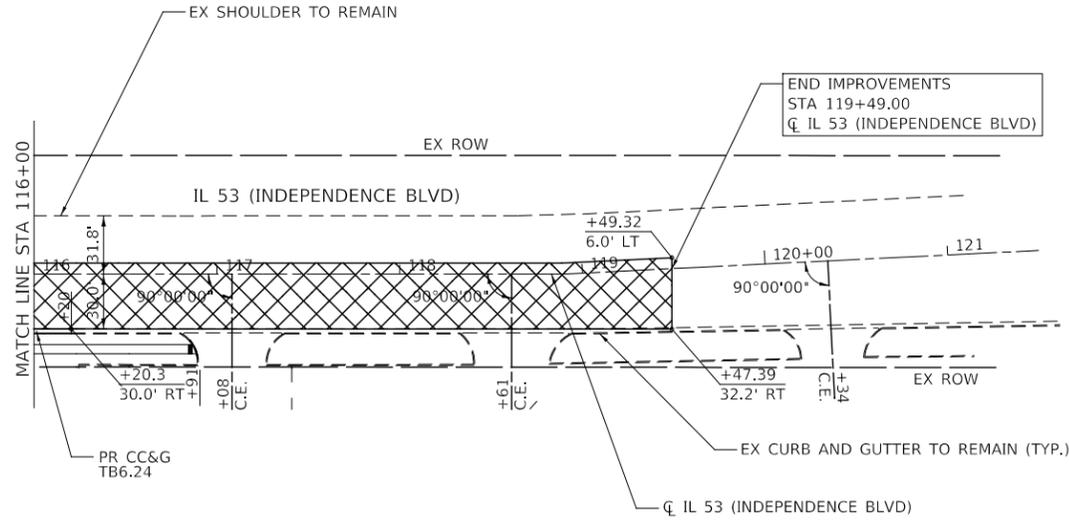
**IL 53 (INDEPENDENCE BLVD)
ROADWAY PLAN & PROFILES**

SCALE: AS SHOWN SHEET 2 OF 3 SHEETS STA. TO STA.

F.A.P. RTE. 112	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		WILL	80	21
CONTRACT NO.				

PLAN	SURVEYED	BY	DATE
	PLOTTED		
	CHECKED		
	FILED		
NOTE BOOK NO.	FILE NAME		

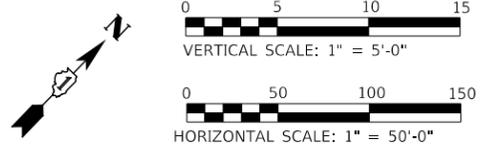
PROFILE	SURVEYED	BY	DATE
	PLOTTED		
	CHECKED		
	FILED		
NOTE BOOK NO.	FILE NAME		



LEGEND	
	PROPOSED PAVEMENT - 2" P HMA SC IL-9.5 E N70 - 9 1/4" HMA BASE COURSE WIDENING (WHEN WIDTH IS ≤ 6') OR 9 1/4" HMA BASE COURSE (WHEN WIDTH IS > 6') - 12" AGGREGATE SUBGRADE IMPROVEMENT
	PROPOSED RESURFACING - 2" P HMA SC IL-9.5 E N70

TEMP EASEMENT DATA		
NO.	STA	OFFSET (FEET)
207	116+15	50.60 RT

NOTES:
1. PERMANENT EASEMENT IS LOCATED AT A 9' OFFSET FROM TEMPORARY EASEMENT



KNIGHT
Engineers & Architects

USER NAME = patobrien	DESIGNED - DMS	REVISED -
PLOT SCALE = 1:100	DRAWN - PMO	REVISED -
PLOT DATE = 3/25/2022	CHECKED - CMS	REVISED -
	DATE - 3/25/2022	REVISED -



IL 53 (INDEPENDENCE BLVD)
ROADWAY PLAN & PROFILES
SCALE: AS SHOWN SHEET 3 OF 3 SHEETS STA. TO STA.

F.A.P. RTE. 112	SECTION	COUNTY WILL	TOTAL SHEETS 80	SHEET NO. 22
CONTRACT NO.				ILLINOIS