Village of Romeoville
Where Community Matters

Community Development

Via E-Mail Only

October 9, 2017

AEI Illinois LLC
11100 Santa Monica Blvd. #260
Los Angeles, CA 90025

RE: ROSE PLAZA/GENERAL DEVELOPMENT PLAN REVIEW #1

Dear Sirs,

We have received a concept site plan and proposed plat of subdivision in order to begin the process of amending the existing Rose Plaza General Development Plan (GDP) to subdivide the property from two lots into three lots.

We have received the following documents:

- Preliminary Site Plan, prepared by M. Gingerich, Gereaux & Associates, dated 8/29/17
- Plat of Rose Resubdivision #3, prepared by M. Gingerich, Gereaux & Associates, dated 7/21/17

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

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. No issues or concerns.

Planning and Zoning

1. The intent of this review is to determine that the additional lots will work and to set common development parameters for the future development of the lots, including cross-access, access points and other shared facilities or features among the three lots.
2. Add the required B-3 zoning bulk requirements (lot size, setbacks, etc.) to the land use charts for the proposed three lots on the site plan.
3. Once the lots are subdivided and the GDP is amended, a Planned Unit Development (PUD) – Final Development Plan will be required for the development of each of the three lots. The PUD-Final Development submittal includes at the minimum: Final Engineering; Final Landscape Plan; Site Lighting Plan; and Signage Plan.
4. On the engineering plans please include the site data chart. Additionally, please include:
    a. The lot coverage with both square footage and the percent of pervious and impervious surfaces.
    b. The total number of parking spaces and the number of handicapped spaces.
5. The required development review fees for the General Development Plan amendment include the following. Please note these the submitted $1000 deposit will be deducted from the balance. The final balance is payable at the time of final approval.
    a. PUD – General Development Plan - $2500.00
    b. Engineering Review – pass through review fees

Public Works & Engineering

Please be advised that in order to process the subdivision and amend the GDP we will need a set of preliminary engineering plans to ensure the revised GDP works with the development's existing conditions and approved plans. Final engineering plans will be required for the development of each lot.

1. Street and Parking Improvements

1.1. Per the Development Code, required off-street parking stalls in all districts shall be at least 9'-6" in width (WP) and at least 18' in length, exclusive of access drives or aisles, ramps, curbs, columns, office or work areas. The width and length of all parking spaces adjacent to curb and gutter shall be measured from the edge of pavement. It appears that the width of parking spaces are less than 9.5 feet wide. It appears you may lose some parking spaces if you increase the parking stall width.

1.2. Per the Development Code and recently revised Fire Code, drive aisles must be 26' wide (face-of-curb to face-of-curb) for 2-way traffic. It appears that the width of the drive aisles are 24'.

1.3. B6.12 curb and gutter will be required around the parking lot including the landscape islands and along the front of the building.

1.4. Verify that there is adequate clearance for emergency vehicles to travel under the proposed canopy in front of the building.

1.5. A heavy-duty pavement section must be provided for the fire lane (drive aisles) and the trash collection areas. The Village requires the heavy-duty pavement section have a minimum structural design number of 3.0 if asphalt pavement, or it must be a minimum of 8-inches of Class SI concrete (4,000 psi) with 6x6 welded wire mesh, on 4-inches of compacted CA-6.

1.6. Handicap sidewalk ramps must be provided for access from the handicap parking stalls to the buildings. 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. We request that the striped access area be to the right of each accessible parking stall. Wheel stops might be required for spaces adjacent to the sidewalk to prevent vehicle overhang into the accessible route. Additionally, a striped crosswalk must be provided for the accessible route from the 2 stalls that are across a drive aisle and without direct access to a sidewalk. Please note that the Illinois ADAAG does NOT allow shared access aisles.

1.7. Stop signs and stop bars must be provided at both exits from the site.

1.8. Proposed curb and gutter should be dowelled into existing curb and gutter that has been sawcut and removed. Please include the following note on final engineering plans: "Three (3) drilled and grouted No. 5 reinforcing bars or expansion tie anchors, 5/8" in diameter, shall be used to tie the new curb and gutter to the existing curb and gutter on each side."

1.9. It is recommended that the two (2) southernmost parking stall in the southwestern row of stalls be removed, as it does not allow for adequate queuing for vehicles queuing at the stop sign.

1.10. Provide a truck turning template showing the movement of a Fire Truck (best represented by a WB40 vehicle), garbage truck and the largest anticipated truck to enter and exit the site. Demonstrate the vehicle can maneuver through the site and driveways without curb or parking spot encroachment. The exhibit should also demonstrate that 2 of the largest vehicles anticipated on the site can simultaneously enter/exit the development where two-way traffic is proposed.

1.11. Provide a truck turning template showing the movement of a Fire Truck (best represented by a WB40 vehicle), garbage truck and the largest anticipated truck to enter and exit the site. Demonstrate the vehicle can maneuver through the site and driveways without curb or parking spot encroachment. The exhibit should also demonstrate that 2 of the largest vehicles anticipated on the site can simultaneously enter/exit the development where two-way traffic is proposed.

1.12. "No Parking Fire Lane" signs must be provided along the length of the fire lanes. The signage must be included in the cost estimates.

1.13. Cross Access agreements will be required through all 3 lots as part of this re-subdivision.

2 Plat Comments

2.1. Please see the attached comments regarding the ***Plat of Subdivision #3***. As you will note, there are several changes that we would recommend. Many of them are duplicative comments and purely cosmetic. However, there are several that pertain to important parts of the subdivision. We believe that the legal description of the underlying real estate is incorrect and that there are several underlying easements that need to be shown. We have provided the information that we found, but it is the responsibility of the land surveyor preparing the plat to do this research.

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.

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

Josh Potter
Assistant Director of Community Development

TO: Josh Potter, Assistant Director of Community Development

FROM: Jonathon Zabrocki, P.E., Consulting Village Engineer

DATE: October 2, 2017

RE: Rose Plaza (PZC 17-026)
Weber Road and Renwick Road
Concept Plan Review

We have received the following documents:

- Preliminary Site Plan, prepared by M. Gingerich, Gereaux & Associates, dated 8/29/17
- Plat of Rose Resubdivision #3, prepared by M. Gingerich, Gereaux & Associates, dated 7/21/17

Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items.

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

1. Site and Parking Improvements

1.1. We believe the scale shown is not 20:1, but 30:1 – please verify.

1.2. ***Deferred to Planning*** - Per the Development Code, required off-street parking stalls in all districts shall be at least 9'-6" in width (WP) and at least 18' in length, exclusive of access drives or aisles, ramps, curbs, columns, office or work areas. The width and length of all parking spaces adjacent to curb and gutter shall be measured from the edge of pavement. It appears that the width of parking spaces are less than 9.5 feet wide.

1.3. ***Deferred to Planning*** – Per the Development Code and recently revised Fire Code, drive aisles must be 26' wide (face-of-curb to face-of-curb) for 2-way traffic. It appears that the width of the proposed drive aisles are 24'.

1.4. Show all curb radii. Minimum radii at entrances is 25' (per 158.027).

1.5. B6.12 curb and gutter will be required around the parking lot including the landscape islands and along the front of the building.

1.6. A heavy-duty pavement section must be provided for the fire lane (drive aisles) and the trash collection areas. The Village requires the heavy-duty pavement section have a minimum structural design number of 3.0 if asphalt pavement, or it must be a minimum of 8-inches of Class SI concrete (4,000 psi) with 6x6 welded wire mesh, on 4-inches of compacted CA-6.

1.7. A detail for curb ramps must be shown on the final engineering plans. Detectable warning plates should be East Jordan Inserts, Heavy Duty Load Rating, Brick Red Powder Coating RAL3016.

1.8. Proper signage must be provided for each handicapped parking stall. Details must be provided for handicapped stall pavement markings and signage. We request that the striped access area be to the right of each accessible parking stall. Wheel stops might be required for spaces adjacent to the sidewalk to prevent vehicle overhang into the accessible route. Please note that the Illinois ADAAG does NOT allow shared access aisles.

1.9. Stop signs and stop bars must be provided at both exits from the site.

1.10. Proposed curb and gutter should be dowelled into existing curb and gutter that has been sawcut and removed. Please include the following note on final engineering plans: "Three (3) drilled and grouted No. 5 reinforcing bars or expansion tie anchors, 5/8" in diameter, shall be used to tie the new curb and gutter to the existing curb and gutter on each side."

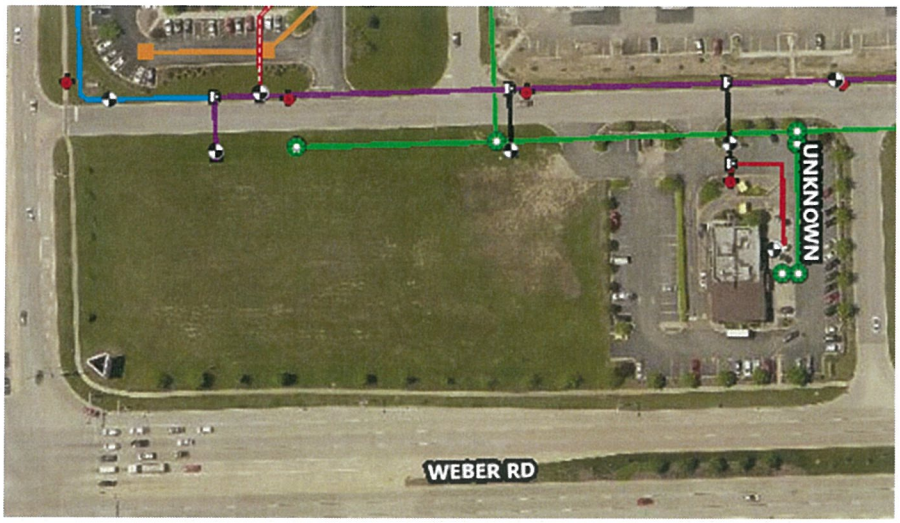
1.11. Provide a truck turning template showing the movement of a Fire Truck (best represented by a WB40 vehicle), garbage truck and the largest anticipated truck to enter and exit the site. Demonstrate the vehicle can maneuver through the site and driveways without curb or parking spot encroachment. The exhibit should also demonstrate that 2 of the largest vehicles anticipated on the site can simultaneously enter/exit the development where two-way traffic is proposed.

1.12. "No Parking Fire Lane" signs must be provided along the length of the fire lanes. The signage must be included in the cost estimates.

1.13. Cross Access agreements will be required through all 3 lots as part of this re-subdivision.

2. **Water Distribution System Improvements** – No utility information was included in the concept plan documents. These comments are included for the designer's use in final site engineering.

2.1. All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings. Here is a snapshot from the Village's GIS system:



2.2. Consider fire flow requirements (location of fire hydrants, spacing, and whether facility will require sprinklers) when designing improvements. The maximum allowable spacing between fire hydrants is 300 feet. Please note that fire department connections should be shown on the engineering plans with a fire hydrant located within 75' of the FDC.

2.3. 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 restrained with megalugs (EBAA Iron) only.

2.4. Provide adequate separation from sewers for water main protection in accordance with IEPA requirements.

2.5. Label bends and other fittings required on the engineering plans.

2.6. 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.

2.8 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).

2.9 The following notes for precast concrete manholes for water valve installations must be included on the engineering plans if a valve vault is required.

- Manholes must conform to the latest requirements of ASTM C478.
- Never transport sections to the site until they have cured for at least ten (10) days.
- 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.
- Make sure factory-installed cutouts in the bottom section are appropriate for the pipe being laid.
- 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.
- 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.

- The frame for the lid shall be installed when cone section is cast.
- 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.

2.10 Include the Village's chlorination requirements on the plans (copy enclosed).

2.11 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 been 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** - No proposed utility information was included in the concept plan documents. These comments are included for the designer's use in final site engineering.

3.1. All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings.

3.2. Provide Population Equivalent (PE) calculations for the development. Copies of the IEPA Sanitary Sewer Permit Application must be provided for the Village's review and execution.

3.3. 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.

3.4. 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.

3.5. All commercial and industrial users are required to install and maintain at all times at the user's expense a monitoring manhole which must be installed downstream of all confluences in the building sewer and prior to discharge into the public sewer. Each monitoring manhole shall be situated on the user's premises and be easily accessible to authorized representatives of the Village twenty-four (24) hours per day, seven (7) days per week and shall be located within dedicated easements. Monitoring manholes may not be installed in locations which may prevent the Village from accessing the manhole even temporarily. The monitoring manhole shall be located on the building sewer at a point where there are no changes in slope or alignment for at least 15 pipe diameters upstream and downstream from the manhole. The slope of the pipe shall not exceed 1%

(1 foot per 100 feet) through the manhole and for a distance of at least 15 pipe diameters upstream and downstream from the manhole. No other pipes may intersect the monitoring manhole. In addition, a minimum 15' wide utility easement must be provided to allow Village staff access to the monitoring manhole.

3.6. 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)".

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

3.8. 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.

3.9. 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.

3.10. The Village has recently updated its specification for internal chimney seals; the following notes should be added to the plans: "Internal Chimney Seals shall be Envirolastic AR350 or Raven 581 Brush Grade, a 100% solids, fluid applied polyuria elastomer repair material as applied per the following: for surface preparation, surfaces should be thoroughly clean and dry. Concrete and mortar must be cured at least 7 days and no frost or wet conditions can be present during installation. Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement and hardeners. Fill bug holes, air pockets and other voids with Steel-Seam FT910. After ensuring that all surfaces are clean the chimney seal coating material shall be applied evenly by spraying over the entire chimney seal area including the frame joint area and the vertical riser of the manhole cone including all extensions to the chimney area. Application shall be made in accordance with manufacturer's recommendations and film shall be applied at a wet mils spreading rate of between 100 to 125 mils. The final internal chimney seal shall pass visual inspection and be completely free of pinholes or voids."

3.11. Provide details of the proposed grease trap on the final engineering plans.

3.12. Include the Village of Romeoville's final acceptance and testing of sanitary sewer requirements (copy enclosed).

3.13. Copies of the IEPA Sanitary Sewer Permit Application, if necessary, must be provided for the Village's review and execution.

4. **Storm Sewer Improvements** – No storm sewer information was included in the concept plan documents. Many of these comments are included for the designer's use in final site engineering.

4.1. All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings.

4.2. 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).

4.3. Consider the impact of off-site drainage to the property when designing improvements.

4.4. 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.

4.5. If applicable, verify that any connections to off-site storm sewers have sufficient capacity for additional flow.

4.6. Storm sewer joints must be flexible gasket o-rings per ASTM C361, ASTM C433, and ASTM C1619

4.7. Village requires submission of recorded video inspections of all public storm sewer.

4.8. For closed lid structures, frame and cover shall be East Jordan 1022Z3 embossed with "Storm" and Village of Romeoville."

5. **Storm Water Management Improvements**

5.1. A regional stormwater management system has been provided for this development with this lot being tributary to the southern detention pond. Please provide a stormwater narrative demonstrating that the proposed site design is in accordance with the original design assumptions utilized for this site. Be sure to include the appropriate portions of the existing report in an appendix to the narrative so this can be a "stand-alone" document. Include a revised exhibit showing the original pond tributary areas updated with actual/proposed conditions. Add a note to the engineering plans referencing the approved stormwater management report for the overall development.

5.2. Best Management Practices, such as rain gardens and bioswales, for stormwater quality should be incorporated into site-specific landscape design.

5.3. Include an inundation exhibit in the final stormwater management report. Maximum ponding depth (measured at water surface elevation) is 9".

5.4. 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. Be sure to review any potential offsite tributary areas.

5.5. The minor, major and emergency stormwater systems shall be located within easements explicitly providing for maintenance of such facilities. This is a requirement of the County-wide ordinance and it does NOT alleviate the owner's primary maintenance responsibility of all onsite private stormwater related improvements.

5.6. 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** – Grading and 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 The following comments pertain to site grading:

- 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.
- 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%.
- 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.

6.2 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 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 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 A description of dust control measures must be provided.

6.6 Provisions for maintenance of erosion control measures, including type and frequency of maintenance must be provided.

6.7 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 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 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 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.

6.11 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 **Landscaping Plan Comments** – No landscape plan was submitted. These comments are included for the designer's use in final design.

7.1 A landscape plan should be prepared over a background including the site layout and proposed utility improvements, all proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown. 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 The maximum allowable parkway tree spacing is 40 feet.

7.3 The proposed screening for any garbage enclosures should be shown on the landscape plan.

7.4 Consider sight distance when locating trees and other landscape features near driveways and intersections.

8. General Comments

8.1 Please see the attached comments regarding the ***Plat of Subdivision #3***. As you will note, there are several changes that we would recommend. Many of them are duplicative comments and purely cosmetic. However, there are several that pertain to important parts of the subdivision. We believe that the legal description of the underlying real estate is incorrect and that there are several underlying easements that need to be shown. We have provided the information that we found, but it is the responsibility of the land surveyor preparing the plat to do this research.

8.2 The drawing is 30' scale but the scale symbol is 20' scale, please revise accordingly.

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

8.4 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.

8.5 A Copy of the NPDES NOI form for the proposed improvements must be provided to the Village.

8.6 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.

8.7 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.

8.8 Complete existing topographic and utility information must be shown on the plans extending at least 100-feet beyond the property lines.

8.9 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.

8.10 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).

8.11 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.

8.12 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.

8.13 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.

8.14 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.

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.

An itemized response to these comments must be included with the next submittal. Should you have any questions concerning these matters, please feel free to contact me.