

FINAL ENGINEERING PLANS

FOR

HIGHPOINT TOWN SQUARE APARTMENTS

ROMEIOVILLE, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

TAT Global, LLC
 175 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

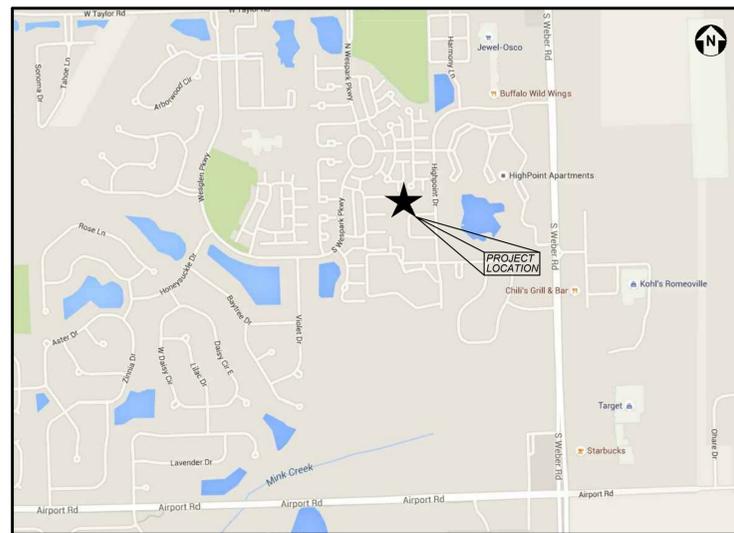
Project Manager: Theodore E. Feenstra, P.E., LEED AP BD+C
 Project Engineer: Steven A. Kranenborg, P.E.

ARCHITECT

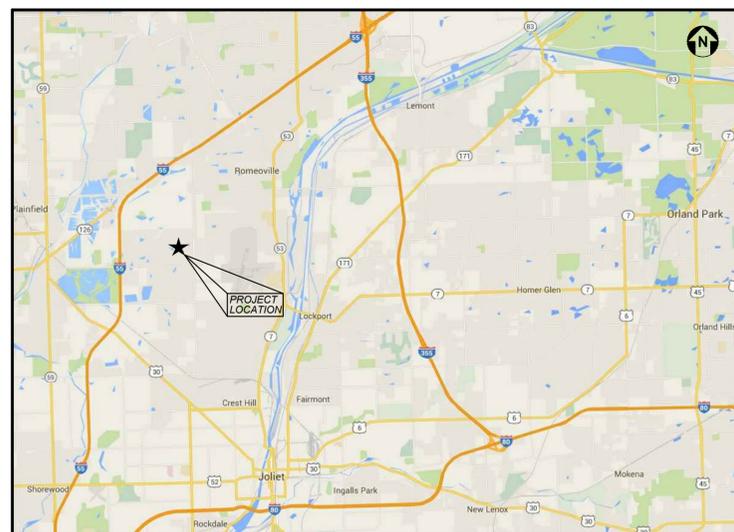
Bloom Architecture
 P.O. Box 579
 La Grange, Illinois 60525
 312 480 5847
 Contact: Albert Bloom

VILLAGE CONTACT

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



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

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- C6.2 CONSTRUCTION DETAILS

DRAINAGE CERTIFICATION

"I, STEVEN A. KRANENBORG, 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 DIVERTED 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."



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



Joint
 Utility
 Locating
 Information
 for
 Excavators

Call 48 hours before you dig

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
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 66
ELEVATION:	691.24 (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:	632.58 (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 TAT GLOBAL, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION 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

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF UNREGULATED UTILITY LOCATIONS, CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET TO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE PERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHEREVER TERMINALS CROSS UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.

D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

V3 COMPANIES OF ILLINOIS LTD.
7325 JANES AVENUE
WOODRIDGE, IL 60517

COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF OTHER WORK AND SPECIFICATIONS.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

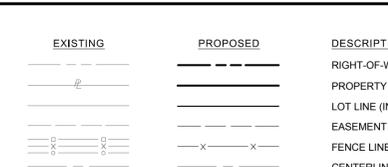
2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITHIN 10 DAYS OF THE END OF EACH COURSE. EXCESSIVE FLUSHES, FILLS, ETC.) THE CONTRACTOR MUST CALL THE VILLAGE OF ROMEOVILLE WATER DEPARTMENT AT 815-886-1870 TO GET APPROVAL OF SAID USAGE. ANY UNAUTHORIZED USAGES WILL RESULT IN PENALTIES.

6. ALL VALVES AND HYDRANTS SHALL BE SUBMITTED TO THE VILLAGE OF ROMEOVILLE WATER DEPARTMENT FOR WRITTEN APPROVAL PRIOR TO ORDERING.



EXISTING	PROPOSED	DESCRIPTION	A	ARC LENGTH
---	---	RIGHT-OF-WAY LINE	B-B	BACK TO BACK OF CURB
---	---	PROPERTY LINE (EXTERIOR)	B/C	BACK OF CURB
---	---	LOT LINE (INTERIOR)	BLDG	BUILDING
---	---	EASEMENT LINE	BM	BENCHMARK
---	---	FENCE LINE	BP	BOTTOM OF PIPE
---	---	CENTERLINE	BV/V	BUTTERFLY VALVE IN VALVE VAULT
---	---	PROPERTY CORNER	C & G	CURB AND GUTTER
---	---	CONTOUR	CB	CATCH BASIN
---	---	CURB & GUTTER	CL	CENTERLINE
---	---	DEPRESSED CURB & GUTTER	CO	CLOSED LID
---	---	REVERSE PITCHED CURB	DIP	CLEAN OUT
---	---	SPOT ELEVATION	DIA	DUCTILE IRON PIPE DIAMETER
---	---	TOP OF CURB ELEVATION	DW/M	DUCTILE IRON WATER MAIN DRAWING
---	---	EDGE OF PAVEMENT ELEVATION	DWG	DRAWING
---	---	UTILITY STUB	E	EAST OR ELECTRIC OR EDGE
---	---	SANITARY SEWER	EP	EXPANSION JOINT ELEVATION
---	---	SANITARY FORCE MAIN	EX	EDGE OF PAVEMENT EXISTING
---	---	STORM SEWER	F & G	FRAME & GATE LID
---	---	WATER MAIN	F & G	FRAME & GATE LID
---	---	GAS MAIN	FES	FRAME & OPEN LID
---	---	UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK	FF	FLARED END SECTION
---	---	BURIED CABLE-ELECTRIC	FF	FINISHED FLOOR
---	---	BURIED CABLE-TELEPHONE	FIG	FINISHED GRADE
---	---	UTILITY STRUCTURE WITH CLOSED LID	FH	FIRE HYDRANT
---	---	CURB INLET	FL	FLOW LINE
---	---	DRAINAGE STRUCTURE WITH OPEN LID	G	GAS LINE
---	---	FIRE HYDRANT	GV/BV	GATE VALVE IN VALVE BOX
---	---	VALVE IN VALVE BOX	GV/V	GATE VALVE IN VALVE VAULT
---	---	GATE VALVE IN VALVE VAULT	HC/P	HANDICAP
---	---	POST INDICATOR VALVE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
---	---	THRUST BLOCK	HDW	HEADWALL
---	---	TREE	HOR	HORIZONTAL
---	---	TREE LINE	HP	HIGH POINT
---	---	CONCRETE HEADWALL	HWL	HIGH WATER LEVEL
---	---	SUBMERGED HEADWALL	IE	INVERT ELEVATION
---	---	FLARED END SECTION (F.E.S.)	IN	INLET
---	---	GUY WIRES	LF	LINEAL FEET
---	---	FLOOD LIGHT	LP	LOW POINT OR LIGHT POLE
---	---	UTILITY POLE	L	LEFT
---	---	LIGHT STANDARD	ME	MATCH EXISTING
---	---	TRAFFIC SIGNAL POLE	MH	MANHOLE
---	---	HAND HOLE	MW	MONITORING WELL
---	---	SOIL BORING	N	NORTH
---	---	IRRIGATION HEADS	NI	NOT IN CONTRACT / NOT INCLUDED
---	---	SIGN	NWL	NORMAL WATER LEVEL
---	---	TELEPHONE MANHOLE	OC	ON CENTER
---	---	MONITORING WELL	OL	OPEN LID
---	---	TELEPHONE PEDESTAL	PC	POINT OF CURVATURE
---	---	TRANSFORMER PAD	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
---	---	UTILITY TO BE ABANDONED	PGL	PROFILE GRADE LINE
---	---	FEATURE TO BE REMOVED	PI	POINT OF INTERSECTION
---	---	STORMWATER FLOW DIRECTION	PL	PROPERTY LINE
---	---	STORMWATER OVERFLOW ROUTE	PP	POWER POLE
---	---	DITCH CHECK	PRC	POINT OF REVERSE CURVATURE
---	---	INLET FILTER BASKET	PT	POINT OF TANGENCY
---	---	RIP RAP	PUE	PUBLIC UTILITY EASEMENT
---	---	BOLLARD	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
---	---	SILT FENCE	PVI	POINT OF VERTICAL INTERSECTION
---	---	WATER MAIN PROTECTION	PVT	POINT OF VERTICAL TANGENCY
---	---	TRENCH BACKFILL	R	RADIUS OR RIGHT
---	---	UTILITY CROSSING LABEL	RCP	REINFORCED CONCRETE PIPE
---	---	GUARDRAIL	ROW	RIGHT OF WAY
---	---	RAILROAD TRACKS	S	SLOPE OR SOUTH
---	---	RETAINING WALL	SAN	SANITARY
---	---	REVISION DELINEATION	SF	SILTATION FENCE
---	---	CONSTRUCTION LIMIT LINE	SFM	SANITARY FORCE MAIN SHEET
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---	---		SMH	SANITARY MANHOLE
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---	---		T/P	TOP OF PIPE
---	---		T/W	TOP OF WALL
---	---		TY	TYPE
---	---		TYP	TYPICAL
---	---		UP	UTILITY POLE
---	---		VC	VERTICAL CURVE
---	---		VERT	VERTICAL
---	---		VCP	VITRIFIED CLAY PIPE
---	---		W	WEST
---	---		WM	WATER MAIN

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

44. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

7. ALL WATER MAIN TO BE INSULATED WITH A 4-MILL C1055 LAMINATED POLYETHYLENE ENCASEMENT USING METHOD B. THE POLYETHYLENE ENCASEMENT MUST CONFORM TO AWWA C105 STANDARDS.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

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---	---		VERT	VERTICAL
---	---		VCP	VITRIFIED CLAY PIPE
---	---		W	WEST
---	---		WM	WATER MAIN

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIRD PARTY CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

45. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF OTHER WORK AND SPECIFICATIONS.

8. PLEASE BE CONSCIOUS OF DAMAGING THE PAINT ON THE HYDRANTS DURING INSTALLATION. THE VILLAGE OF ROMEOVILLE HAS FOUND THAT THE PAINT ON THE HYDRANTS CAN BEEN DAMAGED DURING BACKFILLING. IF REQUESTED BY THE VILLAGE OF ROMEOVILLE WATER SUPERINTENDENT, ANY HYDRANTS EXHIBITING EXCESSIVE ROCK DAMAGE WILL BE SAND BLASTED AND REPAIRED BY AN APPROVED CONTRACTOR PRIOR TO ACCEPTANCE.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

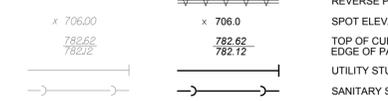
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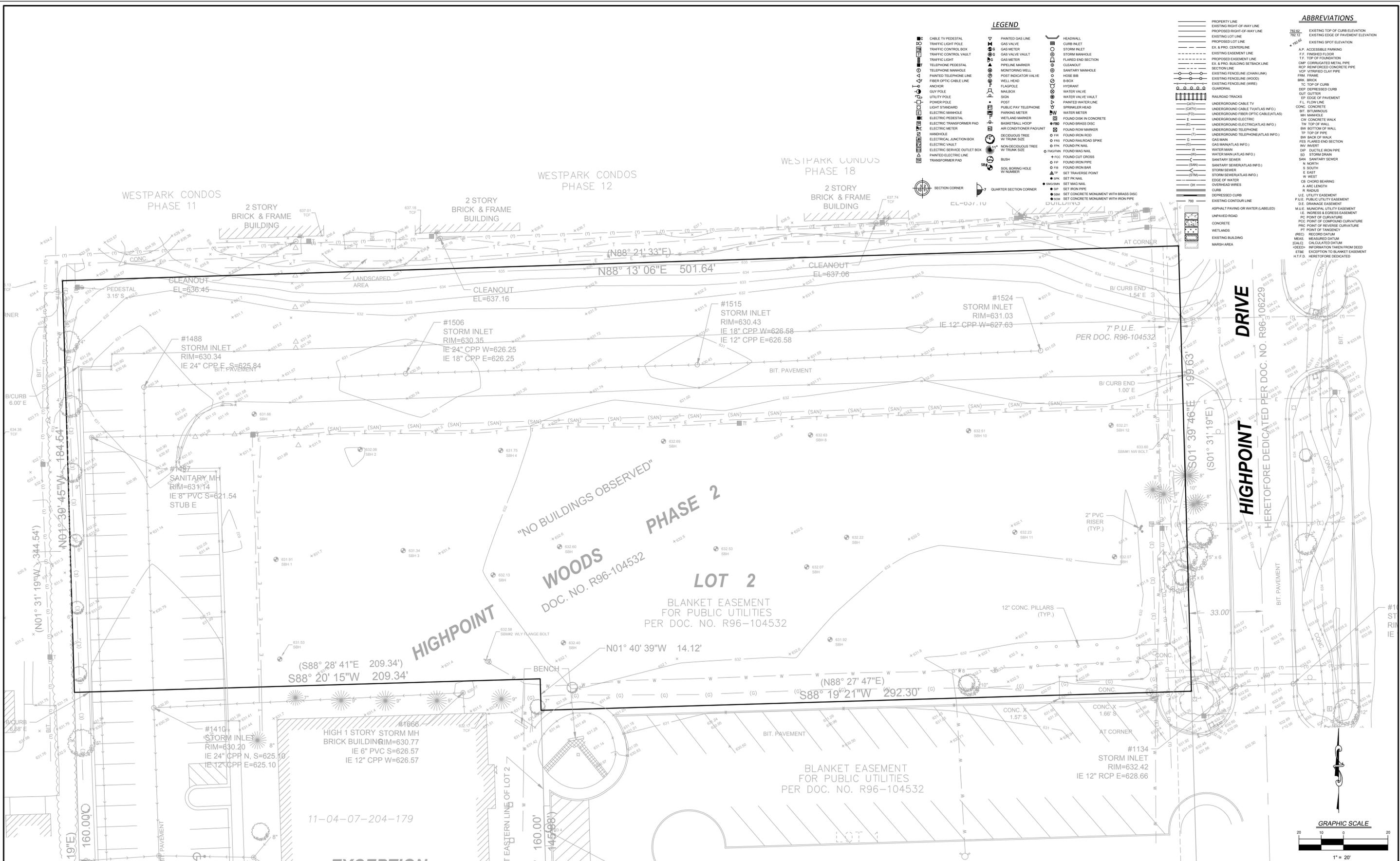
4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITHIN 10 DAYS OF THE END OF EACH COURSE. EXCESSIVE FLUSHES, FILLS, ETC.) THE CONTRACTOR MUST CALL THE VILLAGE OF ROMEOVILLE WATER DEPARTMENT AT 815-886-1870 TO GET APPROVAL OF SAID USAGE. ANY UNAUTHORIZED USAGES WILL RESULT IN PENALTIES.

6. ALL VALVES AND HYDRANTS SHALL BE SUBMITTED TO THE VILLAGE OF ROMEOVILLE WATER DEPARTMENT FOR WRITTEN APPROVAL PRIOR TO ORDERING.



EXISTING	PROPOSED	DESCRIPTION	A	ARC LENGTH
---	---	RIGHT-OF-WAY LINE	B-B	BACK TO BACK OF CURB
---	---	PROPERTY LINE (EXTERIOR)	B/C	BACK OF CURB
---	---	LOT LINE (INTERIOR)	BLDG	BUILDING
---	---	EASEMENT LINE	BM	BENCHMARK
---	---	FENCE LINE	BP	BOTTOM OF PIPE
---	---	CENTERLINE	BV/V	BUTTERFLY VALVE IN VALVE VAULT
---	---	PROPERTY CORNER	C & G	CURB AND GUTTER
---	---	CONTOUR	CB	CATCH BASIN
---	---	CURB & GUTTER	CL	CENTERLINE
---	---	DEPRESSED CURB & GUTTER	CO	CLOSED LID
---	---	REVERSE PITCHED CURB	DIP	CLEAN OUT
---	---	SPOT ELEVATION	DIA	DUCTILE IRON PIPE DIAMETER
---	---	TOP OF CURB ELEVATION	DW/M	DUCTILE IRON WATER MAIN DRAWING
---	---	EDGE OF PAVEMENT ELEVATION	DWG	DRAWING
---	---	UTILITY STUB	E	EAST OR ELECTRIC OR EDGE
---	---	SANITARY SEWER	EP	EXPANSION JOINT ELEVATION
---	---	SANITARY FORCE MAIN	EX	EDGE OF PAVEMENT EXISTING
---	---	STORM SEWER	F & G	FRAME & G



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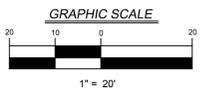
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**HIGHPOINT TOWN SQUARE
APARTMENTS**

EXISTING CONDITIONS PLAN

C2.0

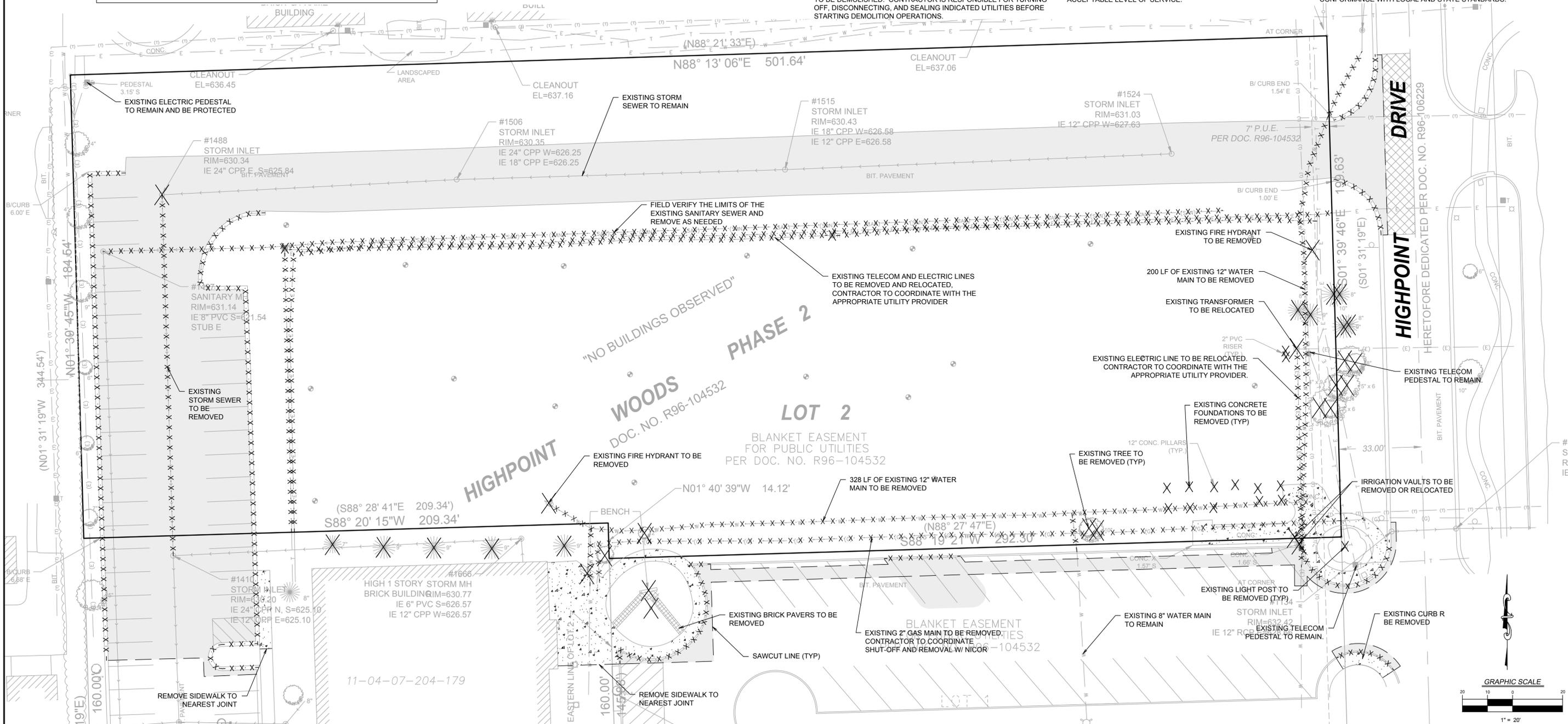


DEMOLITION LEGEND

-  EXISTING BITUMINOUS PAVEMENT TO BE REMOVED AND PROPERLY DISPOSED OF
-  EXISTING BITUMINOUS PAVEMENT TO BE MILLED 1.5"
-  EXISTING CONCRETE TO BE REMOVED FULL-DEPTH
- X X X X - EXISTING ITEM TO BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE
- / / / / - EXISTING ITEM TO BE ABANDONED
- X ITEM TO BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE

DEMOLITION NOTES

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
 - SIDEWALK AND ON-SITE PAVEMENT
 - FOUNDATIONS, WALLS AND SLABS
 - UTILITIES
 - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH CLSM OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.



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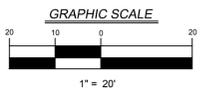
HIGHPOINT TOWN SQUARE APARTMENTS
 ILLINOIS

DEMOLITION PLAN
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PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

- 2" BITUMINOUS SURFACE COURSE, IDOT HMA MIX "D", N50
- 3" BITUMINOUS BINDER COURSE, IDOT HMA IL-19, N50
- 10" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

- 8" P.C. CONCRETE PAVEMENT W/6x6 WWF
- 4" AGGREGATE BASE COURSE - CA6

REGULAR DUTY BITUMINOUS PAVEMENT

- 1.5" BITUMINOUS SURFACE COURSE, IDOT HMA MIX "D", N50
- 2.5" BITUMINOUS BINDER COURSE, IDOT HMA IL-19, N50
- 8" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

- 6" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE - CA6

MILL AND RESURFACE

- 1.5" BITUMINOUS SURFACE COURSE, IDOT HMA MIX "D", N50
- LEVELING BINDER AS NEEDED

CRUSHED GRANITE PAVEMENT

- SEE LANDSCAPE PLANS FOR DETAILS

PAVERS

- SEE LANDSCAPE PLANS FOR DETAILS

SITE DATA

TOTAL SITE AREA = 2.23 ACRES

BUILDING UNIT COUNT:

- 6 UNIT BUILDINGS
- 1BR = 2 UNITS X 6 BUILDINGS = 12 UNITS
- 2BR = 4 UNITS X 6 BUILDINGS = 24 UNITS

- 12 UNIT BUILDINGS
- 1BR = 6 UNITS X 3 BUILDINGS = 18 UNITS
- 2BR = 6 UNITS X 3 BUILDINGS = 18 UNITS
- TOTAL UNIT COUNT = 72 UNITS

DENSITY PER ACRE = 32.43 DU/ACRE

PARKING REQUIRED
1.5 SPACES/UNIT * 72 UNITS = 108 SPACES

TOTAL LOT AREA = 96,951 SF (2.23 AC)
TOTAL BUILDING AREA = 33,092 SF (0.76 AC)
LOT COVERAGE = 34.1%

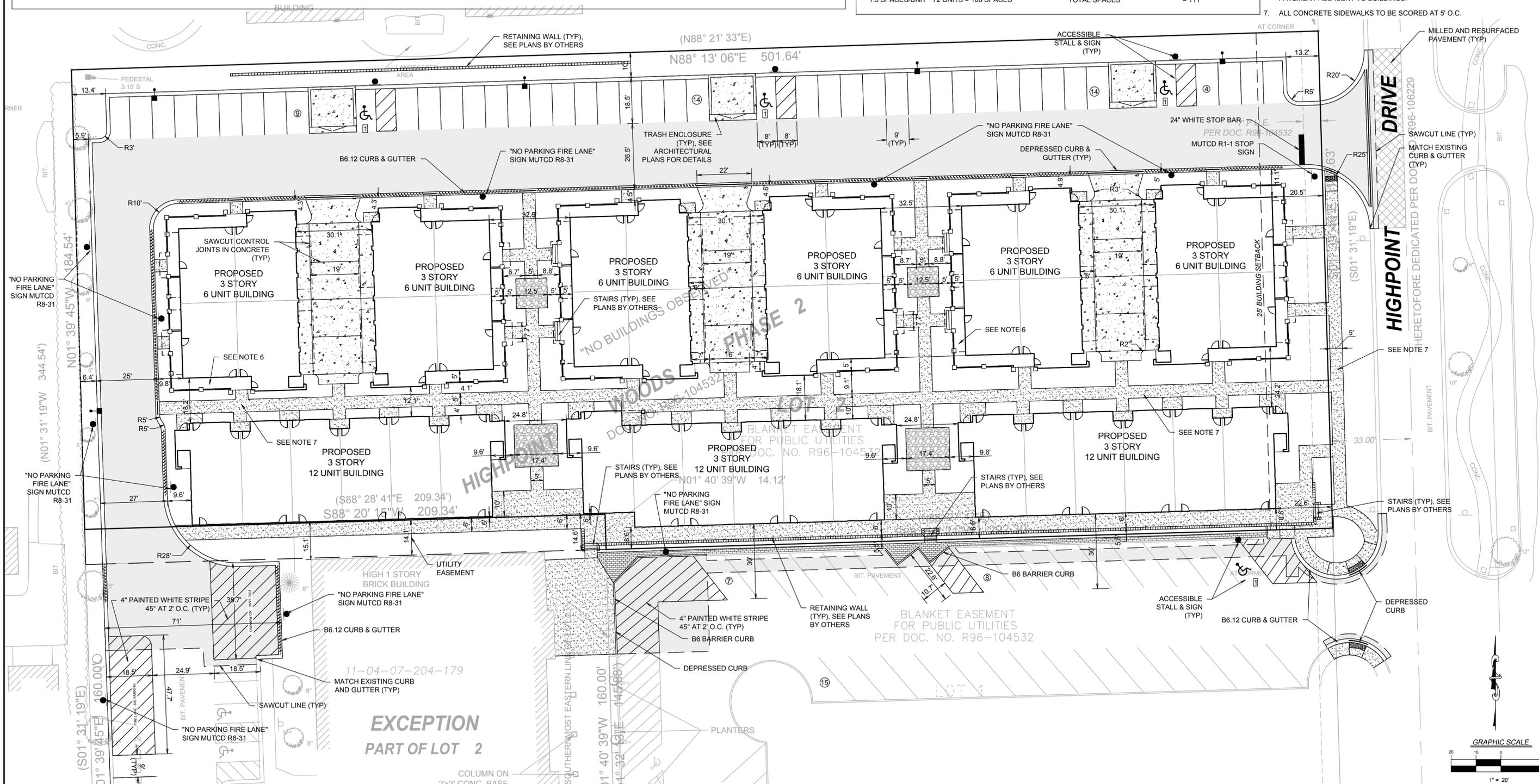
PROPOSED IMPERVIOUS AREA = 78, 800 SF (81%)
PROPOSED PERVIOUS AREA = 18,151 SF (19%)

TOTAL GARAGE FLOOR AREA = 7,260 SF

PARKING PROVIDED
REGULAR SPACES = 41
ACCESSIBLE SPACES = 3
GARAGE SPACES = 35
ACCESSIBLE GARAGE SPACES = 1
OFFSITE REGULAR SPACES = 30
OFFSITE ACCESSIBLE SPACES = 1
TOTAL SPACES = 111

NOTES:

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
- ALL ON-SITE CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN INSERTS, HEAVY DUTY LOAD RATING, BRICK RED POWDER COATING RHL3016.
- PROPOSED CURB AND GUTTER SHOULD BE DOWELLED INTO EXISTING CURB AND GUTTER THAT HAS BEEN SAW CUT AND REMOVED. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.
- SEE STRUCTURAL PLANS FOR PAVEMENT SECTIONS AND DETAILS FOR PAVEMENT ADJACENT TO BUILDINGS.
- ALL CONCRETE SIDEWALKS TO BE SCORED AT 5' O.C.



**EXCEPTION
PART OF LOT 2**

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**HIGHPOINT TOWN SQUARE
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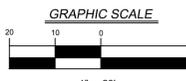
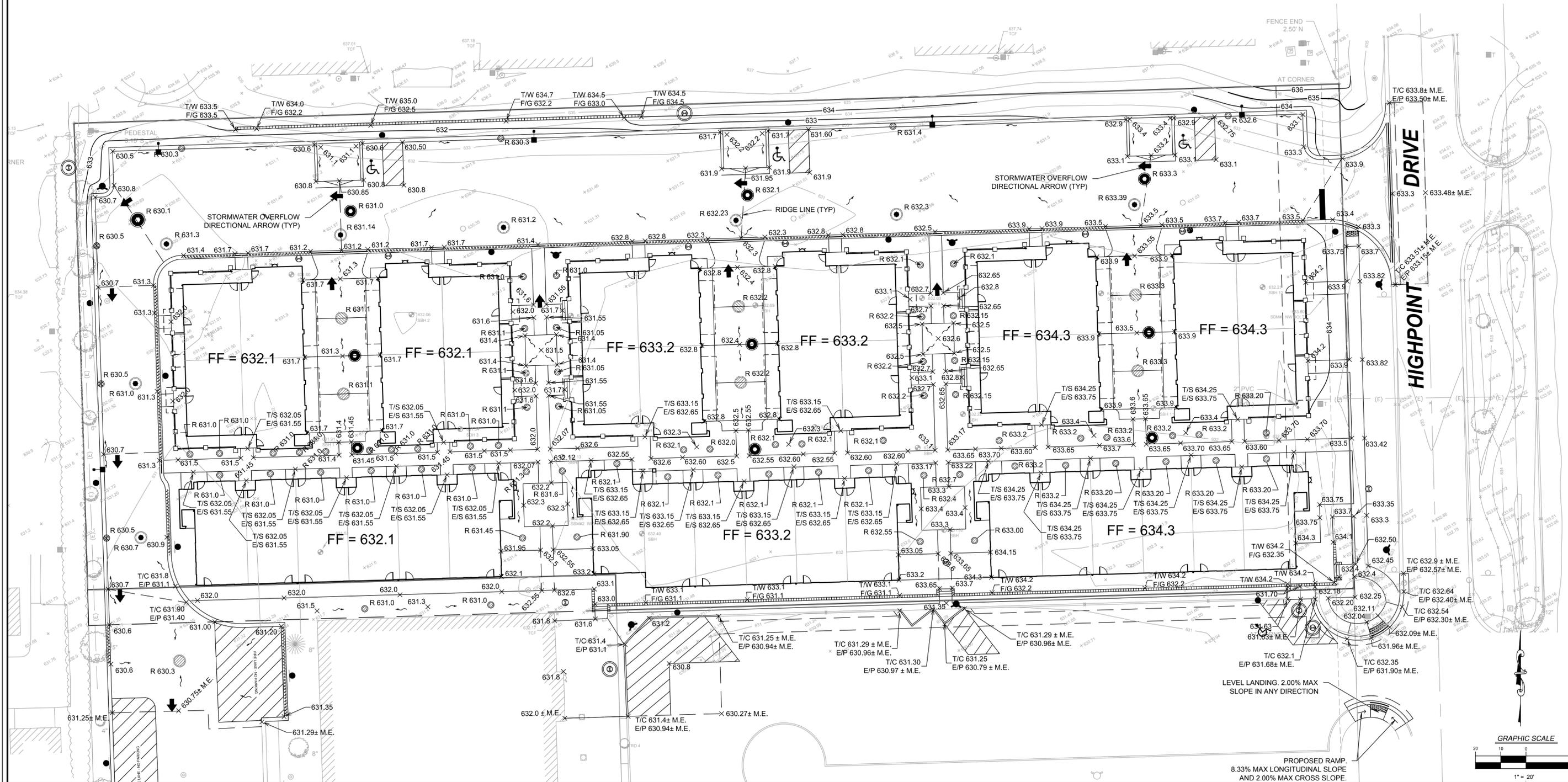
LAYOUT AND PAVING PLAN

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NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



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**HIGHPOINT TOWN SQUARE
APARTMENTS**

ROMEOVILLE ILLINOIS

GRADING PLAN

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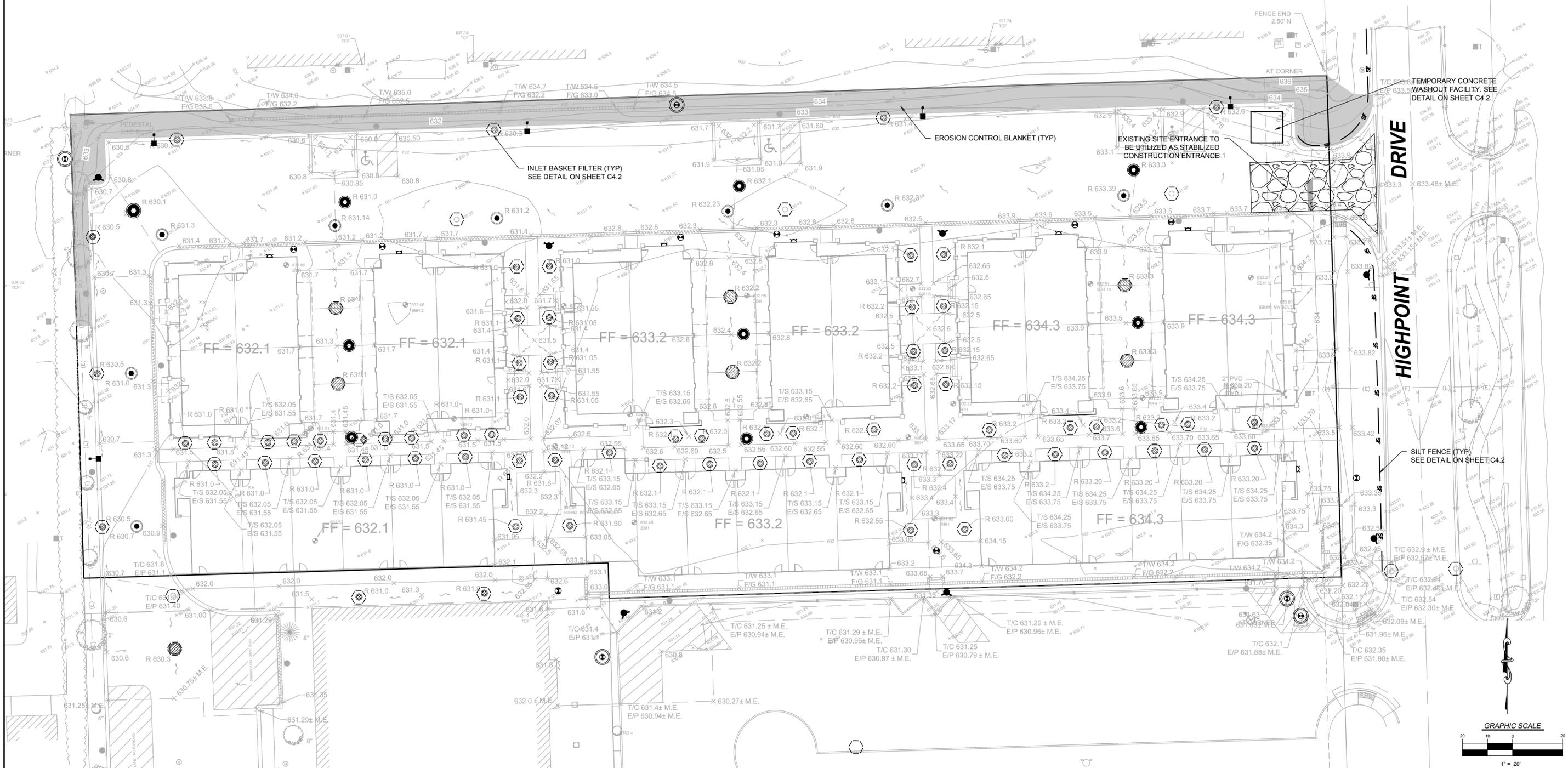
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16036 - GRADING PLAN

LEGEND	
	EROSION BLANKET NORTH AMERICAN GREEN SC150 BN AND S75 BN
	INLET BASKET FILTER
	SILT FENCE

EROSION CONTROL NOTES:

- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
- CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.5.
- EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 8:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF ALL SWALES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
- MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
- IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
- ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK."
- A NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY AND POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON-SITE FOR ALL CONSTRUCTION SITES OVER ONE ACRE. INCLUDED IN THE NOI SHALL BE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES APPROPRIATE BMPs TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED TO THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
- A NOTICE OF TERMINATION (NOT) MUST BE COMPLETED AND SUBMITTED TO THE IEPA WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT OF VEGETATION.
- TOPSOIL AND/OR TRENCH SPOIL STOCKPILES SHALL HAVE A ROW OF SILT FENCE AROUND THE PERIMETER OF THE BASE.



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HIGHPOINT TOWN SQUARE APARTMENTS

ROMEIOVILLE ILLINOIS

EROSION CONTROL PLAN

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16036 - EROSION CONTROL PLAN

STORM WATER POLLUTION PREVENTION PLAN NOTES

- SITE DESCRIPTION
 - THE CONSTRUCTION ACTIVITY CONSISTS OF CONSTRUCTION OF SITE GRADING, INFRASTRUCTURE FOR A RESIDENTIAL DEVELOPMENT.
 - THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR MAJOR PORTIONS OF THIS SITE IS: INSTALLATION OF SOIL EROSION CONTROL MEASURES, DEMOLITION OF EXISTING CONDITIONS, CLEARING AND GRUBBING, MASS GRADING, UTILITY CONSTRUCTION, FINE GRADING, PAVEMENT CONSTRUCTION AND LANDSCAPING.
 - THE TOTAL AREA OF THE SITE IS 2.23 ACRES. 2.23 ACRES ARE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES.
 - THE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS ESTIMATED TO BE 0.95 FOR THE PAVEMENT AND 0.35 FOR LANDSCAPE. THE SOIL TYPES THAT ARE PREVALENT ON THE SITE ARE ELLIOT AND ASHKUM, WHICH BOTH HAVE A HYDROLOGIC GROUP C CLASSIFICATION.
 - THIS PLAN INDICATES DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.
 - THE RECEIVING WATER IS A TRIBUTARY OF MINK CREEK.

- CONTROLS
 - EROSION AND SEDIMENT CONTROLS
 - STABILIZATION PRACTICES

PRIOR TO MASS EARTHWORK OF EACH AREA OF THE SITE, SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES BE INSTALLED AS INDICATED ON THE PLAN. UPON CONSTRUCTION OF THE STORM SEWER SYSTEM, INLET FILTERS SHALL BE INSTALLED. ALL DISTURBED AREAS OF THE SITE SHALL BE BROUGHT TO FINAL GRADE, RESPREAD WITH TOPSOIL AND ESTABLISHED WITH PERMANENT VEGETATION AS SOON AS PRACTICABLE. THESE CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL.

DUST CONTROL MEASURES MUST BE IMPLEMENTED AT ALL TIMES DURING THE DURATION OF THE PROJECT, IN NON-WORKING HOURS, WEEKENDS, AND HOLIDAYS AND ARE REQUIRED UNTIL GROUND COVER HAS BEEN ESTABLISHED. COMMON DUST CONTROL MEASURES INCLUDE IRRIGATION OF THE SOILS ON DRY WINDY DAYS, THE USE OF MULCH, VEGETATIVE COVERS, SPRAY-ON ADHESIVES, BARRIERS, OR STONE.

EXCEPT AS PROVIDED IN PARAGRAPHS (A) AND (B) BELOW, 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 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B) WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
 - STRUCTURAL PRACTICES

STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED EARLY IN THE MASS GRADING PROCESS. DISTURBED AREAS OF THE SITE SHALL BE GRADED TO DRAIN TO THE STORMWATER FACILITY. SILT FENCE SHALL BE INSTALLED DOWNSTREAM OF ANY AREAS THAT DO NOT DRAIN THROUGH THE STORMWATER FACILITY. SILT FENCE SHALL BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL.
 - BEST MANAGEMENT PRACTICES FOR IMPAIRED WATERS

FOR ANY SITE WHICH DISCHARGES DIRECTLY TO AN IMPAIRED WATER IDENTIFIED IN THE AGENCY'S 303(D) LISTING FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR 24-HOUR RAINFALL EVENT. IF REQUIRED BY FEDERAL REGULATIONS OR THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S 325 ILLINOIS URBAN MANUAL, THE STORM WATER POLLUTION PREVENTION PLAN SHALL ADHERE TO A MORE RESTRICTIVE DESIGN CRITERIA.

- STORMWATER MANAGEMENT
 - STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED.
 - RIP RAP IS TO BE PLACED AT DISCHARGE LOCATIONS TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO THE WATERCOURSE.

- OTHER CONTROLS
 - WASTE DISPOSAL, NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - EACH SUBCONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL AND SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

- APPROVED STATE OR LOCAL PLANS

EXCEPT WHERE MODIFIED ON THIS PLAN, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF ROMEOVILLE AS PUBLISHED BY THE MUNICIPALITY AND THE REQUIREMENTS CONTAINED IN ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S ILLINOIS URBAN MANUAL, 2002. IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

- MAINTENANCE

EACH SUBCONTRACTOR SHALL MAINTAIN THE SEDIMENT AND EROSION CONTROL MEASURES IDENTIFIED ON THIS PLAN UNTIL THE SITE IS STABILIZED. ITEMS IN NEED OF REPAIR SHALL BE ADDRESSED AS SOON AS PRACTICABLE. MAINTENANCE ITEMS INCLUDE STRAW BALES, INLET FILTERS, SILT FENCE, CONSTRUCTION ENTRANCES, SHORELINES AND VEGETATION THROUGHOUT THE SITE. FURTHERMORE, ANY SOIL THAT IS TRANSPORTED OFFSITE SHALL BE CLEANED DAILY, OR AS REQUESTED BY THE LOCAL AGENCY.
- INSPECTIONS

QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROL, SUCH AS A LICENSED PROFESSIONAL ENGINEER OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES.

 - DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
 - BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH 1 (SITE DESCRIPTION) OF THESE NOTES AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH 2 (CONTROLS) OF THESE NOTES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTIONS. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
 - A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS

RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE REPORT SHALL BE SIGNED BY THE PERMITTEE.

D. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THE PLAN. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY THE PERMITTEE.

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

5. NON-STORM WATER DISCHARGES
THE FOLLOWING SOURCES OF NON-STORMWATER MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY ADDRESSED IN THIS PLAN.

FIRE FIGHTING ACTIVITIES
WATER MAIN/ HYDRANT FLUSHING
WATERING FOR DUST CONTROL
IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH
WASH WATER WHERE DETERGENTS ARE NOT USED.
UNCONTAMINATED GROUND WATER

NON-FIRE FIGHTING DISCHARGES FROM WATER MAINS AND PUMPS SHALL NOT BE PERMITTED TO FLOW DIRECTLY ONTO THE SOIL WITHOUT ENERGY DISSIPATORS SUFFICIENT TO REDUCE VELOCITIES TO A NON-EROSIVE RATE. ALL SITE DE-WATERING, INCLUDING PUMP DISCHARGE SHALL PASS THROUGH SEDIMENT CONTROL DEVICES PRIOR TO LEAVING THE SITE.

- RETENTION OF RECORDS
 - THE PERMITTEE SHALL RETAIN COPIES OF STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIODS OF AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE AGENCY AT ANY TIME.
 - THE PERMITTEE SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

7. NOTICE OF TERMINATION
UPON FINAL STABILIZATION OF THE SITE THE PERMITTEE SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION IN ACCORDANCE WITH NPDES PERMIT NO. ILR10.

8. CERTIFICATION STATEMENT
THE FOLLOWING STATEMENT SHALL BE SIGNED PRIOR TO ANY WORK AUTHORIZED BY NPDES PERMIT NO. ILR10 IS PERFORMED AT THE SITE. THE UNDERSIGNED IS RESPONSIBLE FOR IMPLEMENTATION OF ALL MEASURES IDENTIFIED ON THIS PLAN. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DATED THIS _____ DAY OF _____, 2016
BY: _____ TITLE: _____
COMPANY: _____
ADDRESS: _____
TELEPHONE: _____

EROSION CONTROL CERTIFICATION

THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND COMPLIES WITH THE URBAN SOIL CONTROL AND STANDARDS IN ILLINOIS MANUAL (LATEST EDITION) AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2017

- EXPECTED DATE THAT CLEARING WILL BEGIN - APRIL 2017
- ESTIMATED DURATION OF EXPOSURE OF CLEARED AREAS - 1 YEAR

- THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:**
- CLEARING AND GRUBBING AND STRIPPING OF TOPSOIL
 - CONSTRUCT SEDIMENT AREA
 - CONSTRUCT TEMPORARY DITCHES AND SWALES TO INTERCEPT ALL ONSITE OVERLAND FLOWS AND DIRECT TO THE PROPOSED DETENTION BASIN
 - AT-GRADE PARKING FACILITIES
 - INSTALLATION OF UTILITIES
 - INSTALLATION OF UNDERGROUND STORMWATER MANAGEMENT SYSTEM
 - PLACEMENT OF PAVEMENT
 - FINAL GRADING
 - PLACEMENT OF TOPSOIL
 - SEEDING
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DISTURBANCES OF THE SITE.

- EROSION CONTROL SCHEDULE**
- CLEARING OF THE SITE.
 - INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
 - SITE GRADING INCLUDING INSTALLATION OF TEMPORARY SOIL STABILIZATION.
 - CONSTRUCTION OF STORM SEWER SYSTEM AND INSTALLATION OF INLET FILTER BASKETS AND RIP-RAP.
 - CONSTRUCTION OF REMAINDER OF UNDERGROUND UTILITY SYSTEMS.
 - FINAL SITE GRADING.
 - PARKING LOT PAVING.
 - ESTABLISHMENT OF PERMANENT VEGETATION.
 - REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

- MAINTENANCE PLAN**
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
 - THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
 - IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED DURING CONSTRUCTION.
 - STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 - WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
 - ANY SOIL, MULCH OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED PRIOR TO THE END OF EACH WORK DAY.
 - VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO DESIGNATED STABILIZED CONSTRUCTION ENTRANCE LOCATIONS.

INSPECTION TASK	FREQUENCY OF INSPECTION	RESPONSIBLE PARTIES
REMOVE SEDIMENT DEBRIS TRANSPORTED OFF-SITE WHERE VEHICLES ARE ENTERING AND EXISTING THE SITE	DAILY	OWNER
INSPECT SITE TO ENSURE ALL EROSION CONTROL MEASURES ARE WORKING PROPERLY	ONCE A WEEK AND WITHIN 24 HOURS OF END OF A 0.5 IN OR GREATER STORM	OWNER
INSPECT, CLEAN OR REPLACE INLET FILTER BASKETS	ONCE A WEEK	OWNER
INSPECT, REPAIR, OR REPLACE SILT FENCE	ONCE A WEEK	OWNER
INSPECT, CLEAN OR REPLACE CONSTRUCTION ENTRANCE	ONCE A WEEK	OWNER
CHECK FOR DEBRIS IN ADJOINING DETENTION FACILITY, ESPECIALLY THE OUTLET PIPE AND SURROUNDING AREA	ONCE A WEEK	OWNER

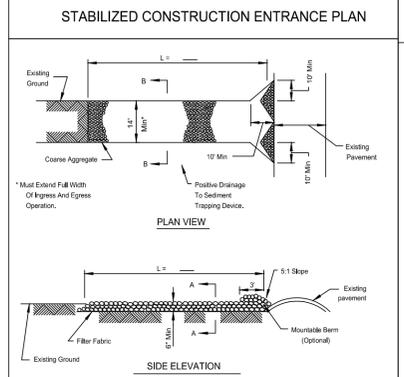
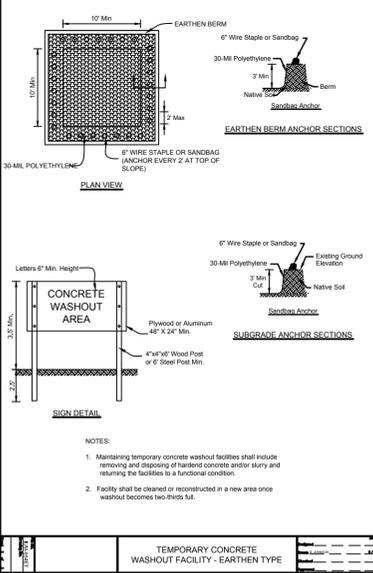
NOTE:
THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT AND EROSION CONTROL MEASURES IDENTIFIED ON THE PLAN AND ANY OTHER MEASURES INSTALLED DURING THE CONSTRUCTION PHASES OF THE PROJECT UNTIL THE SITE IS STABILIZED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

MAINTENANCE OF EROSION CONTROL MEASURES AND THE RESPONSIBILITY OF:
TAT GLOBAL, LLC
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446
ATT: BRUNO BOTTARELLI
630 210 6227

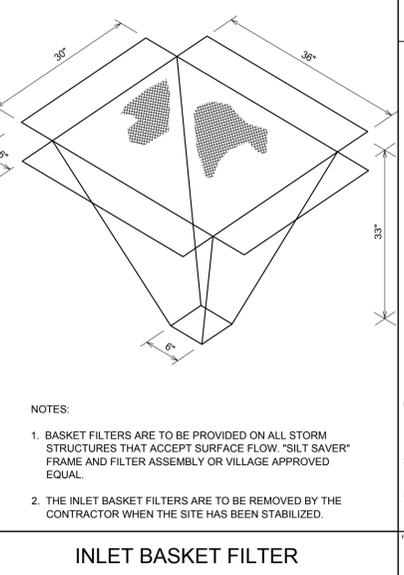
SUB-CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (ILR 10000) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DATED THIS _____ DAY OF _____, 20____
BY: _____ TITLE: _____
COMPANY: _____
ADDRESS: _____
TELEPHONE: _____

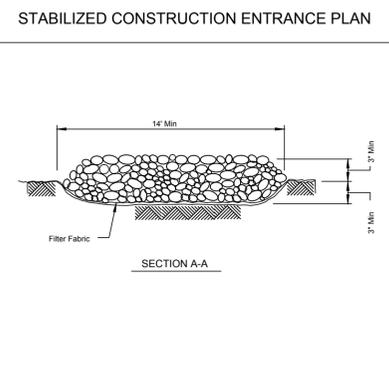


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTECHNICAL Table 1 or 2, Class II (B) and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation: C&1, C&2, C&3 or C&4 and be placed according to construction specification 69 RD006.1 using pavement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

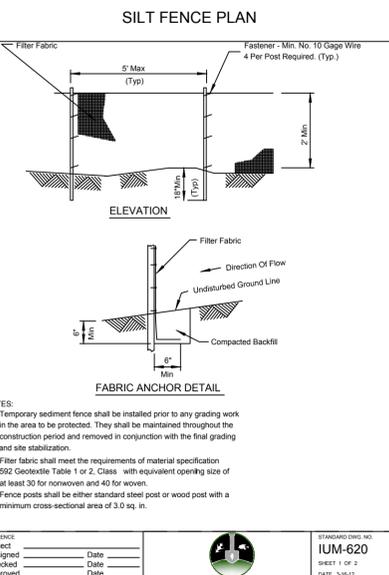


INLET BASKET FILTER

NOTES:
1. BASKET FILTERS ARE TO BE PROVIDED ON ALL STORM STRUCTURES THAT ACCEPT SURFACE FLOW "SILT SAVED" FRAME AND FILTER ASSEMBLY OR VILLAGE APPROVED EQUAL.
2. THE INLET BASKET FILTERS ARE TO BE REMOVED BY THE CONTRACTOR WHEN THE SITE HAS BEEN STABILIZED.



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTECHNICAL Table 1 or 2, Class II (B) and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation: C&1, C&2, C&3 or C&4 and be placed according to construction specification 69 RD006.1 using pavement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.



SILT FENCE PLAN

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotechnical Table 1 or 2, Class II with equivalent opening size of at least 30 for nonwovens and 40 for wovens.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

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

Visio, Vertere, Virtute... The Vision to Transform with Excellence

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-23-16	ISSUED FOR HUD REVIEW			
2	01-18-17	REVISED PER VILLAGE COMMENTS			
3	02-17-17	REVISED PER VILLAGE COMMENTS			

PROJECT NO.:	DESIGNED BY:
16036	SK
FILE NAME:	DRAWN BY:
C4.1 ERO16036.DWG	DB
ORIGINAL ISSUE DATE:	CHECKED BY:
09-19-16	SK
SCALE:	PROJECT MANAGER:
N.T.S.	TF

HIGHPOINT TOWN SQUARE APARTMENTS

ILLINOIS

EROSION CONTROL NOTES AND DETAILS

C4.2

DRAWING NO.

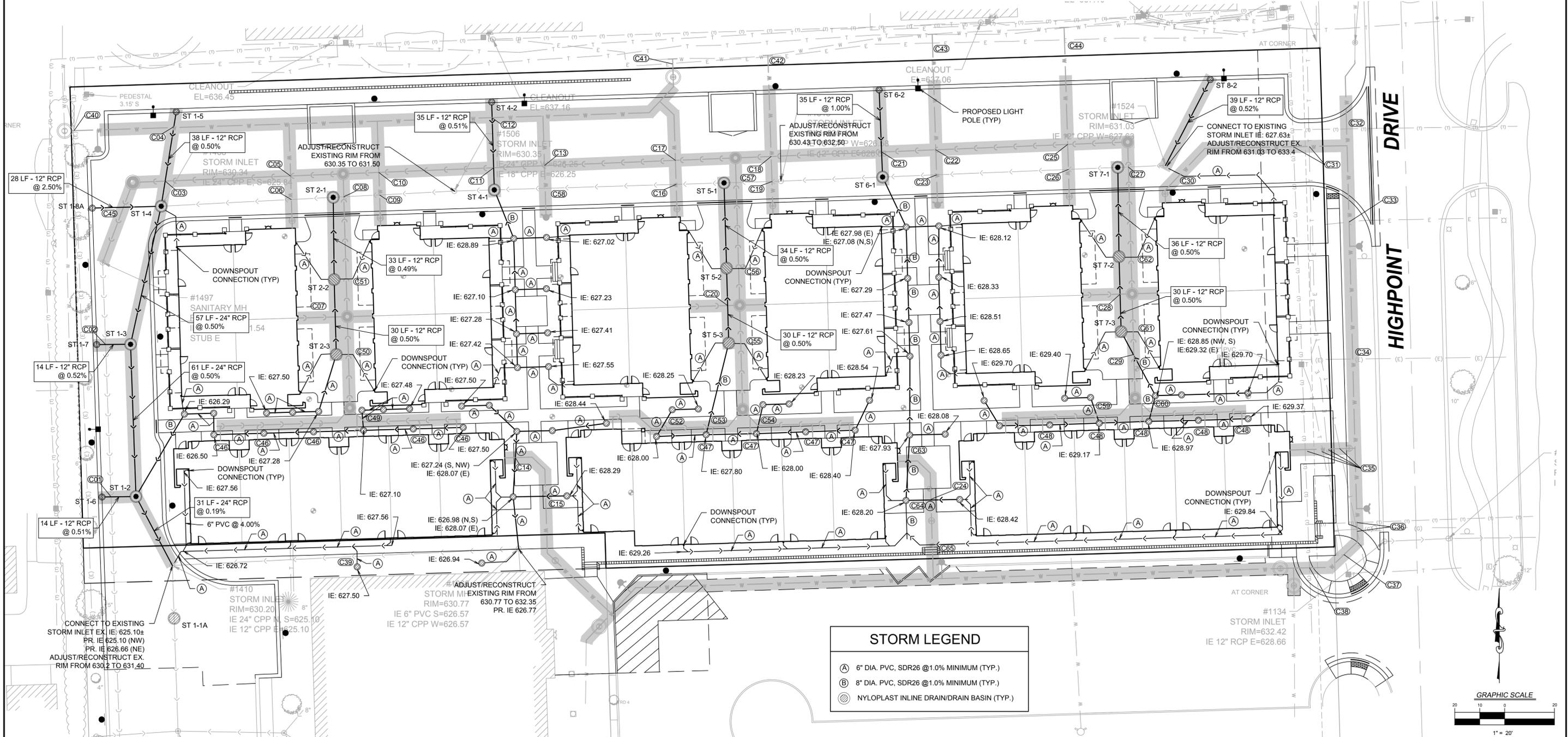
16036 - EROSION CONTROL NOTES AND DETAILS

ST 1-1A 4" MH (OPEN) CONSTRUCT OVER EX. 24" STORM SEWER RIM: 630.3 IE: 624.91	ST 1-4 4" MH (CLOSED) RIM: 631.3 EX. IE 625.84± (E) IE: 626.69 (N) IE: 626.69 (W) IE: 625.84 (S)	ST 1-8A 2" INLET RIM: 630.5 IE: 627.38 (E)	ST 4-1 4" MH (CLOSED) CONSTRUCT OVER EX. 18" STORM SEWER RIM: 631.2 EX. IE 626.29± (E,W) IE: 626.68 (S)	ST 5-2 4" MH (OPEN) RIM: 632.2 IE: 626.69 (S) IE: 626.69 (N)	ST 6-2 2" INLET RIM: 631.40 IE: 627.21 (S)	ST 7-3 4" MH (OPEN) RIM: 633.3 IE: 628.57 (SE) IE: 627.83 (N)	ST 1-2 4" MH (CLOSED) RIM: 630.7 IE: 625.16 (N) IE: 627.31 (W) IE: 625.91 (NE) IE: 625.16 (SE)	ST 1-5 2" INLET RIM: 630.3 IE: 626.88 (S)	ST 2-1 4" MH (CLOSED) CONSTRUCT OVER EX. 24" STORM SEWER RIM: 631.14 EX. IE 626.08± (E,W) IE: 626.08 (S)	ST 4-2 2" INLET RIM: 630.3 IE: 626.47 (S)	ST 5-1 4" MH (CLOSED) CONSTRUCT OVER EX. 18" STORM SEWER RIM: 632.23 EX. IE 626.52± (E,W) IE: 626.52 (S)	ST 6-1 4" MH (CLOSED) CONSTRUCT OVER EX. 12" STORM SEWER RIM: 632.3 EX. IE 626.86± (E,W) IE: 626.86 (SE)	ST 7-1 4" MH (CLOSED) CONSTRUCT OVER EX. 12" STORM SEWER RIM: 633.39 EX. IE 627.50± (E,W) IE: 627.50 (S)	ST 7-2 4" MH (OPEN) RIM: 633.3 IE: 627.68 (S) IE: 627.68 (N)	ST 1-3 4" MH (CLOSED) RIM: 631.0 IE: 625.56 (N) IE: 627.31 (W) IE: 625.46 (S)	ST 1-6 2" INLET RIM: 630.5 IE: 627.38 (E)	ST 1-7 2" INLET RIM: 630.80 IE: 627.38 (E)	ST 2-2 4" MH (OPEN) RIM: 631.1 IE: 626.24 (S) IE: 626.24 (N)	ST 2-3 4" MH (OPEN) RIM: 631.1 IE: 627.04 (S) IE: 626.39 (N)
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UTILITY CROSSINGS

C01	12" ST B/P 627.19 EX. 8" SAN T/P 621.73	C11	12" ST B/P 626.17 8" SAN T/P 623.12	C21	12" ST B/P 626.8 8" SAN T/P 623.91	C31	EX. TELE. FIELD VERIFY 4" WM T/P 627.85	C41	EX. ELEC. FIELD VERIFY 8" WM T/P 630.80
C02	12" ST B/P 627.19 EX. 8" SAN T/P 622.06	C12	12" ST B/P W/WV PROT. 626.27 4" WM T/P 624.72	C22	6" WM B/P 626.53 8" SAN T/P 624.02	C32	EX. TELE. FIELD VERIFY 12" WM T/P 628.30	C42	EX. ELEC. FIELD VERIFY 4" WM T/P 630.70
C03	12" ST B/P 626.57 8" SAN T/P 622.47	C13	4" WM B/P 625.80 8" SAN T/P 623.22	C23	EX. 12" ST W/WV PROT. B/P 626.88 6" WM T/P 625.33	C33	EX. ELEC. FIELD VERIFY 12" WM T/P 628.10	C43	EX. ELEC. FIELD VERIFY 6" WM T/P 630.00
C04	12" ST W/WV PROT. B/P 626.68 8" WM T/P 625.08	C14	6" ST W/WV PROT. B/P 627.59 4" WM T/P 625.5	C24	6" ST W/WV PROT. B/P 628.31 4" WM T/P 626.81	C34	EX. ELEC. FIELD VERIFY 12" WM T/P 628.12	C44	EX. ELEC. FIELD VERIFY 4" WM T/P 631.00
C05	4" WM B/P 625.33 8" SAN T/P 622.72	C15	6" ST W/WV PROT. B/P 628.18 4" WM T/P 626.21	C25	4" WM B/P 627.62 8" SAN T/P 624.28	C35	EX. TELE. FIELD VERIFY EX. ELEC. FIELD VERIFY 4" WM T/P 626.95	C45	12" ST B/P 626.89 8" SAN T/P 623.35
C06	EX. 24" ST W/WV PROT. B/P 625.85 4" WM T/P 624.35	C16	EX. 18" ST W/WV PROT. B/P 626.21 4" WM T/P 624.71	C26	EX. 12" ST W/WV PROT. B/P 627.26 8" SAN T/P 625.76	C36	EX. TELE. FIELD VERIFY 12" WM T/P 627.10	C46	12" ST B/P VARIES 626.53 - 627.46 6" SAN T/P 624.41
C07	8" ST B/P 626.15 6" SAN T/P 623.27	C17	4" WM B/P 626.85 8" SAN T/P 623.49	C27	EX. 12" ST B/P 627.42 8" SAN T/P 624.33	C37	EX. TELE. FIELD VERIFY 12" WM T/P 626.80	C47	12" ST B/P VARIES 627.99 - 628.37 6" SAN T/P 625.15
C08	EX. 24" ST B/P 625.93 6" SAN T/P 622.74	C18	4" WM B/P 626.59 8" SAN T/P 623.68	C28	6" ST B/P 627.76 8" SAN T/P 624.89	C38	EX. TELE. FIELD VERIFY 12" WM T/P 626.60	C48	12" ST B/P VARIES 629.00 - 629.53 6" SAN T/P 624.41
C09	EX. 24" ST W/WV PROT. B/P 625.92 4" WM T/P 624.42	C19	EX. 12" ST W/WV PROT. B/P 626.41 4" WM T/P 624.91	C29	6" ST B/P 628.64 6" SAN T/P 625.09	C39	6" ST B/P 627.44 EX. 12" ST T/P 626.99	C49	6" ST B/P 627.04 6" SAN T/P 623.69
C10	2" WM B/P 625.45 8" SAN T/P 622.89	C20	12" ST B/P 626.60 6" SAN T/P 624.08	C30	6" ST W/WV PROT. B/P 630.34 4" WM T/P 628.05	C40	EX. TELE. FIELD VERIFY 8" WM T/P 628.50	C50	8" ST B/P 627.27 6" SAN T/P 623.37

- 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 C5.1 FOR WATER MAIN AND SANITARY SEWER INFORMATION
 - A VIDEO INSPECTION OF ALL PUBLIC STORM SEWERS SHALL BE SUBMITTED TO THE VILLAGE.
 - STORMWATER DETENTION FOR THE PROPERTY IS CURRENTLY PROVIDED FOR IN AN OFF-SITE REGIONAL DETENTION FACILITY. SEE THE STORMWATER MANAGEMENT REPORT BY ENVIRONMENTAL S/E DATED JULY 25, 1996 FOR DETAILS.



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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-23-16	ISSUED FOR HUD REVIEW			
2	01-18-17	REVISED PER VILLAGE COMMENTS			
3	02-17-17	REVISED PER VILLAGE COMMENTS			

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

**HIGHPOINT TOWN SQUARE
APARTMENTS**

ROMEIOVILLE ILLINOIS

UTILITY PLAN - STORM SEWER

C5.0

DRAWING NO.

16036 - UTILITY PLAN - STORM SEWER

UTILITY CROSSINGS

- C51 6" ST B/P 627.99
6" SAN T/P 623.07
- C52 6" ST B/P 628.01
6" SAN T/P 624.84
- C53 6" ST B/P 627.76
6" SAN T/P 624.65
- C54 6" ST B/P 628.01
6" SAN T/P 624.57
- C55 6" ST B/P 629.10
6" SAN T/P 624.19
- C56 6" ST B/P 629.09
6" SAN T/P 623.88
- C57 EX 18" ST B/P 626.47
6" SAN T/P 623.54
- C58 EX 18" ST WWM PROT. B/P 626.28
4" WM T/P 624.78
- C59 6" ST B/P 629.18
6" SAN T/P 625.47
- C60 8" ST B/P 628.87
6" SAN T/P 623.38

- C61 6" ST B/P 630.20
6" SAN T/P 624.99
- C62 6" ST B/P 630.19
6" SAN T/P 624.69
- C63 6" ST WWM PROT. B/P 628.02
4" WM T/P 626.52
- C64 6" ST WWM PROT. B/P 628.32
4" WM T/P 626.82
- C65 6" ST WWM PROT. B/P 628.45
4" WM T/P 626.95

- FH 1
F/G: 633.6
- FH 2
F/G: 633.0
- FH 3
F/G: 631.9
- FH 4
F/G: 631.3
- FH 5
F/G: 631.3
- FH 6
F/G: 633.0
- FH 7
F/G: 631.5

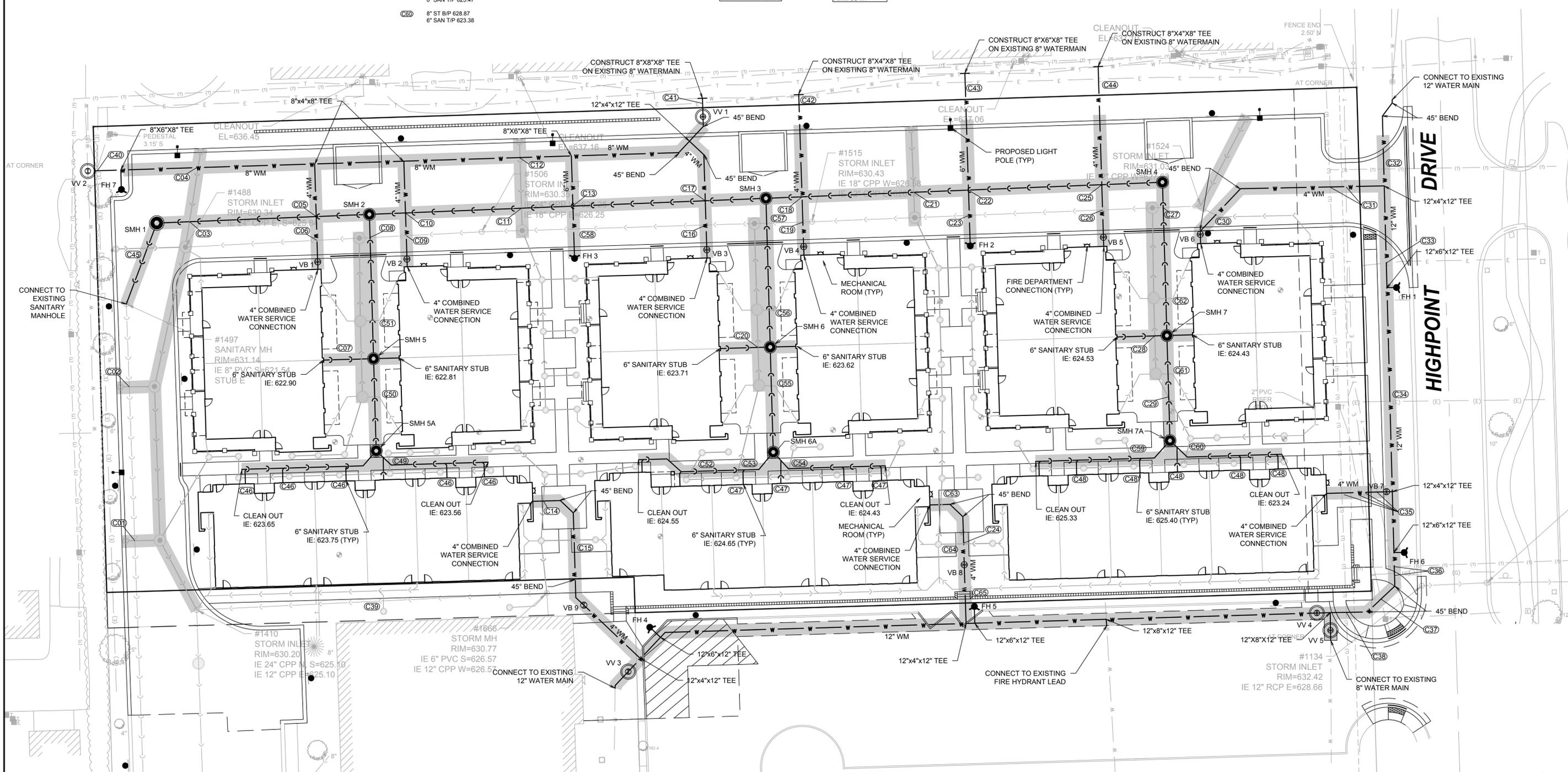
- VV 1
8" GATE VALVE
IN 5' DIA. VAULT
RIM: 634.20
- VV 2
8" PRESSURE CONNECTION
IN 5' DIA. VAULT
RIM: 633.7
- VV 3
12" GATE VALVE
IN 5' DIA. VAULT
RIM: 631.50
- VV 4
12" GATE VALVE
IN 5' DIA. VAULT
RIM: 631.64 ± M.E.
- VV 5
8" GATE VALVE
IN 5' DIA. VAULT
RIM: 631.70 ± M.E.

- VB 1
4" GATE VALVE
IN VALVE BOX
RIM: 631.8
- VB 2
4" GATE VALVE
IN VALVE BOX
RIM: 631.8
- VB 3
4" GATE VALVE
IN VALVE BOX
RIM: 632.9
- VB 4
4" GATE VALVE
IN VALVE BOX
RIM: 632.9
- VB 5
4" GATE VALVE
IN VALVE BOX
RIM: 634.1

- VB 6
4" GATE VALVE
IN VALVE BOX
RIM: 634.1
- VB 7
4" GATE VALVE
IN VALVE BOX
RIM: 633.3
- VB 8
4" GATE VALVE
IN VALVE BOX
RIM: 633.6
- VB 9
4" GATE VALVE
IN VALVE BOX
RIM: 632.0

NOTES:

1. 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.
2. 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 102223 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.
3. LIGHT POLES SHOWN FOR REFERENCE ONLY. SEE SITE LIGHTING PLANS BY OTHERS.
4. SEE SHEET C5.0 FOR STORM SEWER INFORMATION.
5. SEE SHEETS C5.2 AND C5.3 FOR SANITARY SEWER PROFILES.
6. ALL MECHANICAL ROOMS SHALL REQUIRE SERIES 3200 OR 4400 KNOX-BOX.
7. 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.
8. ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT DOWN LIDS.



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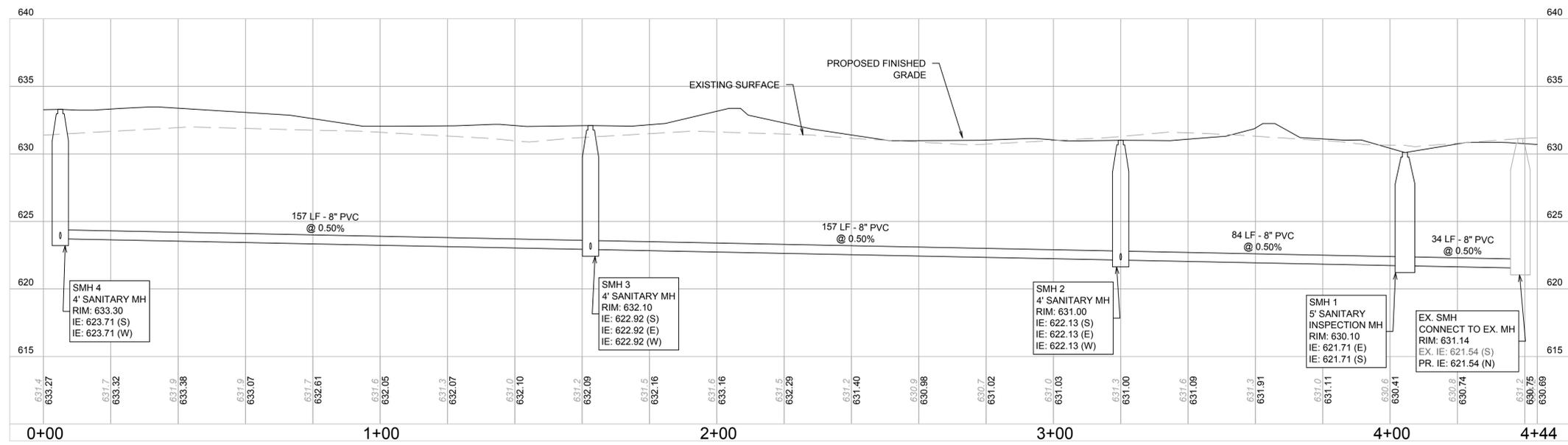
PROJECT NO.:	16036	DESIGNED BY:	SK
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SCALE:	1:20	PROJECT MANAGER:	TF

**HIGHPOINT TOWN SQUARE
APARTMENTS**

**UTILITY PLAN - WATER MAIN
AND SANITARY SEWER**

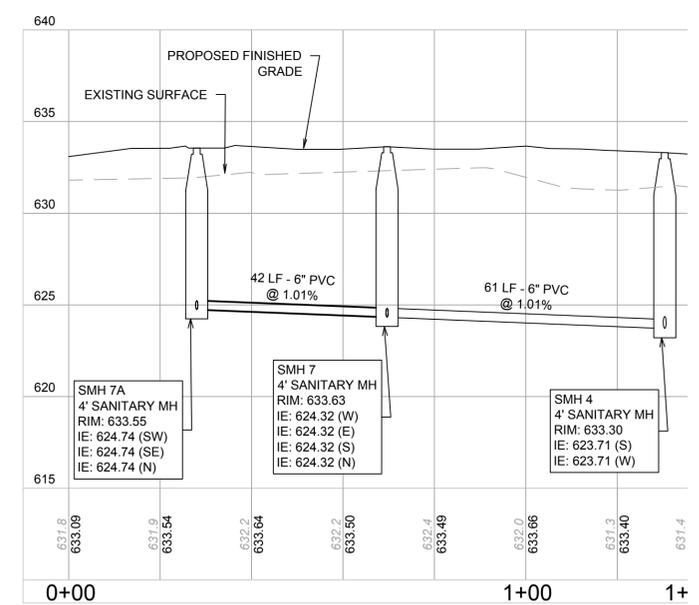
C5.1

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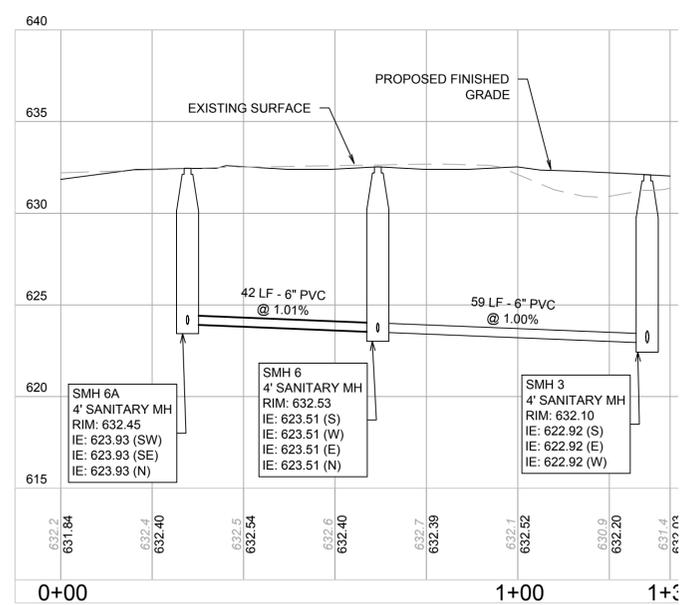


SANITARY SEWER PROFILE 1
 SCALE: HORIZ.: 1" = 10'
 VERT.: 1" = 20'

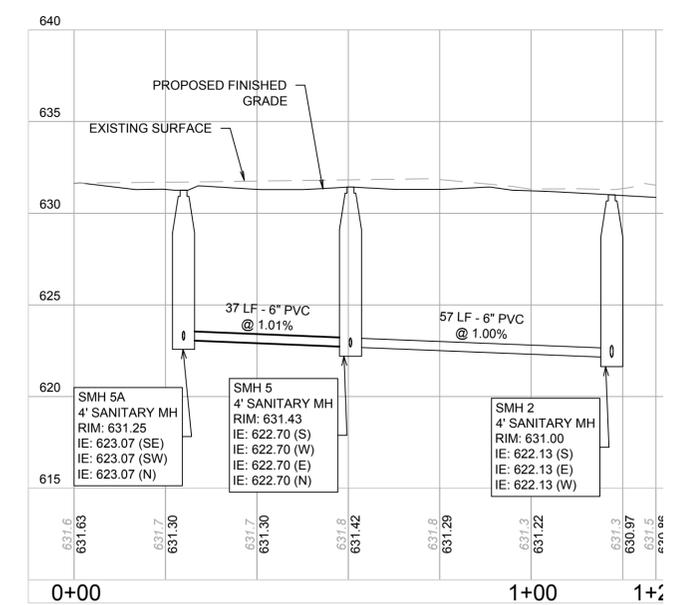
NOTE:
 1. PVC SDR 26 WHEN PIPE <15' DEEP.
 2. PVC SDR 21 WHEN PIPE 15'-20' DEEP.
 3. PVC SDR 18 WHEN PIPE > 20' DEEP.



SANITARY SEWER PROFILE 2
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 5'



SANITARY SEWER PROFILE 3
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 5'



SANITARY SEWER PROFILE 4
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 5'



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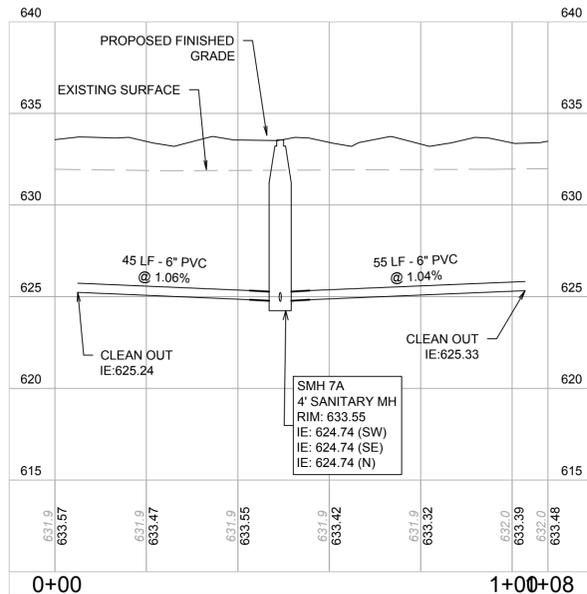
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**HIGHPOINT TOWN SQUARE
 APARTMENTS**

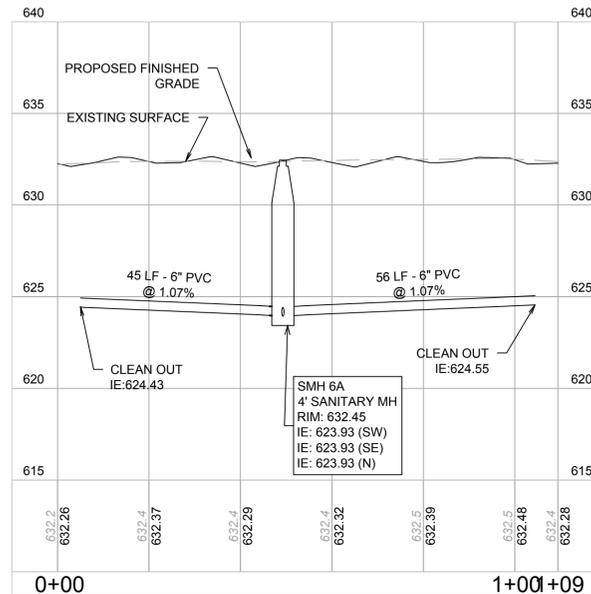
SANITARY PROFILES

C5.2

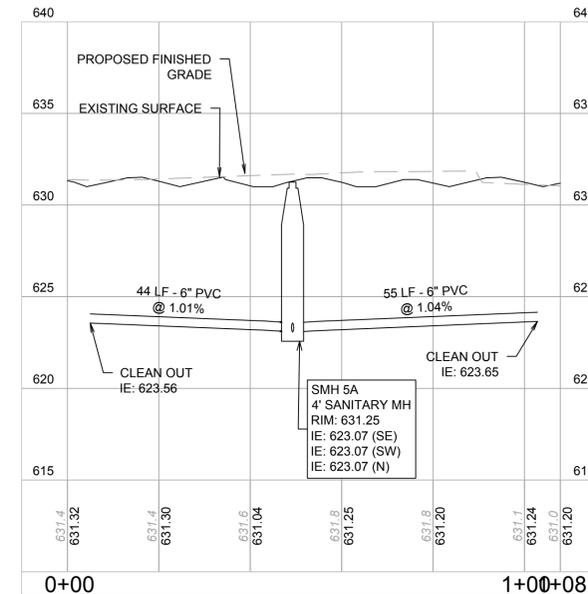
16036 - SANITARY PROFILES



SANITARY SEWER PROFILE 5
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 5'



SANITARY SEWER PROFILE 6
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 5'



SANITARY SEWER PROFILE 7
 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.



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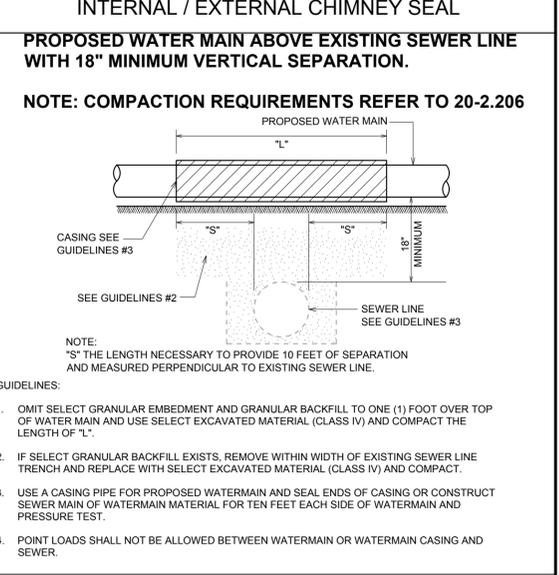
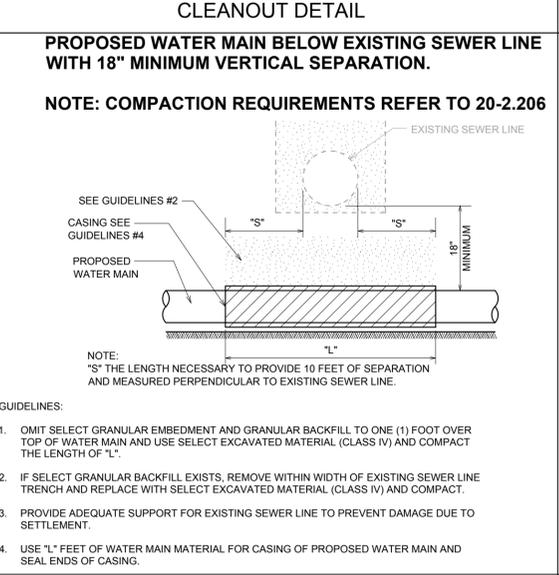
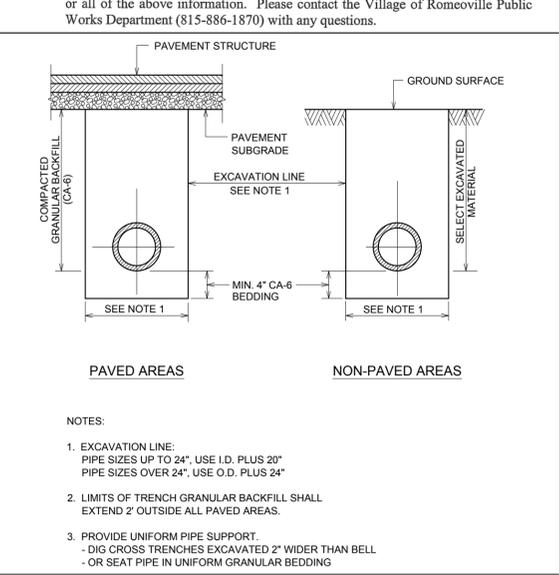
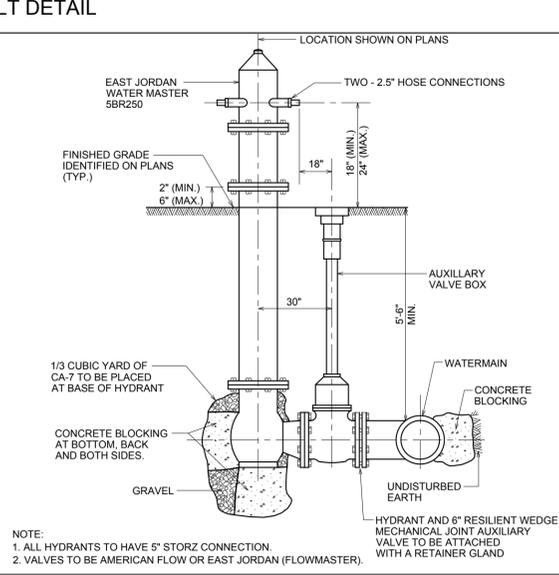
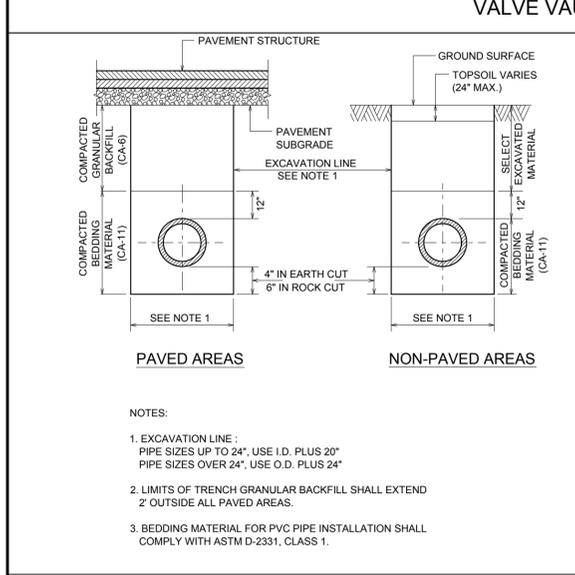
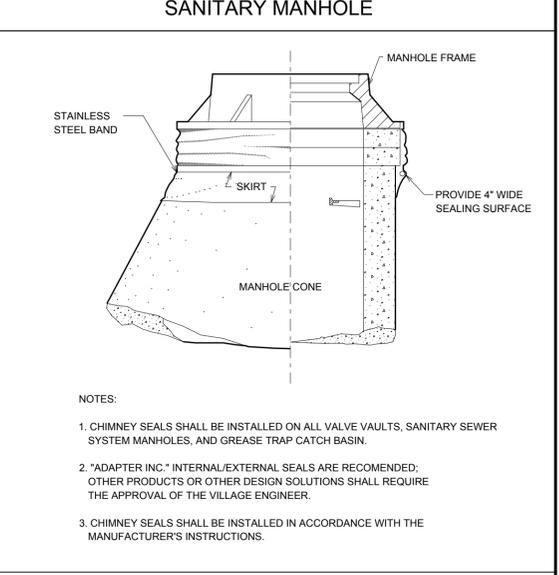
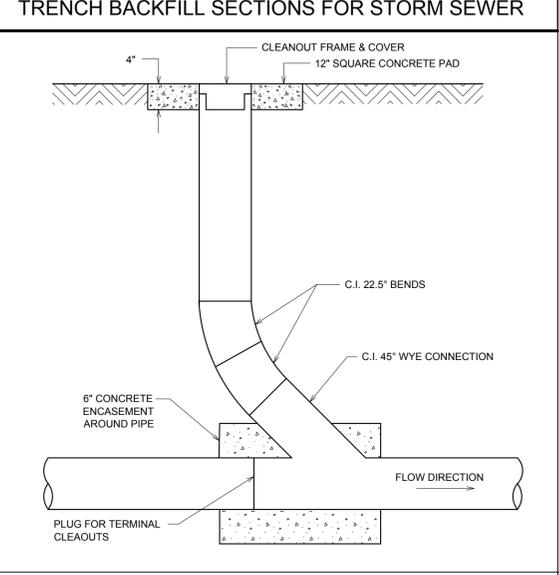
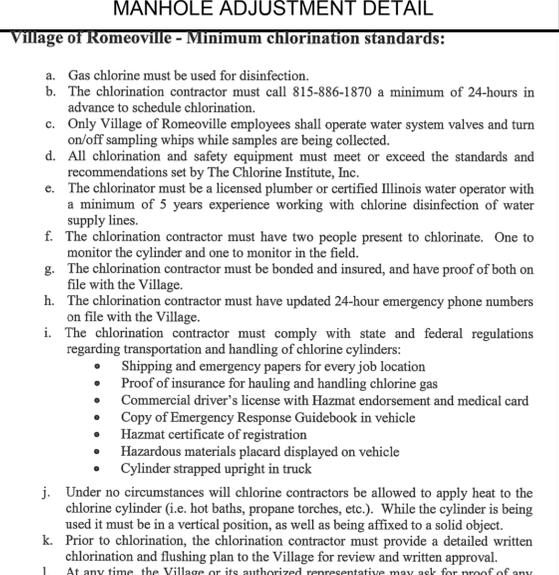
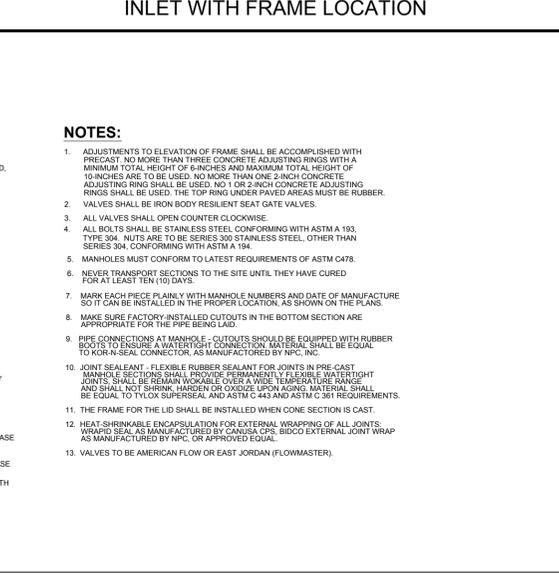
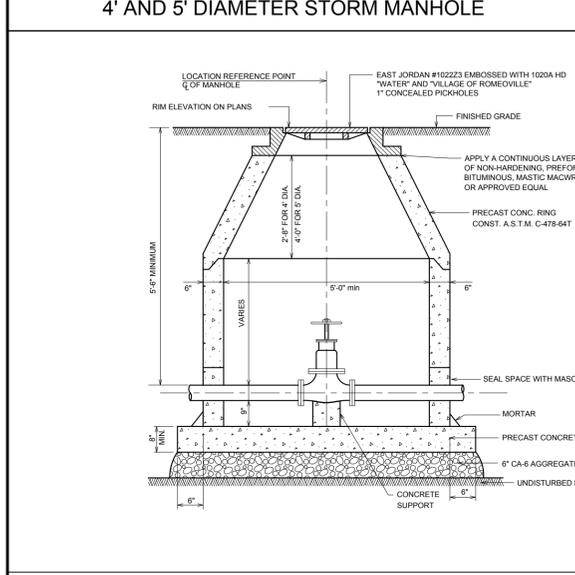
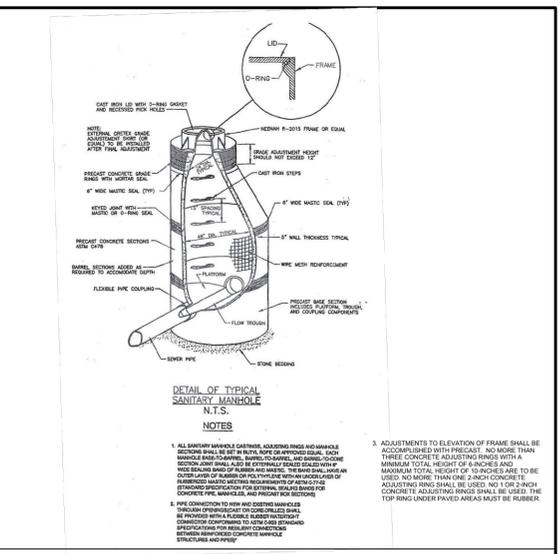
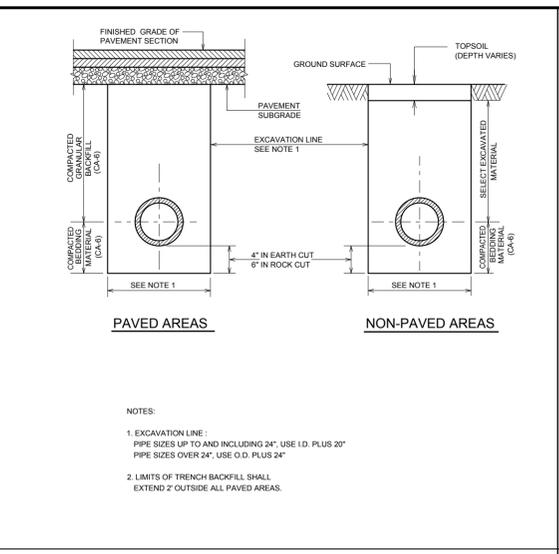
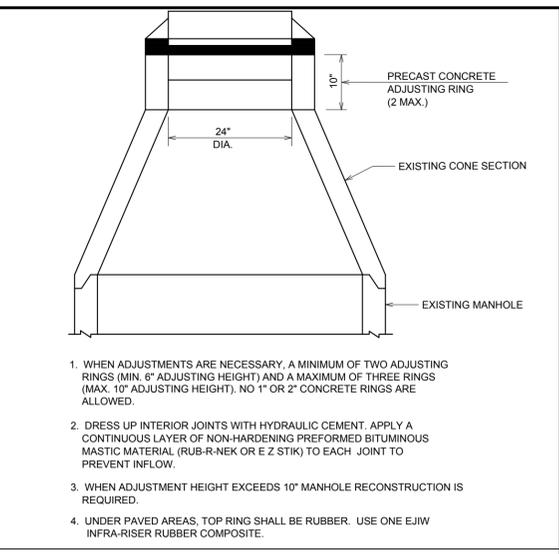
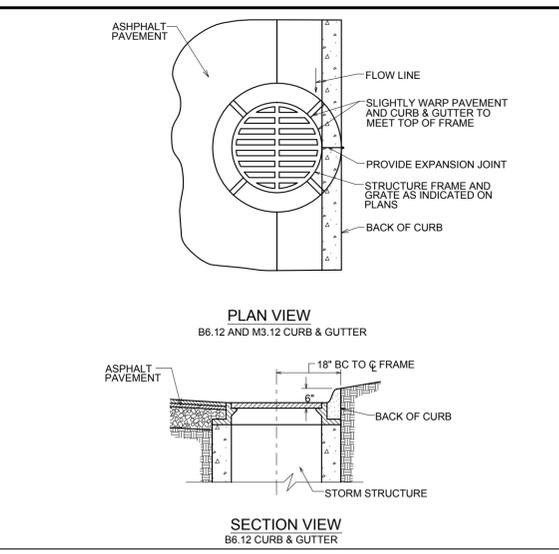
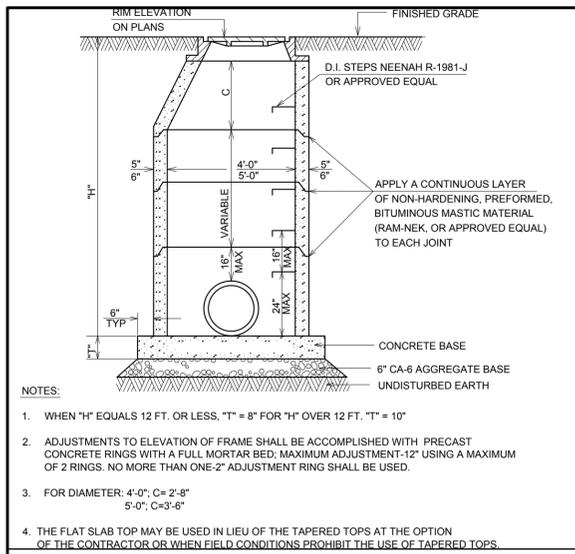
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SCALE:	###	PROJECT MANAGER:	TF

**HIGHPOINT TOWN SQUARE
 APARTMENTS**
 ROMEVILLE ILLINOIS

SANITARY PROFILES
C5.3

DRAWING NO.
C5.3

16036 - SANITARY PROFILES



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PROJECT NO.:	DESIGNED BY:
16036	SK
FILE NAME:	DRAWN BY:
C6.0-C6.2 DETS16036.DWG	DB
ORIGINAL ISSUE DATE:	CHECKED BY:
09-19-16	SK
SCALE:	PROJECT MANAGER:
NONE	TF

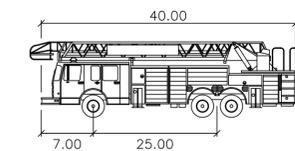
HIGHPOINT TOWN SQUARE APARTMENTS

ROMEIOVILLE ILLINOIS

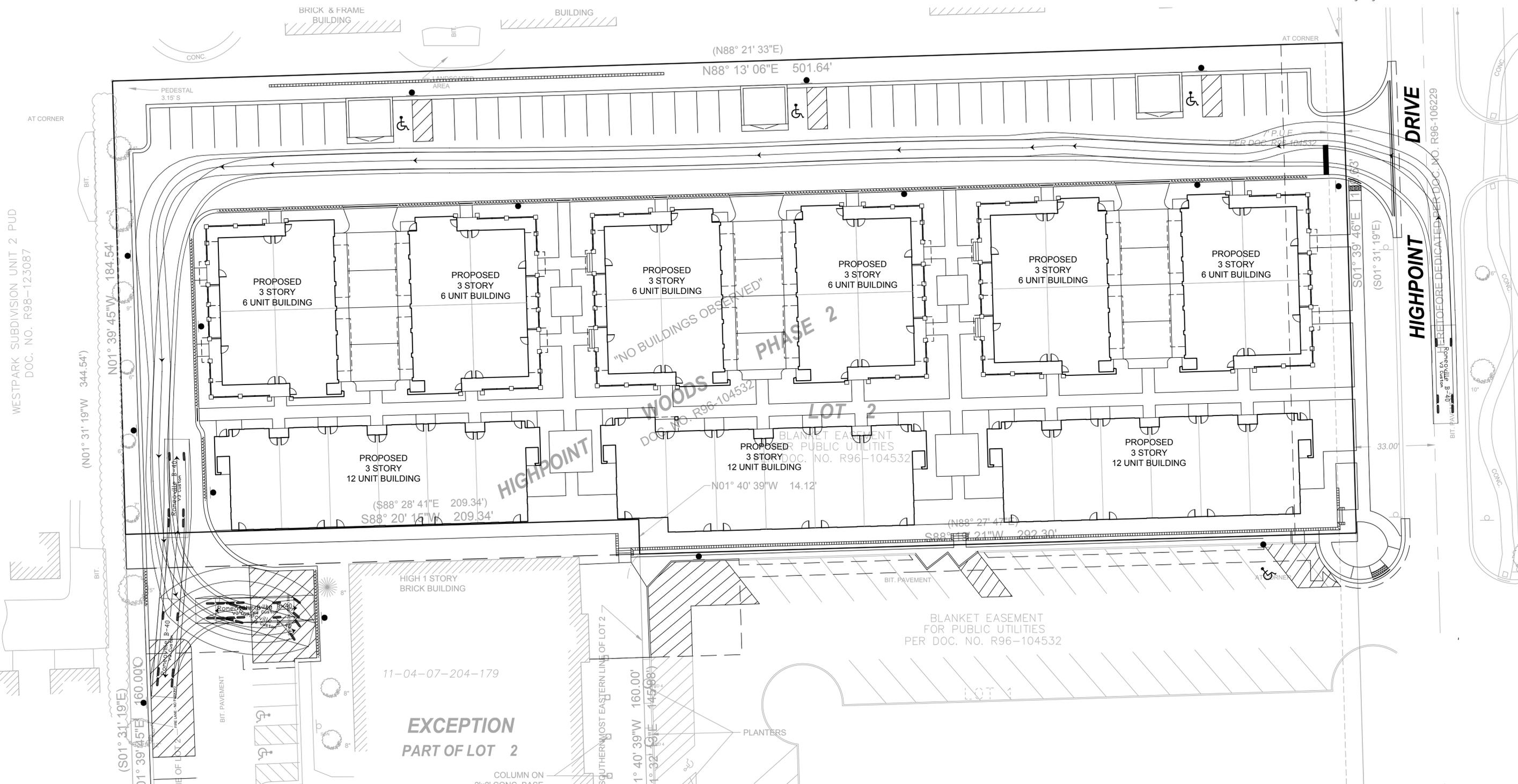
CONSTRUCTION DETAILS

DRAWING NO. **C6.1**

16036 - CONSTRUCTION DETAILS



Romeoville B-40
 feet
 Width : 10.00
 Track : 6.80
 Lock to Lock Time : 6.0
 Steering Angle : 39.5



WESTPARK SUBDIVISION UNIT 2 PUD
 DOC. NO. R98-123087

DRIVE
 HIGHPOINT
 DRIVE
 PER DOC. NO. R96-106229

REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT NO.:	DESIGNED BY:
16036	SK
FILE NAME:	DRAWN BY:
16036 FIRE TRUCK EXH	MI
ORIGINAL ISSUE DATE:	CHECKED BY:
01-18-17	SK
SCALE:	PROJECT MANAGER:
1"=20'	TF

HIGHPOINT TOWN SQUARE APARTMENTS
 ROMEOVILLE ILLINOIS

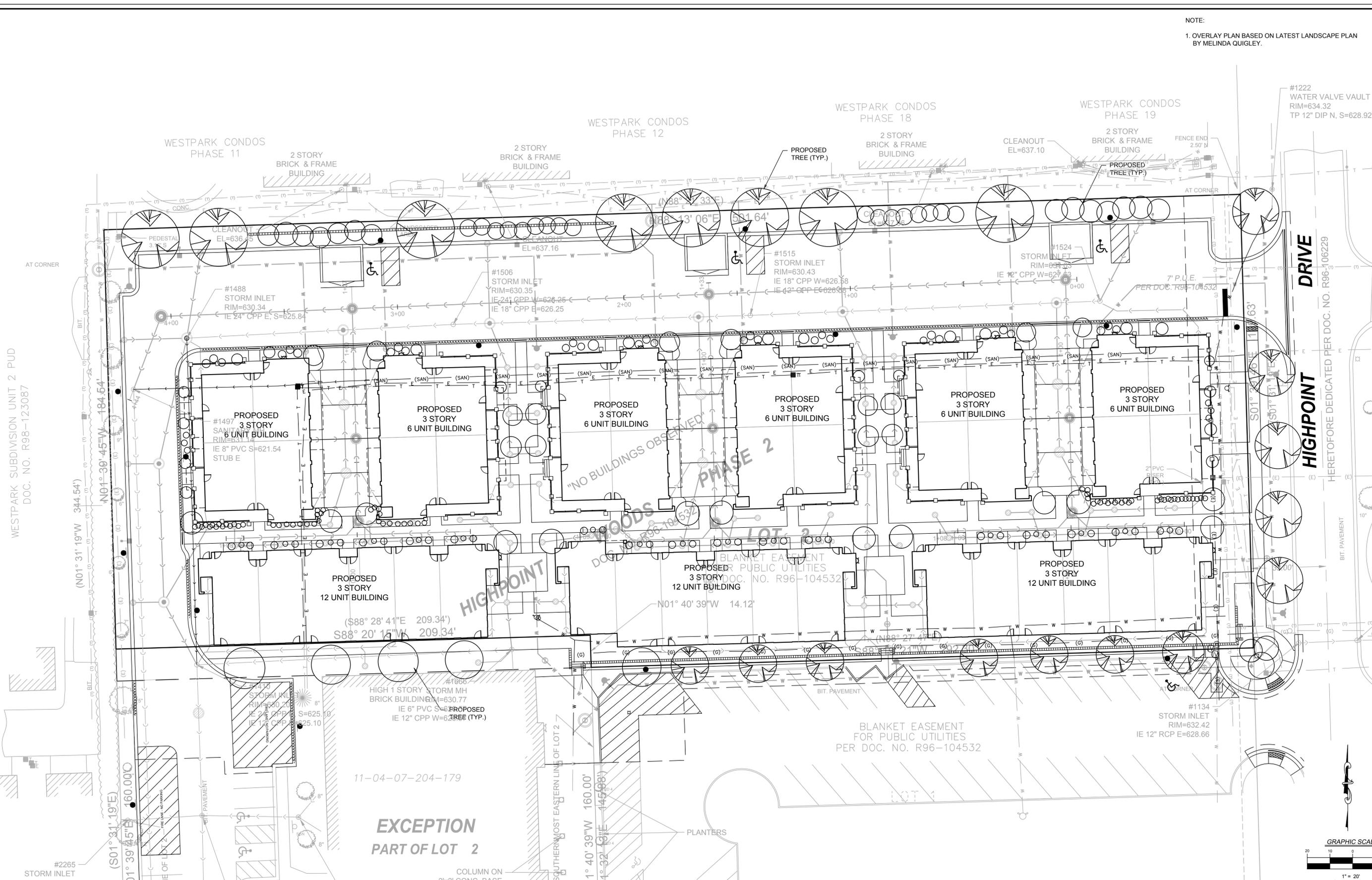
FIRE TRUCK EXHIBIT
 EX 1



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NOTE:
1. OVERLAY PLAN BASED ON LATEST LANDSCAPE PLAN BY MELINDA QUIGLEY.



WESTPARK SUBDIVISION UNIT 2 PUD
DOC. NO. R98-123087

DRIVE
HIGHPOINT

HERETOFORE DEDICATED PER DOC. NO. R96-106229

EXCEPTION
PART OF LOT 2

REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT NO.:	16036	DESIGNED BY:	SK
FILE NAME:	16036 TREE OVERLAY	DRAWN BY:	MI
ORIGINAL ISSUE DATE:	02-15-17	CHECKED BY:	SK
SCALE:	1"=20'	PROJECT MANAGER:	TF

HIGHPOINT TOWN SQUARE APARTMENTS

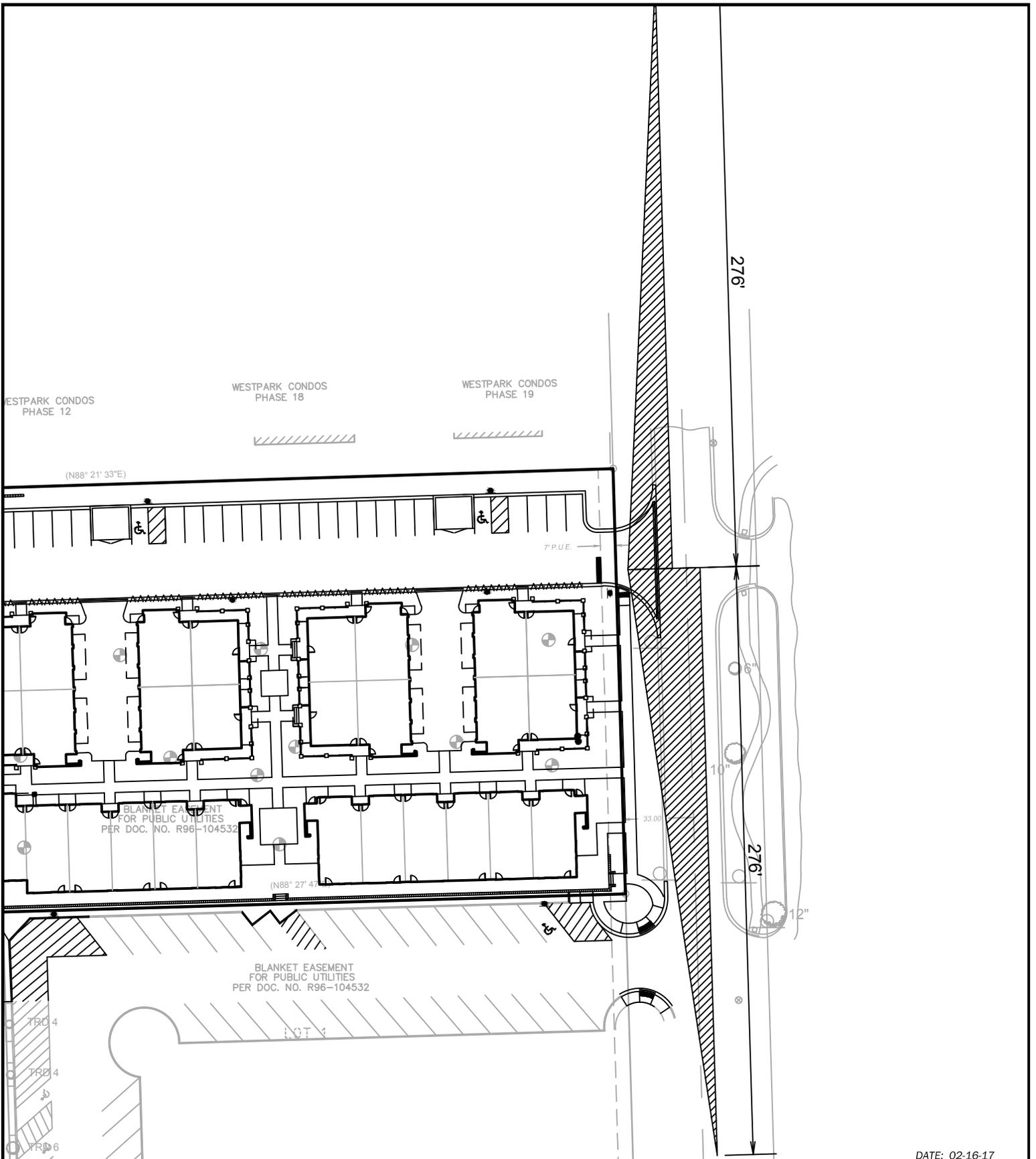
LANDSCAPE OVERLAY EXHIBIT

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16036 - TREE OVERLAY PLAN



DATE: 02-16-17



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HIGHPOINT APARTMENTS SITE TRIANGLE EXHIBIT - NORTH



WESTPARK CONDOS
PHASE 12

WESTPARK CONDOS
PHASE 18

WESTPARK CONDOS
PHASE 19

(N88° 21' 33"E)

7 P.U.E.

BLANKET EASEMENT
FOR PUBLIC UTILITIES
PER DOC. NO. R96-104532

(N88° 27' 41"E)

BLANKET EASEMENT
FOR PUBLIC UTILITIES
PER DOC. NO. R96-104532

LOT 4

TRD 4

TRD 4

TRD 6

276'

10"

12"

DATE: 02-16-17



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HIGHPOINT APARTMENTS SITE TRIANGLE EXHIBIT - SOUTH



Visio, Vertere, Virtute... The Vision to Transform with Excellence

ROMEOVILLE

ILLINOIS

SCALE: 1" = 60'