

Village of Romeoville

Where Community Matters

Community Development

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Via E-Mail Only

January 17, 2017

Mr. Manny Kianicky, P.E.
Vice President, S.R. Jacobson Companies
32400 Telegraph Road, Suite 100
Bingham Farms, MI 48025

RE: VILLAGE PLACE APARTMENTS/GENERAL DEVELOPMENT PLAN REVIEW #2

Dear Mr. Kianicky,

We have received the following documents:

- Plat of Subdivision prepared by Landmark Engineering, dated 10/27/16
- Preliminary Engineering Plans prepared by Kimley Horn with latest revision date of 12/15/16
- Bus Turning Movement Exhibit prepared by Kimley Horn, dated 11/01/16
- Garbage Truck Turning Movement Exhibit prepared by Kimley Horn, dated 11/01/16
- Traffic Impact Study prepared by Kimley Horn, dated November 2016
- Sanitary Sewer data and capacity calculations prepared by Kimley Horn, dated 12/16/16

Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns.

Many of the comments contained within this letter relate to final development plans, and they have been provided to assist the applicant during the preparation of their final development plans submittal.

General

1. Please provide a "response to comments" cover letter with resubmittals. 4 full-size plan sets are required for final development plans resubmittal. Electronic copies of the final approved set should be sent electronically in PDF form via email or provided on disk or drive.

Fire

1. Item three on review 1 mentioned the following - Indicate on plans FDC connection locations for all buildings, and indicate hydrant locations per Village of Romeoville Code of Ordinances, Chapter 91 Section 91.46 , and Section 91.56 . Current plans do not show hydrants, water service connections or Fire Department Connection for any of the detached garages, maintenance building or possible pool building.

Village of Romeoville Code of Ordinances, Chapter 91 Section 91.52 – Water sprinkler systems are required in all use groups regardless of the square footage.

2. Any FDC shall be within 75ft of a hydrant.
3. All other items have been addressed and there are no issues or concerns.

Planning and Zoning

1. **Compliant.**
2. **New Comment and Deferred to PUD – Final Development Plan.** A darker palate of colors is desired for the proposed building materials, particularly the proposed siding. Please investigate.
3. **New Comment and Deferred to PUD – Final Development Plan.** Signage Plans must be included in the PUD submittal. The development sign should include an accent wall consisting of masonry materials and must be fully landscaped in order to enhance the appearance of the site entrance. Staff will be providing a concept plan to be included in the Annexation Agreement that shows the desired entrance treatment.
4. **Deferred to PUD – Final Development Plan.** Site Lighting Plans must be included in the PUD submittal.
5. **Compliant.**
6. **Compliant** – A payment in lieu of constructing the path will be accepted.
7. **Deferred to PUD – Final Development Plan.** A detailed summary of the project amenities, including interior finishes, must be provided with the PUD submittal. This document should include images from relevant developments and will be incorporated as an exhibit to the PUD.
8. **Compliant.**
9. **Compliant.**
10. **Partially Compliant.** Please clearly identify the proposed fence on the Site Plan and include a detail in the PUD – Final Development Plan.
11. **Compliant.**
12. **Compliant.**
13. The fees for the Planning, Zoning, and Engineering review for this project are as follows:
 - a . Annexation agreement – As per the Village’s professional services agreement.
 - b. Annexation - \$956.00 (\$200 per acre)

- c. Rezoning - \$1,000.00
- d. *PUD Concept Plan - \$750.00 (Already Paid)*
- e. PUD – General Development Plan \$2500.00
- f. PUD – Final Development Plan \$2500.00
- g. Landscape Plan - \$750.00
- h. Engineering – 4.5% of the approved engineer’s cost estimate
- i. Tree Replacement - \$28,700.00 (82 replacement trees) – ***Pending Waiver Approval***

- 14. Approval of an Annexation Agreement is required for this development.
- 15. ***Partially Compliant*** – Please clearly label the decorative fence on the Site Plan and include a detail on the Final Development Plan.
- 16. ***Pending Waiver Approval*** – The Planning and Zoning Commission recommended approval of a waiver on tree replacement requirements. This request is pending final GDP Ordinance action by the Village Board.
- 17. ***Complaint.***

Landscape Plan

- 1. ***Compliant.*** The Preliminary Landscape Plan included in the GDP is acceptable with the exception of the entrance sign comments noted in Comment #3 under Planning and Zoning comment section.
- 2. ***Deferred to PUD – Final Development Plan.*** Please note the final landscape plan shall include or have attached thereto the following information: The location of existing and proposed improvements; including, but not limited to, buildings, all utilities, lighting, walls and fences, parking areas; spot elevations and contours, existing and proposed berms, existing and proposed plant material, paved surfaces, sign locations, public rights-of-way and easements, refuse disposal areas, property lines, and other exterior landscape amenities.

Public Works & Engineering

1. Street and Parking Improvements

- 1.1. The roadway connection to the west is still an open item that needs to be covered in the Annexation Agreement.
- 1.2. Fee in Lieu of for the bike path. Bike path should be 489’ x 10’ wide (not 8’) and constructed out of 1.5” surface/2.25” binder/4” aggregate cross section. The fee in lieu would be \$37,624.96, based on 125% of the engineering estimate of \$30,099.97.
- 1.3. ***Compliant*** - Planning accepts this arrangement.
- 1.4. ***Compliant.***
- 1.5. ***Compliant.***
- 1.6. ***Compliant.***
- 1.7. ***Complaint.***
- 1.8. ***Conditionally Compliant*** – Final location and number of “No Parking Fire Lane” signs will be evaluated during final engineering.
- 1.9. ***Compliant.***

- 1.10. **Conditionally Compliant** - A detail for the handicap ramp must be shown on the final engineering plans. Proper signage must be provided for each handicapped parking stall. Details must be provided for handicapped stall pavement markings and signage. Additional curb ramps may be necessary in front of the parking stalls to allow access to the building.
 - 1.11. **Conditionally Compliant** - The integral C&G was approved as part of the GDP – however, just for clarification, there needs to be a curb section and accommodations need to be made for ADA compliance in front of the handicap parking stalls.
 - 1.12. **Conditionally Compliant** - With final engineering, sight triangle exhibits (IDOT methodology) will need to be submitted for the access onto Normantown Road. We note that an intersection sight triangle is partially shown on the Overall Site Plan. Include the calculations/assumptions with final engineering and show the sight triangles on the landscape plan. It appears that some existing parkway trees might have to be relocated.
 - 1.13. **Deferred to Final Engineering** - The proposed retaining walls are greater than 4 feet in height, so all supporting design calculations (including geogrid design), construction details, etc. need to be originally signed and sealed by an Illinois Registered Professional Structural Engineer
 - 1.14. **Compliant.**
 - 1.15. **Compliant.**
 - 1.16. **Compliant** - The engineer of record is comfortable with the sight distances at corners where garages are close to internal intersections.
 - 1.17. **Compliant.** – The comments pertaining to the traffic impact study have been addressed.
2. **Water Distribution System Improvements** – Limited utility information was included in the preliminary plan documents. These comments are included for the designer's use in final site engineering.
- 2.1. **Deferred to Final Engineering** – Because of the presence of existing fire hydrants along Normantown Road, it appears that much of the water main on the north side of the site could be eliminated if an additional pressure connection to the Normantown Road water main is made near the site driveway. Building 6 could be fed of the north-south run. Hydrants could be spaced off of proposed mains.
 - 2.2. **Deferred to Final Engineering** - The water main is less than 15 feet from small bump outs on buildings 2,3,4,5 and the garage on the north side of building 6 as well as the garage west of building 1. Please make adjustments during FSLE.
 - 2.3. **Deferred to Final Engineering** - All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the final engineering plans.
 - 2.4. **Compliant.**
 - 2.5. **Deferred to Building Department** – Edward Rose will be managing the property and paying for utilities (water/sewer) – it won't be by the individual units. Internal plumbing and metering needs to accommodate this setup.
 - 2.6. **Compliant.**
 - 2.7. **Deferred to Final Engineering** - Watermain must have a minimum cover depth of 5'-6", which must be shown on a Typical Watermain Detail. All watermains must be wrapped in polyethylene using Method B. All joints must be restrained with megalugs (EBAA Iron) only. Appropriate details will be included in FSLE.

- 2.8. ***Deferred to Final Engineering*** - Label bends and other fittings required on the engineering plans.
- 2.9. ***Deferred to Final Engineering*** - Provide details for all water main appurtenances. The manufacturer and model must be shown on each applicable detail. Hydrants must be East Jordan Water Master 5BR250, with 6" plain-end shoe with attached 6" resilient wedge mechanical joint valve, and must include Storz pumper connection along with two 2-1/2" hose connections. Valves must be American Flow or East Jordan (Flowmaster). All sizes should be Resilient-Seated Gate Valves.
- 2.10 ***Deferred to Final Engineering*** - The following notes should be added to the plan notes and/or valve vault detail:
- All valve vaults shall be a minimum of 5' diameter.
 - Frame and cover shall be East Jordan #1022Z3 embossed with 1020A HD "Water" and "Village of Romeoville."
 - All joints need to be externally wrapped with MacWrap or equal.
 - Rubber gasketed boots are required for all penetrations through the manhole wall.
 - Internal/External Chimney seals are required.
 - Minimum of two adjusting rings (min 6" adjusting height) and maximum of three rings (max 10" adjusting height). No 1" or 2" concrete rings are allowed. Under paved areas, top ring should be rubber. Use one (1) EJIW Infra-Riser rubber Composite Adjustment Risers (1" to 3" max ht. of stacked risers).
- 2.11 ***Deferred to Final Engineering*** - The following notes for precast concrete manholes for water valve installations must be included on the engineering plans if a valve vault is required.
- a. Manholes must conform to the latest requirements of ASTM C478.
 - b. Never transport sections to the site until they have cured for at least ten (10) days.
 - c. Mark each piece plainly with manhole numbers and date of manufacture so it can be installed in the proper location, as shown on the plans.
 - d. Make sure factory-installed cutouts in the bottom section are appropriate for the pipe being laid.
 - e. Pipe connections at manhole - Cutouts should be equipped with rubber boots to ensure a watertight connection. Material shall be equal to Kor-N-Seal connector, as manufactured by NPC, Inc.
 - f. Joint Sealant - Flexible rubber sealant for joints in pre-cast manhole sections shall provide permanently flexible watertight joints, shall remain workable over a wide temperature range and shall not shrink, harden or oxidize upon aging. Material shall be equal to Tylox Superseal and shall meet ASTM C 443 and ASTM C 361 requirements.
 - g. The frame for the lid shall be installed when cone section is cast.
 - h. Heat-Shrinkable Encapsulation for external wrapping of all joints: Wrapid Seal as manufactured by Canusa CPS, BIDCO External Joint Wrap as manufactured by NPC, or approved equal.
- 2.12 ***Deferred to Final Engineering*** - Include the Village's chlorination requirements on the plans.
- 2.13. ***Deferred to Final Engineering*** - There are a few locations where inlets are close to or on top of watermain – north parking lot. Please relocate accordingly. Also, try to get all crossings of watermain at 90-degree angles. Lastly, the hydrant lead in the southeast corner occurs right where the sanitary line comes across – please clean this up in final engineering.

2.14 ***Deferred to Final Engineering*** - Please include specification and general notes on the final engineering plans, and please include these specific water specifications:

- “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 be damaged during backfilling. If requested by the Village of Romeoville Water Superintendent, any hydrants exhibiting excessive rock damage will be sand blasted and repainted by an approved contractor prior to acceptance.”
- “A minimum of 48 hours prior to any water usages (i.e. flushes, fills, etc.), the contractor must call the Village of Romeoville’s Water Department at 815-886-1870 to get approval of said usage. Any unauthorized usages will result in penalties.”
- “All valves and hydrants shall be submitted to the Village of Romeoville Water Department for written approval prior to ordering.”

3 **Sanitary Sewer Improvements** - Limited utility information was included in the preliminary plan documents. These comments are included for the designer’s use in final site engineering.

3.1. ***Compliant.***

3.2. ***Deferred to Final Engineering*** - Shallow sanitary sewer (less than 5 feet of cover) will need to be insulated. Provide justification for minimum burial depth.

3.3. ***Deferred to Building Department*** - Historically, the village has not allowed a single feed running the length of the building as a blockage in 1 unit would cause all units to be out of service.

3.4. ***Deferred to Final Engineering*** - When utility structure adjustment is necessary, a minimum of two adjusting rings (min 6” adjusting height) and maximum of three rings (max 10” adjusting height). No 1” or 2” concrete rings are allowed. Under paved areas, top ring should be rubber. Use one (1) EJIW Infra-Riser rubber Composite.

3.5. ***Deferred to Final Engineering*** - Pipes must have a minimum cover depth of 5 feet. Pipes must be PVC SDR 26 when less than 15 feet deep, PVC SDR 21 when 15-20 feet deep, and PVC SDR 18 when over 20 feet deep.

3.6. ***Deferred to Final Engineering*** - Copies of the IEPA Sanitary Sewer Permit Application, if necessary, must be provided for the Village’s review and execution.

3.7. ***Deferred to Final Engineering*** - All manholes located in areas subject to inundation must have waterproof, bolt-down frames and lids.

3.8. ***Deferred to Final Engineering*** - Please use an Internal/External Adaptor Seal on sanitary manholes. The “I/E A” Seal stops inflow between the manhole frame and the top adjusting ring and it also seals the manhole chimney from the frame to the corbel. One vendor of this seal is Adaptor Inc.

3.9. ***Deferred to Final Engineering*** - Sanitary manhole frame and cover shall be East Jordan 1022Z3 embossed with “Sanitary” and Village of Romeoville.” All joints need to be externally wrapped with MacWrap or equal. Rubber gasketed boots are required for the main at the manhole wall

3.10. ***Deferred to Final Engineering*** - The following information should be included in the sanitary sewer notes: “All sanitary manhole castings, adjusting rings and manhole section shall be set in butyl rope or approved equal. Each manhole cone and barrel section joint shall also be externally sealed with a 6” wide sealing band of rubber and mastic. The band shall have an outer

layer of rubber or polyethylene with an under layer of rubberized mastic meeting the requirements of ASTM C-877-02 (Standard Specification for External Sealing Bands for Concrete Pipe, Manholes, and Precast Box Sections). Pipe connection to new and existing manholes through openings (cast or core-drilled) shall be provided with a flexible rubber watertight connector conforming to ASTM C-923 (Standard Specifications for Resilient Connections Between Reinforced Concrete Manhole Structures and Pipes)".

- 3.11. **Deferred to Final Engineering** - Include the Village of Romeoville's final acceptance and testing of sanitary sewer requirements (copy enclosed).
- 3.12. **New Comment** – The services from the buildings will need to be connected into the main at manholes, not blind connections.
- 3.13. **New Comment** – The onsite sanitary sewer will be private and maintained by the HOA. However, the Village will need easements in order to make repairs should the owner not do so in a timely manner.
4. **Storm Sewer Improvements** – Limited storm sewer information was included in the preliminary plan documents. Many of these comments are included for the designer's use in final site engineering.
 - 4.1. **Deferred to Final Engineering** - Provide storm sewer calculations for the development (including drainage area exhibit, storm sewer sizing, HGL calculations [with rim elevations adjacent], and inlet capacity calculations) with engineering submittals. Please note that Section 201.2 (f) of the Romeoville ordinance requires the 10-year HGL to be fully contained within the pipe and that all public pipe must be RCP (see the Village's development code for requirements of non-RCP pipe materials).
 - 4.2. **Deferred to Final Engineering** - Consider the impact of off-site drainage to the property when designing improvements.
 - 4.3. **Deferred to Final Engineering** - The locations, sizes and slopes of any downspouts/roof drains must be shown on the plans. Roof drains must be accounted for in the design calculations.
 - 4.4. **Deferred to Final Engineering** - Storm sewer joints must be flexible gasket o-rings per ASTM C361, ASTM C433, and ASTM C1619
 - 4.5. **Deferred to Final Engineering** - Village requires submission of recorded video inspections of all public storm sewer.
 - 4.6. **Deferred to Final Engineering** - For closed lid structures, frame and cover shall be East Jordan 1022Z3 embossed with "Storm" and Village of Romeoville."
5. **Storm Water Management Improvements.** A preliminary Stormwater Management Report has not yet been submitted.
 - 5.1. **Conditionally Compliant** - Per the LOMR dated 7/30/10, we believe the BFE to be 616.7 in the vicinity of the project, on the NGVD29 datum. The elevation has been added to the cover sheet – please verify the datum.
 - 5.2. **Compliant.**
 - 5.3. **Conditionally Compliant** - With Final Engineering, include the offsite wetland documentation.
 - 5.4. **Deferred to Final Engineering** - With final engineering, provide a stormwater management report with narrative and all pertinent design calculations for storm sewer and detention facility. The engineer should review the Village's stormwater ordinance for basin sizing and configuration requirements. Best Management Practices, such as rain gardens and bioswales, for stormwater quality should be incorporated into landscape and stormwater management design.

- 5.5. A specific list of variance requests need to be prepared by the applicant – we cannot accept “requested variances as shown on the Preliminary Engineering Plans”. The applicant should continue to augment their list of variances from the code for the proposed pond design.
- 5.6. ***Deferred to Final Engineering*** - Include an inundation exhibit in the final stormwater management report. Take into account off-site areas that will be tributary to the proposed site/pond.
- 5.7. ***Deferred to Final Engineering*** - During final engineering, show the on-site and off-site emergency overland flood routes on the grading plan. Provide appropriate weir calculations at all “pinch points.” Ponding depth requirements are spelled out in the grading comments below. This will include tributary areas from the north. A minimum of 1’ of freeboard is needed between the HWL of the overland drainage flow and the openings into structures (garages and units).
- 5.8. ***Deferred to Final Engineering*** - The following Drainage Certification must be provided on the plans and signed and sealed by an Illinois Registered Professional Engineer:
- “I, _____, 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.”

6 Grading, Sedimentation, and Erosion Control Comments – Preliminary grading and no erosion control information was not included in the concept plan documents. These comments are included for the designer’s use in final site engineering.

- 6.1 ***Deferred to Final Engineering*** - The following comments pertain to site grading:
- Much more detail will be required during Final Engineering. In general, spot elevations must be provided throughout the site to demonstrate that the Village’s minimum requirements of 2% slope for all grassy areas and 0.5% slope for paved areas have been met. Also, with Final Engineering, provide a 1’ contour lines throughout the site that tie into the adjacent parcels.
 - Maximum ponding depth is 9 inches in parking areas and 12 inches in grassy areas (with flexibility in bioswale designs).
 - Rim elevations for all structures should be included on the grading plan.
 - The longitudinal slope of regular pitch curb and gutter must be at least 0.5%.
 - Identify areas of regular pitch and reverse pitch curb and gutter.
 - The proposed grading of any drive entrances cannot allow minor runoff from portions of the parking lot to drain onto the streets – these flows should be intercepted by the storm sewer.
 - Proposed grading must tie into existing grading around the perimeter of the site. We noted that it appears that the grading around the inlet in the green space southeast of building 1 might not work with the existing grading.
- 6.2 ***Deferred to Final Engineering*** - An Erosion Control Schedule must be included on the plans, showing the proposed phasing for the development including: the expected date that clearing will begin, the estimated duration of exposure of cleared areas, the sequence of installation of temporary sediment control measures, clearing and grading and temporary soil stabilization

measures, installation of storm drainage, paving of parking areas, final grading and establishment of permanent vegetative cover, and the removal of temporary measures.

6.3 *Deferred to Final Engineering* - The location of any proposed topsoil and/or trench spoil stockpiles must be shown on the plans, including a row of silt fence around the perimeter of the stockpiles.

6.4 *Deferred to Final Engineering* - The following is a partial list of notes that should be included in the Erosion Control Plan mentioned above:

- “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.”

6.5 *Deferred to Final Engineering* - A description of dust control measures must be provided.

6.6 *Deferred to Final Engineering* - Provisions for maintenance of erosion control measures, including type and frequency of maintenance must be provided.

6.7 *Deferred to Final Engineering* - Identification (name, address, and telephone) of the person(s) or entity that will have legal responsibility for maintenance of erosion control structures and measures, during and after development, must be provided on the plans.

6.8 *Deferred to Final Engineering* - A Storm Water Pollution Prevention Plan (SWPPP) must be prepared, and must meet the following requirements as a minimum. It should be noted that the SWPPP must be a separate, stand-alone document from the Erosion and Sediment Control Plan.

6.9 *Deferred to Final Engineering* - The following notes must be added to the SWPPP:

- “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”.” This note must also be included on all drainage structure details.
- “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 the appropriate BMP’s 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.”

6.10 ***Deferred to Final Engineering*** - The following Certificate must be signed and dated by an Illinois Registered Professional Engineer: "This erosion control plan was prepared by me or under my direct supervision, and complies with the Urban Soil Erosion Control and Standards in Illinois manual (latest edition) and the generally recognized methods in use in the area."

7 Engineering Landscaping Plan Comments – Preliminary landscape plan was submitted. These comments are included for the designer's use in final design.

7.1 ***Deferred to Final Engineering*** - A Final Landscape Plan should be prepared over a background including the site layout and proposed utility improvements, so that we can verify that there are no conflicts. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown. The light poles, water main, and water appurtenances are not shown on the plan. All large landscaping items must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.

7.2 ***Compliant.***

7.3 ***Deferred to Final Engineering*** - The proposed screening for any garbage enclosures should be shown on the landscape plan.

7.4 ***Deferred to Final Engineering*** - Consider sight distance when locating trees and other landscape features near driveways and intersections.

8. Plat Comments

8.1 A Blanket Public Utility Easement is proposed for all public utilities. Long-term maintenance of water and sewer in tight areas like this has been placed on the developer. We would expect the same to occur in this development. Easement provisions will need to be revised accordingly.

8.2 ***Deferred to Final Engineering*** - Stormwater management easements should be dedicated for the proposed stormwater management facility and the emergency overland flow routes through the site.

8.3 ***Deferred to Final Engineering*** -Use the standard Village of Romeoville Easement Provisions.

8.4 ***Deferred to Final Engineering*** -Label easements consistent with the titles of the provisions.

9. General Comments

9.1 These parcel has several recaptures (Ryan, In-Land) associated with them. Specifics of these recaptures can be gotten thru the Community Development Department. The proposed form release that has been provided to the Village is acceptable.

9.2 If applicable, provide a list of code exception requests that reference the applicable code section and provides justification for the granting of said request.

9.3 ***Deferred to Final Engineering*** - With the final engineering submittal, product catalog cuts and a Photometric Plan must be submitted showing the height, number and orientation of proposed luminaires. The Photometric Plan must also show the proposed lighting levels in foot-candles at ground level, and include a summary table demonstrating that the lighting is in conformance with the levels included in the Village's ordinance. Show light pole locations on the utility plan.

9.4 ***Deferred to Final Engineering*** - A Copy of the NPDES NOI form for the proposed improvements must be provided to the Village.

- 9.5 ***Deferred to Final Engineering*** - Granular trench backfill is required when the trench is within two feet of pavement or curb. The limits of all granular (CA-6) trench backfill must be shown on the plans for all applicable pipe runs and should also be accounted for in the cost estimate.
- 9.6 ***Deferred to Final Engineering*** - As noted above, when utility structure adjustment is necessary, a minimum of two adjusting rings (min 6" adjusting height) and maximum of three rings (max 10" adjusting height). No 1" or 2" concrete rings are allowed. Under paved areas, top ring should be rubber. Use one (1) EJIW Infra-Riser rubber Composite. Please add a note to the plans to this effect.
- 9.7 ***Compliant.***
- 9.8 ***Deferred to Final Engineering*** - Top and bottom of pipe information should be provided for all utility crossings. All water main crossings must meet the requirements set forth in the Standard Specifications for Water & Sewer Main Construction In Illinois, and appropriate details must be shown if applicable. Horizontal separation requirements must also be met for sewer and water pipes, and appropriate details included on the plans.
- 9.9 ***Deferred to Final Engineering*** - Village contact information should be included on the engineering plans: Mr. Jonathon A. Zabrocki, P.E., c/o Village of Romeoville, 615 Anderson Drive, Romeoville, IL 60446 (phone No. 815/886-1870).
- 9.10 A minimum of two benchmark references should be provided on the engineering plans. **The benchmarks must be tied to the Will County's vertical and horizontal datum.**
- 9.11 ***Deferred to Final Engineering*** - Two separate cost estimates must be provided for the project with final engineering. The first will contain all improvements that require financial security (i.e., publically dedicated, stormwater management, erosion and sediment control, and inspection manholes). From this estimate, a Letter of Credit in the amount of 125% of the estimate will be established. The letter of credit shall be posted with the village prior to Village Board approval of any final plat of subdivision or any final development plan. A second estimate containing all site-related improvements (including landscaping, paving, water, lighting, landscaping, storm, sanitary, etc) must be submitted. This estimate will be utilized to set the design fee for this project.
- 9.12 ***Deferred to Final Engineering*** - Upon completion of construction, Record Drawings for all public improvements must be provided to the Village on diskette in AutoCad (.dwg) format. Corrections to site design, utility placement, and elevations must be shown on the digital drawings by crossing out the original design information and adding the changes made.
- 9.13 ***Deferred to Final Engineering*** - Final plans shall be signed and sealed by a registered professional engineer.

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

Normantown Rd Apartments

January 17, 2017

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

If you have any questions please feel free to contact me at 815-886-5024 or jpotter@romeoville.org

Sincerely,

Village of Romeoville

A handwritten signature in black ink, appearing to read "Josh Potter". The signature is stylized with a large, looping initial "J".

Josh Potter

Assistant Director of Community Development