ORD 25-1974 Exhibit A

ANABI REAL ESTATE & DEVELOPMENT

1300 W. NORMANTOWN RD. ROMEOVILLE IL 60446

FINAL ENGINEERING PLANS

DEVELOPMENT TEAM

DEVELOPER

ANABI OIL
1450 N. BENSON AVE.,
UPLAND, CA 91786
PHONE: (574) 500-4043
CONTACT: DANIEL VATER

Village of Romeoville Mr. Jonathon A. Zabrocki P.E 615 Anderson Drive Romeoville, IL 60446 (815) 886-1870

CIVIL ENGINEER

ATWELL, LLC 1250 EAST DIEHL ROAD, SUITE 300 NAPERVILLE, IL 60563 PHONE: (630) 577-0800 FAX: (630) 577-0900 CONTACT: MICHAEL KEITH, P.E.

SURVEYOR

ATWELL, LLC 1250 EAST DIEHL ROAD, SUITE 300 NAPERVILLE, IL 60563 PHONE: (630) 577-0800 FAX: (630) 577-0900 CONTACT: ANDREW JOHNSON

SITE CONTROL:

COORDINATES SHOWN HEREON ARE PER ILLINOIS STATE PLANE EAST ZONE (NAD83) 2011 ADJUSTMENT, IN US SURVEY FEET. ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN US SURVEY

SOURCE BENCHMARK

OPUS SOLUTION ON POINT 1 USING THE FOLLOWING CORS BASE STATIONS:

PID <u>DESIGNATION</u>
DG5355 DP2A DUPAGE CNTY 2 COO CORS ARP
DM5964 DP6B WOOD DALE 2 CORS ARP

DI1663 DP5A HANOVER PARK COOP CORS ARP

CP 1 - SET A CAPPED 5/8" IRON ROD STAMPED "ATWELL" IN LANDSCAPED AREA, ±4.2' NORTHWEST OF A 4' TALL BLACK IRON FENCE SURROUNDING A RETENTION BASIN, ±8.6' NORTHEAST OF A LIGHT POLE W/ CONCRETE BASE (BM 201), AND ±3.9' SOUTHEAST OF THE ±MIDPOINT OF A CONCRETE CURB LINE (4.8' S OF CP#2).

NORTHING: 1816096.79
EASTING: 1040964.00
ELEVATION: 645.26

CP 2 — SET CUT CROSS ON TOP OF AND NEAR THE MIDPOINT OF A CONCRETE CURB LINE, ±11.9' NORTHEAST OF A LIGHT POLE W/ CONCRETE BASE (BM 201), AND ±4.8' NORTH OF CP#1.

NORTHING: 1816101.50
EASTING: 1040963.21

CP 3 - FOUND CUT CROSS ON TOP OF THE WESTERN ROADWAY CURB OF N WEBER RD, ±17.4' NORTH-NORTHEAST OF A 1" DECIDUOUS TREE (BETWEEN SAID CURB LINE AND SIDEWALK), ±29.5' EAST-NORTHEAST THE NORTHEAST CORNER OF A 4' TALL BLACK IRON FENCE SURROUNDING A RETENTION BASIN, AND ±41.0' SOUTHEAST OF THE SOUTHEAST CORNER OF THE SOUTHERLY CONCRETE PAD PROTECTED BY BOLLARDS (LIES EAST OF AND ADJACENT TO THE EASTERLY CURB LINE OF THE SURVEYED AREA).

NORTHING: 1816155.02
EASTING: 1041162.13

CP 4 — FOUND CUT CROSS ON TOP OF THE SOUTHERN SIDEWALK CURB ON THE WEST SIDE OF THE SOUTHERN ENTRANCE TO SURVEYED AREA, ±12.5' SOUTHEAST OF A HYDRANT, ±7.5' NORTHEAST OF A TRAFFIC SIGNAL HANDHOLE.

NORTHING: 1815992.71 EASTING: 1040878.88 ELEVATION: 642.97

ELEVATION: 647.27

ELEVATION: 645.46

SITE BENCHMARKS:

BM 201 - SET CUT CROSS ON TOP OF THE NORTHEASTERN REGION OF A CONCRETE LIGHT POLE BASE, BETWEEN A CURB LINE AND 4' TALL BLACK IRON FENCE WHICH SURROUNDS A RETENTION BASIN, AND NEAR THE MIDPOINT OF SAID CURB LINE.

NORTHING: 1816091.4

EASTING: 1040958.6 ELEVATION: 645.82

ELEVATION: 647.57

BM 202 - SET CUT CROSS ON TOP OF THE WESTERN REGION OF A CONCRETE LIGHT POLE BASE INSIDE A CURB PENINSULA SOUTHEAST OF A BUILDING, AT THE SOUTH END OF A ROW OF PARKING SPACES WHICH LIE BETWEEN THE EAST FACE OF SAID BUILDING AND FUEL PUMPS.

NORTHING: 1816178.7
EASTING: 1041021.0

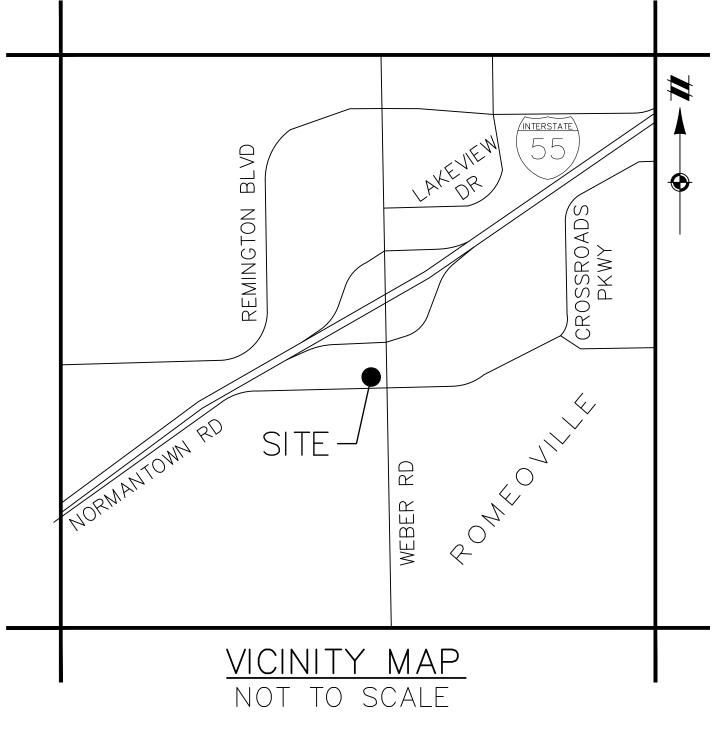
ELEVATION: 647.45

3 - SET CUT CROSS ON TOP OF THE NORTHERN REGION OF A CONCRETE LIGHT POLE BASE INSIDE A CURB PENINSULA, SOUTH OF AN EXTENSION OF A BUILDING'S WEST FACE, AT THE WEST END OF A ROW OF PARKING SPACES WHICH LIE ALONG THE SOUTH FACE OF SAID BUILDING.

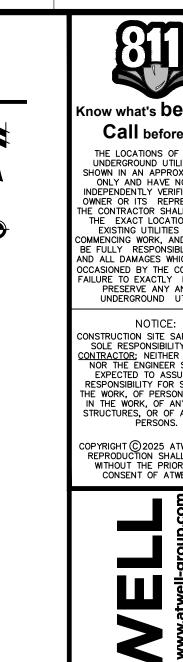
NORTHING: 1816186.4

EASTING: 1040940.6

811 UTILITIES - TICKET NO.: A243541055					
OWNER	RESPONDED	PLOTTED	MARKED	NOTES	
AT&T	12/19/2024	NO	NO	NO MAPS PROVIDED. PER AT&T: THIS LOCATE REQUEST IS NEAR AN AT&T HIGH PROFILE FACILITY. BEFORE DIGGING IN THIS AREA WAIT ON LOCATES TO BE PERFORMED. TAKE CARE TO OBSERVE SITE MARKINGS SUCH AS PAINT AND FLAGS. HAND DIGGING IS MANDATORY WITHIN THE STATUTORY TOLERANCE ZONE.	
COMED	12/20/2024	YES	NO	SUSPECTED LOCATION OF UNDERGROUND LINE SHOWN HEREON, PROVIDED MAP UNCLEAR, MINIMAL FIELD EVIDENCE FOUND.	
COMCAST	NO	NO	NO	NO RESPONSE	
LEVEL 3	12/19/2024	NO	NO	SITE CLEAR	
METRO FIBERNET	12/20/2024	NO	NO	SITE CLEAR	
NICOR GAS	NO	NO	NO	NO RESPONSE	
VILLAGE OF ROMEOVILLE	12/20/2024	YES	NO	GIS MAP PROVIDED	
VINAKOM COMMUNICATIONS	12/20/2024	NO	NO	SITE CLEAR	



SHEET INDEX				
C-01.0	COVER SHEET			
C-02.0	EXISTING CONDITIONS			
C-03.0	DEMOLITION PLAN			
C-04.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN			
C-04.1	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS			
C-05.0	SITE LAYOUT AND UTILITY PLAN			
C-06.0	SITE GRADING PLAN			
C-07.0	CONSTRUCTION NOTES AND DETAILS			



COVER SHEET

FOR

1300 W. NORMANTOWN ROAD

ROMEOVILLE, IL, 60446

CLIENT

TOWN 37 NORTH,

DUPAGE 1

MILL COUNT

02/21/2025 2025-02-21 REV PER VL & CLIENT REV. COMMENTS

REVISIONS

Midal B Ker BRIAW TO THE LICENSED PROFESSIONAL CO ENGINEER CO

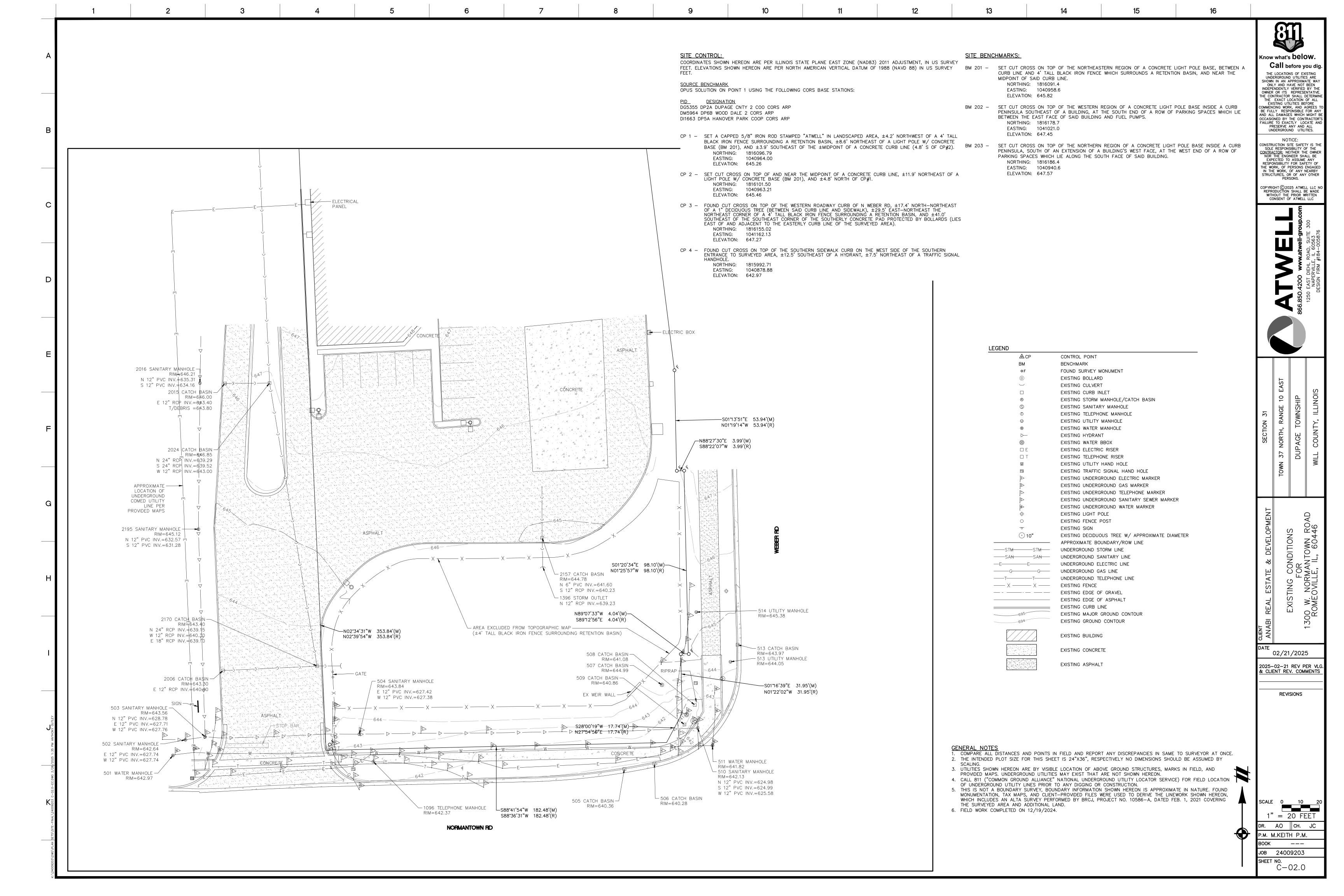
DATE: 02/21/2025 EXP: 11/30/2025 DR. AO CH.

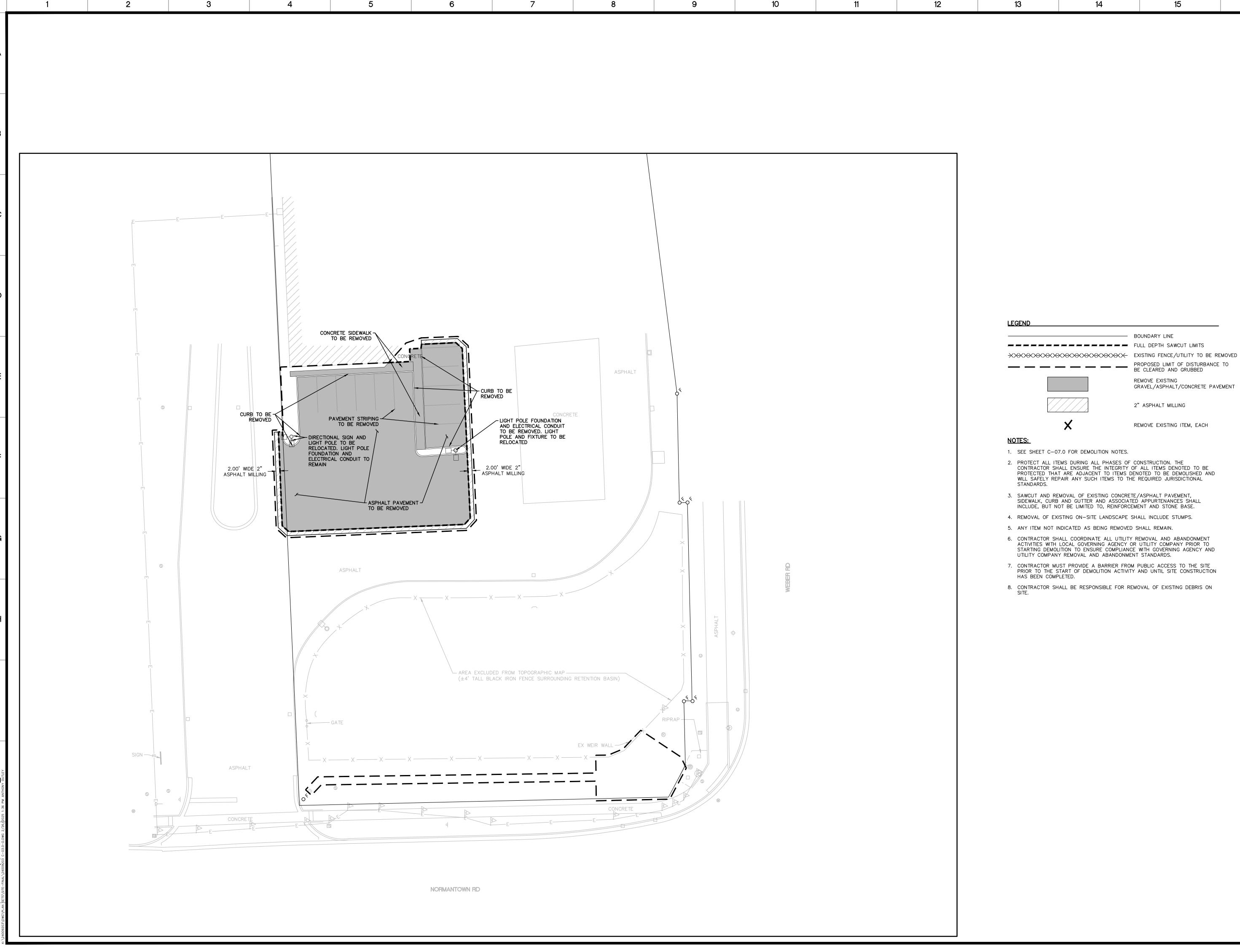
DR. AO CH. JC

P.M. M.KEITH P.M.

BOOK --
JOB 24009203

SHEET NO.



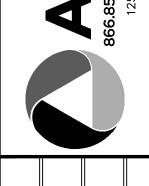




Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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REMOVE EXISTING ITEM, EACH

BE CLEARED AND GRUBBED

REMOVE EXISTING

2" ASPHALT MILLING

PROPOSED LIMIT OF DISTURBANCE TO

GRAVEL/ASPHALT/CONCRETE PAVEMENT

— BOUNDARY LINE

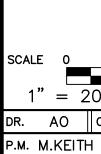
- 1. SEE SHEET C-07.0 FOR DEMOLITION NOTES.
- 2. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
- 3. SAWCUT AND REMOVAL OF EXISTING CONCRETE/ASPHALT PAVEMENT, SIDEWALK, CURB AND GUTTER AND ASSOCIATED APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, REINFORCEMENT AND STONE BASE.
- 4. REMOVAL OF EXISTING ON-SITE LANDSCAPE SHALL INCLUDE STUMPS.
- 5. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
- 6. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO STARTING DEMOLITION TO ENSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
- 7. CONTRACTOR MUST PROVIDE A BARRIER FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EXISTING DEBRIS ON

TOWN L, 604

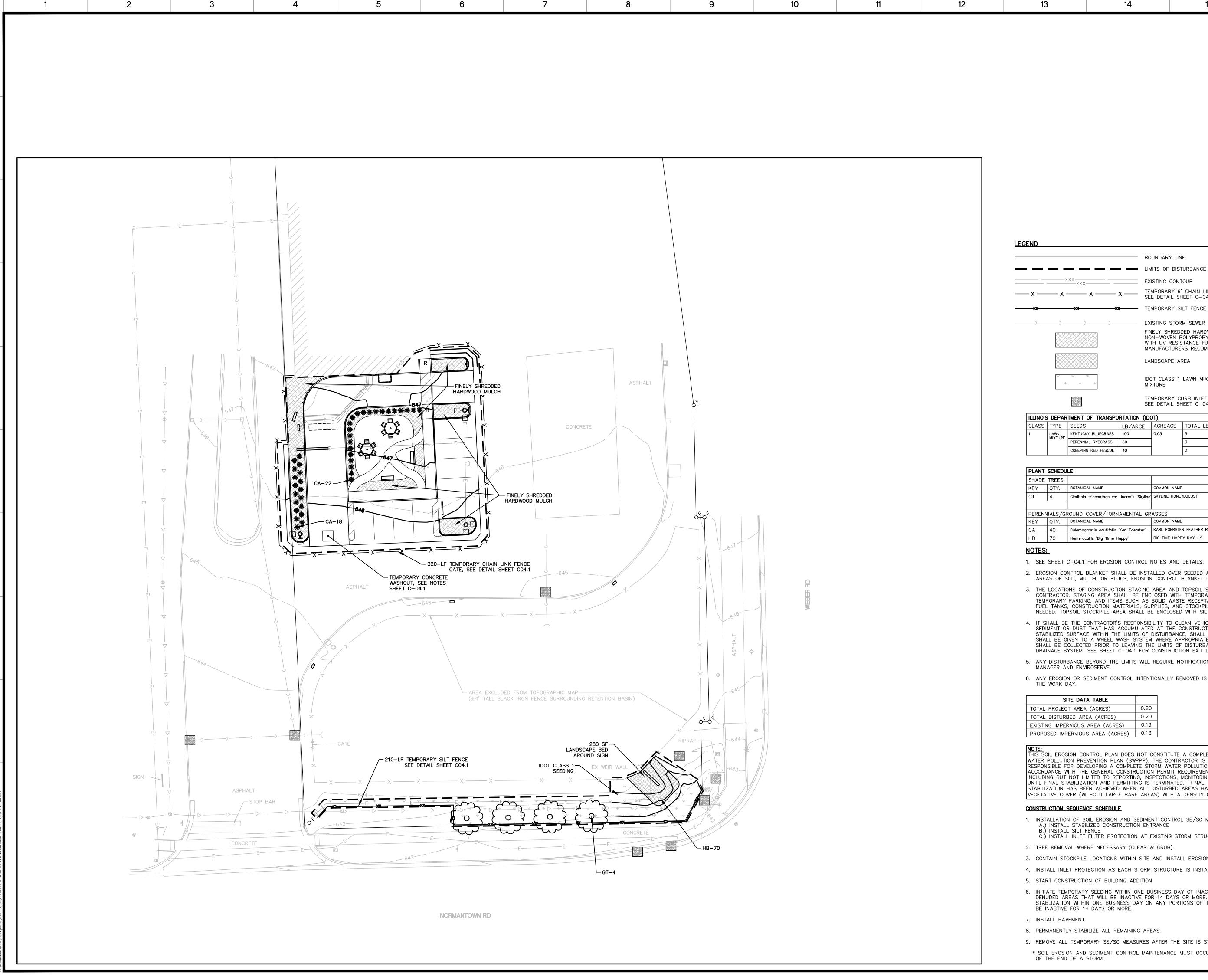
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REVISIONS





AO || CH. JC P.M. M.KEITH P.M. ___ JOB 24009203





Know what's **below**.

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0WN , 604

TEMPORARY CURB INLET SEDIMENT FILTER, SEE DETAIL SHEET C-04.1 ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) LB/ARCE | ACREAGE | TOTAL LBS

BOUNDARY LINE

EXISTING CONTOUR

TEMPORARY SILT FENCE

LANDSCAPE AREA

EXISTING STORM SEWER

TEMPORARY 6' CHAIN LINK FENCE,

MANUFACTURERS RECOMMENDATIONS

FINELY SHREDDED HARDWOOD MULCH OVER 5 OZ., NON-WOVEN POLYPROPYLENE NEEDLE PUNCHED FABRIC WITH UV RESISTANCE FURNISHED AND INSTALLED PER

IDOT CLASS 1 LAWN MIXTURE. SEE BELOW FOR SEED

SEE DETAIL SHEET C-04.1

PLANT SCHEDULE					
SHADE	TREES				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
GT	4	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2-1/2" CAL	B&B
PEREN	NIALS/GF	ROUND COVER/ ORNAMENTAL GR	ASSES		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
CA	40	Calamagrostis acutifolia 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	NO. 2 COUNT	30" O.C.
НВ	70	Hemerocallis 'Big Time Happy'	BIG TIME HAPPY DAYLILY	NO. 2 COUNT	3' O.C., 18" MAX H

- 1. SEE SHEET C-04.1 FOR EROSION CONTROL NOTES AND DETAILS.
- 2. EROSION CONTROL BLANKET SHALL BE INSTALLED OVER SEEDED AREAS DEPICTED ON THE LANDSCAPE PLAN. IN AREAS OF SOD, MULCH, OR PLUGS, EROSION CONTROL BLANKET IS NOT REQUIRED

- 3. THE LOCATIONS OF CONSTRUCTION STAGING AREA AND TOPSOIL STOCKPILE AREA ARE SUBJECT TO CHANGE PER CONTRACTOR. STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE. CONSTRUCTION TRAILERS, TEMPORARY PARKING, AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS, SUPPLIES, AND STOCKPILES SHALL BE PLACED IN THIS AREA IF NEEDED. TOPSOIL STOCKPILE AREA SHALL BE ENCLOSED WITH SILT FENCE.
- 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING AN EXISTING STORM DRAINAGE SYSTEM. SEE SHEET C-04.1 FOR CONSTRUCTION EXIT DETAIL.
- 5. ANY DISTURBANCE BEYOND THE LIMITS WILL REQUIRE NOTIFICATIONS TO ATWELL CONSTRUCTION PROJECT MANAGER AND ENVIROSERVE.
- 6. ANY EROSION OR SEDIMENT CONTROL INTENTIONALLY REMOVED IS REQUIRED TO BE REPLACED BY THE END OF THE WORK DAY.

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	0.20
TOTAL DISTURBED AREA (ACRES)	0.20
EXISTING IMPERVIOUS AREA (ACRES)	0.19
PROPOSED IMPERVIOUS AREA (ACRES)	0.13

THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC, UNTIL FINAL STABILIZATION AND PERMITTING IS TERMINATED. FINAL STABILIZATION HAS BEEN ACHIEVED WHEN ALL DISTURBED AREAS HAVE 100% VEGETATIVE COVER (WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70%.

CONSTRUCTION SEQUENCE SCHEDULE

- 1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES A.) INSTALL STABILIZED CONSTRUCTION ENTRANCE
- B.) INSTALL SILT FENCE C.) INSTALL INLET FILTER PROTECTION AT EXISTING STORM STRUCTURES
- 2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
- 3. CONTAIN STOCKPILE LOCATIONS WITHIN SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
- 4. INSTALL INLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
- 5. START CONSTRUCTION OF BUILDING ADDITION
- 6. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE. INITIATE TEMPORARY OR FINAL STABLIZATION WITHIN ONE BUSINESS DAY ON ANY PORTIONS OF THE SITE THAT ARE COMPLETE OR WILL BE INACTIVE FOR 14 DAYS OR MORE.
- 7. INSTALL PAVEMENT.
- 8. PERMANENTLY STABILIZE ALL REMAINING AREAS.
- 9. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
- * SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM.



= 20 FEET P.M. M.KEITH P.M.

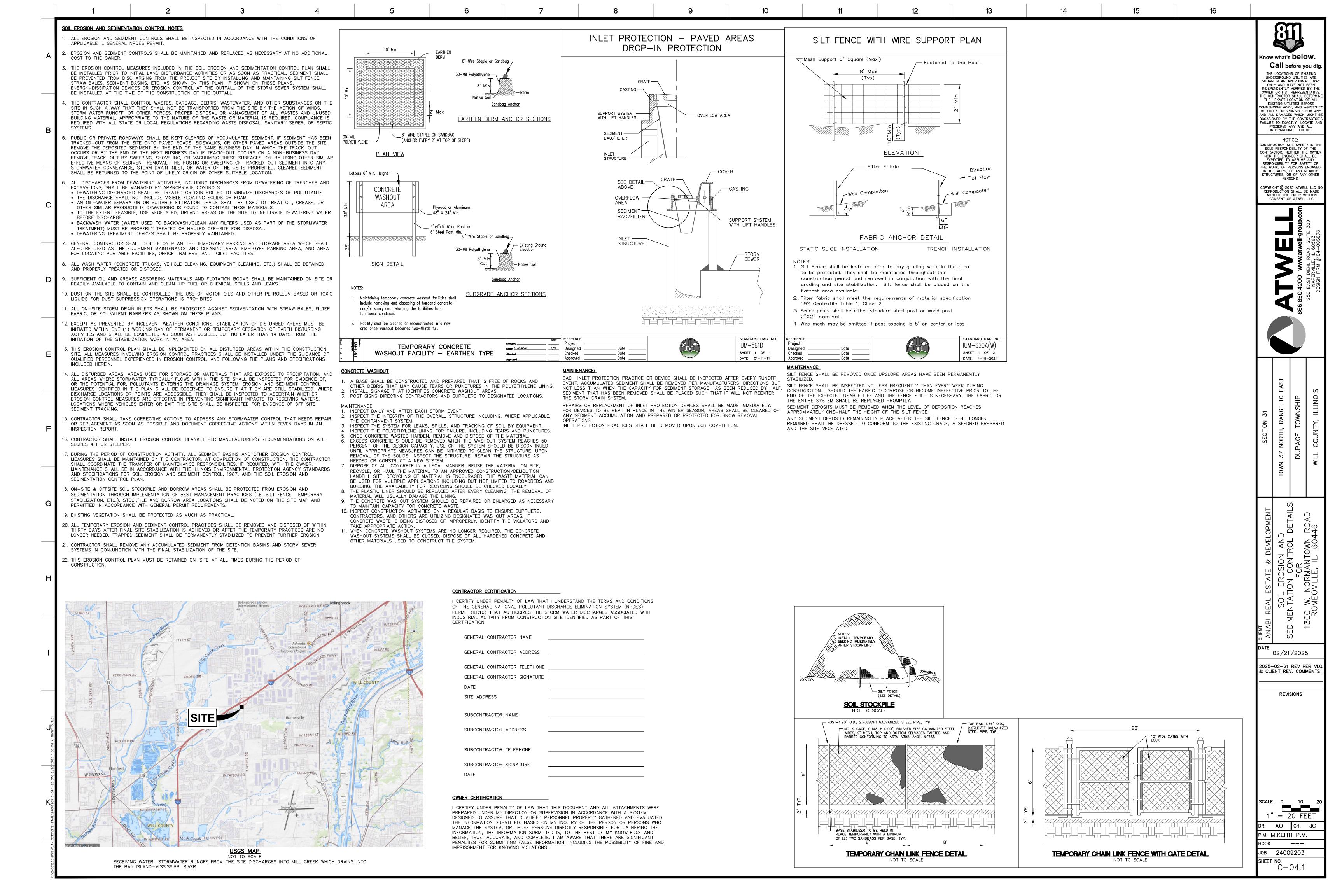
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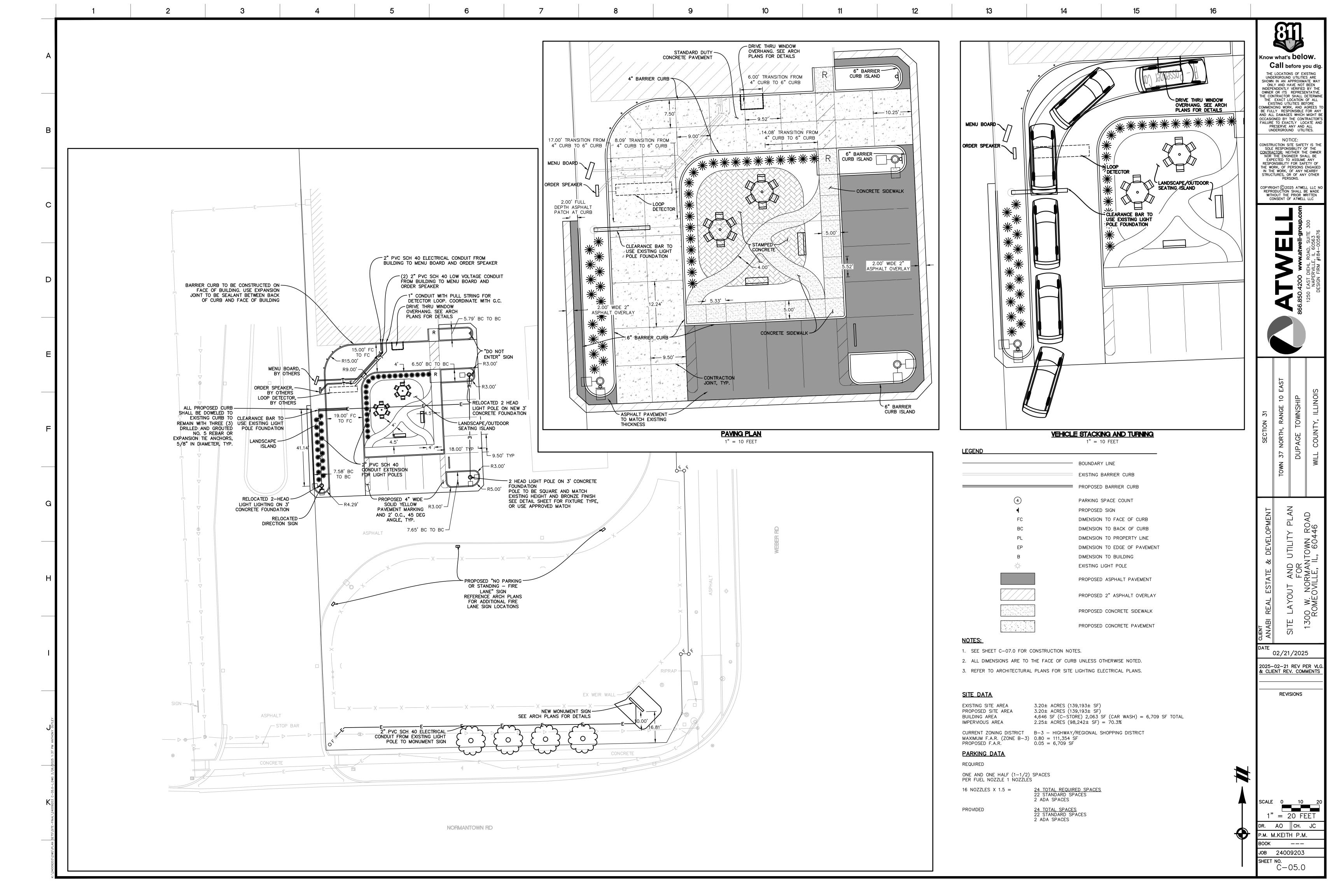
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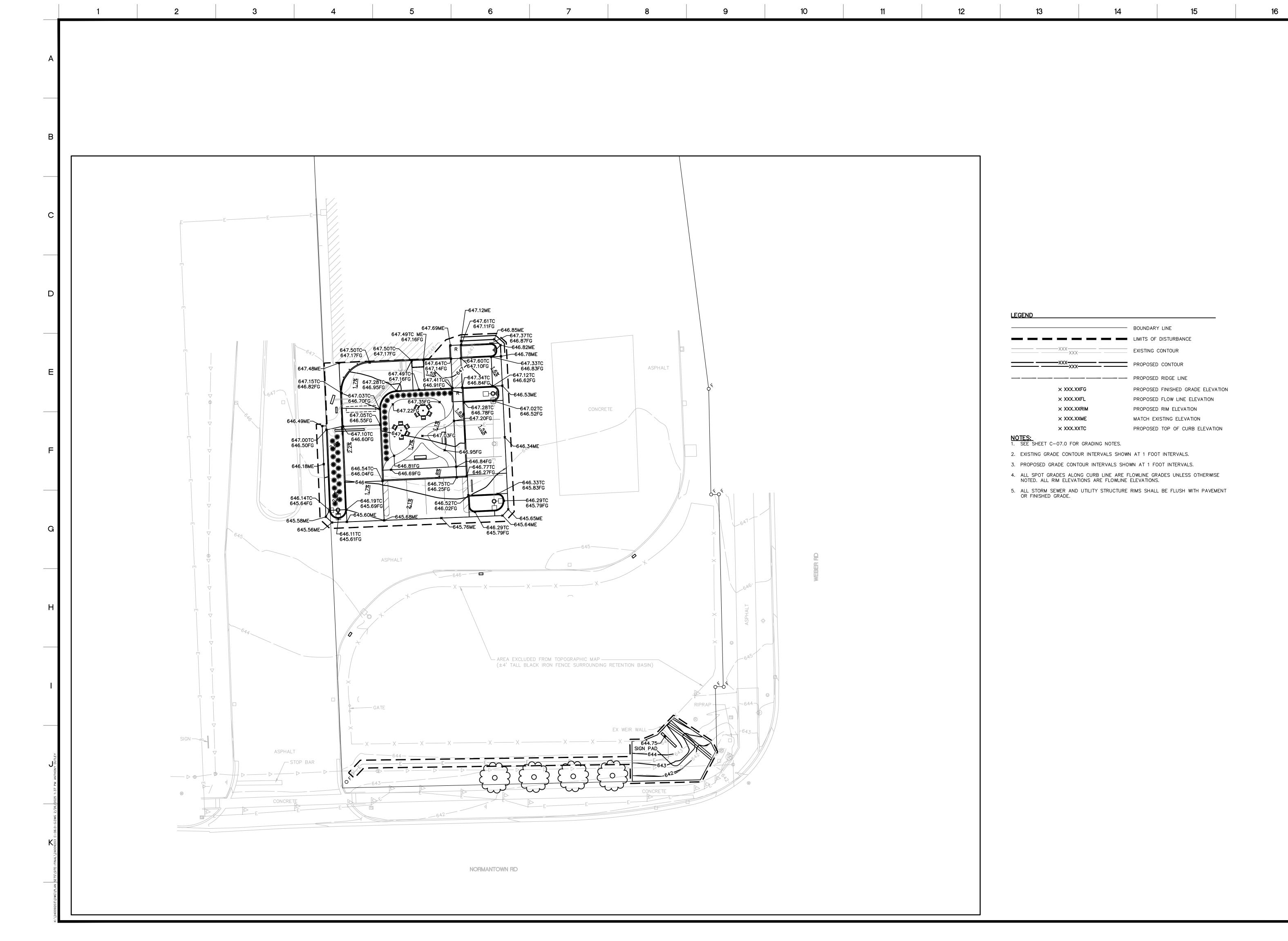
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DESIGN FIRM #184-005876

866.850 .	

TOWN 37 NORTH, RANGE 10 EAS	DUPAGE TOWNSHIP	WILL COUNTY, ILLINOIS	
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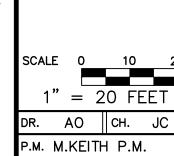
GRADING GRADING 1300 W. NORMA ROMEOVILLE,

DATE
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