

RECORD DRAWINGS

FOR

HIGHPOINT TOWN SQUARE APARTMENTS (PHASE II OF REFLECTIONS)

ROMEOWILLE, ILLINOIS

RECORD DRAWINGS PREPARED BY:
V3 COMPANIES, LTD.



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

FIELD WORK COMPLETED 11-22-2019 (DB)
DRAFTING COMPLETED 7-17-2020 (KAR)

REVISIONS	
NO.	DESCRIPTION
1	08-04-2020 UPDATED RECORD INFORMATION (SCA)
2	04-22-2024 ADDITIONAL FIELD WORK (HNS) (W0947449-KAR)
3	05-03-2024 ADDITIONAL FIELD WORK (HNS) (W0947605-KAR)

RECORD DRAWING NOTES:

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2) DESIGN INFORMATION THAT IS CROSSED OUT AND REPLACED WITH RED/FULL-TONE DATA REFLECTS THE AS-CONSTRUCTED, FIELD VERIFIED, CONDITION.

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5) PER THE CLIENT THE NOTED STRUCTURES AND / OR PIPES, WERE NOT INSTALLED AT THE TIME FIELD WORK WAS PERFORMED.

PROJECT TEAM

OWNER/DEVELOPER

Phase II of Romeoville, LLC
100 S. Highpoint Drive
Romeoville, Illinois 60446
630 210 6227
Contact: Bruno Bottarelli

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

Project Manager: Theodore E. Feenstra, P.E., LEED AP BD+C
Project Engineer: Steven A. Kranenborg, P.E.

ARCHITECT

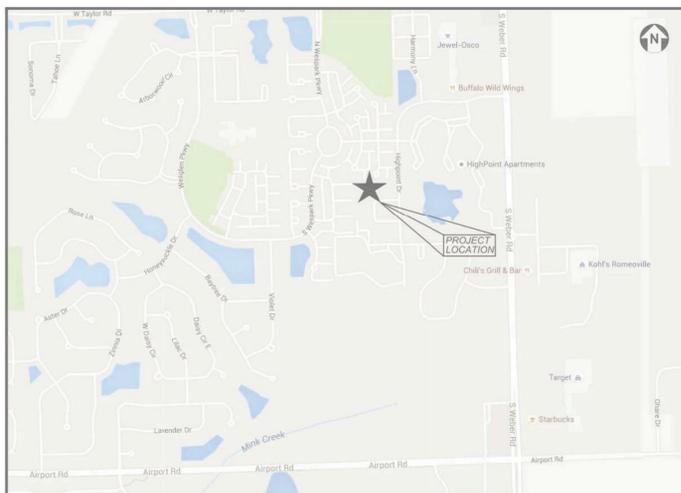
Bloom Architecture
P.O. Box 579
La Grange, Illinois 60525
312 480 5847
Contact: Albert Bloom

VILLAGE CONTACT

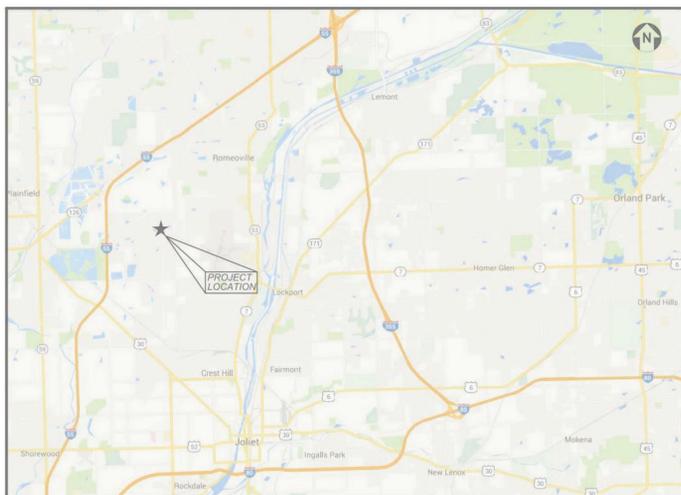
Village of Romeoville
615 Anderson Drive
Romeoville, Illinois 60446
815 886 1870
Contact: Jonathon Zabrocki, P.E.

GENERAL CONTRACTOR

Wells and Wells Construction, Inc.
612 North Walnut Street
Champaign, IL 61820
217 356-7030



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

CONTRACTOR'S STATEMENT

I hereby certify that all construction specifications, product standards and quantities shown and described within these plans have been met or exceeded.

Signed/Sealed: _____ Date: _____

INDEX OF DRAWINGS

- C0.0 TITLE SHEET
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- ~~C2.1 DEMOLITION PLAN~~
- ~~C3.0 LAYOUT AND PAVING PLAN~~
- C4.0 GRADING PLAN
- ~~C4.1 EROSION CONTROL PLAN~~
- ~~C4.2 EROSION CONTROL NOTES AND DETAILS~~
- C5.0 UTILITY PLAN - STORM SEWER
- C5.1 UTILITY PLAN - WATER MAIN AND SANITARY SEW.
- C5.2 SANITARY PROFILES
- C5.3 SANITARY PROFILES
- ~~C6.0 CONSTRUCTION DETAILS~~
- ~~C6.1 CONSTRUCTION DETAILS~~
- 1 ADA RECORD DRAWING DETAILS

ENGINEER'S (SURVEYOR'S) STATEMENT

I have reviewed the "as-built" information included in these plans, and based upon my inspection of the site; I confirm the project was constructed in substantial compliance with the original design intent of the project. Furthermore, I also confirm the as-built grading and overall project site is in compliance with the latest Illinois Accessibility Code requirements.

Signed/Sealed: _____ Date: _____

DRAINAGE CERTIFICATION

"I, STEVEN A. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DEFERRED ONTO AND CAUSE DAMAGE TO ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES."



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REVISIONS

NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY
1	11-23-16	ISSUED FOR HUD REVIEW	ALL	SAK
2	01-18-17	REVISED PER VILLAGE COMMENTS	ALL	SAK
3	02-17-17	REVISED PER VILLAGE COMMENTS	ALL	SAK
4	04-26-17	BUILDING DEPARTMENT REVISIONS		
5	04-26-17	ISSUED FOR HUD REVIEW #2		
6	08-01-07	BUILDING DEPARTMENT & HUD REVISIONS		
7	09-22-17	ISSUED FOR CONSTRUCTION		

ORIGINAL ISSUE DATE: SEPTEMBER 19, 2016

BENCHMARKS

SOURCE: PER FEMA FIRM MAP
STATION DESIGNATION: RM 54
ELEVATION: 601.01 (PUBLISHED AND HELD) DATUM: NGVD29
DESCRIPTION: CUT SQUARE IN THE SOUTHWEST WING WALL OF RENWICK ROAD BRIDGE OVER LILY CACHE CREEK.
STATION DESIGNATION: RM 56
ELEVATION: 591.24 (PUBLISHED AND MEASURED) DATUM: NGVD29
DESCRIPTION: CHISELED SQUARE ON RIGHT DOWNSTREAM WING WALL OF CATON FARM ROAD BRIDGE, OVER SUNNYLAND DRAIN.
SITE:
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3 COMPANIES DATE: 02-24-16 ELEVATION: 633.60 (MEASURED) DATUM: NGVD29
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT WEST SIDE OF HIGHPOINT DRIVE, SOUTH OF BITUMINOUS DRIVE TO SITE.
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3 COMPANIES DATE: 02-24-16 ELEVATION: 632.38 (MEASURED) DATUM: NGVD29
DESCRIPTION: WESTERLY FLANGE BOLT ON FIRE HYDRANT NEAR THE NORTHEAST CORNER OF THE HIGH 1 STORY BUILDING TO THE SOUTH.
NOTE: BM CONVERSION FACTOR FROM NGVD29 - 0.31" = NAVD88

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN A. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF HIGHPOINT II OF ROMEOWILLE, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONNECTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
DATED THIS _____ DAY OF _____ A.D., 2017.
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2017
ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

DRAWING NO.
C0.0

RECORD DRAWINGS

16036 - TITLE SHEET

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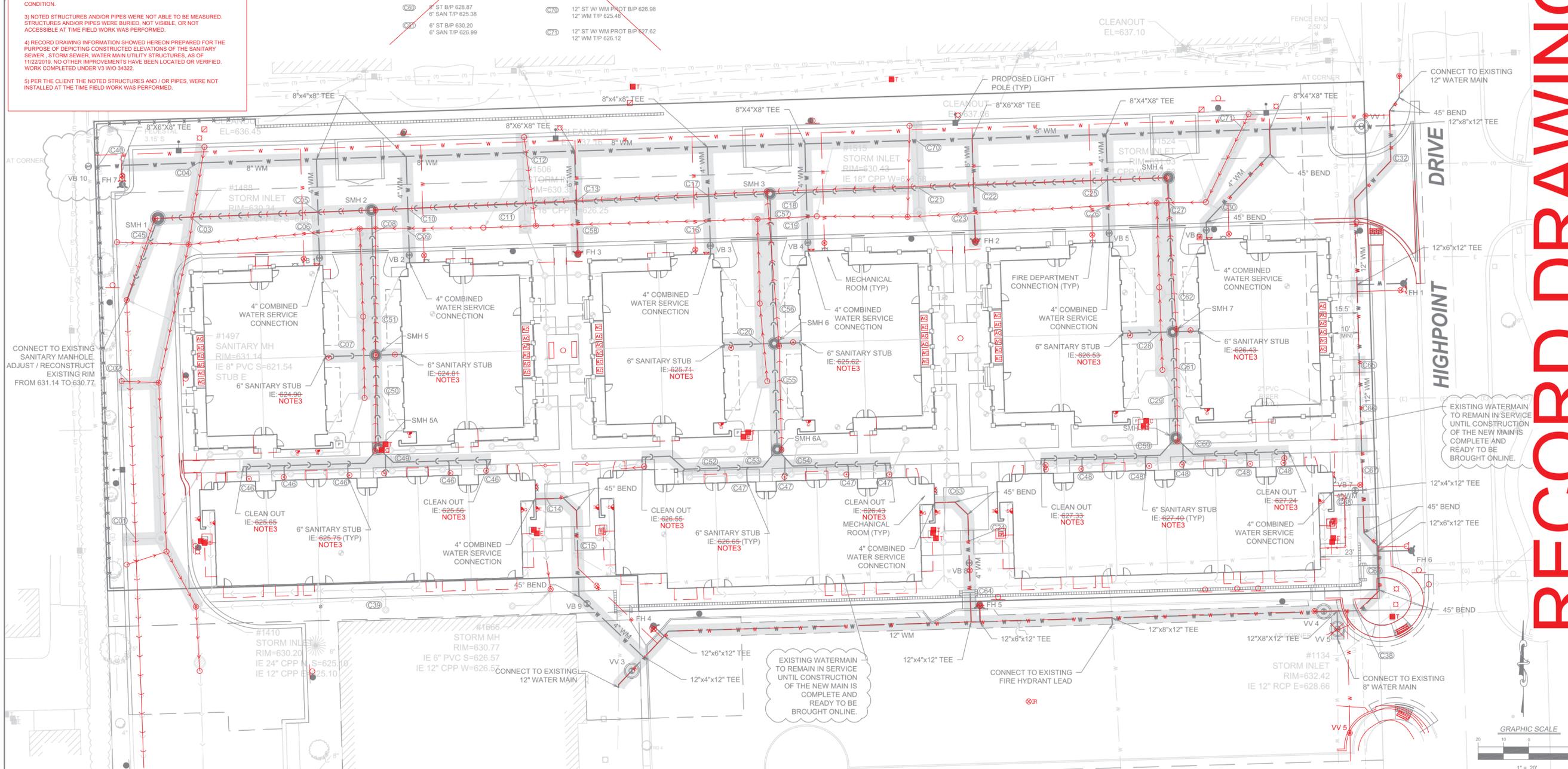
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UTILITY CROSSINGS

C51	8" ST BIP 627.99 6" SAN T/P 628.07	C26	6" ST BIP 630.19 8" SAN T/P 628.09	FH 1	633.54 F/G-633.5	VV 1	8" GATE VALVE IN 5" DIA. VAULT RIM: 631.40-631.81
C52	6" ST BIP 628.01 6" SAN T/P 628.84	C53	8" ST W/M PROT. BIP 628.02 4" WM T/P 626.52	FH 2	633.05 F/G-633.4	VV 2	8" GATE VALVE IN 5" DIA. VAULT RIM: 633.84-635.20
C53	8" ST BIP 627.76 6" SAN T/P 628.85	C25	6" ST W/M PROT. BIP 628.45 4" WM T/P 626.95	FH 3	631.77 F/G-632.3	VV 3	12" GATE VALVE IN 5" DIA. VAULT RIM: 631.7-NOTE 3
C54	6" ST BIP 628.01 6" SAN T/P 626.57	C56	EX TELE LINE F.V. EX ELECT. LINE F.V. 12" WM T/P 628.5	FH 4	631.21 F/G-631.3	VV 4	12" GATE VALVE IN 5" DIA. VAULT RIM: 631.50-NOTE 3
C55	6" ST BIP 629.10 6" SAN T/P 626.19	C57	EX TELE LINE F.V. EX ELECT. LINE F.V. 12" WM T/P 628.11	FH 5	631.21 F/G-631.3	VV 5	8" GATE VALVE IN 5" DIA. VAULT RIM: 631.64-M.E. 631.64 T/P=625.64
C56	6" ST BIP 629.09 6" SAN T/P 625.88	C58	EX TELE LINE F.V. EX ELECT. LINE F.V. 12" WM T/P 628.25	FH 6	632.91 F/G-633.5	VV 6	4" GATE VALVE IN VALVE BOX RIM: 633.0-633.01
C57	EX 18" ST BIP 626.47 6" SAN T/P 625.54	C59	EX TELE LINE F.V. EX ELECT. LINE F.V. 12" WM T/P 628.20	FH 7	631.22 F/G-631.5	VV 7	4" GATE VALVE IN VALVE BOX RIM: 631.6-632.96
C58	EX 18" ST W/M PROT. BIP 626.28 6" WM T/P 624.78	C60	EX TELE LINE F.V. EX ELECT. LINE F.V. 12" WM T/P 627.38			VV 8	4" GATE VALVE IN VALVE BOX RIM: 631.70-M.E. 631.18
C59	6" ST BIP 628.18 6" SAN T/P 627.47	C61	12" ST W/ WM PROT BIP 626.98 12" WM T/P 625.48			VV 9	4" GATE VALVE IN VALVE BOX RIM: 631.6-632.96
C60	6" ST BIP 630.20 6" SAN T/P 626.99	C62	12" ST W/ WM PROT BIP 627.62 12" WM T/P 626.12				

NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES SHALL BE EAST JORDAN 1022Z3 EMBOSSED WITH "STORM" AND "VILLAGE OF ROMEOVILLE". FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL OPEN LID STORM STRUCTURES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK". ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
- LIGHT POLES SHOWN FOR REFERENCE ONLY. SEE SITE LIGHTING PLANS BY OTHERS.
- SEE SHEET C5.0 FOR STORM SEWER INFORMATION.
- SEE SHEETS C5.2 AND C5.3 FOR SANITARY SEWER PROFILES.
- ALL MECHANICAL ROOMS SHALL REQUIRE SERIES 3200 OR 4400 KNOX-BOX.
- PER 158.032 (E), THE DEVELOPER WILL BE REQUIRED TO CONDUCT A LEAK DETECTION SURVEY BY SOUNDING AND CORRELATING WITH COMPUTERIZED EQUIPMENT AT EVERY VALVE BOX, HYDRANT, AND SERVICE TO IDENTIFY ANY LEAKS OCCURRING IN THE SYSTEM.
- ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT DOWN LIDS.



RECORD DRAWINGS

16036 - UTILITY PLAN - WATER MAIN AND SANITARY SEWER

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3	02-17-17	REVISED PER VILLAGE COMMENTS	9	05-18-18	WATERMAIN REVISIONS
4	04-26-17	BUILDING DEPARTMENT REVISIONS	10	06-22-18	WATERMAIN REVISIONS
5	04-26-17	ISSUED FOR HUD REVIEW #2	11	07-17-18	WATERMAIN REVISIONS
6	08-01-17	BUILDING DEPARTMENT & HUD REVISIONS			

PROJECT NO.:	16036	DESIGNED BY:	SK
FILE NAME:	C5.0 UTIL16036.DWG	DRAWN BY:	DB
ORIGINAL ISSUE DATE:	09-19-16	CHECKED BY:	SK
SCALE:	1:20	PROJECT MANAGER:	TF

HIGHPOINT TOWN SQUARE
APARTMENTS

UTILITY PLAN - WATER MAIN
AND SANITARY SEWER

C5.1



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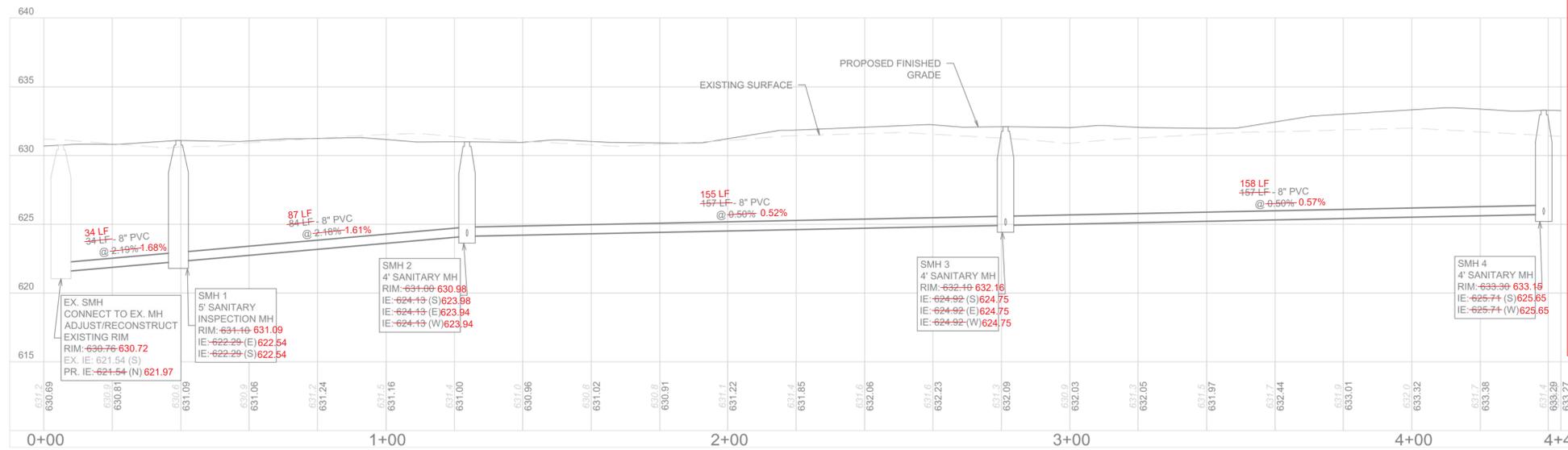


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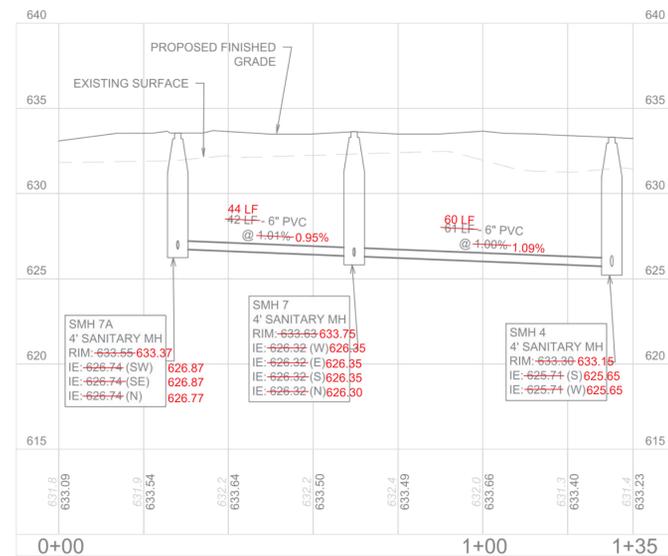
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SANITARY SEWER PROFILE 1

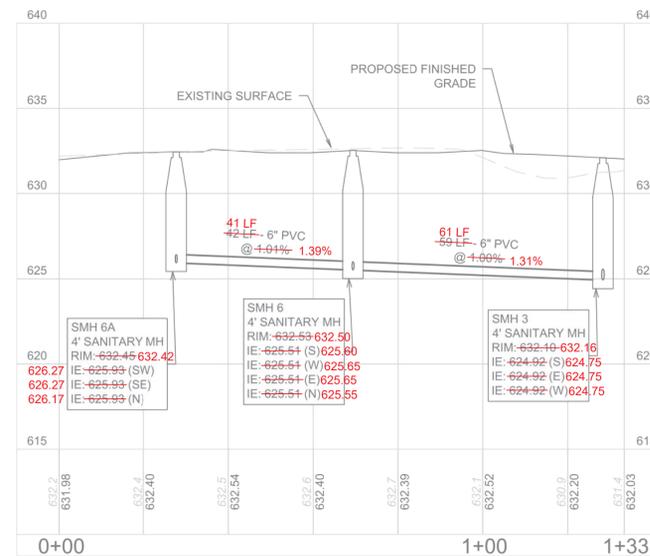
SCALE: HORIZ.: 1" = 20'
VERT.: 1" = 5'

- NOTE:
1. PVC SDR 26 WHEN PIPE <15' DEEP.
 2. PVC SDR 21 WHEN PIPE 15'-20' DEEP.
 3. PVC SDR 18 WHEN PIPE >20' DEEP.



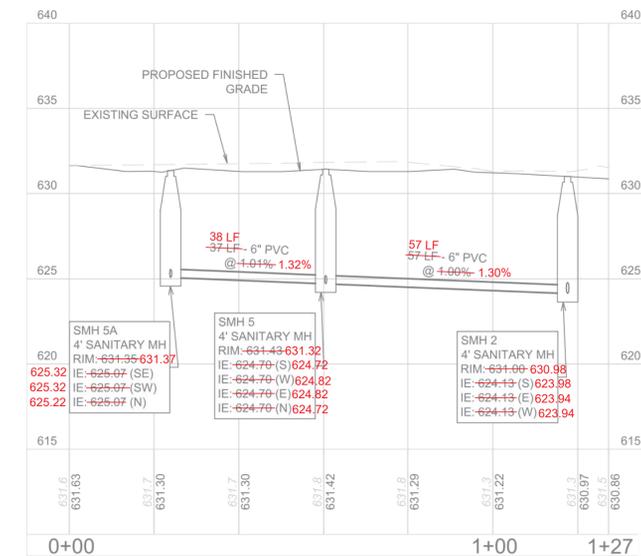
SANITARY SEWER PROFILE 2

SCALE: HORIZ.: 1" = 20'
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SANITARY SEWER PROFILE 3

SCALE: HORIZ.: 1" = 20'
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SANITARY SEWER PROFILE 4

SCALE: HORIZ.: 1" = 20'
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HIGHPOINT TOWN SQUARE
APARTMENTS

SANITARY PROFILES

C5.2

ROMEDEVILLE

ILLINOIS

RECORD DRAWINGS

16036 - SANITARY PROFILES

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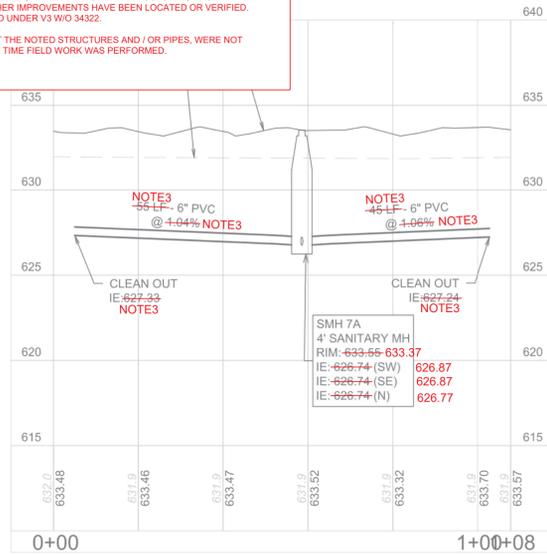
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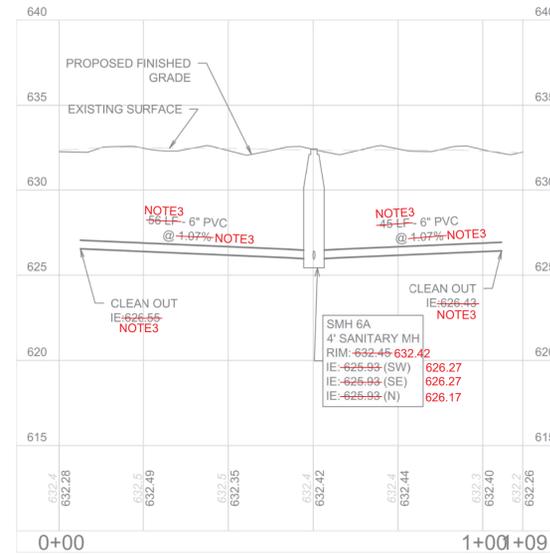
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SANITARY SEWER PROFILE 5

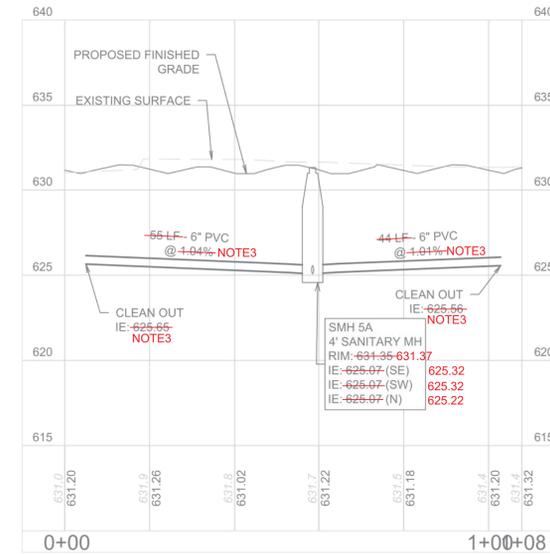
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SANITARY SEWER PROFILE 6

SCALE: HORIZ.: 1" = 20'
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SANITARY SEWER PROFILE 7

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HIGHPOINT TOWN SQUARE
APARTMENTS

ROMEDEVILLE

ILLINOIS

SANITARY PROFILES

DRAWING NO.

C5.3

16036 - SANITARY PROFILES