

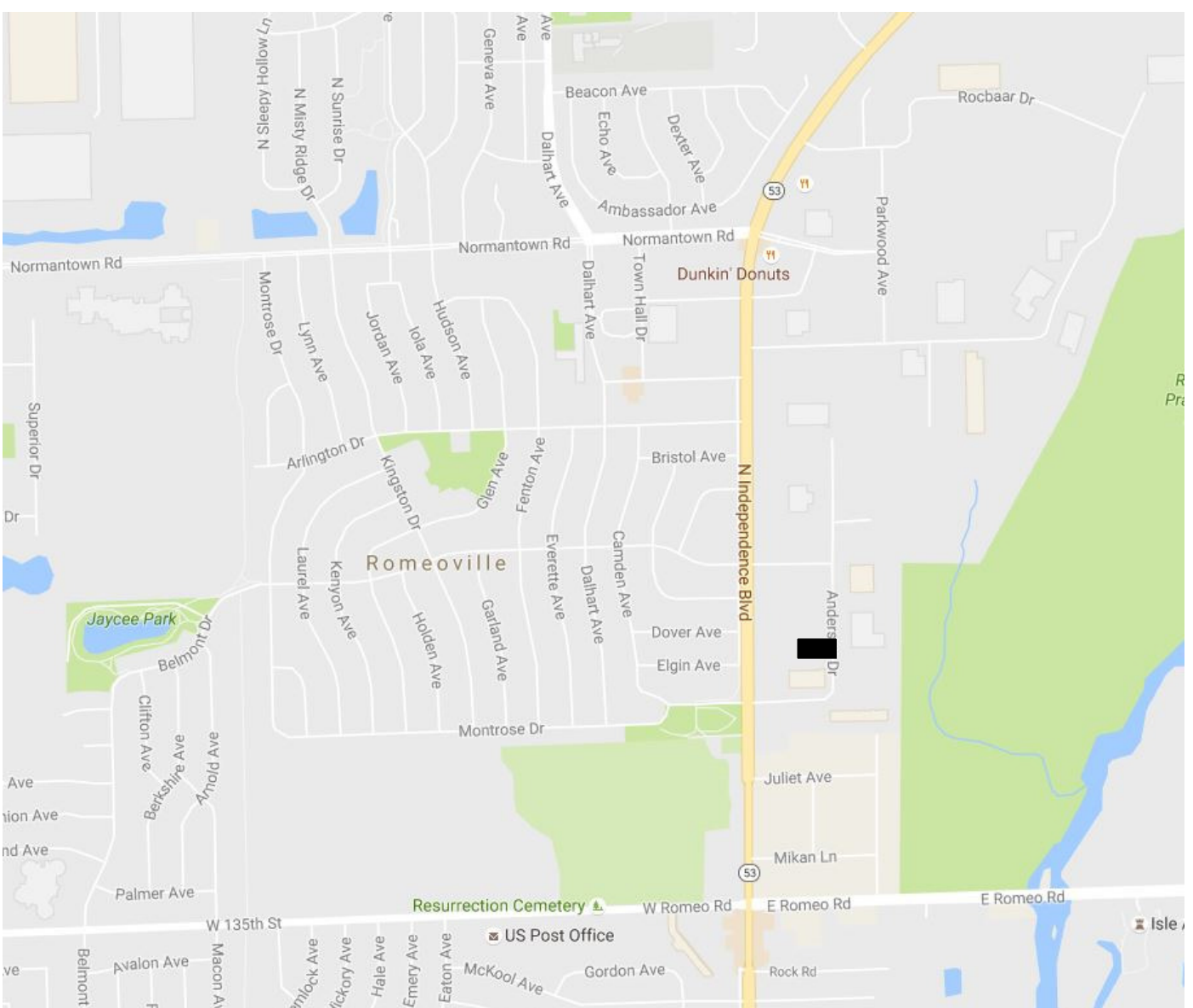
COMMERCIAL BUILDING FOR:

CN GROUP 525 ANDERSON



AERIAL IMAGE

NO SCALE



LOCATION MAP

NO SCALE

SPECIAL SAFETY NOTE

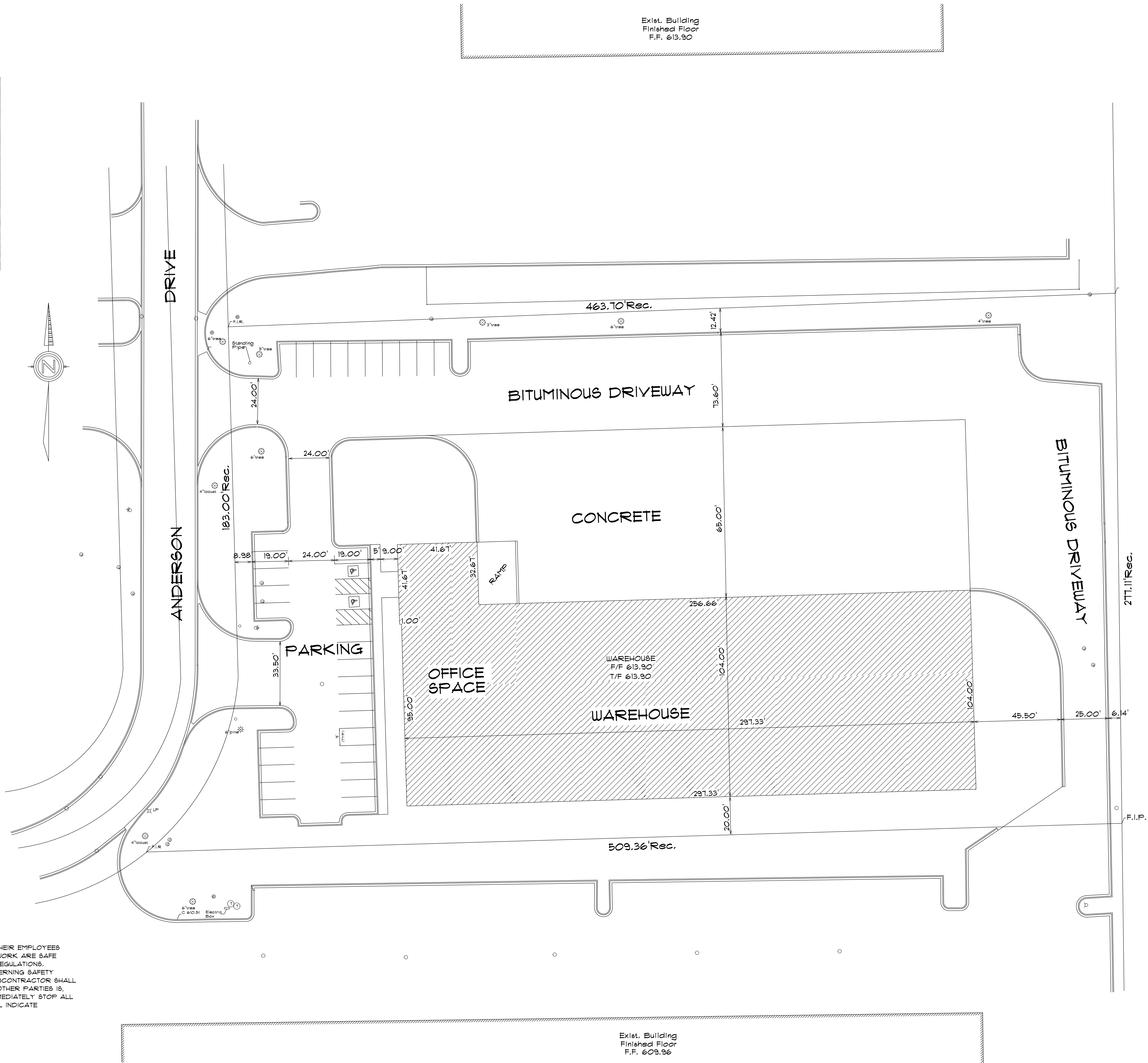
ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES ON THE PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THE ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUESTED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTE

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING.

THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTORS, SUBCONTRACTORS, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWINGS USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.



SITE PLAN SCALE 1"=15'-0"

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
CS	INDEX / AERIAL & LOCATION MAP
L1	LANDSCAPE PLAN
A1	BUILDING FLOOR PLAN
A2	BUILDING ROOF PLAN
A3	BUILDING ELEVATIONS
A4	MENS & WOMENS BATHROOMS
A5	DOOR & FINISH SCHEDULES
B1	FOUNDATION PLAN
B2	ROOF FRAMING PLAN
B3	BUILDING CROSS SECTIONS
B4	BUILDING CROSS SECTIONS
B5	BUILDING CROSS SECTIONS
B6	BUILDING CROSS SECTIONS
E1	ELECTRICAL SCHEDULES
E2	ELECTRICAL FLOOR PLAN
M1	MECHANICAL PLAN
M2	MECHANICAL SCHEDULES
P1	PLUMBING FLOOR PLAN
P2	PLUMBING ROOF PLAN
P3	PLUMBING SCHEDULES
PHO 1	PHOTOMETRICS
PHO 2	PHOTOMETRIC DETAILS

VILLAGE CODES

Village Building Codes

ADOPTED CODES

- The Village of Romeoville has adopted the following codes:
- 2014 State of Illinois Plumbing Code (per State of Illinois)
 - 2009 International Building Code
 - 2009 International Conservation Code
 - 2009 International Fire Code
 - 2009 International Fuel Gas Code
 - 2009 International Mechanical Code
 - 2009 International Property Maintenance Code
 - 2009 International Residential Code
 - 2009 International Wildland-Urban Interface Code
 - 2011 National Electric Code
 - 2012 International Energy Code (per State of Illinois)

The Village of Romeoville has local amendments to the above building codes. View the [online code](#) to review amended codes.

REVISIONS

DATE

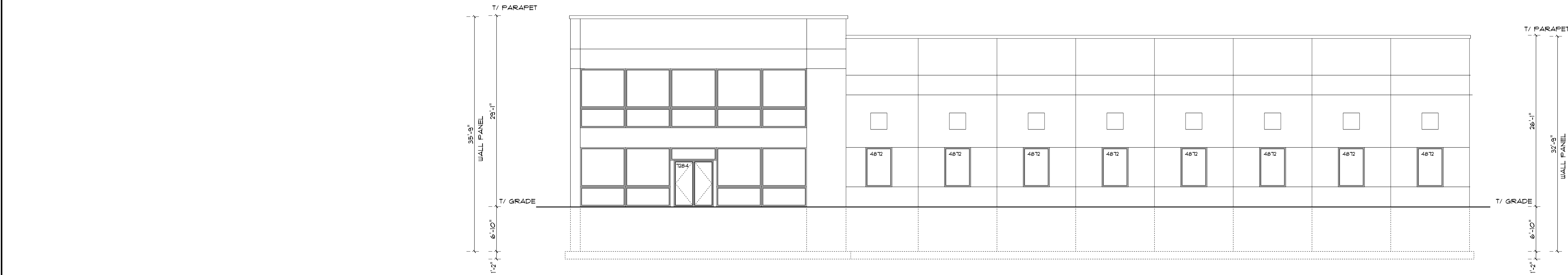
FEB 13, 2017

JOB #

SHEET #

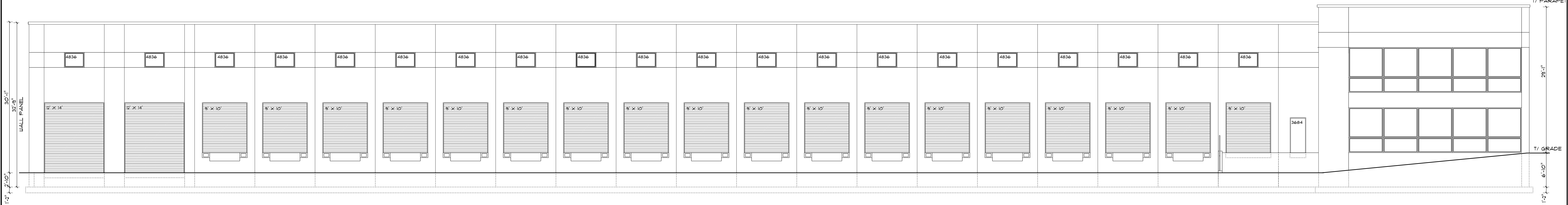
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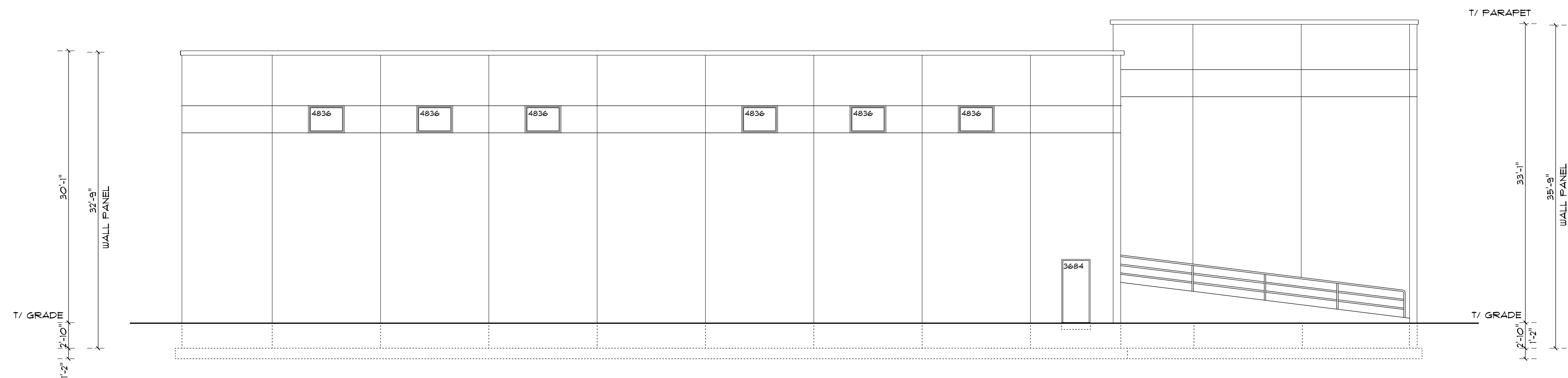
WEST ELEVATION

SCALE 1/8" = 1' - 0"



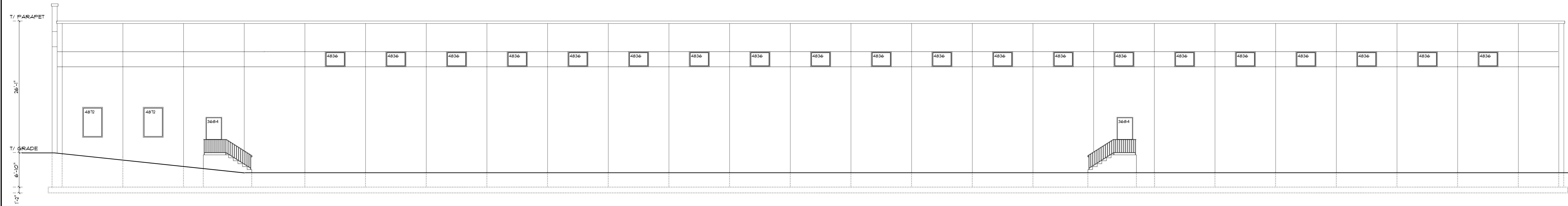
NORTH ELEVATION

SCALE 1/8" = 1' - 0"



EAST ELEVATION

SCALE 1/8" = 1' - 0"



SOUTH ELEVATION

SCALE 1/8" = 1' - 0"

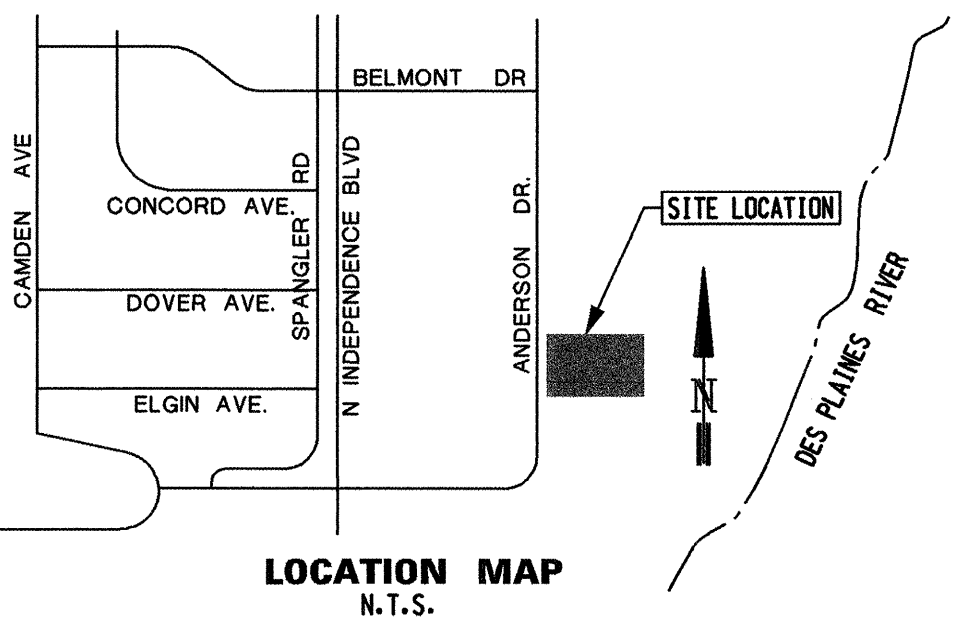
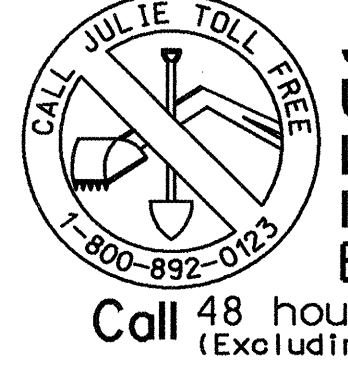
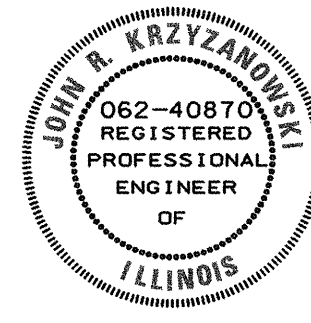


SITE IMPROVEMENT PLANS

COMMERCIAL BUILDING FOR CN GROUP

525 ANDERSON DRIVE

ROMEDEVILLE, ILLINOIS 60446

<div>GENERAL NOTES</div> <p>ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.</p> <p><u>ALL WORK TO BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION).</u></p> <p>IT SHALL BE CONTRACTORS SOLE RESPONSIBILITY TO CONSTRUCT ALL ITEMS ON THESE PLANS USING CONSTRUCTION MEANS AND METHODS THAT WILL PROTECT AT ALL TIMES, PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFE METHODS OF TRENCHING THE SEWERS.</p> <p>ALL ELEVATIONS ARE NAVD 88 DATUM, EXCEPT WHERE NOTED OTHERWISE.</p> <p>ALL EXISTING UTILITY AND FIELD CONDITIONS TO BE ACTUALLY CHECKED AND VERIFIED BY CONTRACTORS PRIOR TO BIDDING AND CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, CONTRACTOR TO SEEK WRITTEN CLARIFICATION FROM ENGINEER PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR. UNDERGROUND CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATERMAIN WHERE CONNECTIONS TO AND INCLUSION OF SUCH MAINS IS INDICATED ON THE DRAWINGS.</p> <p>CURB AND GUTTER WITHIN THE RIGHT OF WAYS OF PUBLIC ROADS SHALL BE ACCORDING THE SPECIFICATIONS OF THE RESPECTIVE COUNTY AND STATE OR FEDERAL HIGHWAY DEPT. AND ALL CURBS AND GUTTERS ON SITE BE ACCORDING TO DETAILS SHOWN ON DETAIL SHEETS.</p> <p>CONCRETE SHALL BE A MINIMUM 6 BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS. CONSTRUCTION JOINTS SHALL BE PROVIDED AT 5'-0" O.C. AND SAWCUT AT 10'-0" O.C.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS AND HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR PROPER BRACING & OTHER PROTECTION OF ALL ROADWAY UTILITIES BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. LIFE & PROPERTY.</p> <p>EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION BY SURVEYOR AND/OR AVAILABLE IN THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS, THEIR PROTECTION AND OPERATION DURING CONSTRUCTION. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.</p> <p>ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS & SPECIFICATIONS AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE VILLAGE ENGINEER THAT SAID DEFECTS EXISTING FOR A PERIOD OF 18 MONTHS FROM DATE OF WRITTEN ACCEPTANCE FROM THE OWNER OF THAT PORTION OF THE TOTAL PROJECT WHICH THE CONTRACTOR HAS CONTRACTED TO COMPLETE.</p> <p>CONTRACTOR SHALL PROVIDE FOR THE CONTINUOUS OPERATION OF EXISTING FACILITY WITHOUT INTERRUPTION DURING CONSTRUCTION UNLESS SPECIFICALLY AUTHORIZED OTHERWISE BY THE RESPECTIVE AUTHORITY.</p> <p>ALL REQUIREMENTS OF OTHER GOVERNMENTAL AGENCIES, INCLUDING THE FEDERAL GOVERNMENT, RELATIVE TO SAFETY SHALL BE COMPLIED WITH. ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS OF THE RESPECTIVE VILLAGE, STATE, COUNTY, & FEDERAL HIGHWAY DEPARTMENTS.</p> <p>ALL DEMOLITION & CONSTRUCTION TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STATE HIGHWAY DEPARTMENT.</p> <p>ALL EXISTING TREES INTERFERING WITH CONSTRUCTION OF BUILDINGS OR UTILITIES SHALL BE REMOVED & DISPOSED OF, OFF THE SITE.</p> <p>CONTRACTOR TO VERIFY THAT THE PLANS & SPECIFICATIONS THAT HE IS BUILDING FROM ARE THE VERY LATEST PLANS & SPECIFICATIONS AND FURTHER TO VERIFY THAT THESE PLANS & SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE TENANT. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL & PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.</p> <p>SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS & SPECS., EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY REVIEWING & PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THIS ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.</p> <p>ALL EXISTING UTILITIES AND PADS WITHIN THE PROPOSED DEVELOPMENT SHALL BE DISMANTLED PROPERLY. TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED TO 95% MODIFIED PROCTOR.</p> <p>ALL UNDERGROUND UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, STATE OF ILLINOIS, (LATEST EDITION)</p> <p>THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE UNSUITABLE MATERIALS TAKEN FROM WITHIN THE PARKING AREA, ROADWAY, AND PROPOSED BUILDING SITES.</p> <p>CONTRACTOR TO NOTIFY J.U.L.I.E. FOR UNDERGROUND UTILITY LOCATION, 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. TEL. 1-800-892-0123</p>		<div>GRADING & PAVING NOTES</div> <p>NO OPEN CUT OF ANY PUBLIC ROAD &/OR PUBLIC R.O.W. SHALL BE PERMITTED BY CONTRACTOR WITHOUT PROPER PROOF OF APPROVAL OF APPLICABLE STATE, VILLAGE, COUNTY, &/OR FEDERAL AGENCY.</p> <p>THE UNDERGROUND CONTRACTOR SHALL PLACE & MOUND EXCESS EXCAVATING TRENCH MATERIAL ADJACENT TO THE TRENCHES IN ORDERLY FASHION SO AS NOT TO CREATE A HAZARD OR OBSTRUCTION. THE REMOVAL OF SAID MATERIAL IS THE RESPONSIBILITY OF THE EARTH EXCAVATING CONTRACTOR. NO TRENCHES ARE TO BE LEFT UNFILLED OR UNPROTECTED OVERNIGHT.</p> <p>AFTER THE FINISHED TOPSOIL HAS BEEN PLACED IN THE PARKWAYS, THE UNDERGROUND CONTRACTOR SHALL RETURN TO ADJUST ALL B-BOXES, FRAMES, & LIDS TO MEET THE FINISHED GRADE. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE UNDERGROUND CONTRACT. THE PAVING CONTRACTOR SHALL MAKE ALL FINAL FRAME & B-BOX ADJUSTMENTS PRIOR TO PAVING OF SURFACE COURSE. ADJUSTMENTS LESS THAN 9" SHALL BE THE PAVING CONTRACTOR'S EXPENSE. ADJUSTMENTS 9" OR GREATER SHALL BE BILLED TO THE UNDERGROUND CONTRACTOR.</p> <p>BRACED & SHEETED TRENCHES</p> <p>ANY ANTICIPATED COST FOR SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNT. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OF BRACING.</p> <p>SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE OWNER, ARE SOLELY FOR THE INFORMATION & GUIDANCE OF THE CONTRACTORS, AND THE OWNER & ENGINEER MAKE NO REPRESENTATION OR WARRANTS REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER.</p> <p>THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.</p> <p>THE CONTRACTOR SHALL SUBMIT A BITUMINOUS MIX DESIGN TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE BITUMINOUS MIX.</p> <p>COMBINATION CURB & GUTTER SHALL BE OF THE TYPE DETAILED ON THE DETAIL SHEETS.</p> <p>THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAD BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER IN WRITING PRIOR TO COMMENCEMENT OF BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED, AND ACCEPTS RESPONSIBILITY FOR THE SUBGRADE.</p> <p>EXISTING TREES SHALL BE PRESERVED AND PROTECTED IN LOCATIONS SHOWN ON THE PLANS OR AS FURTHER REQUIRED BY THE ENGINEER.</p> <p>THE CURBING CONTRACTOR OR PAVING CONTRACTOR, WHEREVER APPROPRIATE, SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF CATCHBASIN FRAMES TO MATCH THE GRADE OF THE CURB & GUTTER. THIS COST SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CURB & GUTTER &/OR PAVEMENT. THE PAVING CONTRACTOR SHALL VERIFY THAT THE PROPOSED PARKING LOT LAYOUT AND STRIPING HAS BEEN ACCEPTED BY THE MUNICIPALITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>ALL EXISTING SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE SOO OVER A MINIMUM 6" TOPSOIL AND BE RESTORED TO MATCH SUBSTANTIALLY WITH THE EXISTING GRADES.</p>		<div>SEWER NOTES</div> <p>ALL STORM SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 1" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THEN 4".</p> <p>THE MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL BE 8".</p> <p>THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWERS OR THE WATER SYSTEM. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY CONTRACT PRICE.</p> <p>CONTRACTOR SHALL INFORM ALL PUBLIC UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL EXISTING M.H. AND C.B. COVERS TO BE ADJUSTED TO PROPOSED GRADE.</p> <p>SEE SPECIFICATIONS FOR FUTHER DETAILING AND TESTING INFORMATION AS REQUIRED.</p> <p>ALL UTILITY CONSTRUCTION TO BE PER THESE PLANS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS OF ALL AGENCIES WITH THE REVIEWING AND APPROVING AUTHORITY FOR CONSTRUCTION ON THE SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF THE OTHER REVIEWING AGENCIES--THE CONTRACTOR SHOULD NOTIFY THIS ENGINEER IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.</p> <p>CONTRACTOR TO FOLLOW VILLAGE, STATE, OR COUNTY REGULATION AS APPLICABLE FOR TRENCH BACKFILL.</p> <p>ALL UNDERGROUND UTILITY SERVICES SHALL BE IN ACCORDANCE WITH APPLICABLE VILLAGE, STATE, & COUNTY REGULATIONS.</p> <p>ALL EXISTING DRAIN TILE SHALL BE DISCONNECTED FROM THE SEWERS.</p> <p>WHENEVER A SEWER CROSSES UNDER A WATERMAIN, THE MIN. VERTICAL DISTANCE FROM TOP/ SEWER TO BOT./WATER MAIN SHALL BE 18". FURTHER MORE A MIN. HORIZONTAL DISTANCE OF 10' BETWEEN SEWERS & MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH KEEPING A MIN. 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MIN. 18" SEPARATION. IF EITHER VERT. OR HORIZ. DISTANCE DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE MAIN, THEN, WITHIN 10' EITHER SIDE OF THE MAIN, THE SEWER PIPE SHALL BE CAST IRON, DUCTILE IRON, CONSTRUCTED OF SLIP ON OR MECHANICAL JOINTS.</p> <p>CONTRACTOR TO PROVIDE AT LEAST 3 FEET OF TEMPORARY EARTH FILL OVER THE TOP OF THE PIPE BEFORE HEAVY CONSTRUCTION EQUIPMENT IS PERMITTED TO CROSS OVER A PIPE. THE FILL SHOULD BE OF SUFFICIENT WIDTH TO PREVENT POSSIBLE LATERAL DISPLACEMENT OF THE PIPE.</p> <p>ALL SEWERS HAVING LESS THAN 1'-0" CLEAR COVER FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS ACCORDING TO ASA A-21.11 CLASS 52.</p> <p>ALL SANITARY SEWERS FALLING IN THIS CATEGORY SHALL BE CONSTRUCTED WITH ADEQUATE INSULATION TO PREVENT LINE FREEZING.</p> <p>ALL SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF 5 FEET OR FROST DEPTH WHICHEVER IS GREATER AND SHALL BE OF THE TYPE ACCEPTED BY THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.</p> <p>STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE AND INSTALLED IN LOCATIONS AND OF SIZES INDICATED ON DRAWINGS. STORM SEWER JOINTS MUST BE FLEXIBLE GASKET O-RING PER ASTM C361, ASTM C443 AND ASTM C1619.</p> <p>VILLAGE REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWER.</p> <p>GRADE PIPING BY MEASURING WITH ROD FROM OVERHEAD GRADE LINE OR CENTERLINE BATTER BOARDS.</p> <p>EACH SECTION OF PIPE SHALL BE INSPECTED BEFORE BEING LOWERED INTO TRENCH. DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED AND REMOVED FROM THE SITE.</p> <p>WHEN TRENCH HAS BEEN EXCAVATED TO REQUIRED DEPTH, THE BOTTOM SHALL BE TESTED TO DETERMINE ITS SUITABILITY FOR PIPE SUPPORT. AS APPROVED BY THE SOILS ENGINEER, IF TRENCH BOTTOM IS NOT FOUND SUITABLE, PROVIDE CONCRETE CRADLE SUPPORT AS SPECIFIED UNDER 2.01 A- 1.</p> <p>AS PIPE LAYING PROGRESSES, CLEAR PIPE INTERIOR OF DIRT, JOINT COMPOUND OF OTHER SUPERFLUOUS MATERIALS. DURING WORK STOPAGE PERIODS, PROVIDE EFFECTIVE PLUGS OR COVERS FOR OPEN ENDS OF PIPE TO PREVENT FOREIGN MATTER FROM ENTERING.</p> <p>CLEAN JOINT CONTACT SURFACES IMMEDIATELY PRIOR TO JOINTING. USE LUBRICANTS, PRIMERS OR ADHESIVES AS RECOMMENDED BY JOINT MANUFACTURER.</p> <p>PERFORATED SUBSURFACE DRAIN SHALL BE LAID TO LINE AND GRADE INDICATED ON DRAWINGS. JOINTS OF CLAY TILE SHALL BE COMPRESSION TYPE. JOINTS IN PVC PLASTIC PIPE SHALL HAVE PREFABRICATED JOINT CONNECTORS AND SOLVENT WELD.</p> <p>LAY PIPE, EMBED IT FIRMLY TO REQUIRED LINE AND GRADE WITH BELLS OR GROOVE END UP--GRADE. FIT ENDS TOGETHER, EXCAVATE BELL HOLES SO THAT SEWER WILL HAVE SMOOTH AND UNIFORM INVERT THROUGHOUT ITS LENGTH.</p> <p>CONCRETE PIPE SHALL BE PLACED AS SPECIFIED ABOVE FOR CLAY PIPE OR MAY BE PLACED ON A SHAPED SUBGRADE WITH A BEDDING MATERIAL FOUNDATION. FOUNDATION WIDTH SHALL BE A MINIMUM TWO THIRDS (2/3) OF THE DIAMETER OF THE PIPE AND THREE INCHES (3") MINIMUM IN DEPTH.</p>		<div>SOIL EROSION & SEDIMENTATION CONTROL NOTES</div> <p>1. THE CONTRACTOR SHALL PERFORM ALL WORK PER --"PROCEDURES & STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS.(I.E.P.A./LATEST EDITION)</p> <p>2. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED DITCHES, STORM SEWER STRUCTURES, SILTATION BY INSTALLING: EXCELSIOR ROLL, FILTER FABRIC AND SILT FENCE BEFORE STARTING WORK.</p> <p>3. THE CONTRACTOR SHALL INSPECT & MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION AND PREVENT ANY SOIL EROSION OR DOWNSTREAM SILT TRANSPORT.</p> <p>4. THE CONTRACTOR SHALL CLEAN ALL STORM DRAINAGE STRUCTURE BEFORE A FINAL VILLAGE INSPECTION.</p> <p>5. THE CONTRACTOR SHALL INSTALL A PERIMETER SILT FENCE AND FILTER FABRIC UNDER STORM DRAIN GRATES AS SHOWN ON THE "APPROVED PLAN"</p> <p>6. THE CONTRACTOR SHALL FILTER ANY PUMPED EXCAVATION GROUND WATER BEFORE IT FLOWS OFF SITE.</p> <p>7. THE CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN THE SITE'S SOIL EROSION AND SILT CONTROLS.</p> <p>8. THE CONTRACTOR SHALL INSTALL A PERIMETER SILT FENCE BEFORE STARTING GRADING OR DEMO WORK.</p> <p>9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.</p> <p>10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.</p>		<div>VICINITY MAP</div>  <p>LOCATION MAP N.T.S.</p>		<div>DRAWING INDEX</div> <table><tr><td>C-1</td><td>TITLE SHEET</td></tr><tr><td>C-2</td><td>TOPOGRAPHICAL MAP</td></tr><tr><td>C-3</td><td>DEMOLITION PLAN</td></tr><tr><td>C-4</td><td>PAVING PLAN</td></tr><tr><td>C-5</td><td>GRADING PLAN</td></tr><tr><td>C-6</td><td>UTILITY PLAN</td></tr><tr><td>C-7</td><td>EROSION CONTROL PLAN</td></tr><tr><td>C-8</td><td>STORMWATER POLLUTION PREVENTION PLAN</td></tr><tr><td>C-9</td><td>CONSTRUCTION DETAILS</td></tr><tr><td>C-10</td><td>CONSTRUCTION DETAILS</td></tr></table>		C-1	TITLE SHEET	C-2	TOPOGRAPHICAL MAP	C-3	DEMOLITION PLAN	C-4	PAVING PLAN	C-5	GRADING PLAN	C-6	UTILITY PLAN	C-7	EROSION CONTROL PLAN	C-8	STORMWATER POLLUTION PREVENTION PLAN	C-9	CONSTRUCTION DETAILS	C-10	CONSTRUCTION DETAILS	<div><p>Joint Utility Locating Information for Excavators Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)</p></div> <p>LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE</p> <p>THE ENGINEER/SURVEYOR AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.</p>		<div>BENCHMARK:</div> <p>SITE BENCHMARKS:</p> <p>1. IRON ROD WITH RED CAP (JHA CP1) 90' +/- NORTH OF THE S.W. CORNER OF LOT 11 ON THE EAST SIDE OF ANDERSON DR. ELEVATION = 612.44 612.47 (NAVD 88 WILL CO.)</p> <p>2. 5/8" IRON REBAR WITH RED CAP (JHA CP6) AT THE S.E. CORNER OF ANDERSON DR. AND MONTROSE DR. ELEVATION = 613.00</p>		<div>NOTE:</div> <p>SITE AS BUILT PLANS WILL NEED TO BE SUBMITTED TO THE VILLAGE OF ROMEDEVILLE AT THE CONCLUSION OF THE PROJECT.</p>		<div>DRAINAGE STATEMENT:</div> <p>"TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DEVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT."</p>		<div>SEAL</div> <p>Registered Professional Engineer</p> <p>Owner or Owner's Duly Authorized Agent</p>		<div><p>Expiration 11/30/17</p></div> <p>I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE DRAWN UNDER MY DIRECT SUPERVISION</p> <p>JOHN KRZYZANOWSKI REGISTERED PROFESSIONAL ENGINEER NO. 062-40870</p>		<table><tr><td>DATE</td><td>BY</td><td>REVISION</td><td>DATE</td><td>BY</td><td>REVISION</td><td>DESIGNED JRK</td><td>SCALE NONE</td><td>APPROVED JRK</td><td>PROJECT NO. 53816</td><td>FILE NO. 1-1-1</td><td>DRAWING NUMBER C-1</td></tr></table>		DATE	BY	REVISION	DATE	BY	REVISION	DESIGNED JRK	SCALE NONE	APPROVED JRK	PROJECT NO. 53816	FILE NO. 1-1-1	DRAWING NUMBER C-1	<div>PROJECT: SITE IMPROVEMENT PLANS COMMERCIAL BUILDING FOR CN GROUP</div> <p>at: 525 ANDERSON DRIVE ROMEDEVILLE, ILLINOIS Contact: David Glueck - OWNER (773) 306-6253</p>		<div>TITLE SHEET</div> <p>DOUBLE M CIVIL ENGINEERING</p> <p>PHONE 847-573-9758 FAX 847-573-9388 14044 W. PETRONELLA DRIVE • Suite #2, LIBERTYVILLE, ILLINOIS 60468 ENGINEERS PLANNERS SURVEYORS</p>	
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TOPOGRAPHIC MAP

LOT 13 IN ROMEVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-8160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEVILLE, ILLINOIS



20 10 0 20 40

SCALE 1" = 20'
Data: AUGUST 06, 2016 (TOPO - FIELD WORK)

LOT 11

463.70' Rec.

LOT 13

509.36' Rec.

LOT 14

DRIVE

ANDERSON

277.11' Rec.

LEGEND	EXISTING
WATER MAIN	—W—
WATER SERVICE	—W—
SANITARY SEWER	—S—
STORM SEWER	—S—
MANHOLE	⊙
CATCH BASIN	○
INLET	□
CONTOUR	—XXX.XX—
DIRECTION OF FLOW	→
SUMMIT	↔
TOP OF CURB ELEVATION	C XXX.XX
GUTTER FLOWLINE ELEVATION	G XXX.XX
PAVEMENT ELEVATION	P XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX
FINISHED FIRST FLOOR ELEVATION	FF XXX.XX
SURFACE ELEVATION	XXX.XX
TOP OF WALK ELEVATION	W XXX.XX
TOP OF WALL	TW XXX.XX
TREE	⊙ 10"
EVERGREEN TREE	⊙ 15"
FENCE (Chain Link)	—X—X—X—
FENCE (Wood)	—O—O—O—
ELECTRIC OVERHEAD LINE	—OH—OH—
ELECTRIC	⊠
TELEPHONE	⊙
DITCH	—D—D—D—
WATER SERVICE B-BOX	⊕
FIRE HYDRANT	⊕
POWER POLE	⊕
DOWNSPOUT	⊕

PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at 525 ANDERSON DRIVE
ROMEVILLE, ILLINOIS
Contact: David Ciech - OWNER (773) 306-6253

TOPOGRAPHICAL MAP

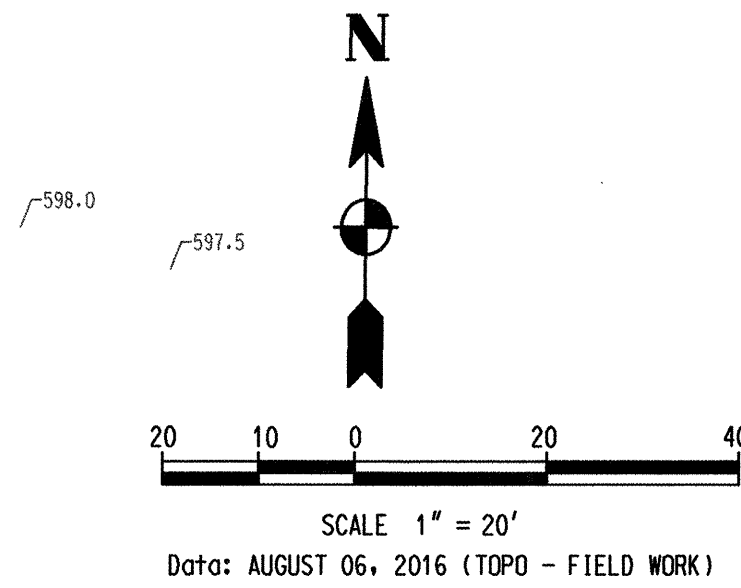
DOUBLE
M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE • Suite #2, LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE: 02-01-2017	SCALE: 1" = 20'	PROJECT NO. 53816	DRAWING NUMBER
DESIGNED: MK	APPROVED: JKR	FILE NO. 1-1-1	C-2

DEMOLITION PLAN

LOT 13 IN ROMEVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-8160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEVILLE, ILLINOIS



- NOTE:
1. THE VILLAGE OF ROMEVILLE AND ALSO THE OWNER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS (48) HRS PRIOR TO THE START OF WORK.
 2. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES.
 4. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
 5. ALL BITUMINOUS PAVEMENT/DRIVEWAY, SIDEWALK AND BUILDING MATERIALS, UTILITY STRUCTURES, PIPE MATERIALS, TREES, BRUSH AND DEBRIS, INCLUDING ALL GENERAL RUBBISH, AND CONCRETE DEBRIS TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM SITE.
 6. ALL GRAVEL BASE MATERIAL UNDER PAVEMENT TO BE REMOVED SHALL BE STOCKPILED AT LOCATION SPECIFIED BY OWNER AND USED FOR SELECTED GRANULAR BACKFILL FOR UTILITIES, AS APPROVED BY THE SOIL ENGINEER. NO ONSITE STOCKPILING OF BITUMINOUS PAVEMENT MATERIALS SHALL BE PERMITTED.
 7. EXISTING MANHOLES, INLETS AND CATCH BASINS MARKED FOR REMOVAL OUTSIDE OF BUILDING AREA SHALL BE REMOVED TO A DEPTH 1.5 FEET BELOW PROPOSED FINISHED GRADE. EXISTING SEDIMENT REMOVED FROM INSIDE STRUCTURE AND STRUCTURE FILLED WITH SAND UNDER PROPOSED BUILDING. STRUCTURES TO BE REMOVED COMPLETELY AND THE EXCAVATION BACKFILLED WITH SELECTED GRANULAR MATERIAL.
 8. ALL EXISTING SEWERS TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS. PLUG SHALL BE A MINIMUM 2' LONG NON-SHIFTING CONCRETE/MORTAR PLUGS AS SEWERS MUST ALSO BE PLUGGED IN THE DOWNSTREAM MANHOLE. EXISTING SEWERS WHERE SHOWN ON PLAN TO BE REMOVED, SHALL BE REMOVED COMPLETELY AND THE TRENCH BACKFILLED WITH SUITABLE GRANULAR BACKFILL.
 9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK.
 11. REQUIREMENTS SHOWN ON THIS DRAWING MAY BE SUPPLEMENTED BY ADDITIONAL OWNER REQUIREMENTS.

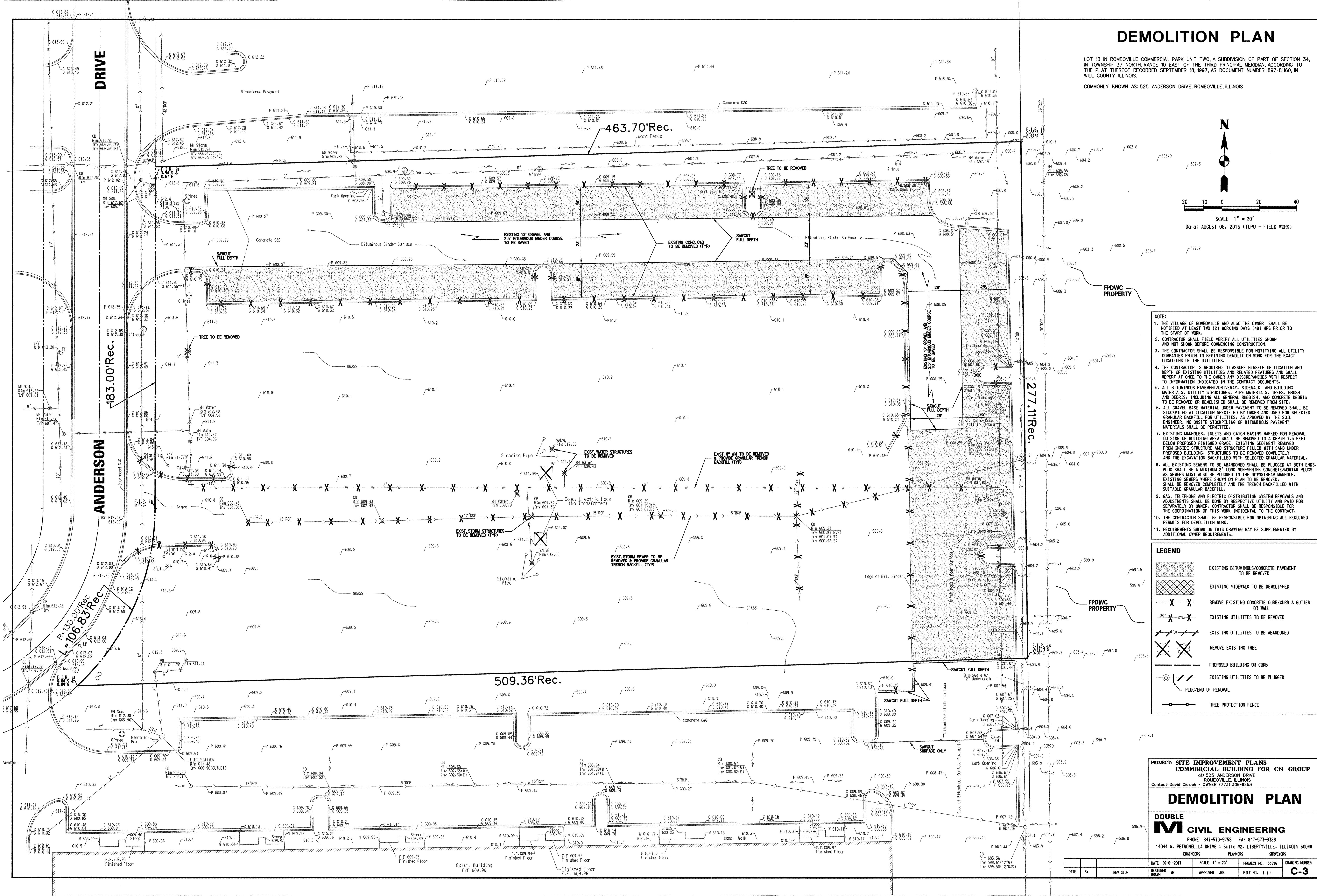
- LEGEND
- EXISTING BITUMINOUS/CONCRETE PAVEMENT TO BE REMOVED
 - EXISTING SIDEWALK TO BE DEMOLISHED
 - REMOVE EXISTING CONCRETE CURB/CURB & GUTTER OR WALL
 - EXISTING UTILITIES TO BE REMOVED
 - EXISTING UTILITIES TO BE ABANDONED
 - REMOVE EXISTING TREE
 - PROPOSED BUILDING OR CURB
 - EXISTING UTILITIES TO BE PLUGGED
 - PLUG/END OF REMOVAL
 - TREE PROTECTION FENCE

PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at: 525 ANDERSON DRIVE
ROMEVILLE, ILLINOIS
Contact: David Glueck - OWNER (773) 306-6253

DEMOLITION PLAN

DOUBLE
M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE • Suite #2, LIBERTYVILLE, ILLINOIS 60048

DATE	BY	REVISION	SCALE	PROJECT NO.	PLANNERS	SURVEYORS
02-01-2017	MM	APPROVED JKR	1" = 20'	53816	FILE NO. 1-1-1	C-3



PAVING PLAN

LOT 13 IN ROMEOVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-8160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEOVILLE, ILLINOIS



SCALE 1" = 20'
Date: AUGUST 06, 2016 (TOPO - FIELD WORK)

NOTE FOR PAVING:

- ALL DIMENSIONS ARE TO:
- BACK OF CURB
- FACE OF INTEGRAL CURB, WALK, & BLDG.
UNLESS OTHERWISE NOTED
- ABBREVIATION SYMBOLS IN DIMENSIONS:
a) BACK OF CURB B
b) FACE OF CURB F
OR FACE OF BUILDING F
c) EDGE OF PAVEMENT E
d) PAINTED STRIPING S
e) PROPERTY LINE R
f) CENTER LINE Q
- ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF LANDSCAPING DETAILS, PLANTERS & TRASH COLLECTORS
- ALL CURB ISLANDS TO HAVE 1' MIN. RADIUS ON CORNERS UNLESS OTHERWISE SHOWN
- ALL PAVEMENT MARKINGS ONSITE SHALL BE PAINT.

LEGEND

EXISTING	PROPOSED
2" BIT. SURFACE COURSE OVER EXIST. HEAVY DUTY BASE & BINDER COURSES	
1 1/2" BIT. SURFACE COURSE OVER EXIST. LIGHT DUTY BASE & BINDER COURSES	
HEAVY DUTY MAIN DRIVE PAVEMENT	
PARKING LOT PAVEMENT	
CONC. PAVEMENT / WALK	
P.C.C. SIDEWALK	
PAVEMENT REMOVAL & REPLACEMENT IN KIND	
CURB & GUTTER	
BARRIER CURB	
PAVEMENT STRIPING	
HANDICAPPED RAMP	
PARKING SPACES	
HANDICAPPED PARKING SYMBOL	
SIGN	
LIGHT	
POWER POLE	
GUTTER PITCH DIRECTION	
TRANSITION POINT FOR GUTTER PITCH	

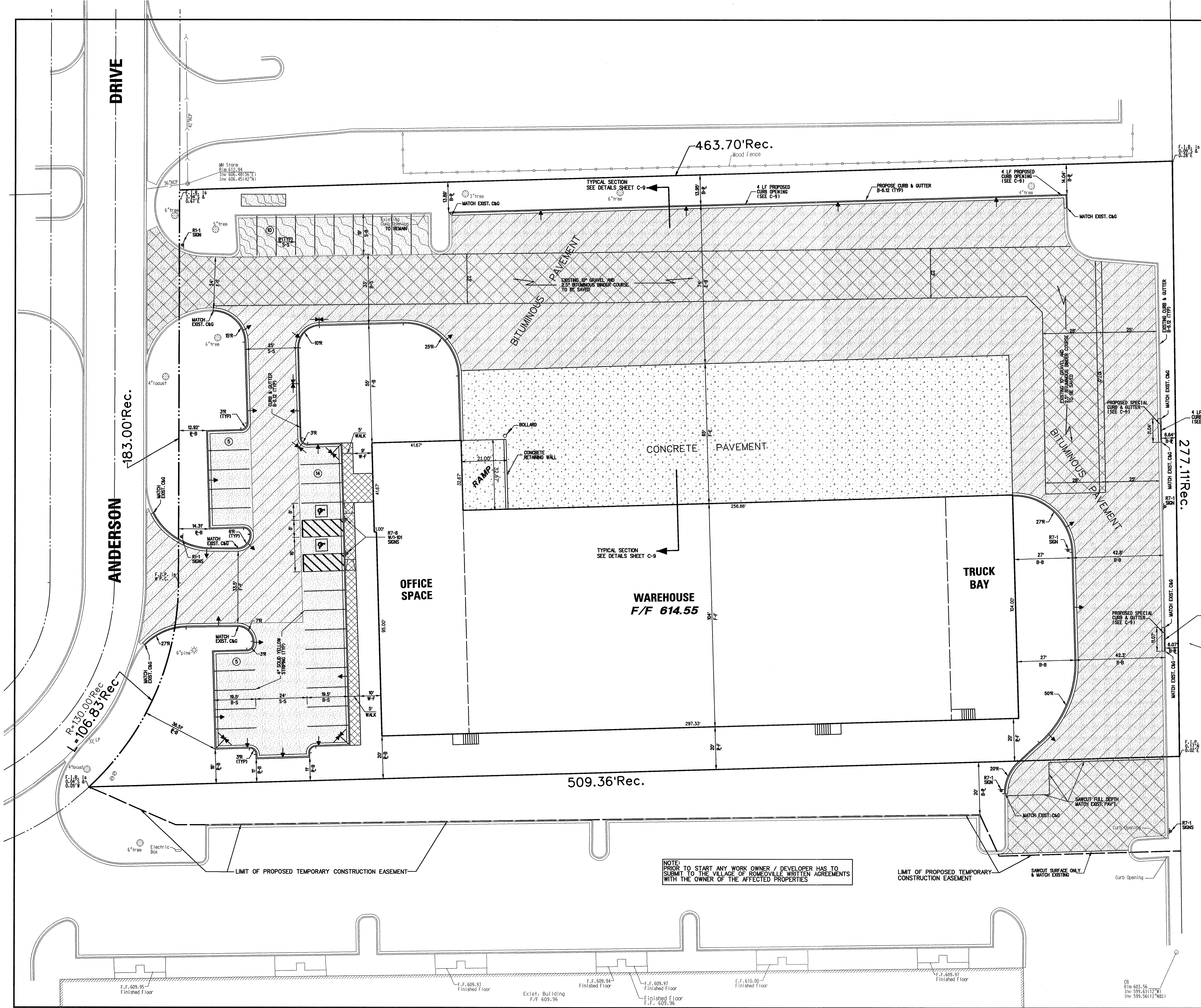
BUILDING = 32,291 S.F.
PAVEMENT: BITUMINOUS & CONCRETE = 66,982 S.F.
SIDEWALK = 826 S.F.
TOTAL IMPERVIOUS PAVEMENT = 100,099 S.F.
LOT AREA = 130,192 S.F.
IMPERVIOUS COVERAGE = 76.9%.

PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at 525 ANDERSON DRIVE
ROMEOVILLE, ILLINOIS
Contact: David Cieluch - OWNER (773) 306-6253

PAVING PLAN

DOUBLE
M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE : Suite #2, LIBERTYVILLE, ILLINOIS 60408
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION	DATE	SCALE	1" = 20'	PROJECT NO.	53816	DRAWING NUMBER	C-4
DESIGNED	WJ	APPROVED	JRK	FILE NO.	1-1-1				



GRADING PLAN

LOT 13 IN ROMEVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-81160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEVILLE, ILLINOIS



SCALE 1" = 20'
Data: AUGUST 06, 2016 (TOPO - FIELD WORK)

- GENERAL GRADING NOTES:
- ALL SITE WORK, GRADING, AND PAVING OPERATIONS, AND ALL DRIVEWAY AND STREET CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, AS ADOPTED JANUARY 1, 2016 AND ALL REVISIONS THEREOF, WITH THE "SPECIAL PROVISIONS" AND WITH THESE CONSTRUCTION NOTES AND IN ACCORDANCE WITH LOCAL CODE. IN CASE OF CONFLICT, LOCAL CODE SHALL GOVERN.
 - EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, NONSTRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE.
 - TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE DEVELOPER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING.
 - THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.
 - ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE AT THE DIRECTION OF THE SOILS CONSULTANT AT THE OWNERS EXPENSE.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SOODED AS SOON AS CONSTRUCTION IS COMPLETE.

LEGEND		
CONTOUR	EXISTING XXX.XX	PROPOSED XXX.XX
DIRECTION OF FLOW		
SUMMIT		
MAJOR FLOOD ROUTE		
BORING LOCATION		
STORM MANHOLE		
CATCH BASIN		
INLET		
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
TOP OF DEPRESSED CURB ELEVATION	TDC XXX.XX	TDC XXX.XX
GUTTER ELEVATION	G XXX.XX	G XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
TOP OF RETAINING WALL ELEVATION	TW XXX.XX	TW XXX.XX
GROUND ELEV. @ RETAINING WALL	BW XXX.XX	BC XXX.XX
FINISH FLOOR ELEVATION	FF XXX.XX	FF XXX.XX
TOP OF FOUNDATION ELEVATION	T/F XXX.XX	TF XXX.XX
GARAGE FLOOR ELEVATION	W XXX.XX	GF XXX.XX
TOP OF WALK ELEVATION	W XXX.XX	W XXX.XX
SURFACE ELEVATION	XXX.X	XXX.X
C/L SWALE ELEVATION		FL XXX.X
TREE / EVERGREEN TREE	xx'tree	xx'evergreen
FENCE		
PROPOSED SWALE		

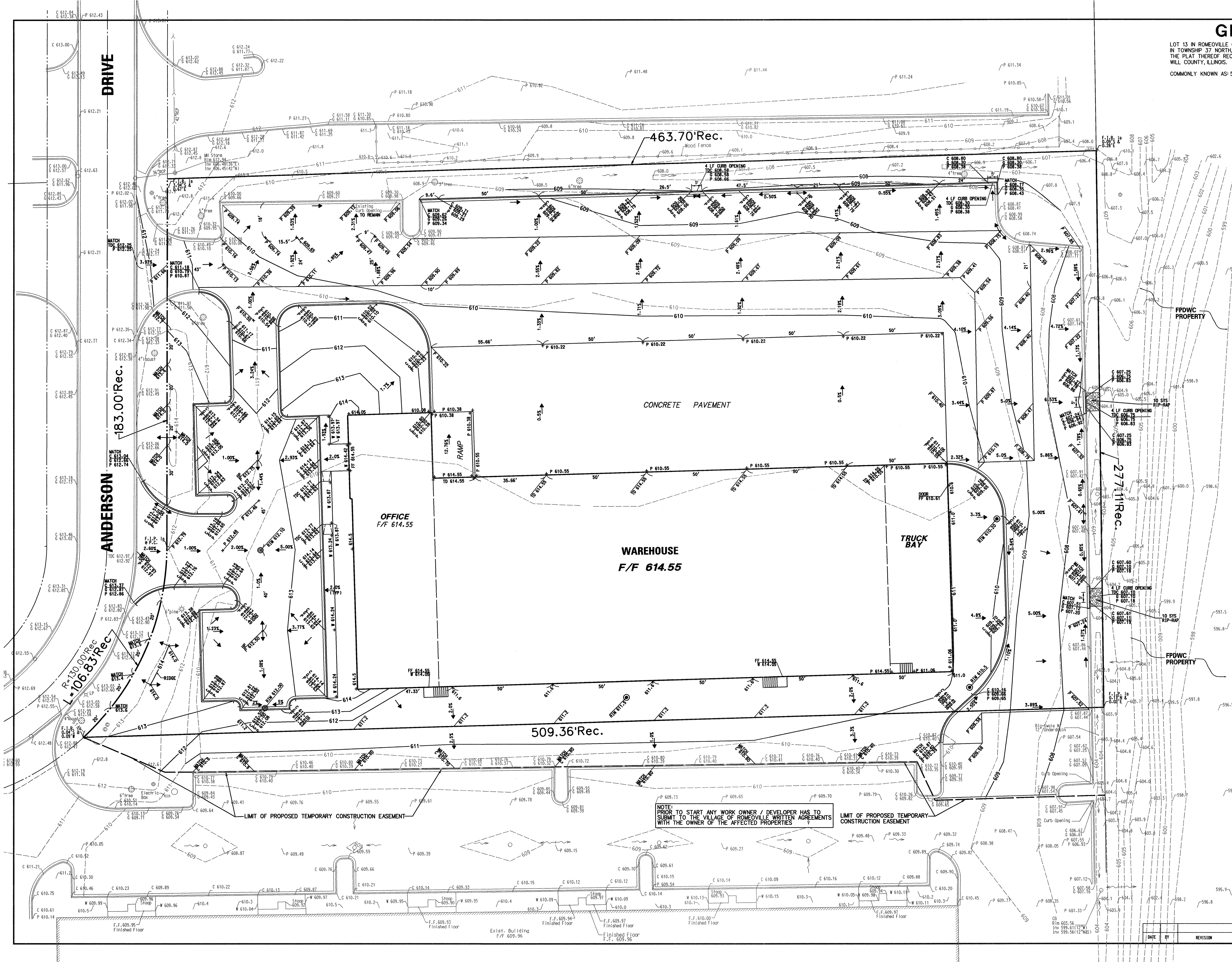
PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at: 525 ANDERSON DRIVE
ROMEVILLE, ILLINOIS
Contact: David Clekuch - OWNER (773) 306-6253

GRADING PLAN

DOUBLE M CIVIL ENGINEERING
PHONE: 847-573-9758 FAX: 847-573-9388
14044 W. PETRONELLA DRIVE | Suite #2, LIBERTYVILLE, ILLINOIS 60048

ENGINEERS		PLANNERS		SURVEYORS	
DATE	02-01-2017	SCALE	1" = 20'	PROJECT NO.	53816
DESIGNED	ML	APPROVED	JRK	FILE NO.	1-1-1

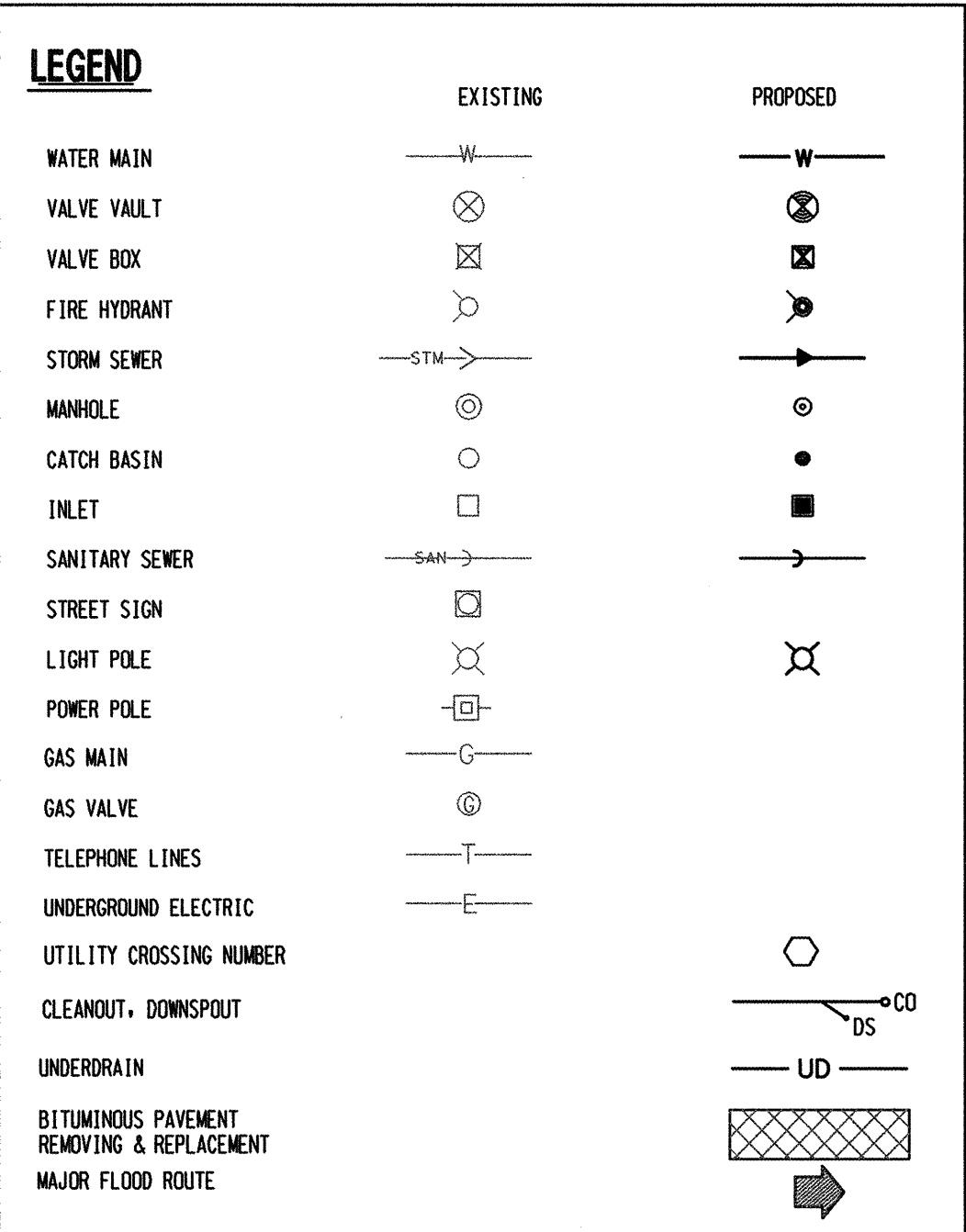
DRAWING NUMBER
C-5



NOTE: PRIOR TO START ANY WORK OWNER / DEVELOPER HAS TO SUBMIT TO THE VILLAGE OF ROMEVILLE WRITTEN AGREEMENTS WITH THE OWNER OF THE AFFECTED PROPERTIES

LIMIT OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT

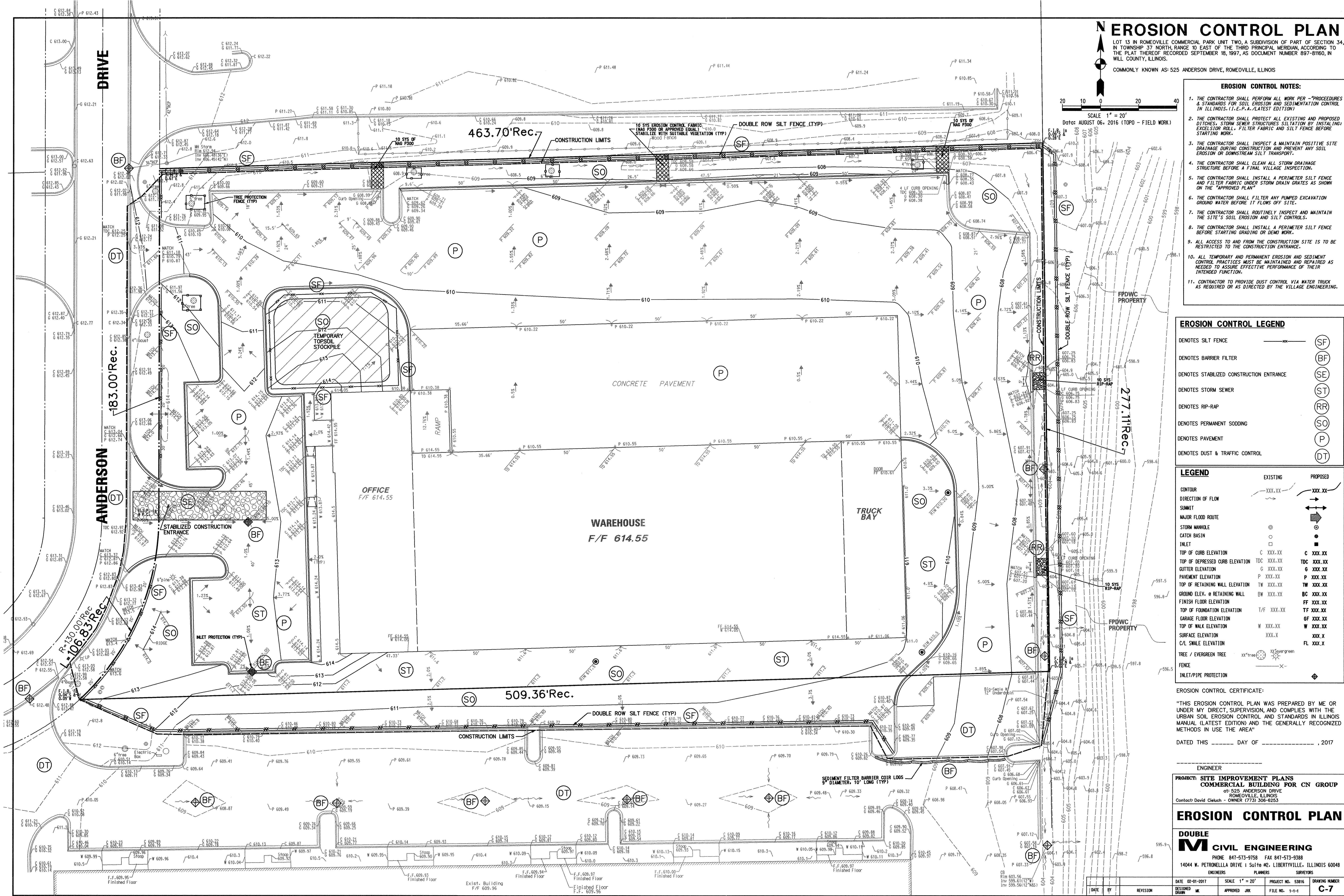
LOT 13 IN ROMEVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-81160, IN WILL COUNTY, ILLINOIS.



1. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS, REQUIRING OVER 8" OF ADJUSTMENTS RIM SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM 8" TOTAL EXISTING RING DEPTH.
2. CONTRACTOR TO VERIFY EXISTING CANYON AND ROOF DRAIN CONNECTION, SEWER LOCATION AND SIZE BEFORE START CONSTRUCTION
3. ALL EXISTING ABANDONED STORM SEWERS SHALL BE PLUGGED AT BOTH ENDS.
4. GAS, TELEPHONE AND ELECTRIC SERVICES, REMOVALS AND ADJUSTMENTS SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
5. CONTRACTOR TO VERIFY ALL RIM ELEVATIONS IN LANDSCAPE AREAS WITH LANDSCAPE PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER AND OWNER OF DIFFERENCES.
6. CONTRACTOR SHALL OBTAIN PERMITS FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

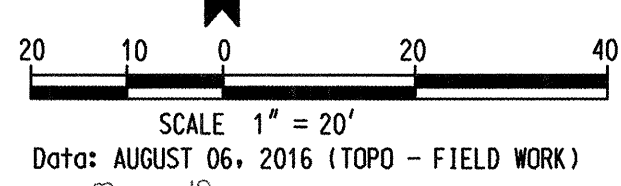
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE ; Suite #2. LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

			DATE 02-01-2017	SCALE 1" = 20'	PROJECT NO. 53816	DRAWING NUMBER C-6
DATE	BY	REVISION	DESIGNED DRAWN MK	APPROVED JRK	FILE NO. 1-1-1	



EROSION CONTROL PLAN

LOT 13 IN ROMEOVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-8160, IN WILL COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEOVILLE, ILLINOIS



- ### EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL PERFORM ALL WORK PER -"PROCEDURES & STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS. (I.E.P.A./LATEST EDITION)
 2. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED DITCHES, STORM SEWER STRUCTURES SITUATION BY INSTALLING EXCELSTOR ROLL, FILTER FABRIC AND SILT FENCE BEFORE STARTING WORK.
 3. THE CONTRACTOR SHALL INSPECT & MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION AND PREVENT ANY SOIL EROSION OR DOWNSTREAM SILT TRANSPORT.
 4. THE CONTRACTOR SHALL CLEAN ALL STORM DRAINAGE STRUCTURE BEFORE A FINAL VILLAGE INSPECTION.
 5. THE CONTRACTOR SHALL INSTALL A PERIMETER SILT FENCE AND FILTER FABRIC UNDER STORM DRAIN GRATES AS SHOWN ON THE "APPROVED PLAN"
 6. THE CONTRACTOR SHALL FILTER ANY PUMPED EXCAVATION GROUND WATER BEFORE IT FLOWS OFF SITE.
 7. THE CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN THE SITE'S SOIL EROSION AND SILT CONTROLS.
 8. THE CONTRACTOR SHALL INSTALL A PERIMETER SILT FENCE BEFORE STARTING GRADING OR DEMO WORK.
 9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
 10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
 11. CONTRACTOR TO PROVIDE DUST CONTROL VIA WATER TRUCK AS REQUIRED OR AS DIRECTED BY THE VILLAGE ENGINEERING.

- ### EROSION CONTROL LEGEND
- | | | |
|------------------------------------------|-------|------|
| DENOTES SILT FENCE | —X—X— | (SF) |
| DENOTES BARRIER FILTER | —X—X— | (BF) |
| DENOTES STABILIZED CONSTRUCTION ENTRANCE | —X—X— | (SE) |
| DENOTES STORM SEWER | —X—X— | (ST) |
| DENOTES RIP-RAP | —X—X— | (RR) |
| DENOTES PERMANENT SODDING | —X—X— | (SO) |
| DENOTES PAVEMENT | —X—X— | (P) |
| DENOTES DUST & TRAFFIC CONTROL | —X—X— | (DT) |

- ### LEGEND
- | | EXISTING | PROPOSED |
|---------------------------------|------------|--------------|
| CONTOUR | XXX.XX | XXX.XX |
| DIRECTION OF FLOW | → | → |
| SUMMIT | → | → |
| MAJOR FLOOD ROUTE | → | → |
| STORM MANHOLE | ⊙ | ⊙ |
| CATCH BASIN | ⊙ | ⊙ |
| INLET | ⊙ | ⊙ |
| TOP OF CURB ELEVATION | C XXX.XX | C XXX.XX |
| TOP OF DEPRESSED CURB ELEVATION | TDC XXX.XX | TDC XXX.XX |
| GUTTER ELEVATION | G XXX.XX | G XXX.XX |
| PAVEMENT ELEVATION | P XXX.XX | P XXX.XX |
| TOP OF RETAINING WALL ELEVATION | TW XXX.XX | TW XXX.XX |
| GROUND ELEV. @ RETAINING WALL | BW XXX.XX | BC XXX.XX |
| FINISH FLOOR ELEVATION | T/F XXX.XX | FF XXX.XX |
| TOP OF FOUNDATION ELEVATION | T/F XXX.XX | TF XXX.XX |
| GARAGE FLOOR ELEVATION | W XXX.XX | GF XXX.XX |
| TOP OF WALK ELEVATION | W XXX.XX | W XXX.XX |
| SURFACE ELEVATION | XXX.X | XXX.X |
| C/L SHALE ELEVATION | XXX.X | FL XXX.X |
| TREE / EVERGREEN TREE | xx*tree | xx*evergreen |
| FENCE | —X—X— | —X—X— |
| INLET/PIPE PROTECTION | ◆ | ◆ |

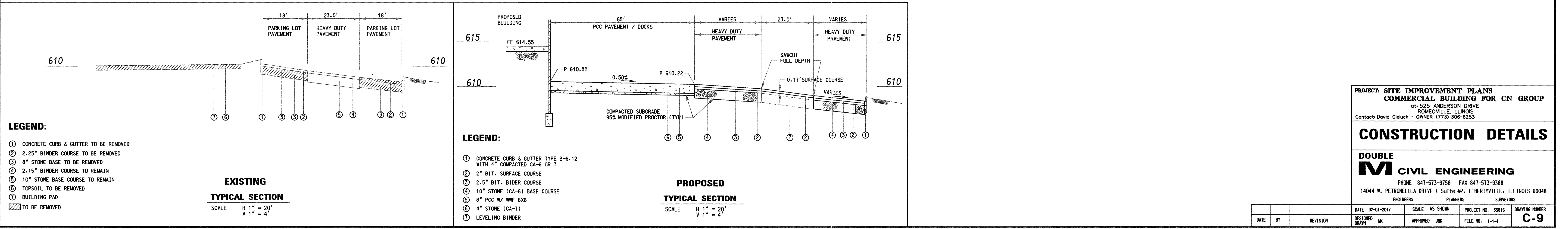
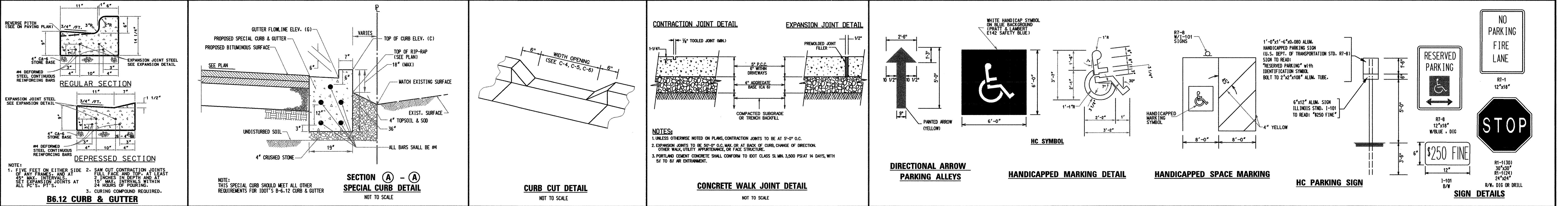
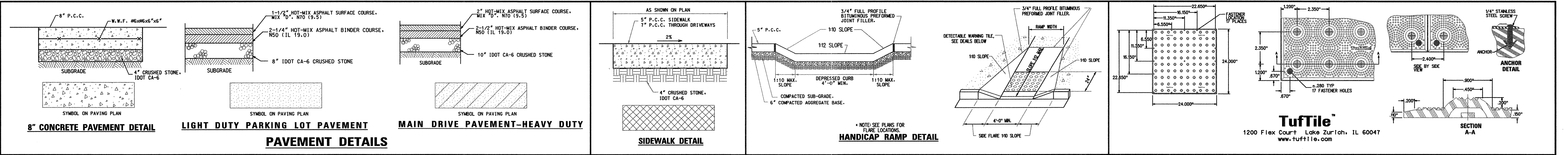
EROSION CONTROL CERTIFICATE:
"THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT, SUPERVISION, AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL (LATEST EDITION) AND THE GENERALLY RECOGNIZED METHODS IN USE THE AREA"
DATED THIS _____ DAY OF _____, 2017

ENGINEER
PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at: 525 ANDERSON DRIVE
ROMEOVILLE, ILLINOIS
Contact David Cieluch - OWNER (773) 306-6253

EROSION CONTROL PLAN

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE ; Suite #2, LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION	SCALE	1" = 20'	PROJECT NO.	53616	FILE NO.	1-1-1	DRAWING NUMBER	C-7
DESIGNED	DR	APPROVED	JRK							



PROJECT: SITE IMPROVEMENT PLANS

COMMERCIAL BUILDING FOR CN GROUP

at: 525 ANDERSON DRIVE

ROMEDEVILLE, ILLINOIS

Contact: David Clekuch - OWNER (773) 306-6253

CONSTRUCTION DETAILS

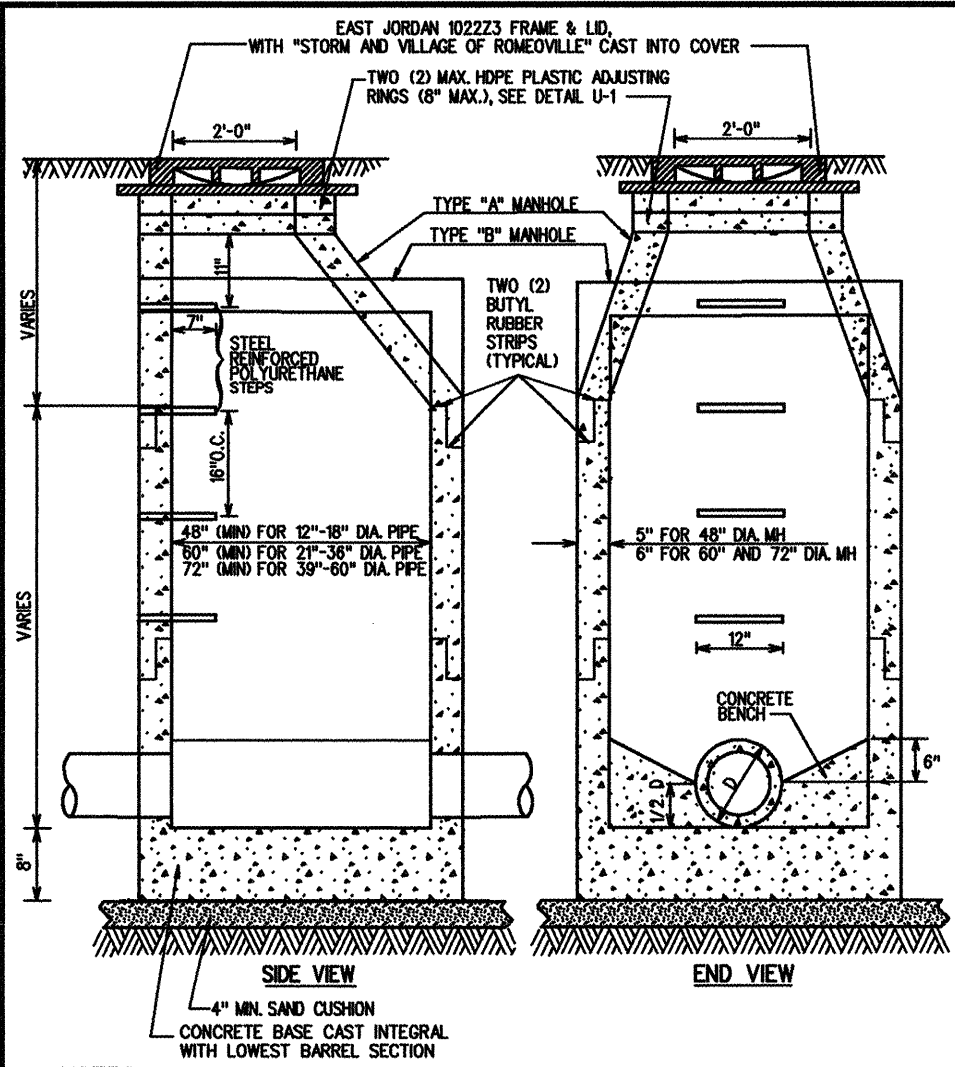
DOUBLE M CIVIL ENGINEERING

PHONE 847-573-9758 FAX 847-573-9388

14044 W. PETRONELLA DRIVE / Suite #2, LIBERTYVILLE, ILLINOIS 60048

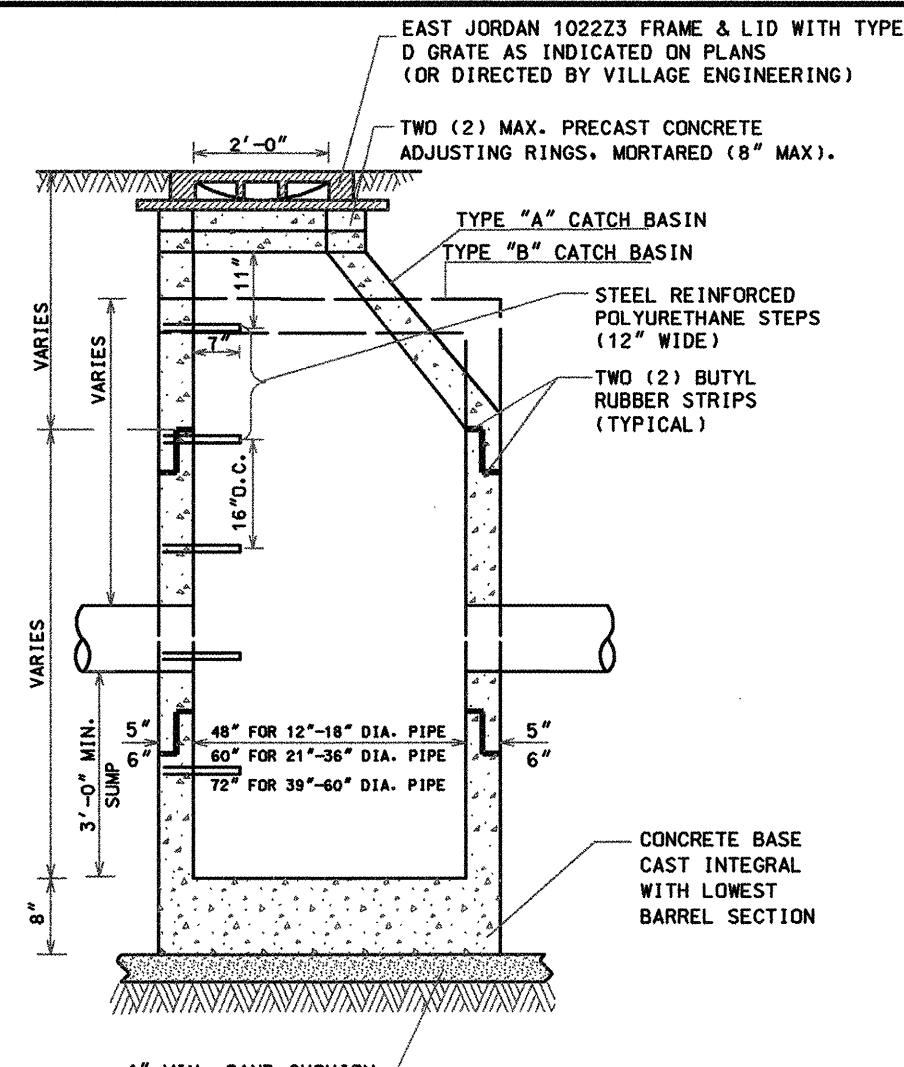
ENGINEERS PLANNERS SURVEYORS

DATE	02-01-2017	SCALE	AS SHOWN	PROJECT NO.	53816	DRAWING NUMBER	C-9
DESIGNED	MC	APPROVED	JRK	FILE NO.	1-1-1		



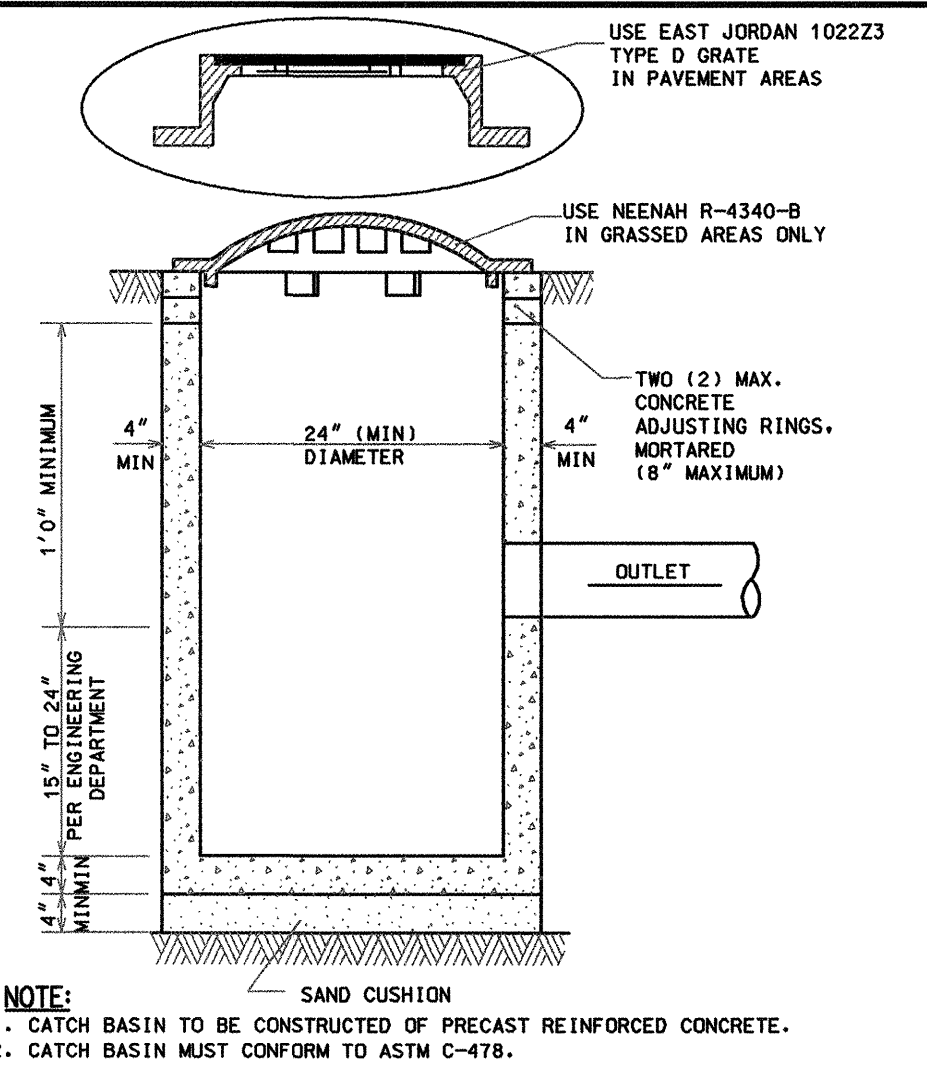
- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
 2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 3. NON-PRECAST OPENINGS SHALL BE CORED.
 4. RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
 5. USE ECCENTRIC CONE ONLY.
 6. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
 7. SEE PIPE CONNECTION TO STRUCTURE DETAIL FOR NON-PRECAST OPENINGS.

STORM
MANHOLE
DETAIL



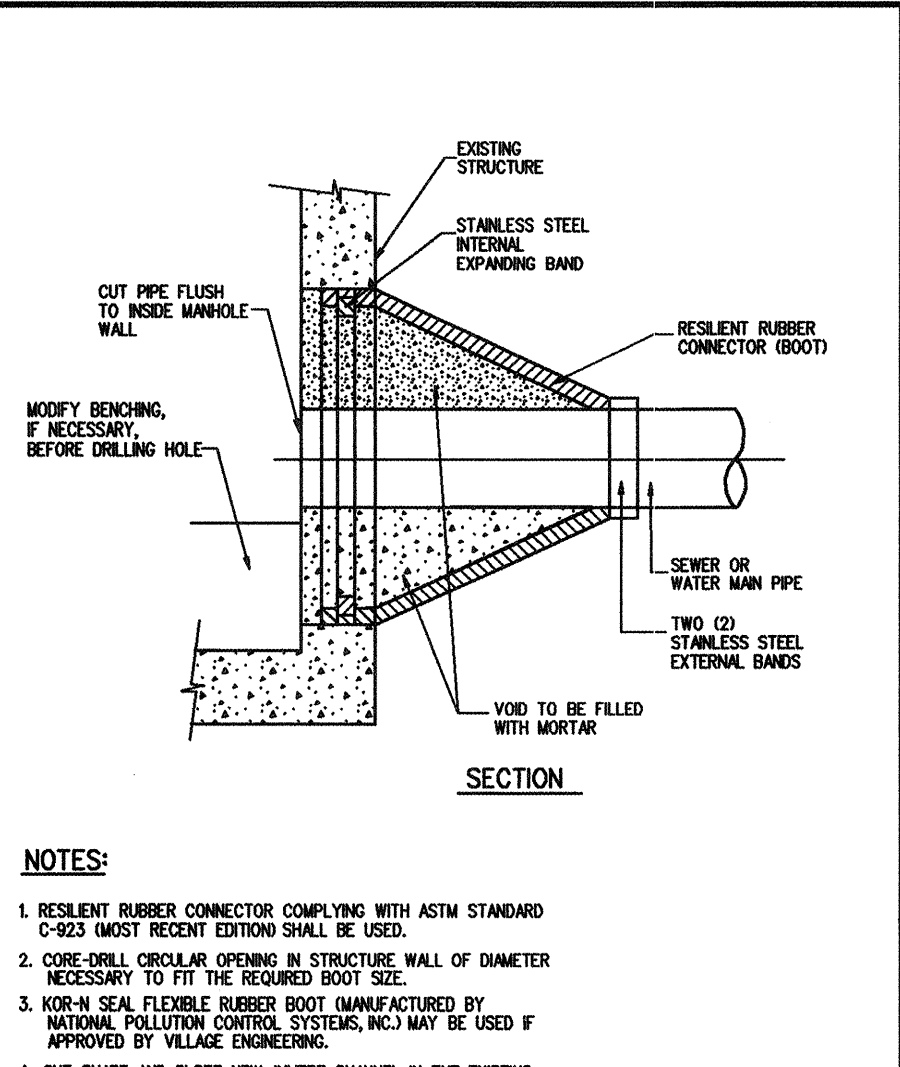
- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
 2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 3. NON-PRECAST OPENINGS SHALL BE CORED.
 4. RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
 5. USE ECCENTRIC CONE ONLY.
 6. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
 7. SEE PIPE CONNECTION TO STRUCTURE DETAIL FOR NON-PRECAST OPENINGS.

CATCH BASIN
DETAIL



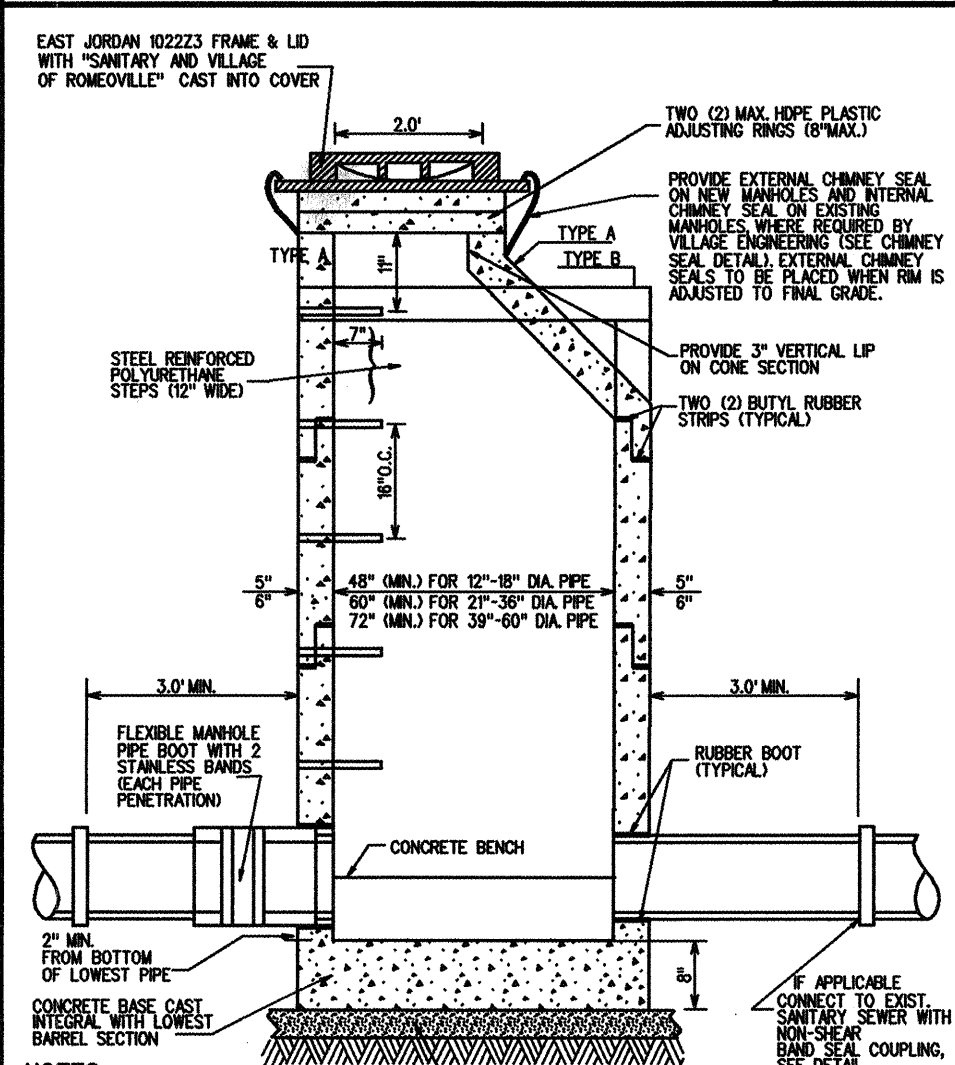
- NOTE:**
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
 2. CATCH BASIN MUST CONFORM TO ASTM C-478.
 3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
 4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER CATCH BASIN.
 5. SEE PIPE CONNECTION TO STRUCTURE DETAIL FOR NON-PRECAST OPENINGS.

TYPE C
CATCH BASIN
DETAIL



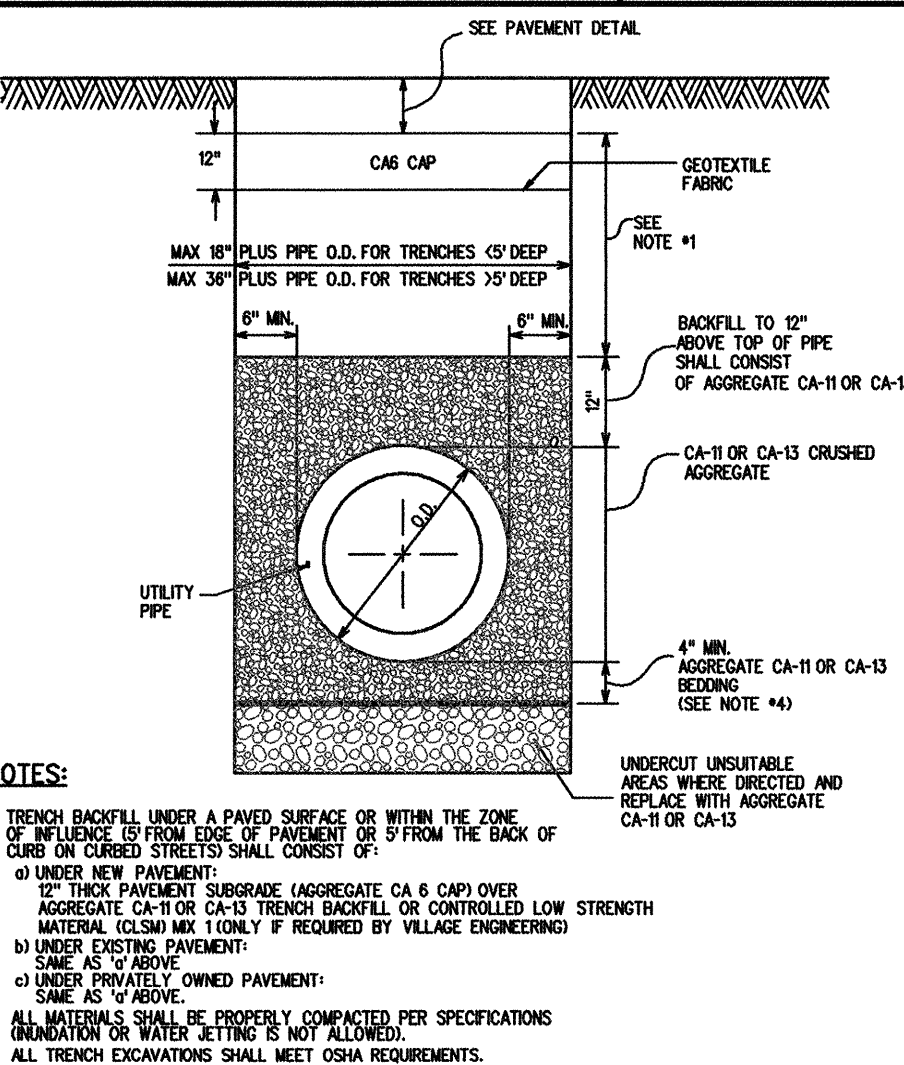
- NOTES:**
1. RESILIENT RUBBER CONNECTOR COMPLYING WITH ASTM STANDARD C-903 (MOST RECENT EDITION) SHALL BE USED.
 2. CORE ONLY CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER NECESSARY TO FIT THE REQUIRED BOOT SIZE.
 3. NON-W SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.) MAY BE USED IF APPROVED BY VILLAGE ENGINEERING.
 4. CUT SHIMS AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
 5. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

PIPE
CONNECTION
TO
STRUCTURE
DETAIL



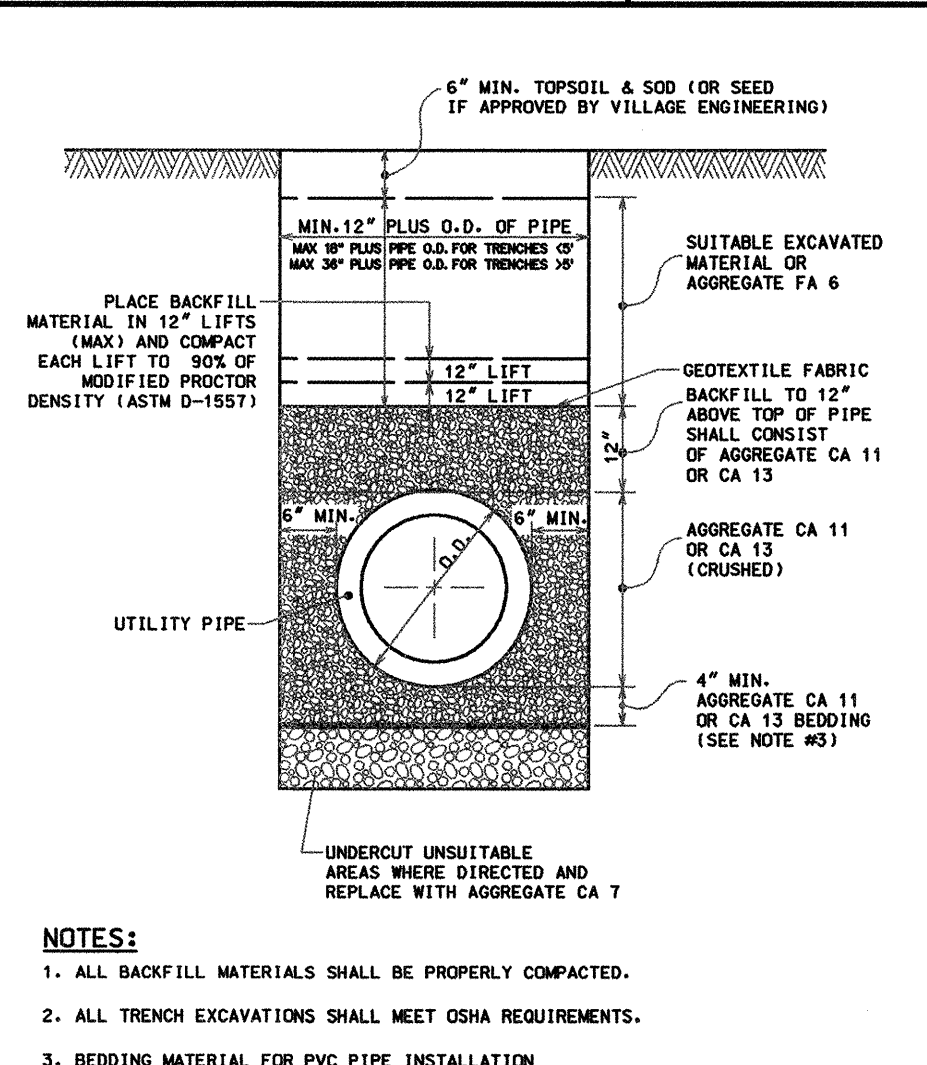
- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
 2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES.
 4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
 5. ALL PIPE PENETRATIONS AND ALL NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
 6. USE ECCENTRIC CONE ONLY.
 7. CONNECTIONS WILL CONFORM TO ASTM C-903.
 8. SEE PIPE CONNECTION TO STRUCTURE DETAIL FOR NON-PRECAST OPENINGS.

SANITARY
MANHOLE
DETAIL



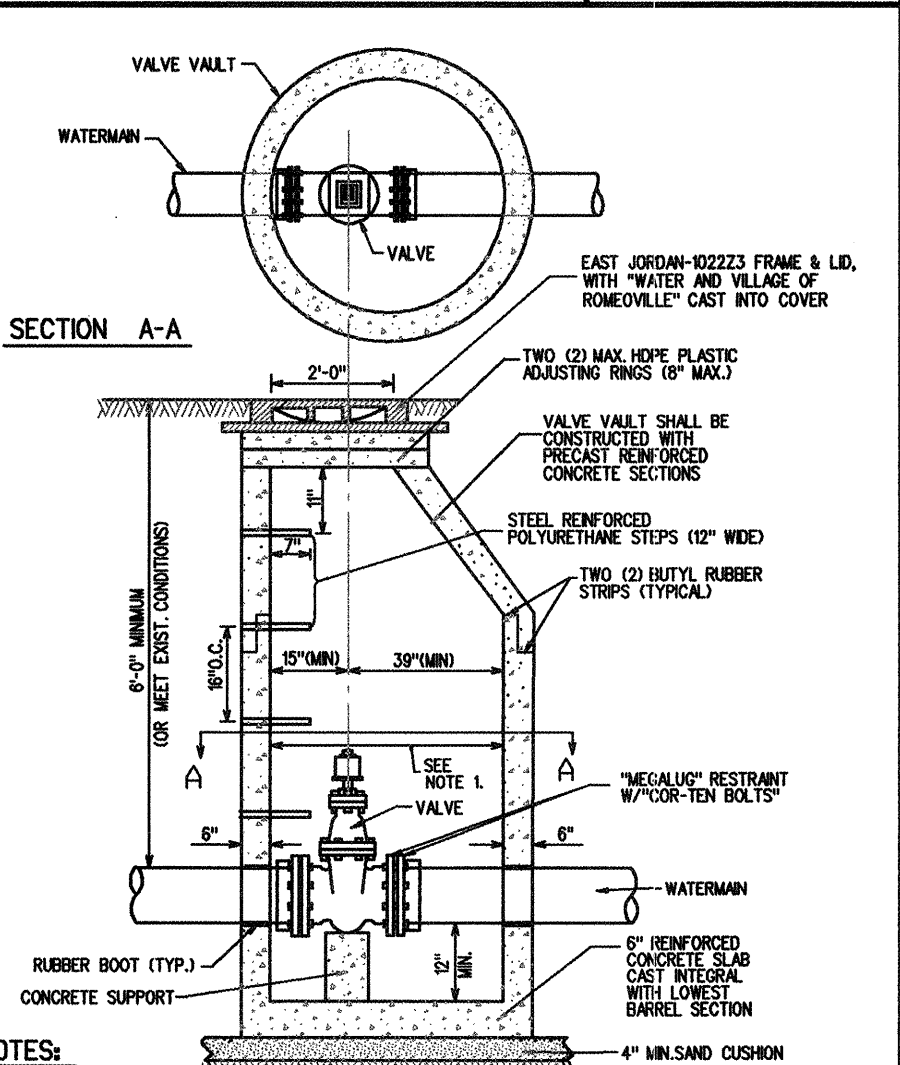
- NOTES:**
1. TRENCH BACKFILL UNDER A PAVED SURFACE OR WITHIN THE ZONE OF INFLUENCE OF FROM EDGE OF PAVEMENT OR 5' FROM THE BACK OF CURB OR CURED STREET SHALL CONSIST OF:
a) UNDER NEW PAVEMENT:
12" THICK PAVEMENT SUBGRADE (AGGREGATE CA 6 CAP OVER AGGREGATE CA-11 OR CA-13 TRENCH BACKFILL OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAX 1000 PSI IF REQUIRED BY VILLAGE ENGINEERING)
b) UNDER EXISTING PAVEMENT:
SAME AS 1) ABOVE.
c) UNDER PRIVATELY OWNED PAVEMENT:
SAME AS 1) ABOVE.
 2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS OR VARIOUS SETTING IS NOT ALLOWED.
 3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
 4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
 5. IF APPROVED BY VILLAGE ENGINEERING, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH RETAINING RAMPS IF REQUIRED BY VILLAGE ENGINEERING.
 6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SMOOTHED TO PROVIDE A SMOOTH CLEAN EDGE FREE OF LOOSE MATERIAL.
 7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY VILLAGE ENGINEERING.

UTILITY TRENCH
IN PAVEMENT
AREAS DETAIL



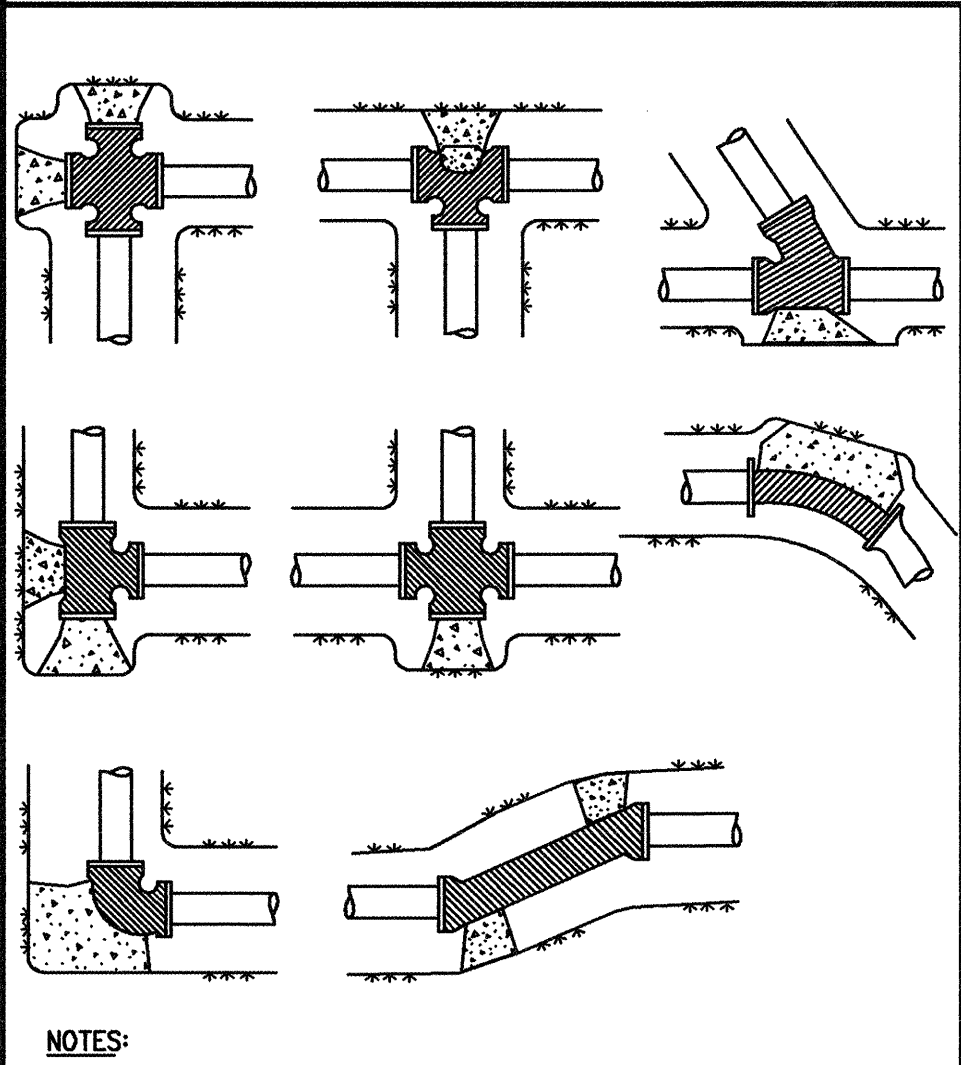
- NOTES:**
1. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED.
 2. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
 3. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.

UTILITY TRENCH
IN NON-PAVED
AREAS DETAIL



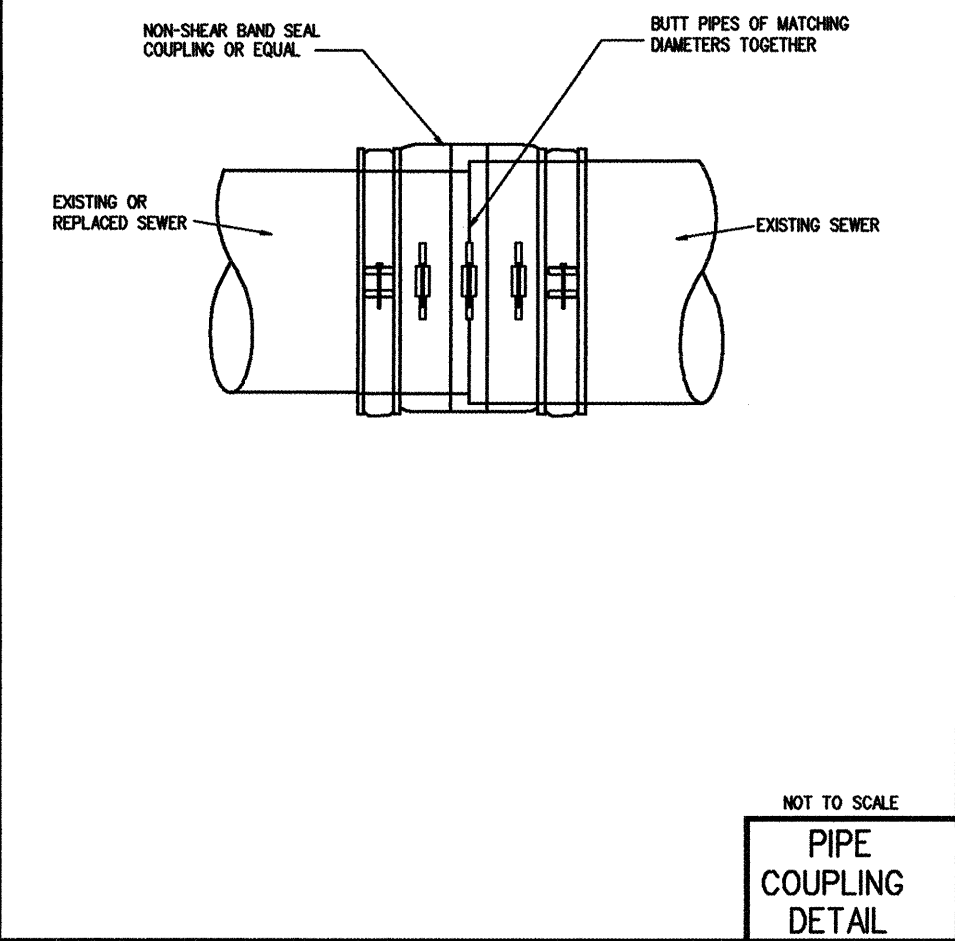
- NOTES:**
1. 60" (MIN) INSIDE DIA. FOR ALL VALVE VAULTS.
 2. VALVE VAULT MUST CONFORM TO ASTM C-478.
 3. USE ECCENTRIC CONE ONLY.
 4. VAULT SECTIONS TO BE TONGUE AND GROOVED.
 5. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED, AND MORTARED.*
 6. BACKFILL MATERIAL SHALL BE 100T CA 7 STONE.
 7. a) MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
b) ALL OTHER HEXAGONAL BOLTS & NUTS SHALL BE COMPOSED OF STAINLESS STEEL.
 8. TRACER WIRE SHALL BE USED ON ALL PIPE INSTALLATIONS, REGARDLESS OF PIPE MATERIAL.

VALVE
VAULT
DETAIL



- NOTES:**
1. ALL BENDS OF 10' AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
 2. ALL CONCRETE TO BE MIN. 3,000 PSI.
 3. IN ADDITION TO THE ABOVE THRUST BLOCKING, ALL MECHANICAL JOINTS, BENDS OVER 10 FEET, A "MECHANICAL RESTRAINT" OR AS APPROVED BY VILLAGE ENGINEERING, BOLTS SHALL BE "COR-TEN".

THRUST
BLOCK
DETAIL



PIPE
COUPLING
DETAIL

PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at: 525 ANDERSON DRIVE
ROMEOVILLE, ILLINOIS
Contact: David Cleuch - OWNER (773) 306-6253

CONSTRUCTION DETAILS

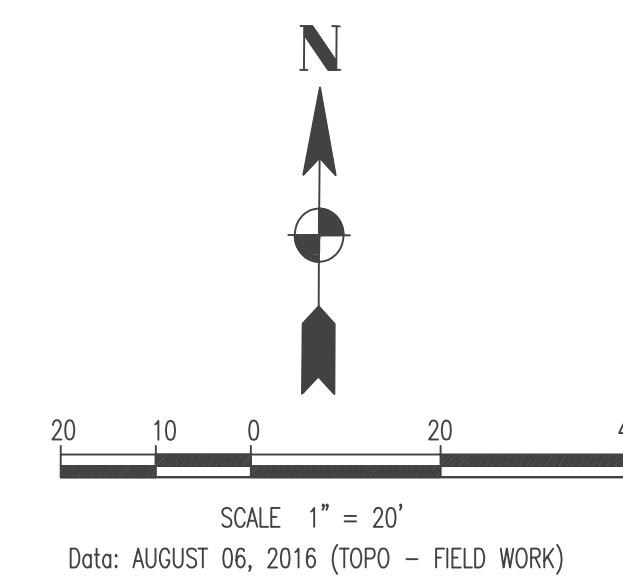
DOUBLE
M **CIVIL ENGINEERING**
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE : Suite #2, LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION	DATE	02-01-2017	SCALE	AS SHOWN	PROJECT NO.	53816	DRAWING NUMBER	C-10
DESIGNED	AM	APPROVED	JRK	FILE NO.	1-1-1					

PAVING PLAN

LOT 13 IN ROMEDVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER 897-81160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEDVILLE, ILLINOIS



NOTE FOR PAVING:

- ALL DIMENSIONS ARE TO:
 - BACK OF CURB
 - FACE OF INTEGRAL CURB, WALK, & BLDG. UNLESS OTHERWISE NOTED
- ABBREVIATION SYMBOLS IN DIMENSIONS:
 - a) BACK OF CURB ----- B
 - b) FACE OF CURB ----- F
 - OR FACE OF BUILDING ----- F
 - c) EDGE OF PAVEMENT ----- E
 - d) PAINTED STRIPING ----- S
 - e) PROPERTY LINE ----- R
 - f) CENTER LINE ----- Q
- ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF LANDSCAPING: DETAILS, PLANTERS & TRASH COLLECTORS
- ALL CURB ISLANDS TO HAVE 1' MIN. RADIUS ON CORNERS UNLESS OTHERWISE SHOWN
- ALL PAVEMENT MARKINGS ONSITE SHALL BE PAINT.

LEGEND	EXISTING	PROPOSED
HEAVY DUTY MAIN DRIVE PAVEMENT		
PARKING LOT PAVEMENT		
CONC. PAVEMENT / WALK		
P.C.C. SIDEWALK		
PAVEMENT REMOVAL & REPLACEMENT IN KIND		
CURB & GUTTER		
BARRIER CURB		
PAVEMENT STRIPING		
HANDICAPPED RAMP		
PARKING SPACES		
HANDICAPPED PARKING SYMBOL		
SIGN		
LIGHT		
POWER POLE		

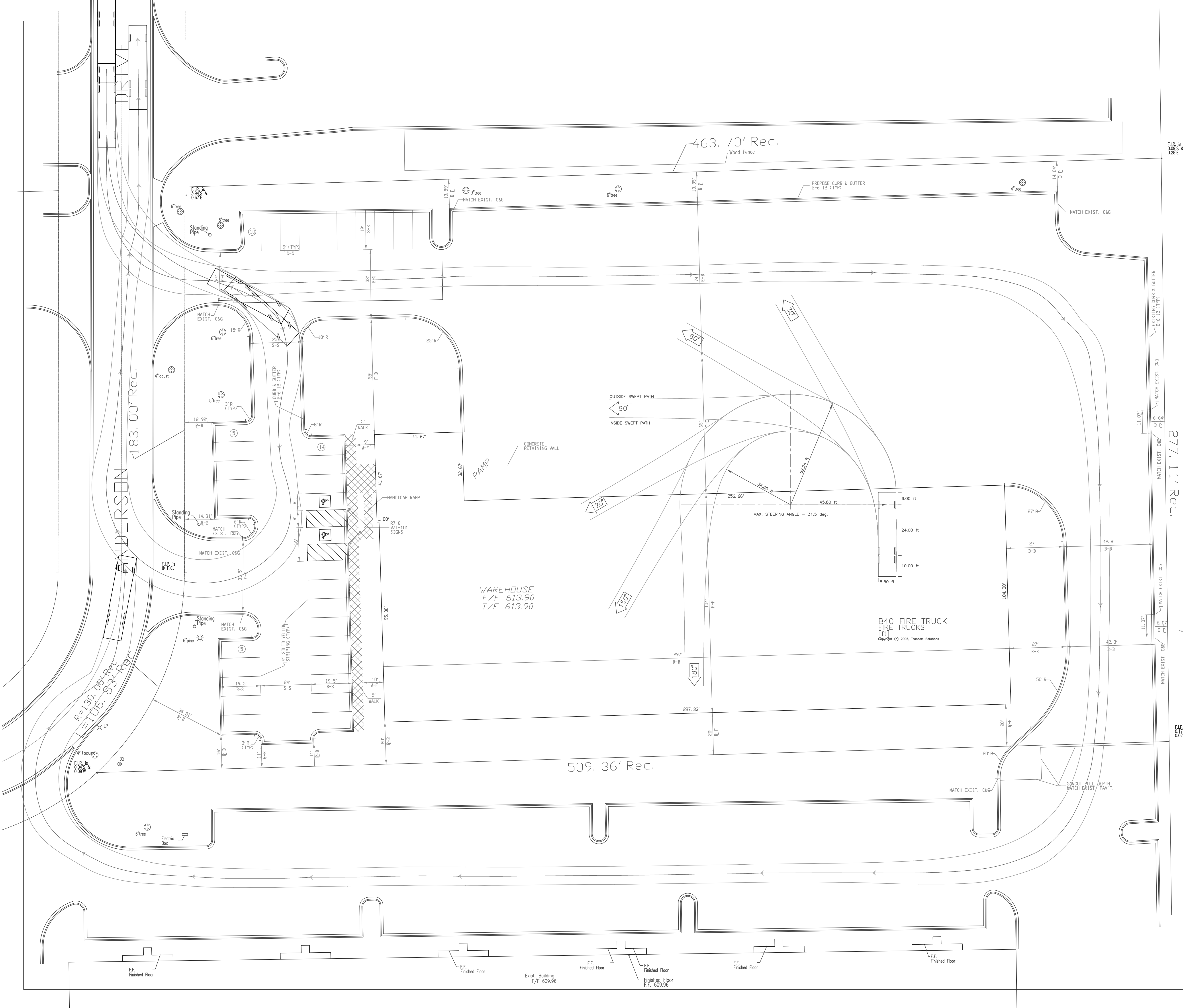
BUILDING = 32,291 S.F.
PAVEMENT: BITUMINOUS & CONCRETE = 66,982 S.F.
SIDEWALK = 926 S.F.
TOTAL IMPERVIOUS PAVEMENT = 100,199 S.F.
LOT AREA = 130,192 S.F.
IMPERVIOUS COVERAGE = 77%.

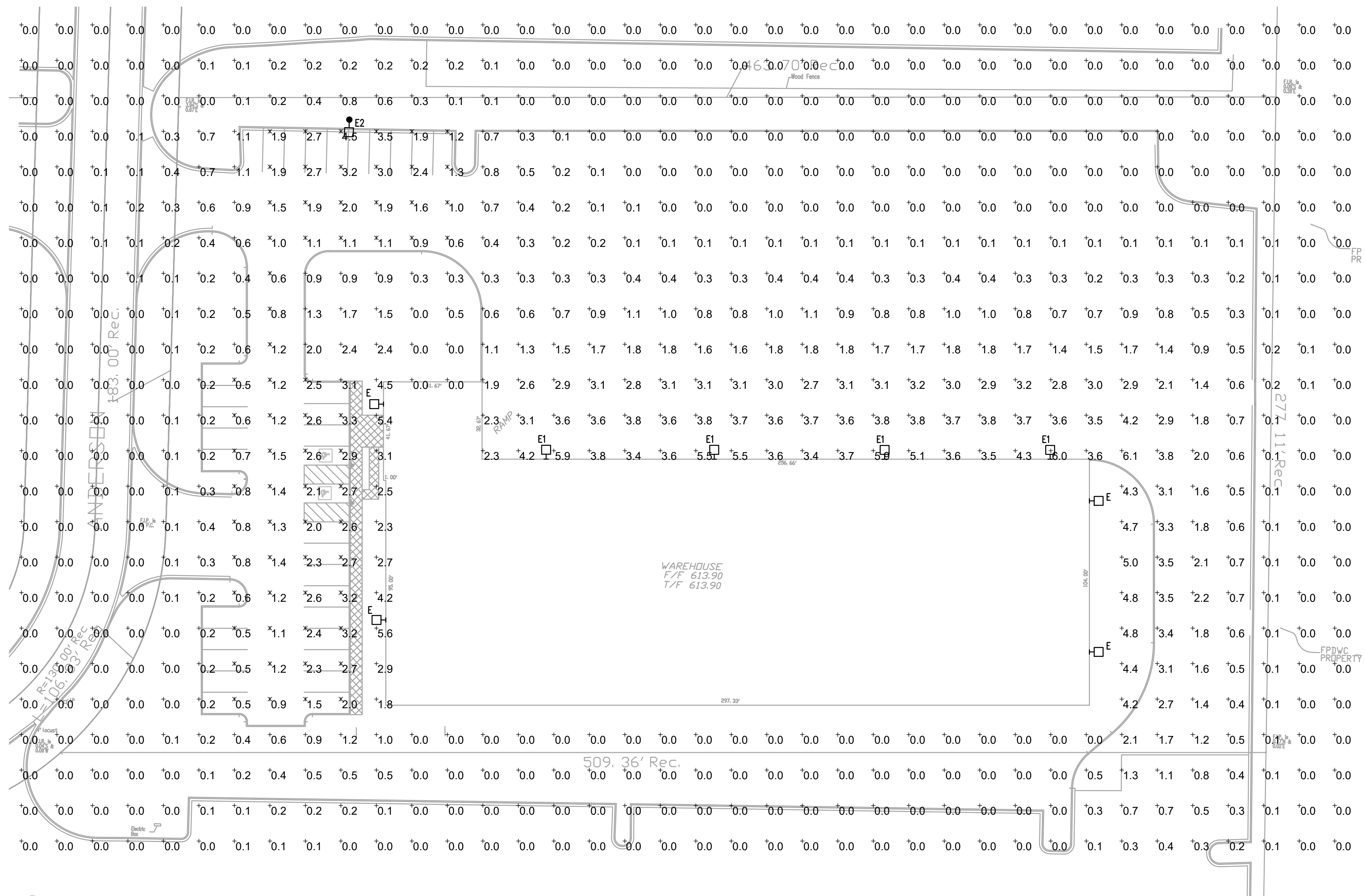
PROJECT: SITE IMPROVEMENT PLANS
COMMERCIAL BUILDING FOR CN GROUP
at: 525 ANDERSON DRIVE
ROMEDVILLE, ILLINOIS
Contact: David Cieluch - OWNER (773) 306-6253

PAVING PLAN

DOUBLE
M CIVIL ENGINEERING
PHONE: 847-573-9758 FAX: 847-573-9388
14044 W. PETRONELLA DRIVE ; Suite #2, LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION	DESIGNED DRAWN	DATE	SCALE	PROJECT NO.	FILE NO.	DRAWING NUMBER
11-14-2016			MK		1" = 20'	53816	1-1-1	C-4





Scale: 1" = 30'-0"

AVERAGE	-	1.7 fc
MAXIMUM	-	4.5 fc
MINIMUM	-	0.5 fc
MAX/MIN	-	9.0:1
AVG/MIN	-	3.4:1

525 Anderson
Romeoville, Illinois

PHO-1

