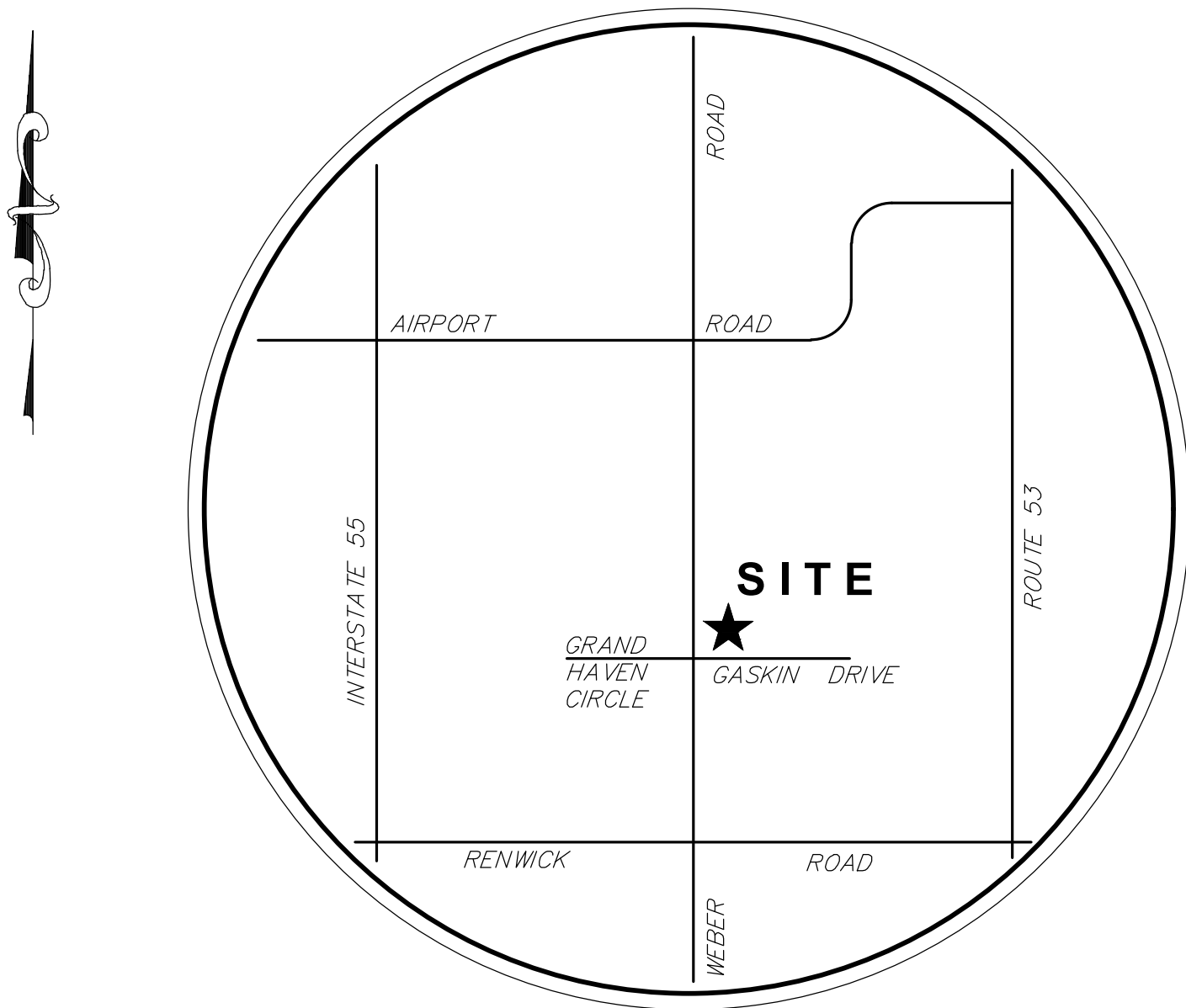


Improvement Plans
for
U-HAUL STORAGE FACILITY

Village of Romeoville
Will County, Illinois



SITE LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1 IN PROPOSED U-HAUL SUBDIVISION
IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN WILL COUNTY, ILLINOIS

INDEX OF ENGINEERING SHEETS

SHEET No.	DESCRIPTION
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00	UTILITY PLAN
C3.00	GRADING PLAN
C4.00	GEOMETRY PLAN
C5.00	EROSION CONTROL PLAN
C5.01	EROSION CONTROL NOTES AND DETAILS
C6.01	GENERAL NOTES AND CONSTRUCTION DETAILS
C6.02	GENERAL NOTES AND CONSTRUCTION DETAILS

STATE OF ILLINOIS }
COUNTY OF WILL } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF
SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION
OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH
SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE
PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND
DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS
AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE
AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES
SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO
THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF
THE SUBDIVISION.

DATED THIS ____ DAY OF _____, ____.

ENGINEER — IL PROFESSIONAL DESIGN FIRM No. 184—001251.
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

I, DAVID J. ZIENTEK, A REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THESE
IMPROVEMENT PLANS HAVE BEEN PREPARED UNDER MY
SUPERVISION BY RUETTIGER, TONELLI & ASSOCIATES, INC.,
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184—001251.

DATED THIS ____ DAY OF _____, ____.

DAVID J. ZIENTEK IL P.E. No. 062—060061 (EXPIRES 11—30—2019)

TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

OWNER / DEVELOPER:

U-HAUL INTERNATIONAL /
AMERCO REAL ESTATE
2727 N. CENTRAL AVENUE
SUITE 500
PHOENIX, ARIZONA 85004

LAND SURVEYOR / ENGINEER:

RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

VILLAGE CONTACT INFORMATION:

MR. JONATHON ZABROCKI, P.E.
c/o VILLAGE OF ROMEOVILLE
615 ANDERSON DRIVE
ROMEOVILLE, ILLINOIS 60446
PHONE: (815) 866—1870

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REVISIONS					
No.	DATE	DESCRIPTION	BY	No.	DATE

DOCUMENTATION:

PROJECT No.: 20171103
DATE: 1-18-2018
FIELD BOOK: B-4-111 P-12-14
DRAWN BY: ECH
CHECKED BY: DJZ



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129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

PROJECT TITLE:

U-HAUL INTERNATIONAL
STORAGE FACILITY
GASKIN DRIVE AND WEBER ROAD
ROMEOVILLE, ILLINOIS

DRAWING TITLE:

COVER SHEET

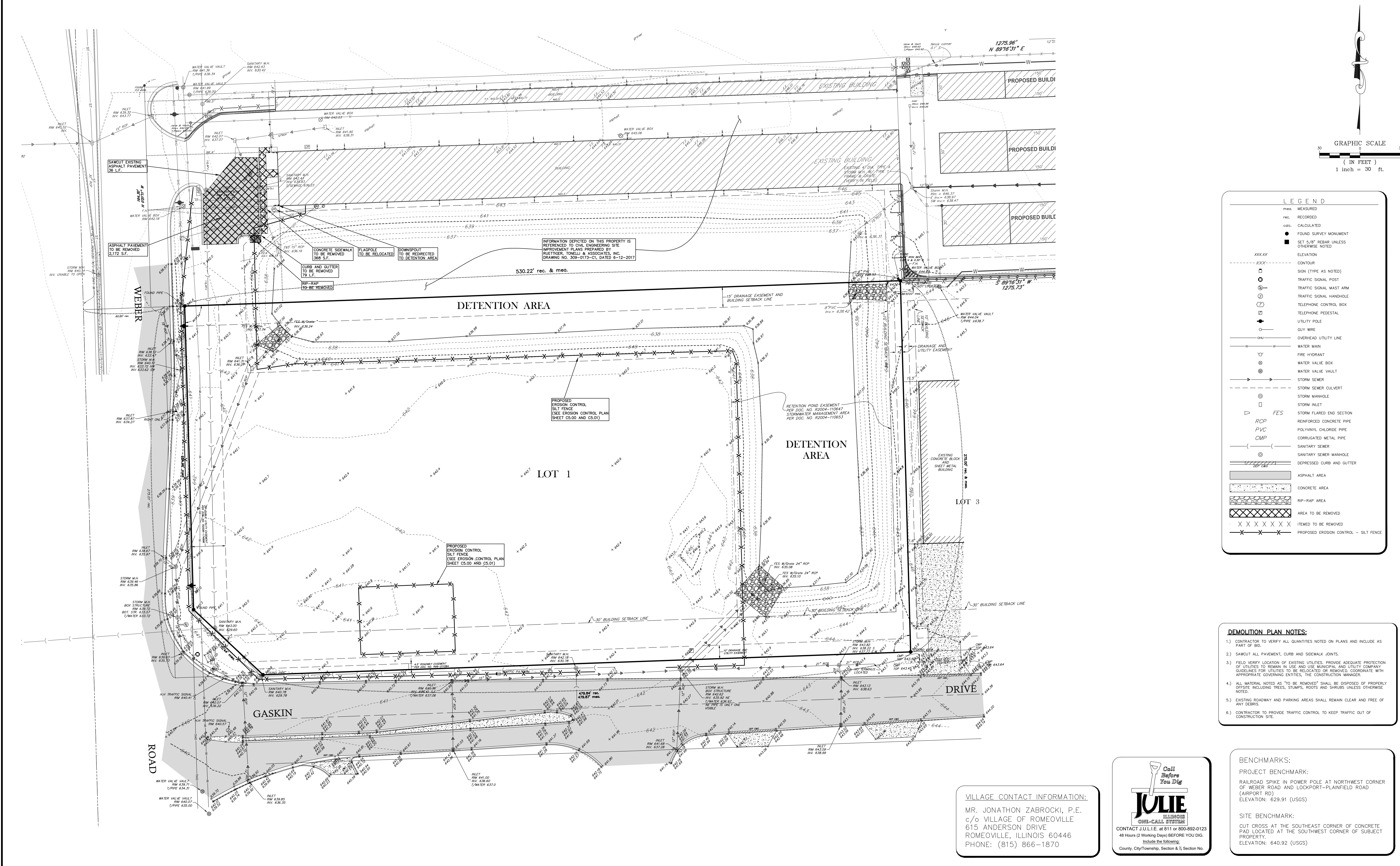
DRAWING No.

317-1103-C1

SCALE:

AS NOTED

SHEET C0.00



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DOCUMENTATION:

PROJECT No.: 20171103

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RT

&A

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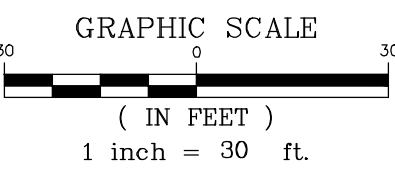
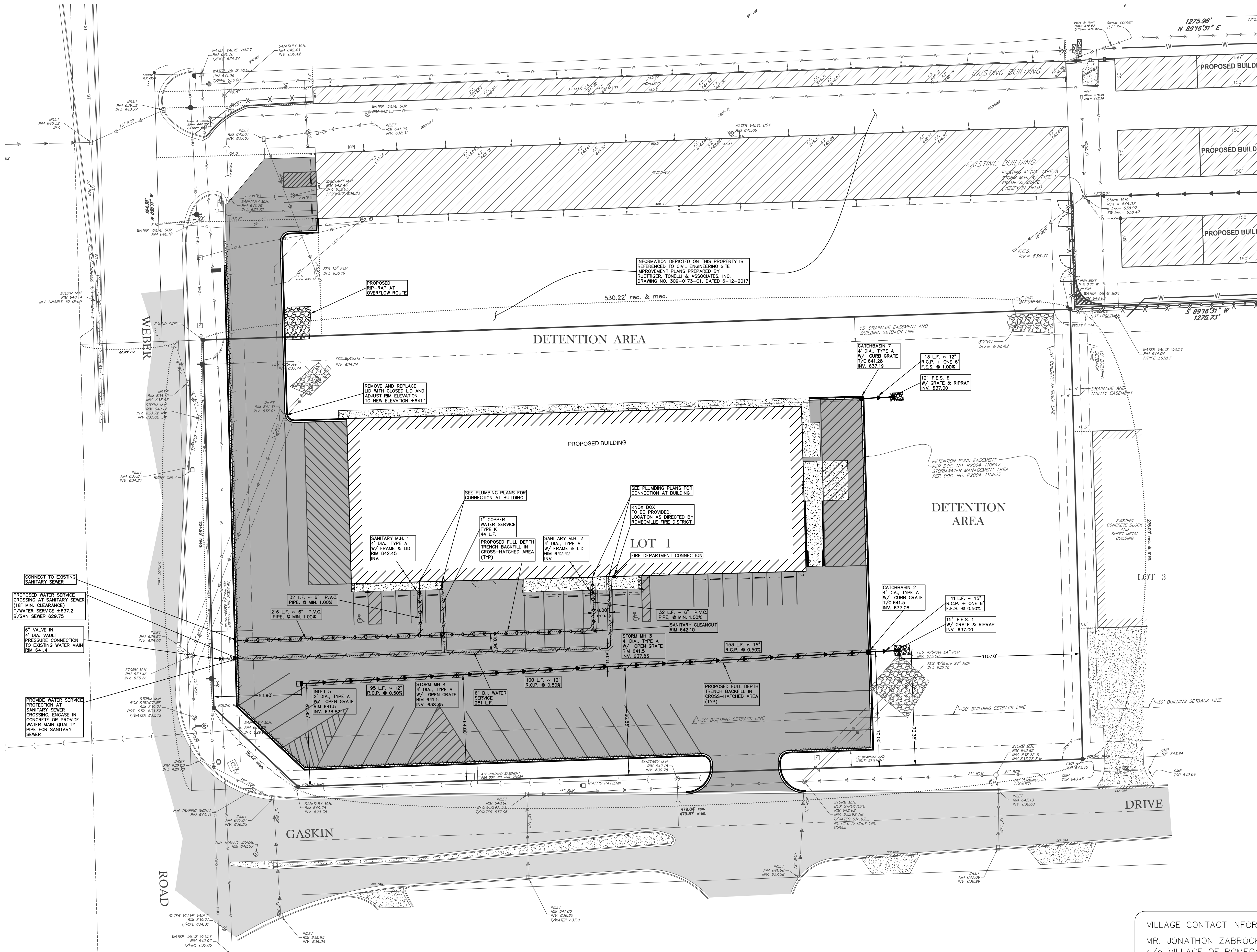
**EXISTING CONDITIONS AND
DEMOLITION PLAN**

DRAWING No.
317-1103-C1

SCALE:
AS NOTED

SHEET C1.00

NT 20171103EgainingPlan SetC1 - Site Improvements/Plan SetC1 - 2/22/2018 2:38:21 PM, awanawmon



LEGEND	
meas.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 5/8" REBAR UNLESS OTHERWISE NOTED
ELEVATION	
CONTOUR	
SGN (TYPE AS NOTED)	
TRAFFIC SIGNAL POST	
TRAFFIC SIGNAL MAST ARM	
TRAFFIC SIGNAL HANDLE	
TELEPHONE CONTROL BOX	
TELEPHONE PEDESTAL	
UTILITY POLE	
GUY WIRE	
OVERHEAD UTILITY LINE	
WATER MAIN	
FIRE HYDRANT	
WATER VALVE BOX	
WATER VALVE VAULT	
STORM SEWER	
STORM SEWER CULVERT	
STORM MANHOLE	
STORM INLET	
STORM FLARED END SECTION	
REINFORCED CONCRETE PIPE	
POLYVINYL CHLORIDE PIPE	
CORRUGATED METAL PIPE	
SANITARY SEWER	
SANITARY SEWER MANHOLE	
DEPRESSED CURB AND GUTTER	
ASPHALT AREA	
CONCRETE AREA	
RIP-RAP AREA	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED STORM CATCH BASIN	
PROPOSED STORM FLARED END SECTION	
PROPOSED MANHOLE (TYPE AS NOTED)	
PROPOSED SANITARY SEWER	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED WATER MAIN	
PROPOSED WATER MAIN SERVICE	

VILLAGE CONTACT INFORMATION:
MR. JONATHAN ZABROCKI, P.E.
c/o VILLAGE OF ROMEOVILLE
615 ANDERSON DRIVE
ROMEOVILLE, ILLINOIS 60446
PHONE: (815) 866-1870



BENCHMARKS:
PROJECT BENCHMARK:
RAILROAD SPIKE IN POWER POLE AT NORTHWEST CORNER OF WEBER ROAD AND LOCKPORT-PLAINFIELD ROAD (AIRPORT RD)
ELEVATION: 629.91 (USGS)
SITE BENCHMARK:
CUT CROSS AT THE SOUTHEAST CORNER OF CONCRETE PAD LOCATED AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION: 640.92 (USGS)

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CHECKED BY: DJZ

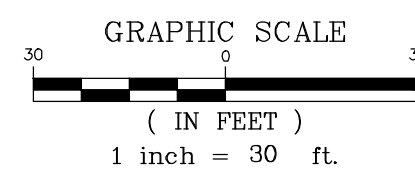


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PROJECT TITLE:
**U-HAUL INTERNATIONAL
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GASKIN DRIVE AND WEBER ROAD
ROMEOVILLE, ILLINOIS**

DRAWING TITLE:
UTILITY PLAN

DRAWING No.
317-1103-C1
SCALE:
AS NOTED
SHEET C2.00



BENCHMARKS:

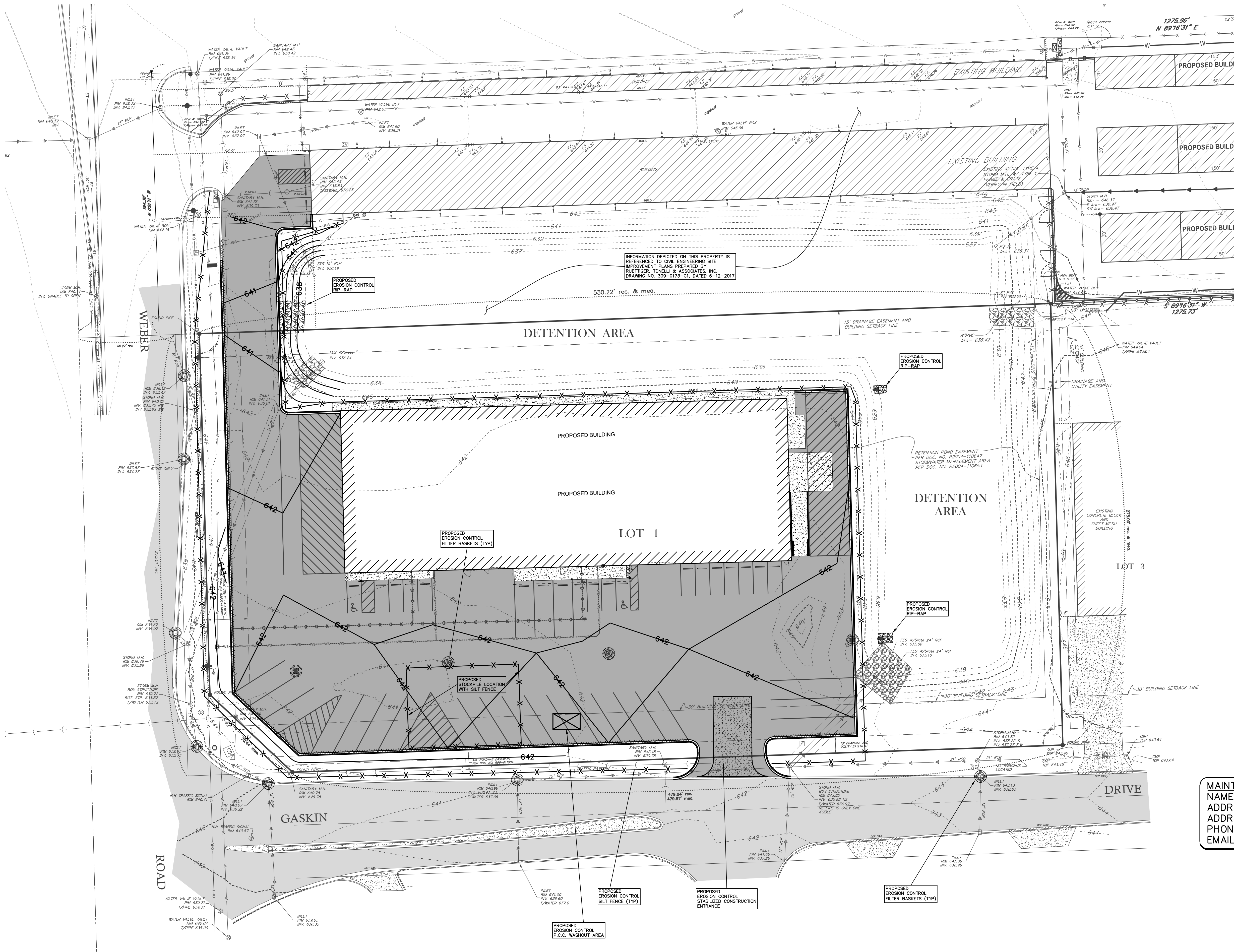
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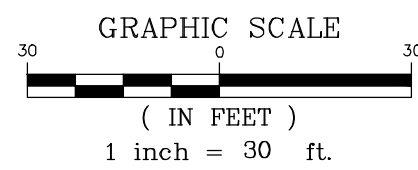
SITE BENCHMARK:

CUT CROSS AT THE SOUTHEAST CORNER OF CONCRETE PAD LOCATED AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION: 640.92 (USGS)

DRAWING TITLE: <div style="text-align: center; font-size: 24pt; font-weight: bold;">GRADING PLAN</div>	DRAWING No. <div style="text-align: center; font-size: 18pt; font-weight: bold;">317-1103-C1</div>
	SCALE: <div style="text-align: center; font-size: 18pt; font-weight: bold;">AS NOTED</div>
	<div style="text-align: center; font-size: 24pt; font-weight: bold;">SHEET C3.00</div>



APPROXIMATE EROSION CONTROL SCHEDULE	
ACTIVITY/TASK	BEGINNING DATE
INSTALLATION OF SILT FENCING, INLET FILTER BASKETS	MONTH YEAR
CLEARING WILL BEGIN	MONTH YEAR
TEMPORARY SOIL STABILIZATION MEASURES	MONTH YEAR
BUILDING & UTILITIES CONSTRUCTION	MONTH YEAR
FINAL GRADING / ESTABLISHMENT OF PERMANENT VEGETATIVE COVER/LANDSCAPING	MONTH YEAR
REMOVAL OF TEMPORARY MEASURES	MONTH YEAR
PROJECT COMPLETION	MONTH YEAR



LEGEND	
mea.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
●	SET 5/8" REBAR UNLESS OTHERWISE NOTED
XXXXXX	ELEVATION
XXXXXX	CONTOUR
○	SIGN (TYPE AS NOTED)
○	TRAFFIC SIGNAL POST
○	TRAFFIC SIGNAL MAST ARM
○	TRAFFIC SIGNAL HANDHOLE
○	TELEPHONE CONTROL BOX
○	TELEPHONE PEDESTAL
○	UTILITY POLE
○	GUY WIRE
—OH—	OVERHEAD UTILITY LINE
—W—	WATER MAIN
—F—	FIRE HYDRANT
—V—	WATER VALVE BOX
—V—	WATER VALVE VAULT
—S—	STORM SEWER
—S—	STORM SEWER OULVERT
—S—	STORM MANHOLE
—S—	STORM INLET
—S—	STORM FLARED END SECTION
—S—	REINFORCED CONCRETE PIPE
—S—	POLYVINYL CHLORIDE PIPE
—S—	CORRUGATED METAL PIPE
—S—	SANITARY SEWER
—S—	SANITARY SEWER MANHOLE
—S—	DEPRESSED CURB AND GUTTER
—S—	ASPHALT AREA
—S—	CONCRETE AREA
—S—	RIIP-RAP AREA
—S—	PROPOSED EROSION CONTROL - SILT FENCE
—S—	PROPOSED EROSION CONTROL - INLET FILTER BASKET
—S—	PROPOSED STORM MANHOLE
—S—	PROPOSED STORM INLET
—S—	PROPOSED STORM CATCH BASIN
—S—	PROPOSED STORM FLARED END SECTION
—S—	PROPOSED CONTOUR

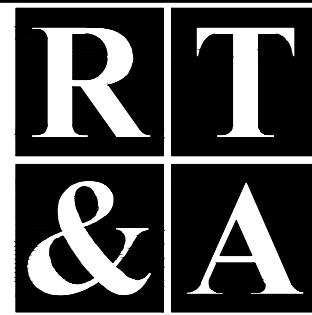
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NAME:
ADDRESS:
PHONE:
EMAIL:

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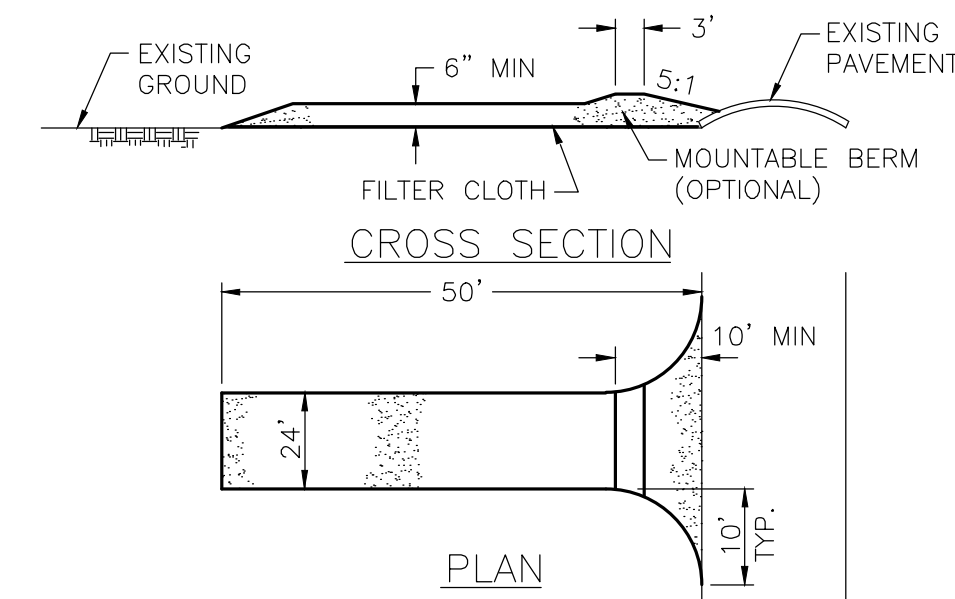
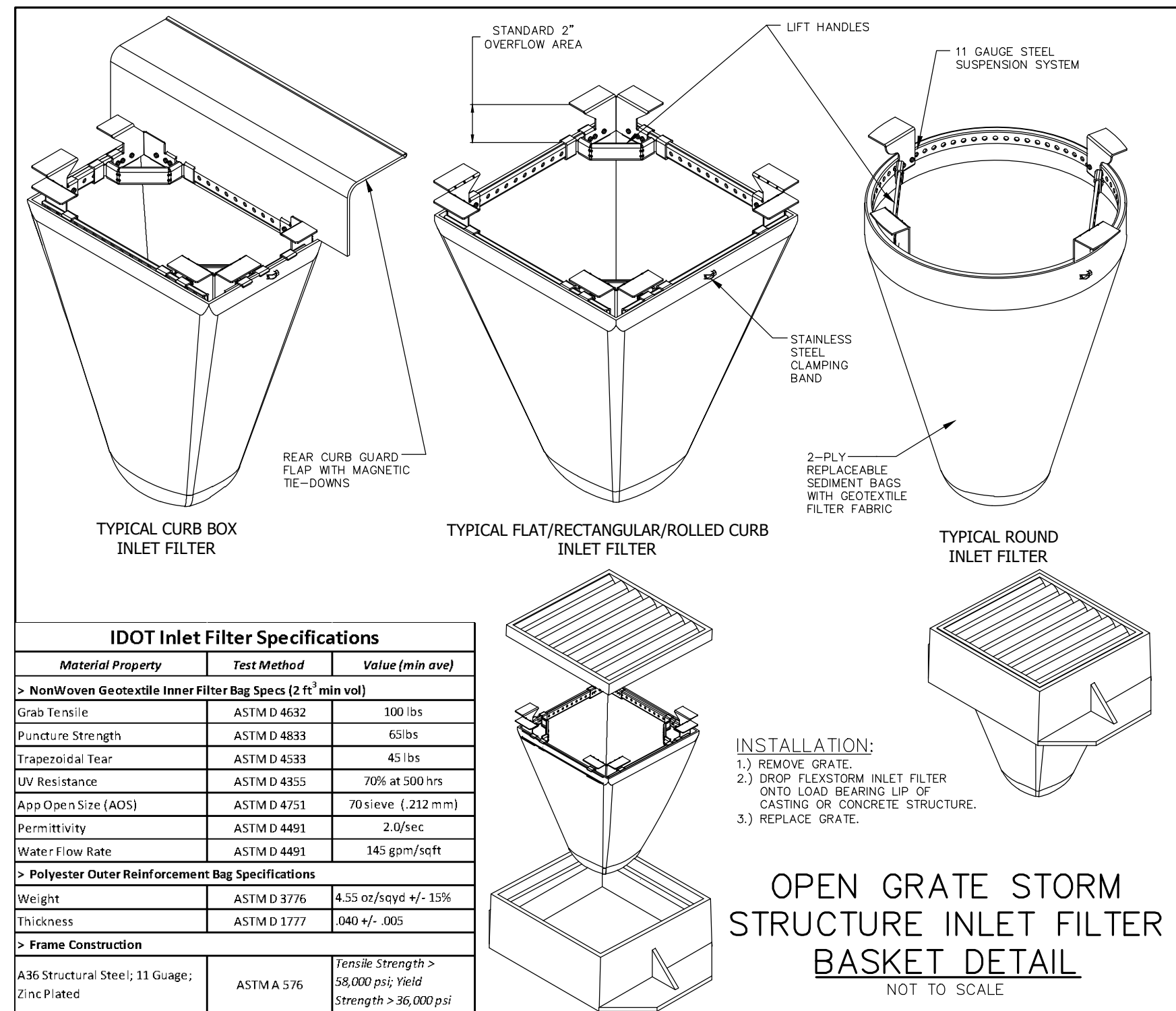
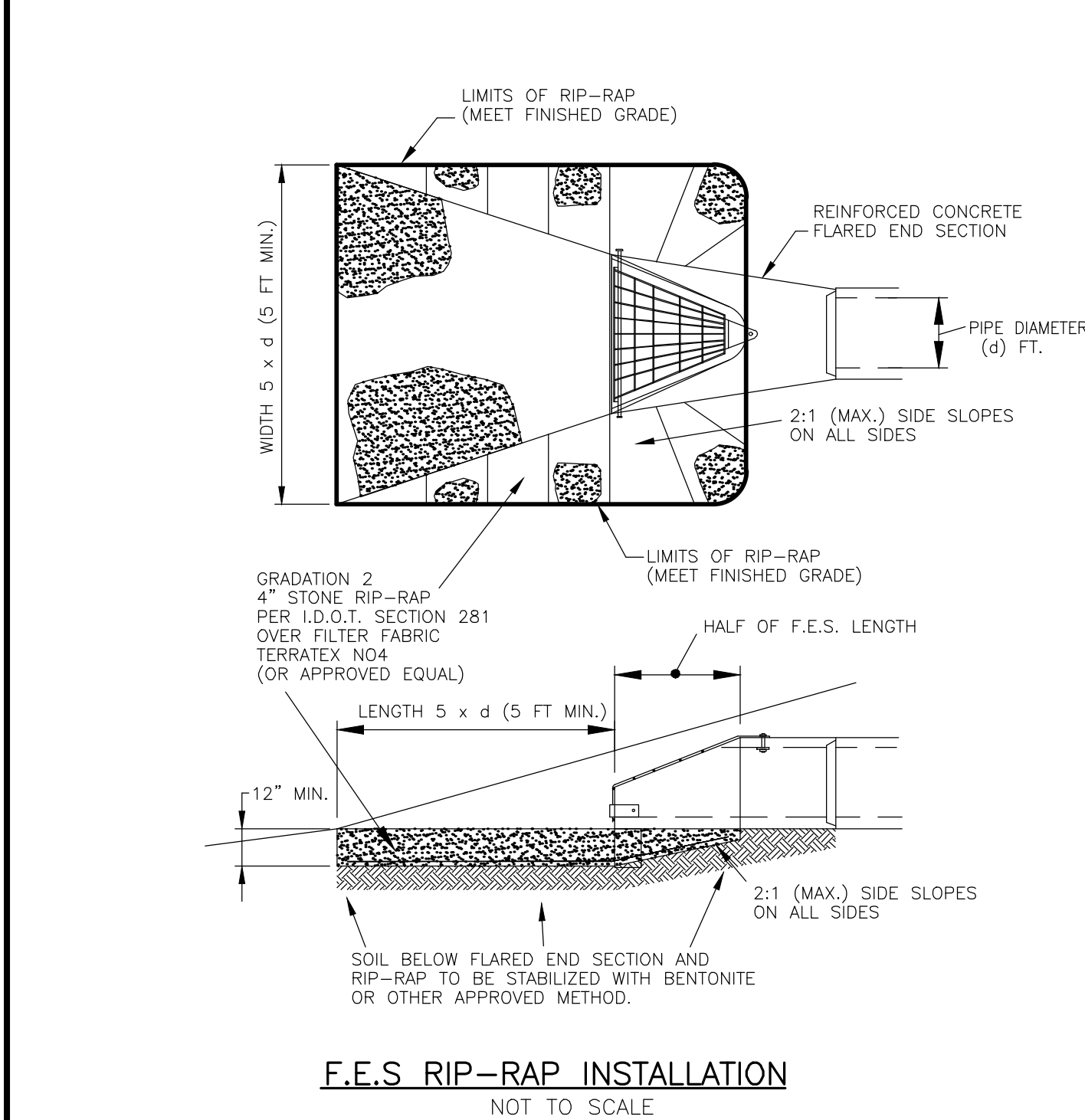
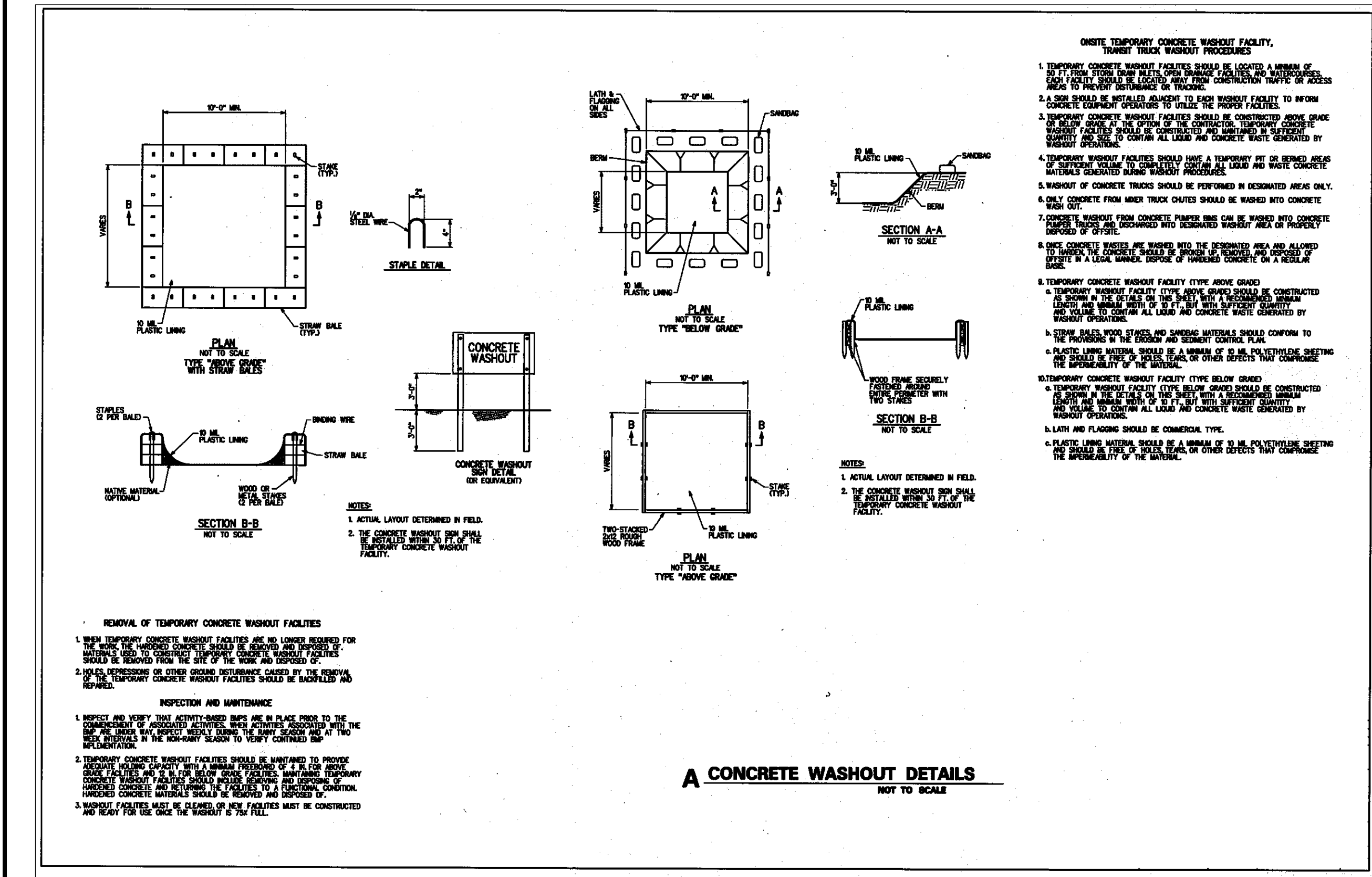


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website: www.ruettigertonnelli.com

PROJECT TITLE:
**U-HAUL INTERNATIONAL
STORAGE FACILITY
GASKIN DRIVE AND WEBER ROAD
ROMEOLVILLE, ILLINOIS**

DRAWING TITLE:
EROSION CONTROL PLAN

DRAWING No.
317-1103-C1
SCALE:
AS NOTED
SHEET C5.00



- 1) STONE SHALL BE TWO INCH IN SIZE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2) LENGTH SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- 3) THICKNESS SHALL NOT BE LESS THAN SIX INCHES.
- 4) WIDTH SHALL BE TEN FEET, MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS/EGRESS.
- 5) FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
- 6) SURFACE WATER FLOWING OR DIVERTED TOWARD ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANKOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9) PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

EROSION CONTROL NOTES

1. EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.
 2. THE TEMPORARY EROSION CONTROL SYSTEMS INSTALLED BY THE CONTRACTOR SHALL BE PROPERLY MAINTAINED AS DIRECTED BY THE VILLAGE TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE CONTRACT.
 3. ALL STORM SEWER STRUCTURES WITH OPEN GRATES SHALL BE PROTECTED WITH INLET FILTER BASKETS.
 4. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN (7) SEVEN CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE. RE-DISTURBANCE CONSISTENT WITH THE FOLLOWING CRITERIA: APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL INCLUDE SEEDING, MULCHING, SODDING AND / OR NON-VEGETATIVE MEASURES.
 5. ALL EROSION CONTROL ITEMS REMAIN IN PLACE AND BE MAINTAINED UNTIL DEEMED UNNECESSARY BY THE OWNER / DEVELOPER AND THE VILLAGE AT WHICH TIME THE EROSION CONTROL ITEMS SHALL BE COMPLETELY REMOVED FROM THE SITE BY THE INSTALLER.
 6. ALL DISTURBED AREAS NOT SPECIFICALLY IDENTIFIED FOR LANDSCAPING IMPROVEMENTS OR IMPERVIOUS SURFACE TREATMENTS SUCH AS PAVEMENTS, DRIVES, PATIOS, STOPS, SIDEWALKS OR WALKWAYS SHALL BE FINISHED WITH A MINIMUM OF 6" OF TOPSOIL AND RESTORED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST ADDITION) AS FOLLOWS:
 - FERTILIZED NUTRIENTS IN THE RATIO OF 11:1:1 OF NITROGEN, PHOSPHOROUS AND POTASSIUM EACH, ALL AT THE RATE OF 90 LBS/ACRE IN ACCORDANCE WITH SECTION 250.
 - EROSION CONTROL BLANKET: EXCELSIOR GREEN BLANKET (I.D.O.T. SEC. 251.04)
 - CONTRACTOR SHALL MAINTAIN RESTORED AREA AS NEEDED UNTIL RESEEDING IS COMPLETED AND THE OWNER OR LOCAL AGENCY HAVING JURISDICTION, HAS ACCEPTED THE WORK.
 7. FOR EACH PHASE OF WORK, THE CONTRACTOR RESPONSIBLE FOR THAT WORK IS TO PROVIDE QUALIFIED PERSONNEL WHO SHALL INSPECT:
 - DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN STABILIZED WITH IMPERVIOUS MATERIALS OR VEGETATIVE GROUND COVER.
 - STRUCTURAL CONTROL MEASURES (I.E. SILT FENCE, FILTER BASKETS, GRATE FABRIC, ETC.).
 - OFF SITE ROADS AND ON SITE PAVEMENTS WHICH THE CONTRACTOR'S VEHICLES AND OR EQUIPMENT OPERATE.
- SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT HAS 0.5 INCHES OR MORE OF PRECIPITATION.
- ALL INSPECTIONS SHALL BE IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN INSPECTION REQUIREMENTS.
8. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
 9. 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.
 10. 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.
 11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
 12. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
 13. 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.
 14. 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.
 15. ALL STORM SEWER FRAMES AND GRATES/AIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK". THIS NOTE MUST ALSO BE INCLUDED ON ALL DRAINAGE STRUCTURE DETAILS.
 16. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

SUPPLEMENTAL VILLAGE NOTES:

- "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/AIDS 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 (SWPP), WHICH INCLUDES THE APPROPRIATE BMP'S TO MINIMIZE THE DISCHARGE OF POLLUTANTS FOR 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."
- THE OWNER IS ULTIMATELY RESPONSIBLE FOR THE LEGAL REQUIREMENT OF MAINTAINING THE EROSION CONTROL.

SEE SHEET C5.00 FOR EROSION CONTROL PLAN

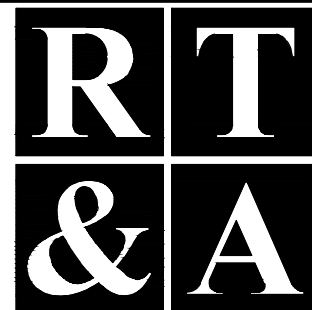


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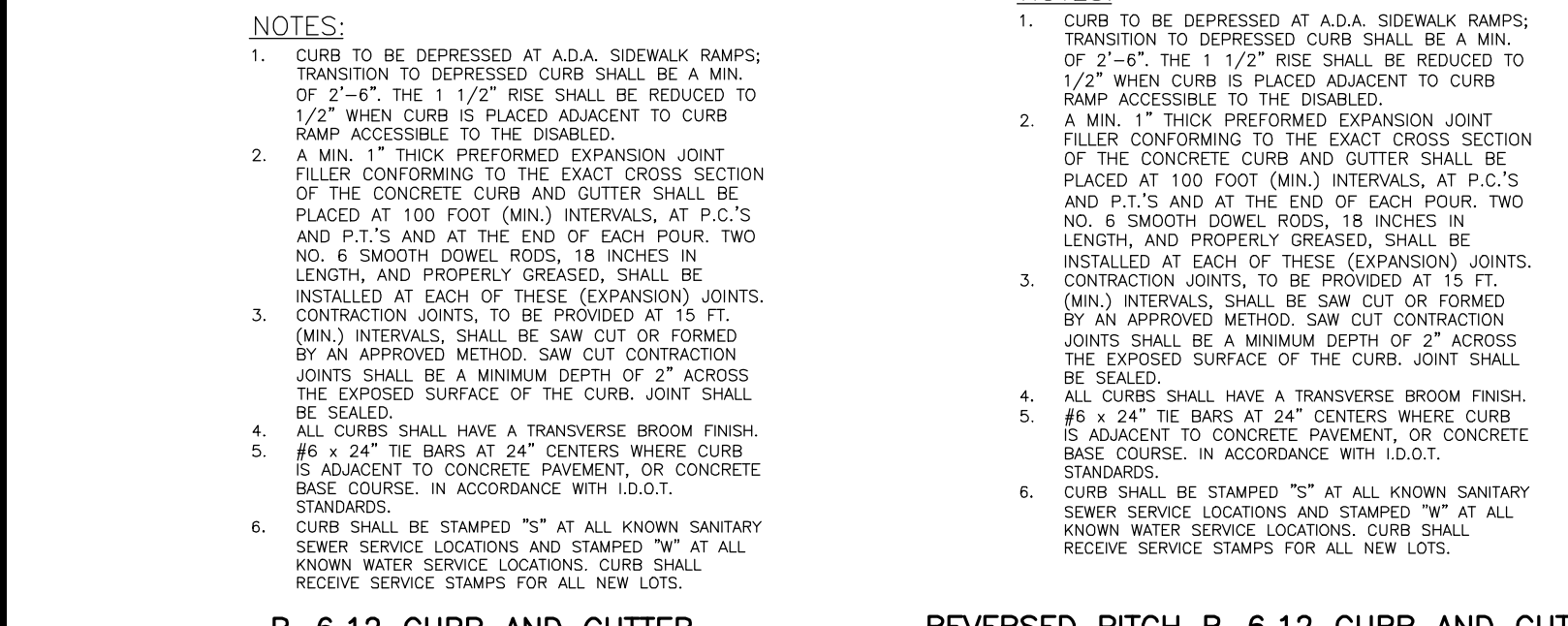
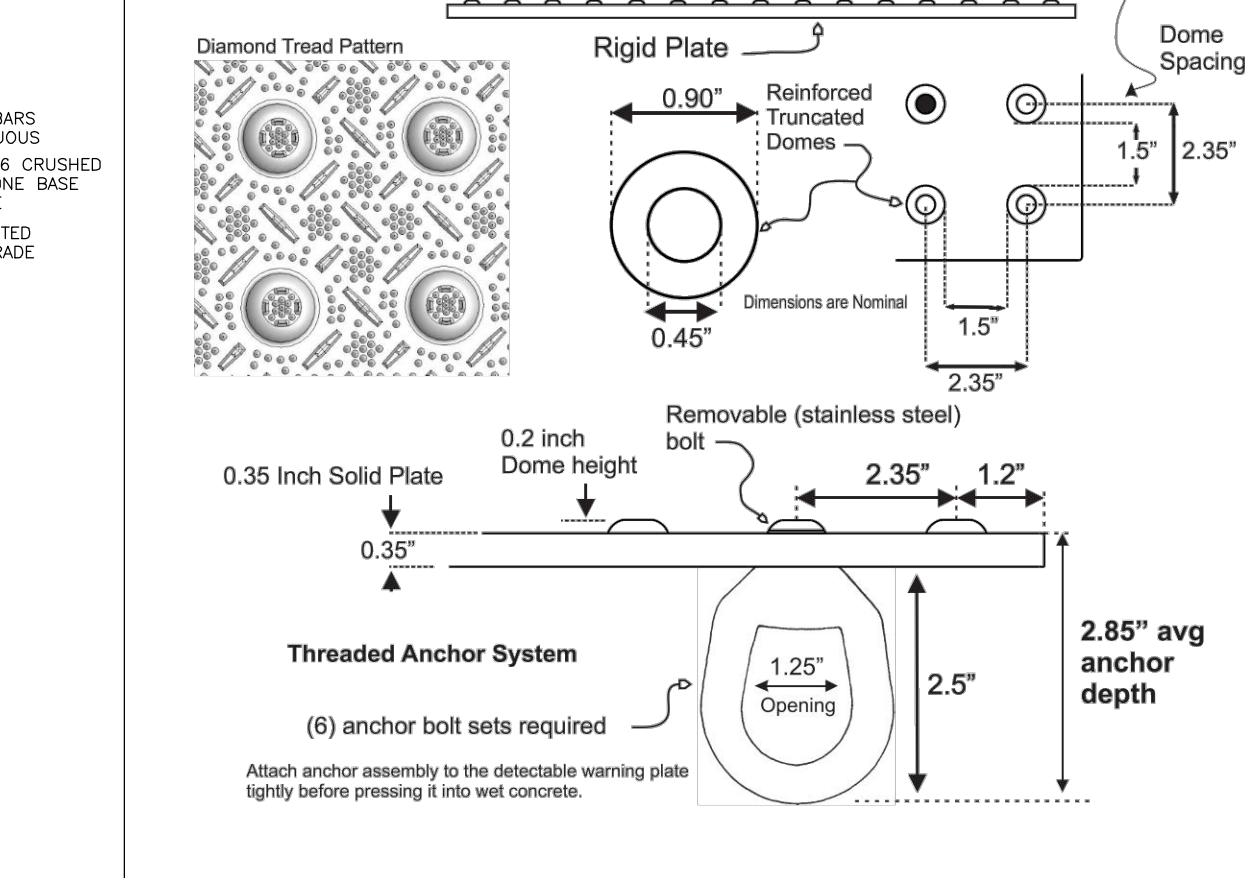
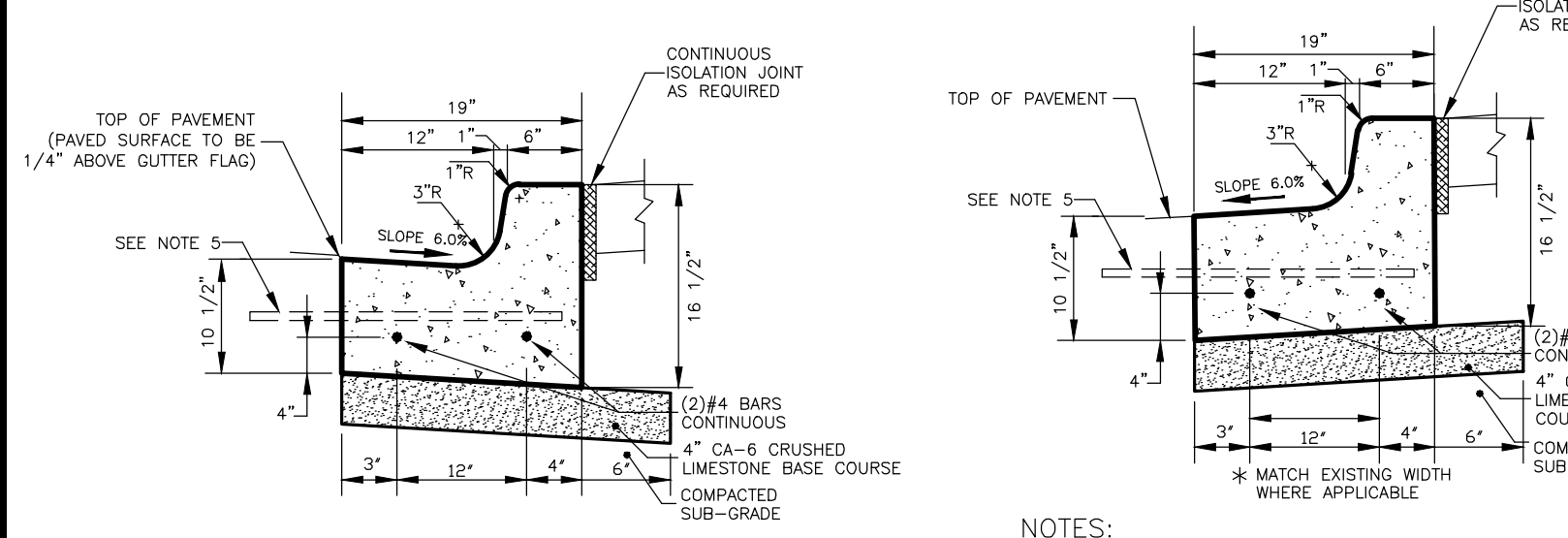
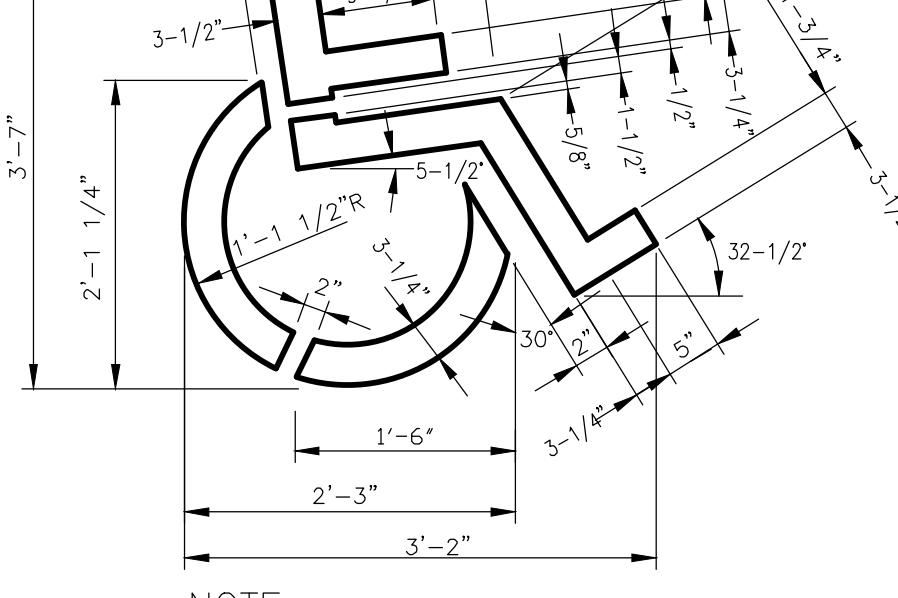
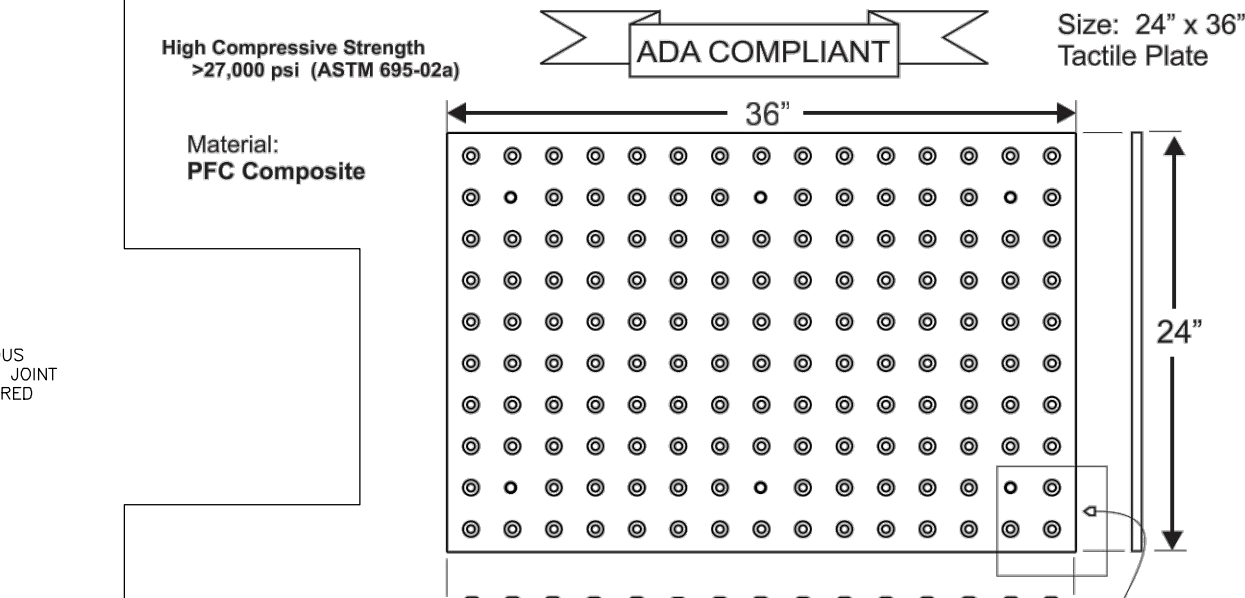
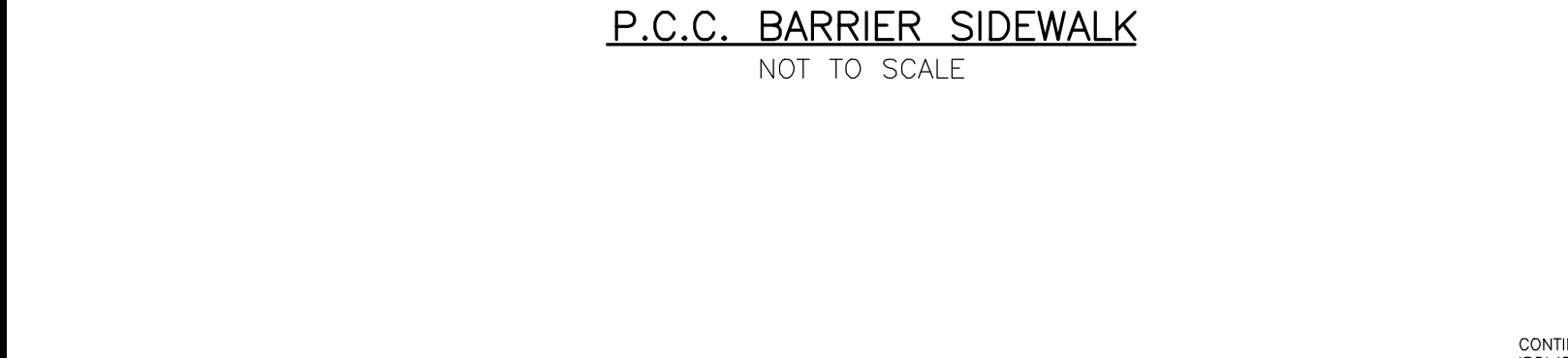
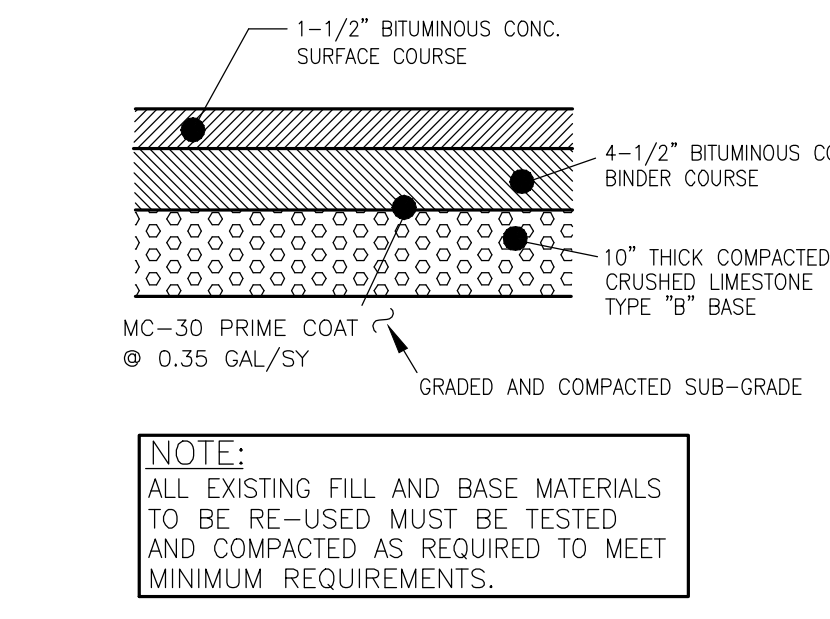
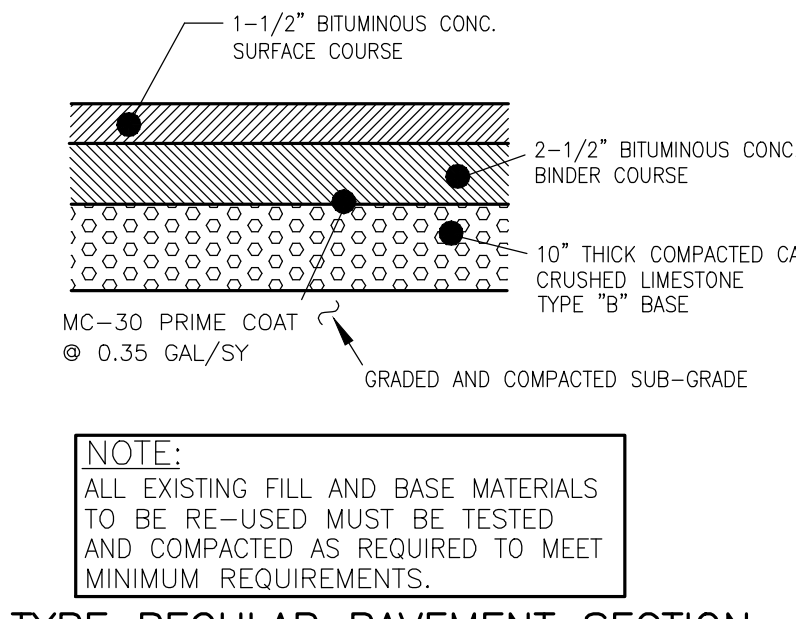
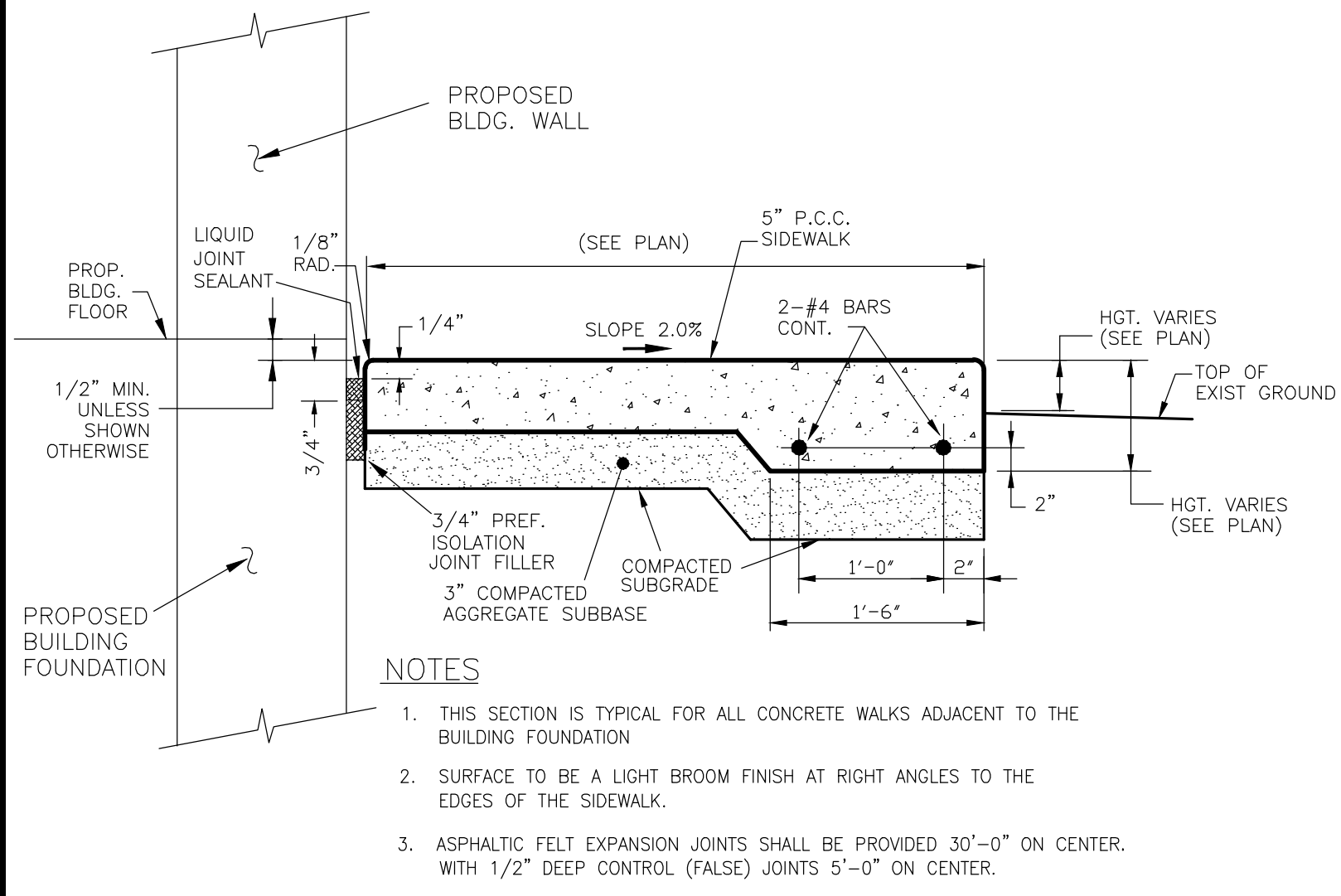


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PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonnelli.com

PROJECT TITLE:
**U-HAUL INTERNATIONAL
STORAGE FACILITY
GASKIN DRIVE AND WEBER ROAD
ROMEOLVILLE, ILLINOIS**

DRAWING TITLE:
**EROSION CONTROL
NOTES AND DETAILS**

DRAWING No.
317-1103-C1
SCALE:
AS NOTED
SHEET C5.01



Final Acceptance and Testing of Sanitary Sewer

Before final acceptance, the sanitary sewer shall be tested in accordance with Section 31-1.11 of the "Standard Specifications for Water and Sewer Main Construction in Illinois". Specifically, all pipelines constructed of flexible materials shall be subject to air exfiltration tests, televising test, and deflection test. The deflection test shall be performed no sooner than thirty (30) days of the backfilling operation and shall consist of measuring the pipe for vertical ring deflection. Maximum ring deflection of the pipeline under load shall be limited to five (5) percent of the internal pipe diameter. All pipe exceeding this deflection shall be considered to have reached the limit of its serviceability and shall be re-laid or replaced by the developer. Deflection testing shall be accomplished by pulling a mandrel, sphere, or pin-type "go/no-go" device, with a diameter equal to ninety-five (95) percent of the undeflected inside diameter of the flexible pipe, through the pipeline. In addition, all sanitary sewer having a diameter of eight (8) inches or greater shall be televised. Copies of all video tapes must be submitted to the Village of Romeoville.

Final Testing of Sanitary Sewer Manholes

Vacuum Testing shall be carried out immediately after assembly and prior to backfilling of manholes that are up to seventy-two (72) inches in diameter. All lift holes shall be plugged with a non-shrink grout, or rubber plug. The manhole frame and adjusting rings and chimney seals shall be in place before testing. No grout shall be placed in the horizontal joints. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole with the vacuum testing. Vacuum testing shall test all manholes for leakage. A vacuum of ten (10) inches of mercury shall be placed on the manhole and the time measured for the vacuum to drop to nine (9) inches of mercury. The vacuum drop shall not exceed the requirements shown in Table 1 of ASTM C1244-02. If testing fails, developer shall seal all leaks and retest until acceptable. The testing shall be completed prior to backfilling (wherever possible) so that any leaks can be found and fixed externally, and to give the horizontal manhole joints an opportunity to tighten.

Flow Monitoring prior to Acceptance

The developer will be required to monitor the flowrate from the site for a period of two months (encompassing at least two major storm events) to identify any excessive inflow/infiltration occurring in the system. The data must be submitted to the Village of Romeoville prior to acceptance of the public improvements.

SEWER AND WATER MAIN NOTES:

SANITARY SEWER & WATER MAIN SEPARATION SHALL CONFORM TO SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

WATER MAIN:

1. WATER MAIN SHALL BE CEMENT LINED DUCTILE IRON C-151, CLASS 52. ALL WATER MAIN SHALL BE WRAPPED IN POLYETHYLENE USING METHOD B. ALL JOINTS MUST BE RESTRAINED WITH MEGALUGS (EBBA IRON) ONLY. (SEE VILLAGE CHLORINATION REQUIREMENTS)
2. ALL FITTINGS SHALL BE CEMENT LINED DUCTILE IRON, MECHANICAL JOINT; RETAINER GLANDS ARE REQUIRED ON ALL BENDS, TEES, OR ELBOWS; ALL PLUGS SHALL BE CLOW F-1159 OR APPROVED EQUAL.
3. FIRE HYDRANT MUST BE EAST JORDAN WATER MASTER 58R250, WITH 6" PLAN END SHOE WITH ATTACHED RESILIENT WEDGE MECHANICAL JOINT VALVES AND MUST INCLUDE A 2" Riser Pumper CONNECTION ALONG WITH TWO 2-1/2" HOSE CONNECTIONS.
4. ALL VALVES MUST BE EAST JORDAN IRON WORKS (FLOW MASTER) OR AMERICAN FLOW, RESILIENT-SEATED GATE VALVES FOR ALL SIZES. VALVE VAULT FRAMES AND COVERS MUST BE EAST JORDAN 102223 AND EMBOSSED WITH 1020A HD "WATER" AND "VILLAGE OF ROMEOVILLE". ALL JOINTS NEED TO BE EXTERNALLY WRAPPED W/ MACWRAP OR EQUAL. RUBBER GASKET BOOTS ARE REQUIRED FOR ALL PENETRATIONS THROUGH THE MANHOLE WALL. INTERNAL / EXTERNAL CHIMNEY SEALS ARE REQUIRED.
5. RETAINER GLANDS SHALL BE REQUIRED FOR HYDRANTS NOT DIRECTLY CONNECTED TO HYDRANT TEE AT WATERMAIN.
6. ALL VALVE VAULTS SHALL BE A MINIMUM OF 5' DIAMETER.
7. PRECAST MANHOLES FOR WATER VALVE INSTALLATIONS:

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 TYP-X JOINT SEAL 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: WRAP SEAL AS MANUFACTURED BY CANUSA CPS, BIDCO EXTERNAL JOINT WRAP AS MANUFACTURED BY NPC, OR APPROVED EQUAL.

I.) A MINIMUM OF TWO ADJUSTING RINGS (MIN. 6" ADJUSTING HEIGHT) AND A MAXIMUM OF THREE ADJUSTING RINGS (MAX. 10" ADJUSTING HEIGHT). NO 1" OR 2" CONCRETE RINGS ARE ALLOWED. UNDER PAVED AREAS TOP RING SHALL BE RUBBER. USE ONE E.I.I.W. INFRA-RISER RUBBER COMPOSITE ADJUSTMENT RISERS (1" TO 3" MAXIMUM HEIGHT OF STACKED RISERS).

J.) 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.

K.) 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.

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

SITE CONSTRUCTION GENERAL NOTES

1. ALL NEW CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION; AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION. TRACK AND SYNTHETIC TURF MANUFACTURERS STANDARDS.
2. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) RELATIVE TO STORM WATER DISCHARGE QUALITY, AND OBTAIN A GENERAL PERMIT ILR-10 OR OTHER NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES) PERMIT AS MAY BE REQUIRED PRIOR TO ANY SITE CONSTRUCTION.
3. UNLESS NOTED OTHERWISE, ANY UNDERGROUND SEWER OR DRAIN TILE SHALL REMAIN IN OPERATION, AND IF DAMAGED SHALL BE REPAIRED TO EXISTING OR BETTER CONDITION. THE OWNER OF THE TILE AND THE VILLAGE SHALL BE NOTIFIED BEFORE TRENCH IS BACKFILLED.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER, VILLAGE AND ENGINEER IF THERE IS ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY STAGE OF CONSTRUCTION OF PROPOSED IMPROVEMENTS.
5. GRANULAR BACKFILL TO BE CRUSHED LESTONE CA-7.
6. EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, DEBRIS, WASTES AND VEGETATION FROM THE SITE AS NOTED ON THE PLAN OR AS MAY BE REQUIRED TO PROPERLY COMPLETE HIS WORK. ALL DEBRIS AND SURPLUS MATERIALS REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NO ON-SITE BURNING OR BURIAL SHALL BE ALLOWED.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. DEBRIS AND SURPLUS MATERIAL CLEAN UP AND REMOVAL SHALL PROCEED AS THE WORK PROCEEDS.
8. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND BUILDING SERVICES. PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. COORDINATE ANY DISTURBANCE AND/OR UTILITY CONNECTIONS WITH GOVERNING UTILITY ENTITIES AND MUNICIPAL AGENCIES.
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. 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.
12. 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.
13. 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.
14. IF DETERIORATING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
15. A WATER TRUCK SHALL BE USED FOR DUST CONTROL MEASURES ON-SITE DURING CONSTRUCTION.

STORM SEWER:

1. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 CLASS SHOWN ON DRAWINGS, 0-RING JOINTS CONFORMING TO ASTM C443.
2. STORM SEWER JOINTS MUST BE FLEXIBLE GASKET 0-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619.
3. ALL CLOSED LID STORM STRUCTURES, FRAME AND COVER SHALL BE EAST JORDAN 102223 EMBOSSED WITH "STORM" AND "VILLAGE OF ROMEOVILLE".
4. 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 ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EAST JORDAN IRON WORKS INFRA-RISER RUBBER COMPOSITE.

SANITARY & WATER SERVICE CONSTRUCTION NOTES:

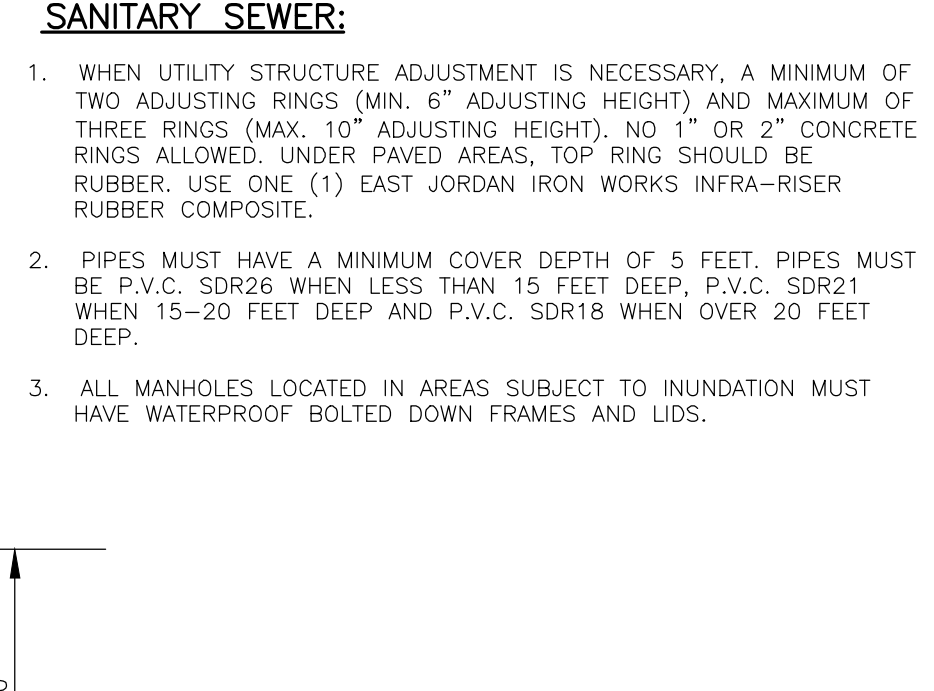
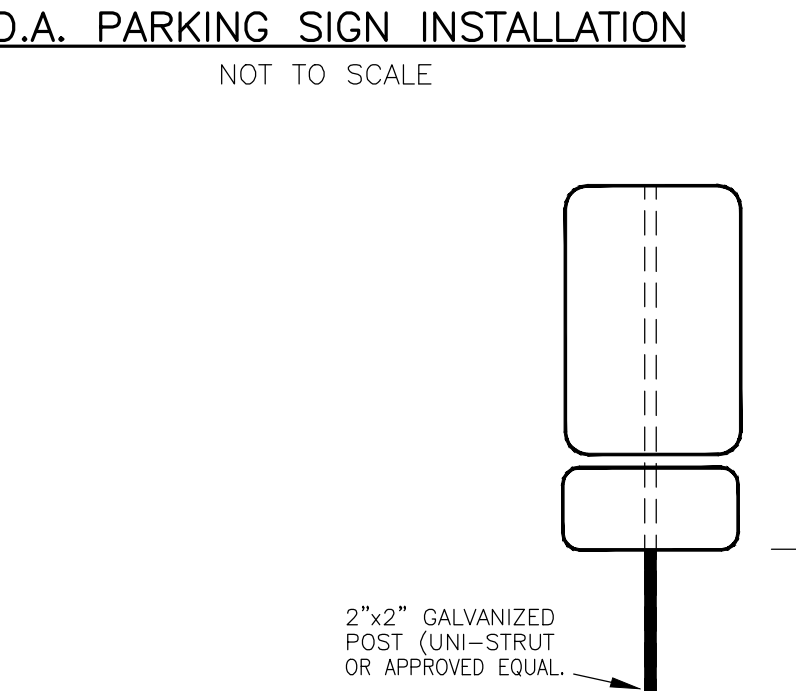
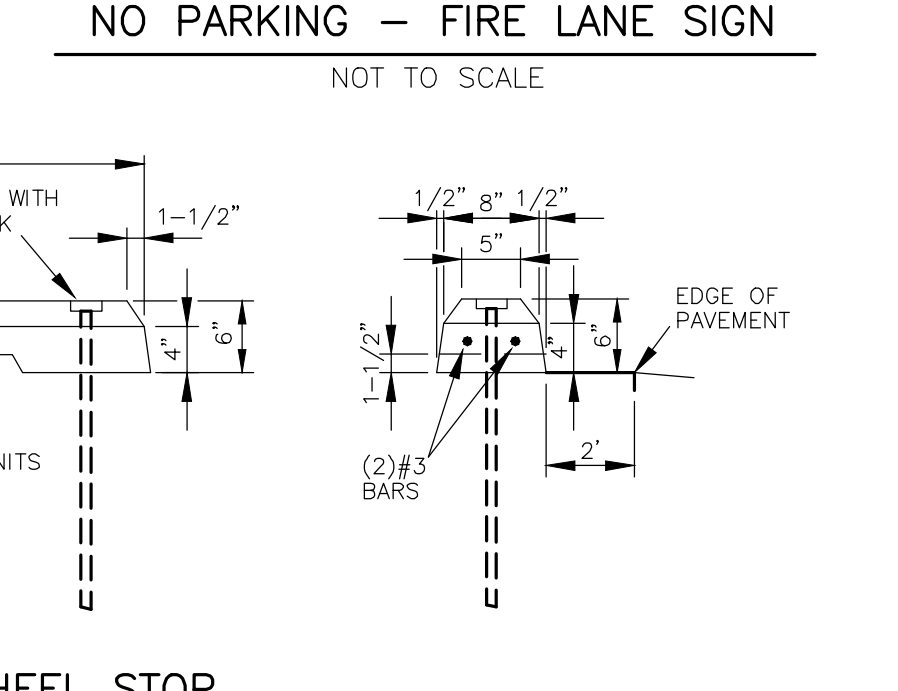
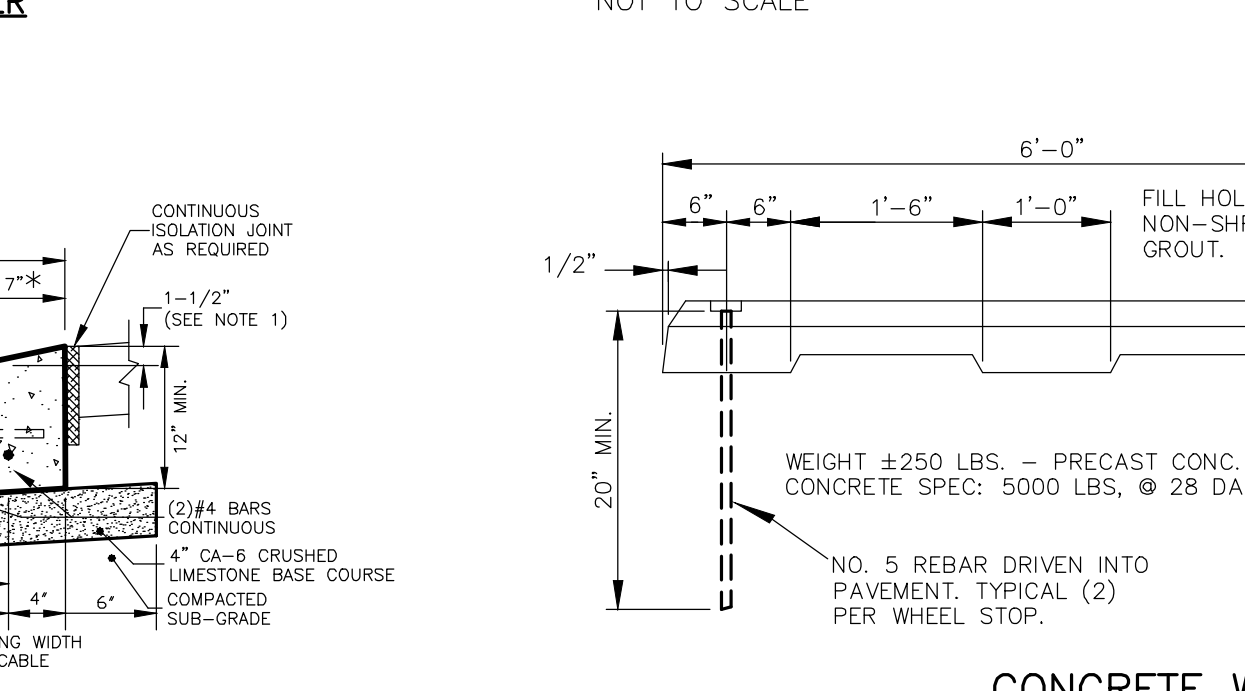
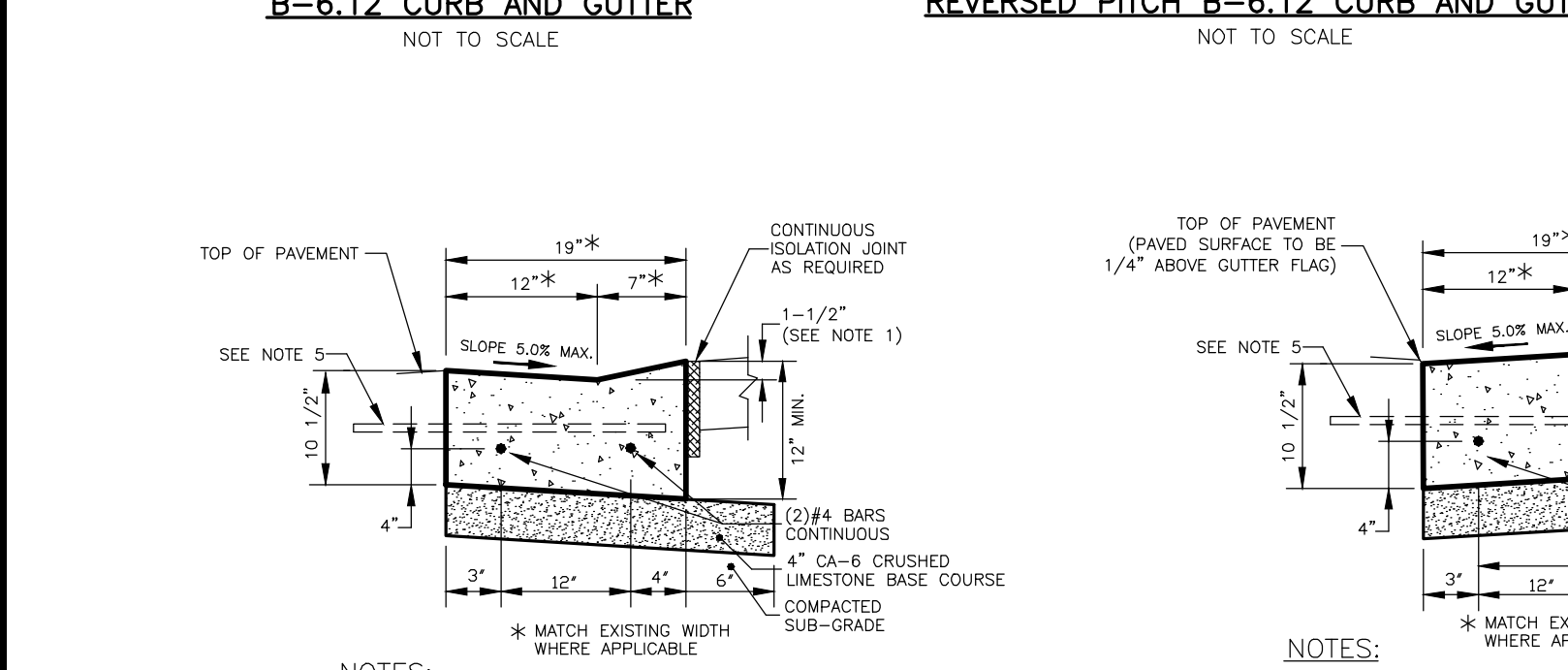
SANITARY SEWER & WATER SERVICE SEPARATION SHALL CONFORM TO SECTION 41-3.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

SANITARY SEWER SERVICE:

1. SANITARY SEWER SERVICE SHALL BE PVC SDR-35 & SDR-26 (AS NOTED IN PLANS), WITH FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D3212, OR APPROVED EQUAL.
2. GRANULAR BEDDING SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF ALL SANITARY SEWERS AND SERVICES, GRANULAR BEDDING SHALL BE CLASS 1 CRUSHED CA-7 AND AT LEAST 6" OVERTOP OF PIPE PER ASTM D3231. (SEE DETAILS)
3. SANITARY SEWER SERVICE SHALL BE AIR PRESSURE TESTED PER THE STANDARD SPECIFICATIONS FOR WATER AND SEWER SERVICE CONSTRUCTION IN ILLINOIS (LATEST EDITION). SANITARY SEWER SERVICE SHALL BE MANDRILL TESTED.

WATER SERVICE:

1. WATER SERVICE SHALL BE CEMENT LINED DUCTILE IRON C-151, CLASS 52 WITH C-111 PUSH-ON JOINTS; DISINFECTION CHLORINE, INITIAL CONC. 50 mg/L, FINAL 25 mg/L, RETENTION TIME 24 HOURS, MINIMUM SAMPLES TWO CONSECUTIVE DAYS @ 24 HOUR INTERVALS.
2. ALL FITTINGS SHALL BE CEMENT LINED DUCTILE IRON, MECHANICAL JOINT; RETAINER GLANDS ARE REQUIRED ON ALL BENDS, TEES, OR ELBOWS; ALL PLUGS SHALL BE CLOW F-1159 OR APPROVED EQUAL.
3. ALL VALVES SHALL BE RESILIENT SEATED CONFORMING TO AWWA C500 STANDARDS; MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. NO FLARED FITTINGS FOR COPPER LINES - ONLY COMPRESSION FITTINGS, EITHER FORD G STYLE GRIP JOINT (PACK JOINT NOT ACCEPTABLE) OF McDONALD T" COMPRESSION JOINT (MAC-PACK NOT ACCEPTABLE).
5. ALL COPPER MUST BE TYPE K (SOFT TEMPER) AND BE CONTINUOUS (ONE PIECE) FROM THE CURB STOP TO THE METER (INSIDE THE BUILDING). NO BURIED UNIONS SHALL BE PERMITTED.



Call Before You Dig

JULIE

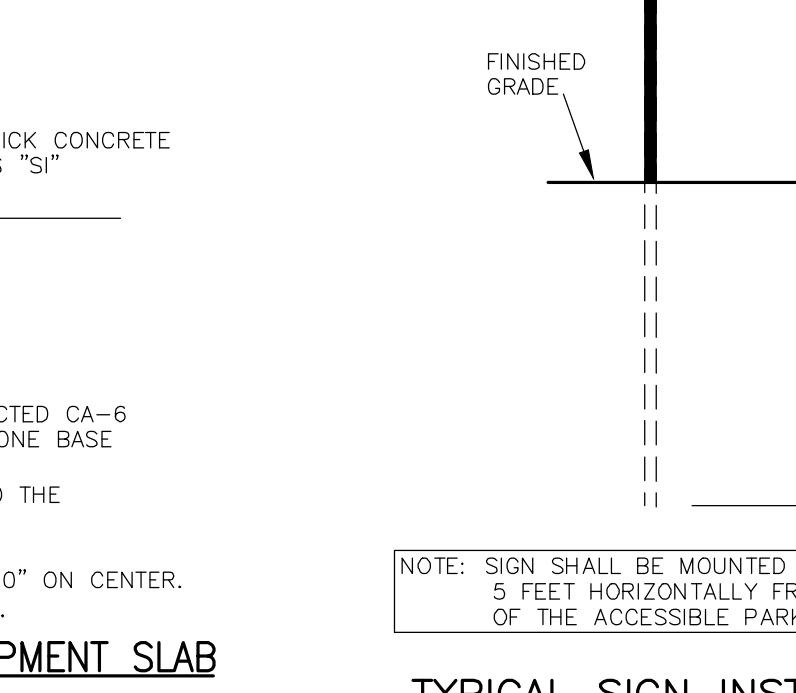
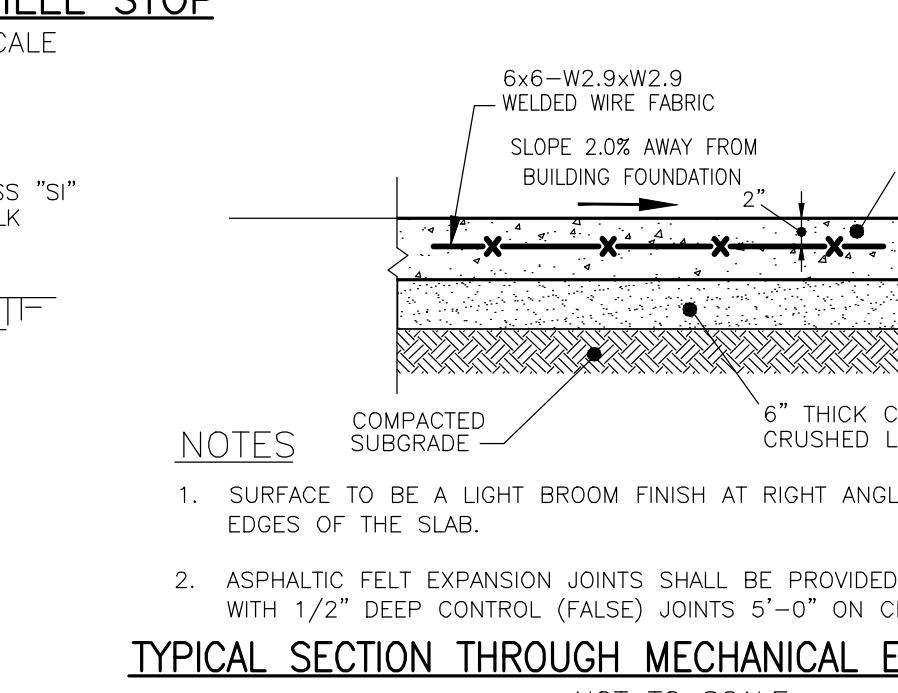
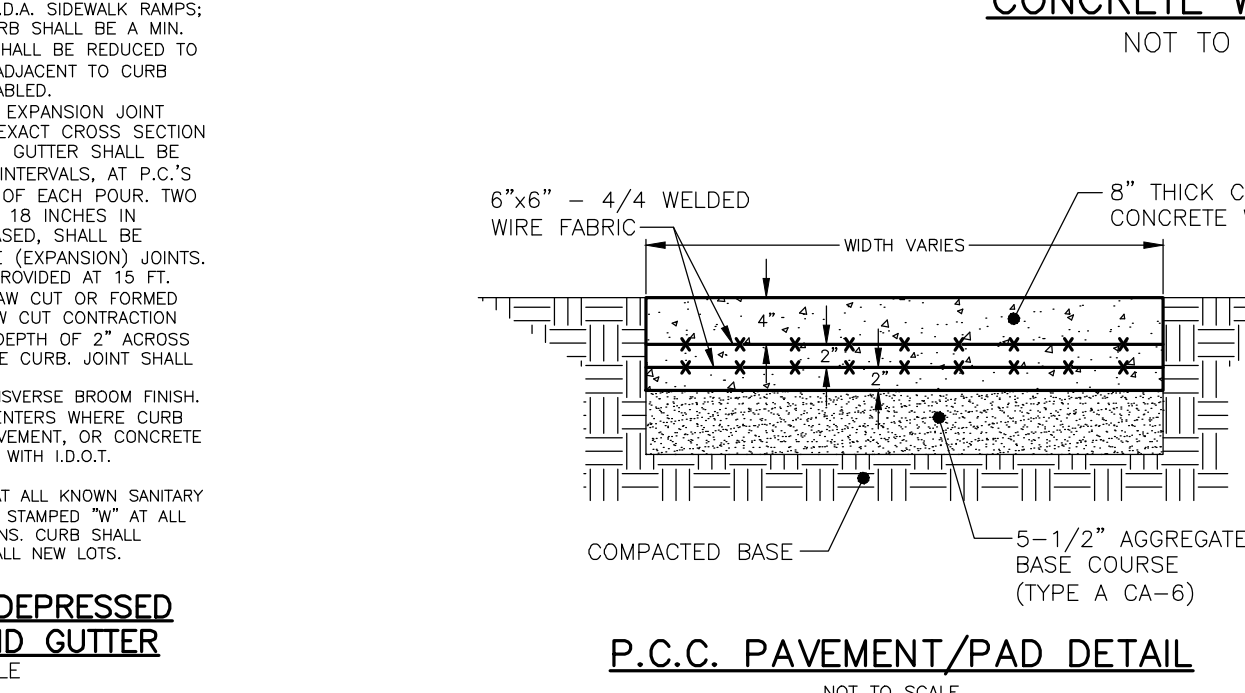
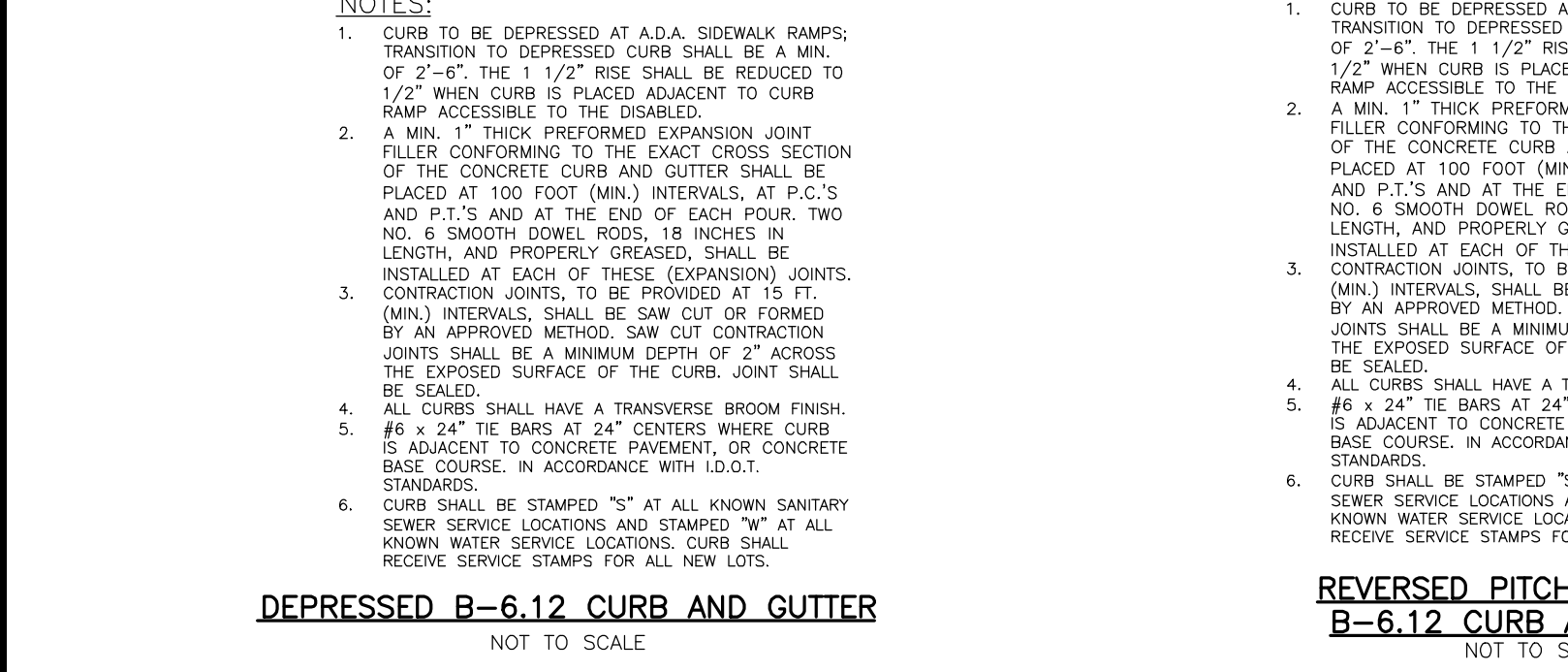
ILLINOIS ONE-CALL SYSTEM

CONTACT J.U.L.I.E. at 811 or 800-892-0123

48 Hours (2 Working Days) BEFORE YOU DIG.

Include the following:

County, City/Township, Section & 1/4 Section No.



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REVISIONS							
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY

DOCUMENTATION:

PROJECT No.: 20171103

DATE: 1-18-2018

FIELD BOOK: B-4-111 P-12-14

DRAWN BY: ECH

CHECKED BY: DJZ



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website: www.ruettigertonnelli.com

PROJECT TITLE:

U-HAUL INTERNATIONAL

STORAGE FACILITY

GASKIN DRIVE AND WEBER ROAD

ROMEOVILLE, ILLINOIS

DRAWING TITLE:

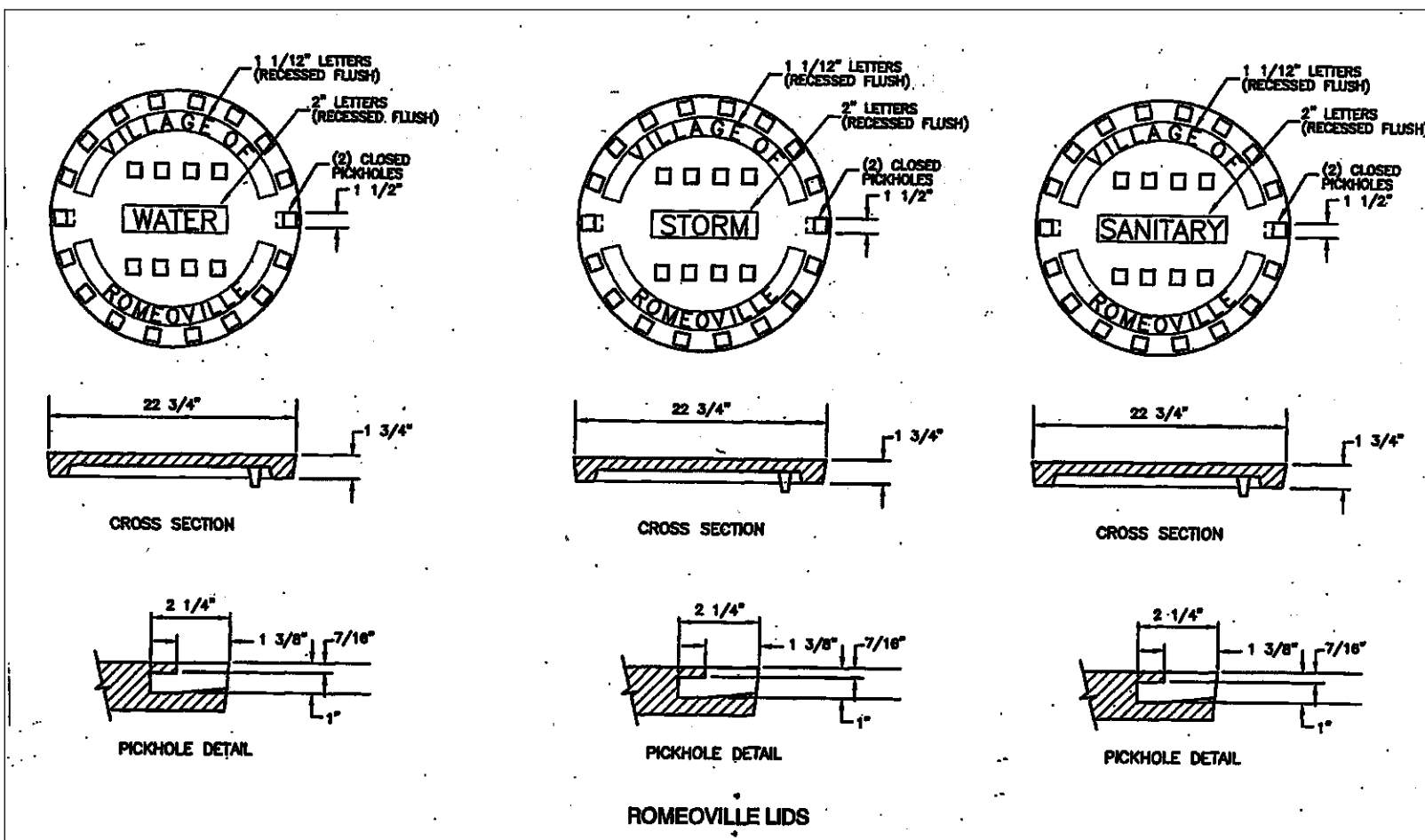
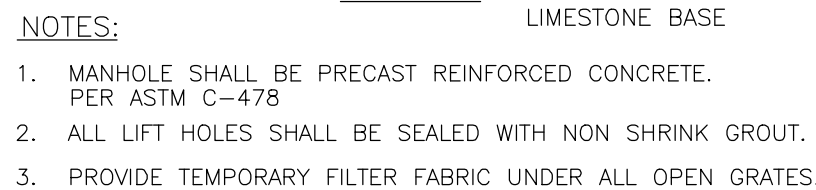
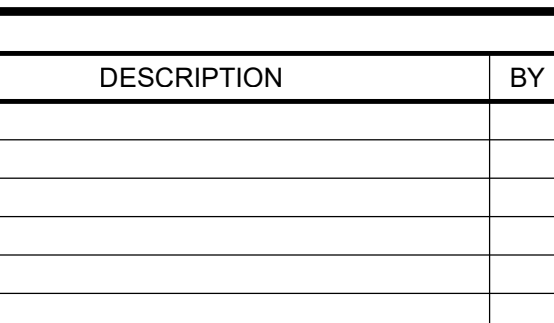
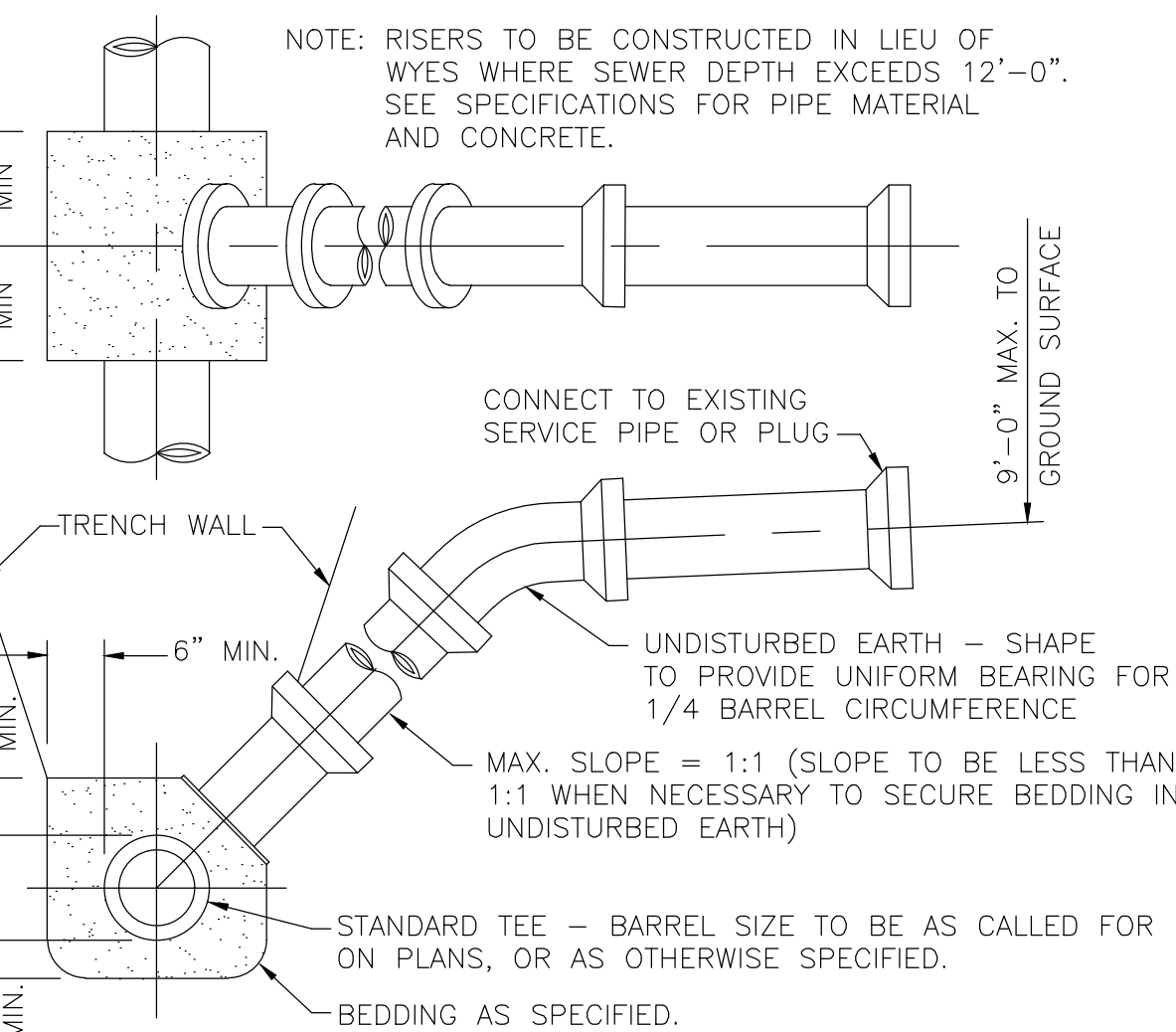
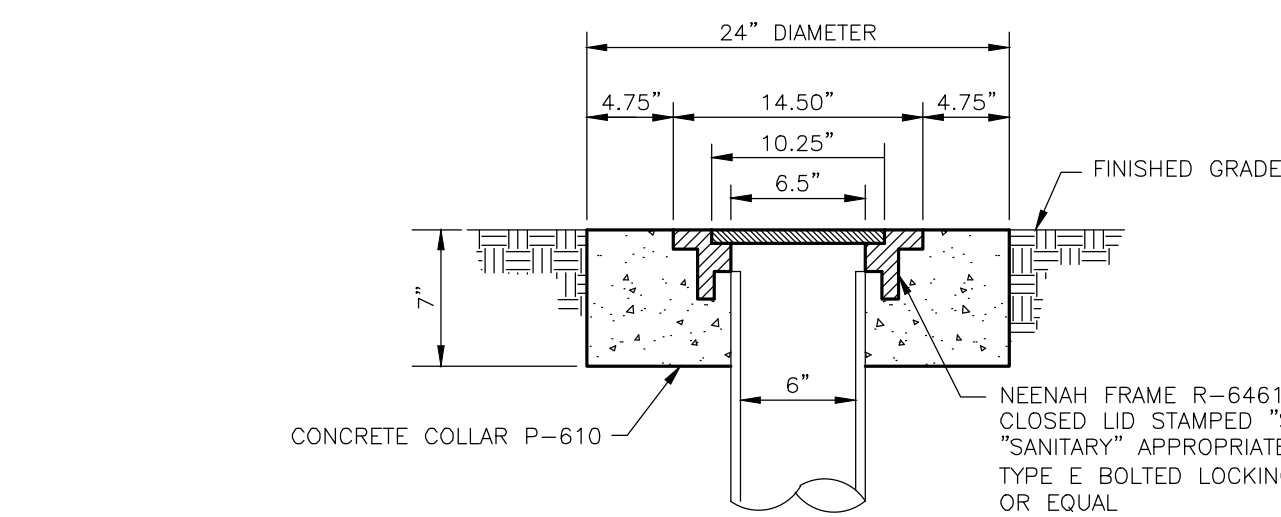
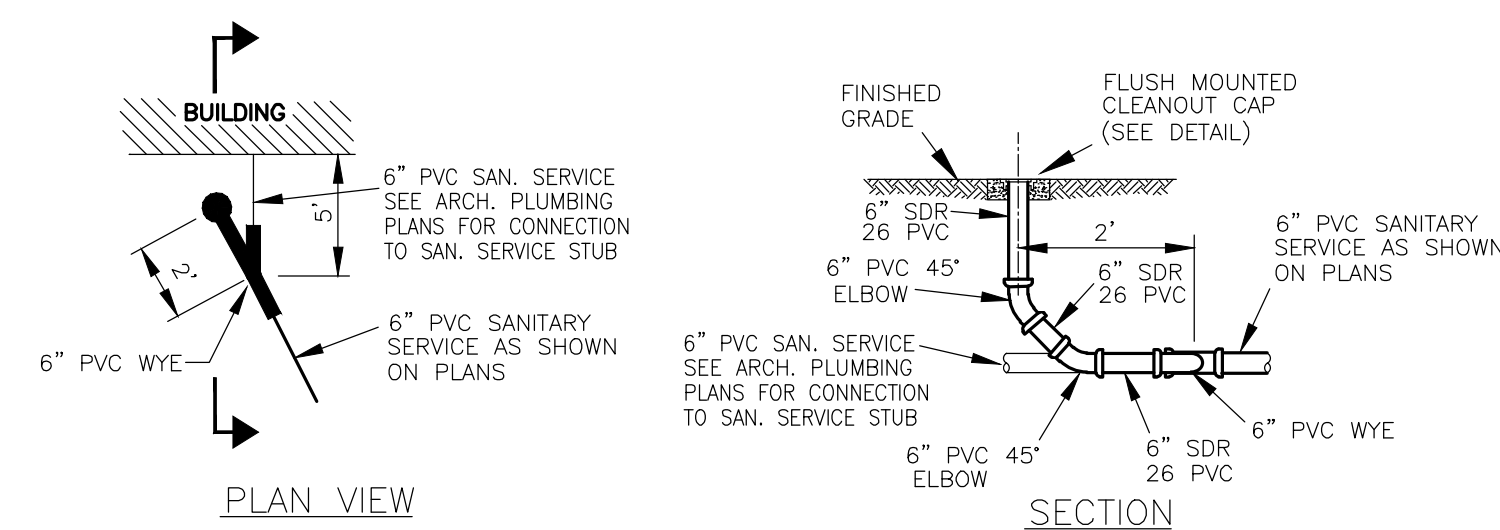
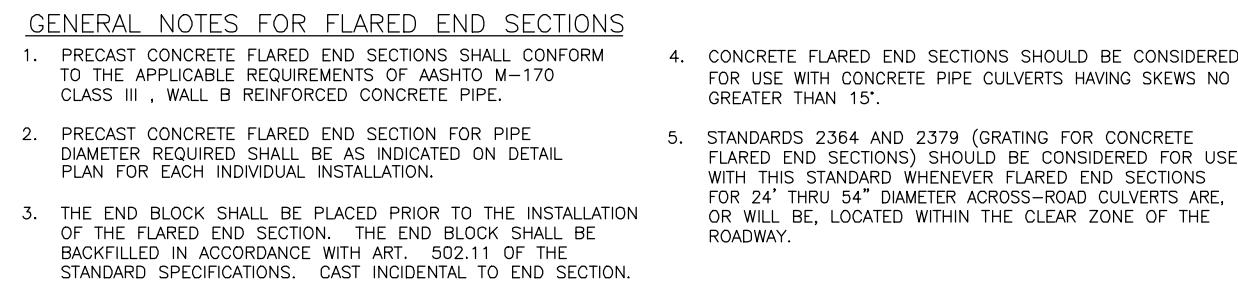
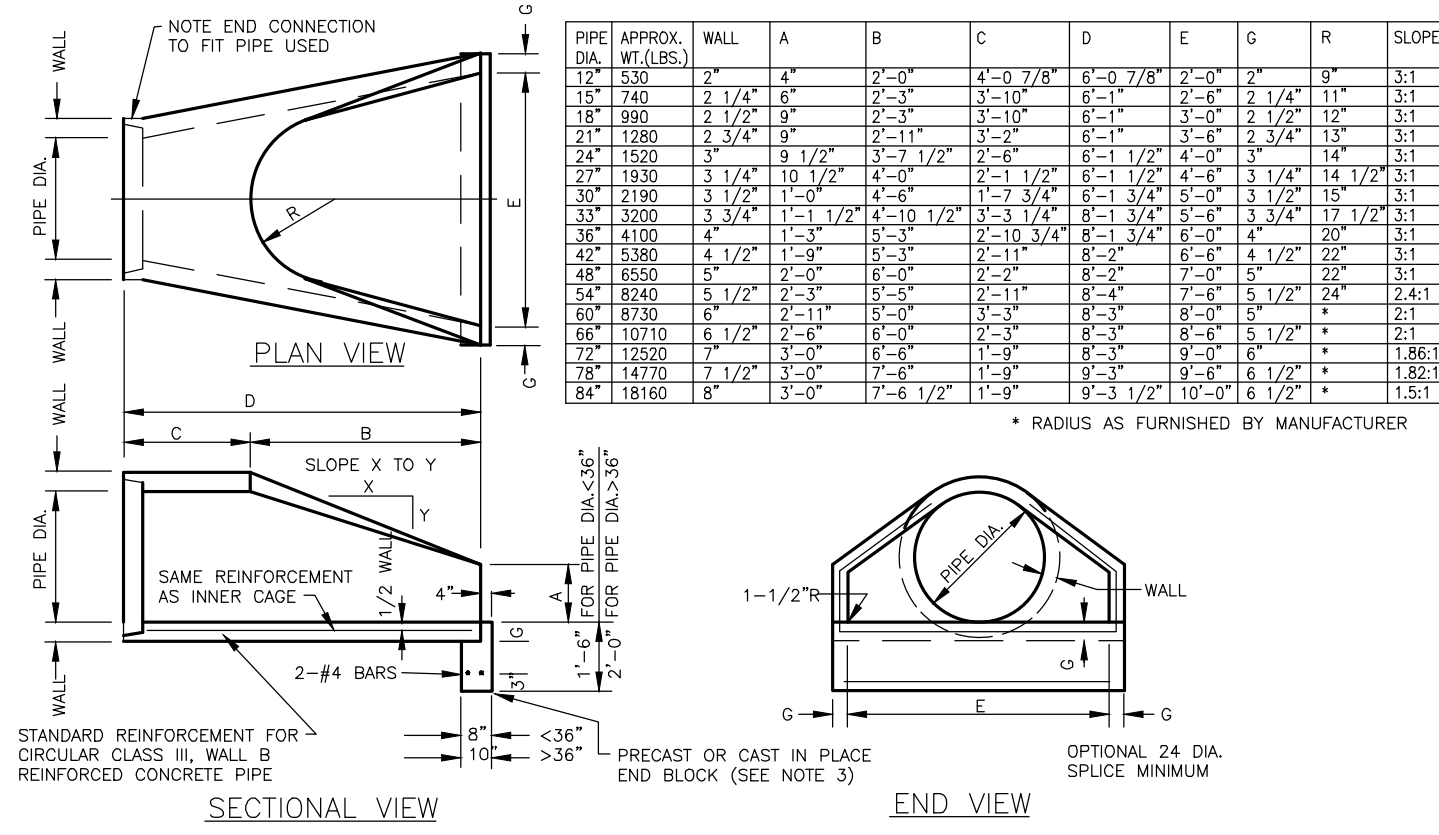
GENERAL NOTES AND CONSTRUCTION DETAILS

DRAWING No. 317-1103-C1

SCALE: AS NOTED

SHEET C6.01

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Specifications & Dimensions for HIHS™ Harrington Integral Hydrant Storz™

Cap extension from brace face:
• 4" HIHS™ = 1.50"
• 5" HIHS™ = 1.68"

Integral Storz

Storz Blind Cap

• Storz Mounts
• 5002-T6 Aluminum Body
• forged or annealed to heat-treated for strength

Nominal Dimensions (in inches)

Hydrant Storz	A	B	C	E	L1
4" Storz	6.14	4.53	3.54	1.50	1.12
5" Storz	7.71	5.84	4.54	1.68	1.19

• Hydraulic connections: Brass
• Storz Lugs & Range: Aluminum
• Flange: Heat-treated annealed to MIL-A-8625E Type 3, deck guy
• Wide sealing face: Brass

Nominal Dimensions (in inches)

Storz Cap	A	B	L1
4" Storz	6.13	4.53	1.44
5" Storz	7.71	5.84	1.63

• Storz Lugs & Range: Aluminum
• Flange: Heat-treated annealed to MIL-A-8625E Type 3, deck guy
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* Connection methods of the brass nozzle on current hydrant models vary. A threaded type (as shown above) or a lug type are used. No two hydrant manufacturers use identical connection methods. Harrington offers HIHS™ for all current hydrants.

Harrington, Inc.
Fire Protection Specialists

2630 West 21st Street, Erie, PA 16506
Phone: 1.800.553.0078 • Fax: 814.838.7339
www.harrington.com • E-mail: info@harrington.com


Fight the Fire... Not the Connections™

Harrington International Corp. Intertek Storz™

Harrington's Integral Hydrant Storz fire hose to your hydrant. It's the integral part of your hydrant. We make it to accept the Hydrant Storz and lock it to your fire department uses.

Since fire departments across the nation use different hydrant connection systems, Harrington's is well known for its efficient design. The company works with hydrant manufacturers to produce hydrants and fire department hose connections that make the transition to the Harrington International Storz connection as smooth as possible.

The end result enables firefighters to connect the hose to the hydrant in less than 1/4 turn to connect the hose to the hydrant.



Quick Connection

- Saves time, lives, money, water and aggravation
- Minimizes extension from the hydrant
- Minimizes flow loss
- Maintains AWWA standards
- Resists corrosion
- Maximizes flow rate
- Minimalize maintenance
- Maximizes seal life

Internal Connection


Uninterrupted Brass Waterway

Brass Metal Face Seal

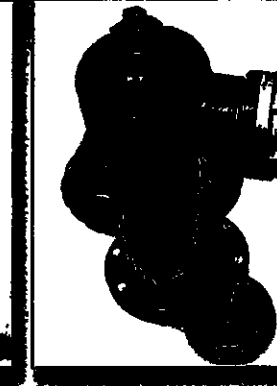
Shortest Extension Length Available

Highest Strength

Break-apart Cap Removal



Integral Hydrant Storz applied to hydrant manufacturing thereby becoming an integral part of the hydrant. Creates an internal connection and an uninterrupted brass waterway.



Fast connection or large diameter hose to hydrant. Requires only one turn to create water-tight connection... seconds, not minutes.

- Reduces damage risk
- Maximizes hydrant clearance
- Less installation space
- Exceeds AWWA pressure testing standards
- Assures long-term field reliability
- Resists abrasion and damage from tools and field use
- Safeguards against unauthorized removal, vandalism and theft
- Requires Storz Spanner Wrench

Specify Harrington's Integral Hydrant Storz for

Harrington, Inc.
Fire Protection Specialists
2630 West 21st Street • Erie, PA 16506
Phone: 1.800.553.0078 • Fax: 814.838.7339
www.harrinc.com • E-mail: info@harrinc.com

Fa Ha Ca

Harrington, Inc.
LDH System Specialists
2630 West 21st Street • Erie, PA 16506
Web site: www.harrinc.com • E-mail address: info@harrinc.com
800-553-0078 • FAX 814-838-7339

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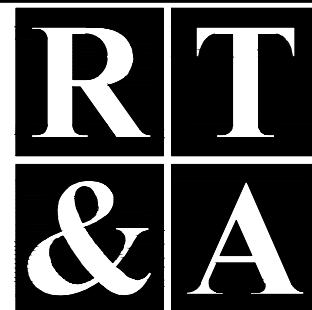
PROJECT No.: 2017110

DATE: 1-18-201

FIELD BOOK: B:4-111

DRAWN BY: ECH

CHECKED BY: DJZ



PROJECT TITLE:
**U-HAUL INTERNATIONAL
STORAGE FACILITY
GASKIN DRIVE AND WEBER ROAD
ROMEOLVILLE, ILLINOIS**

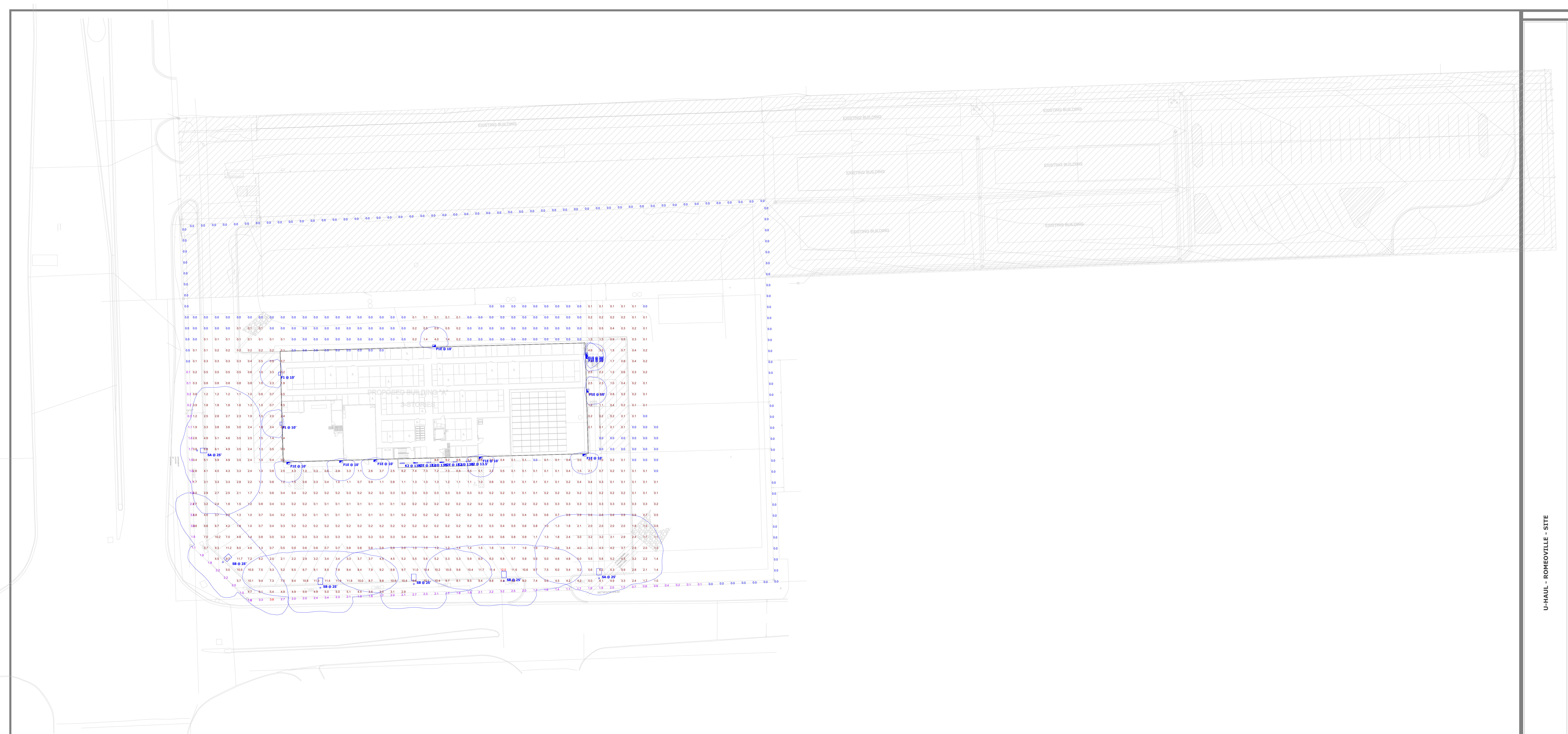
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**GENERAL NOTES AND
CONSTRUCTION DETAILS**

DRAWING No.
317-1103-C1

SCALE:
AS NOTED

SHEET C6.02

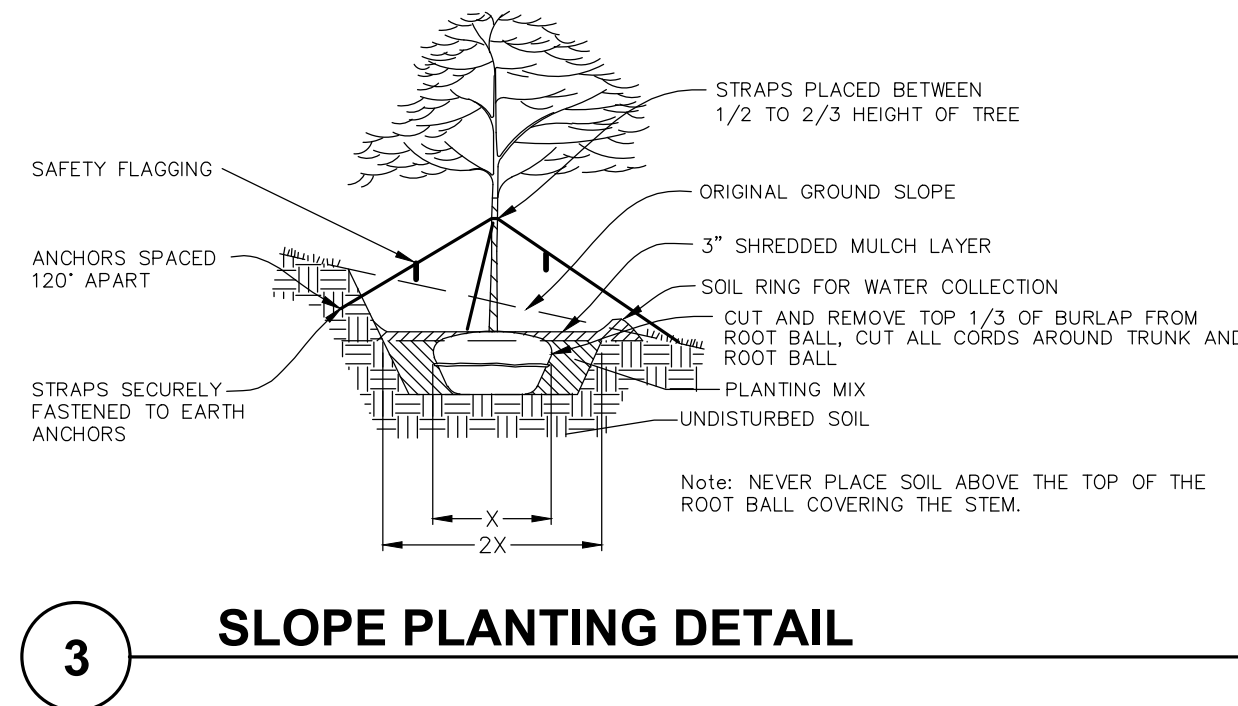
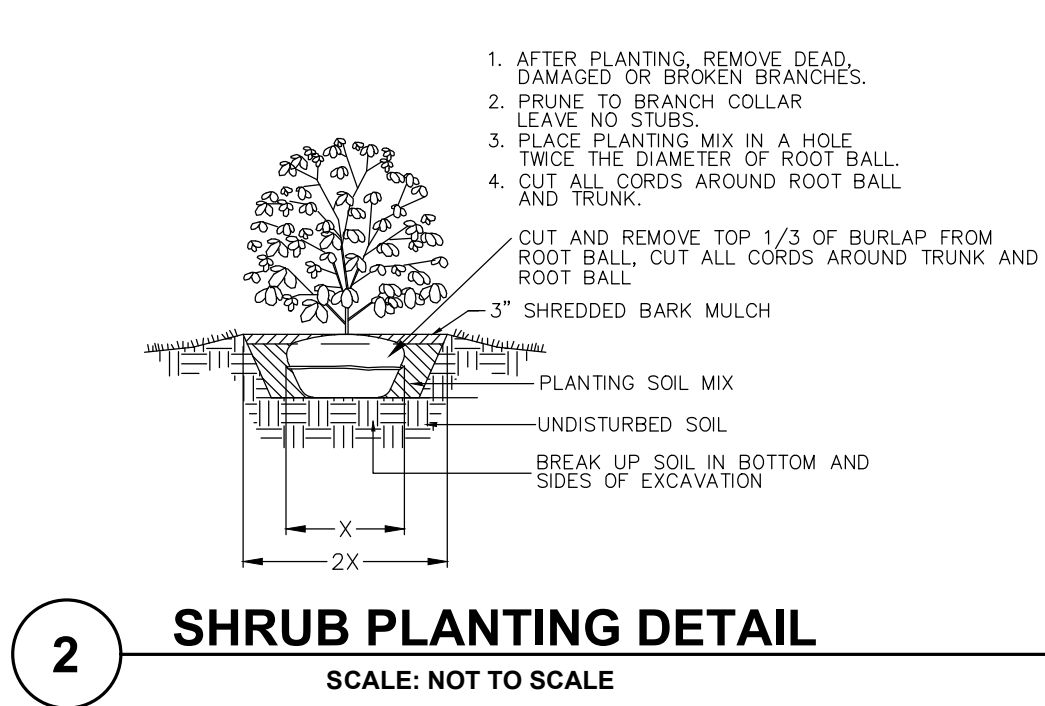
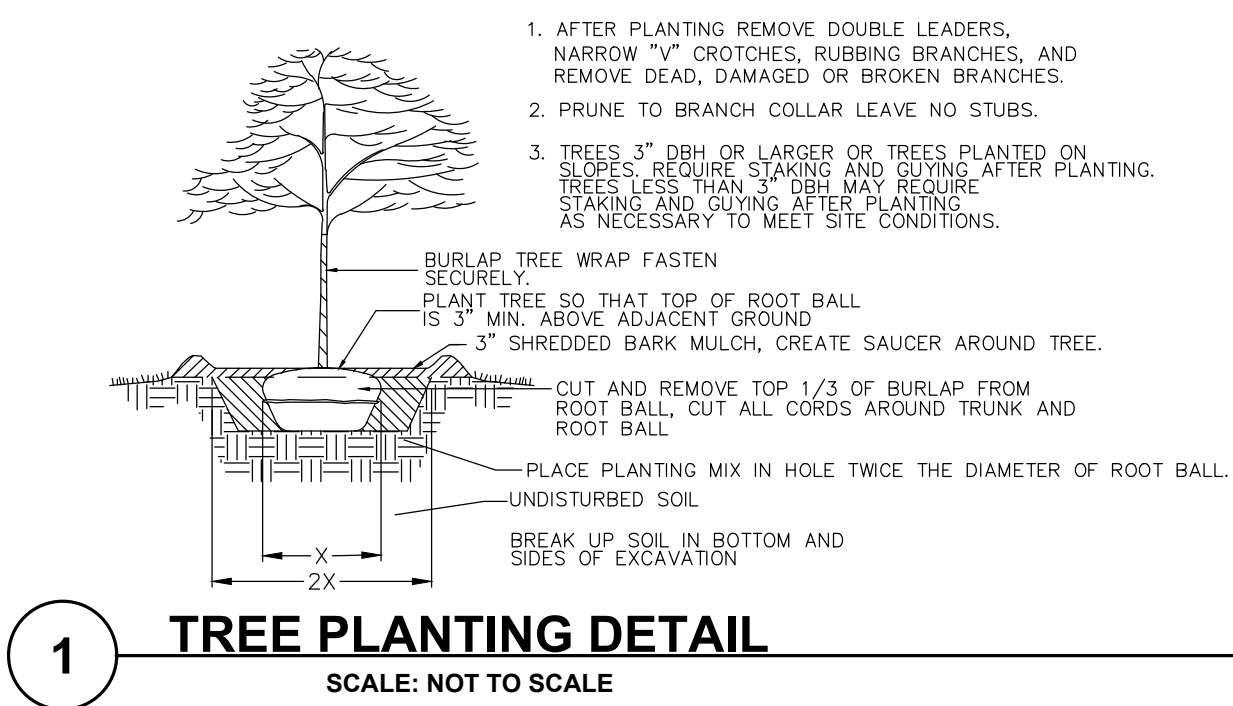
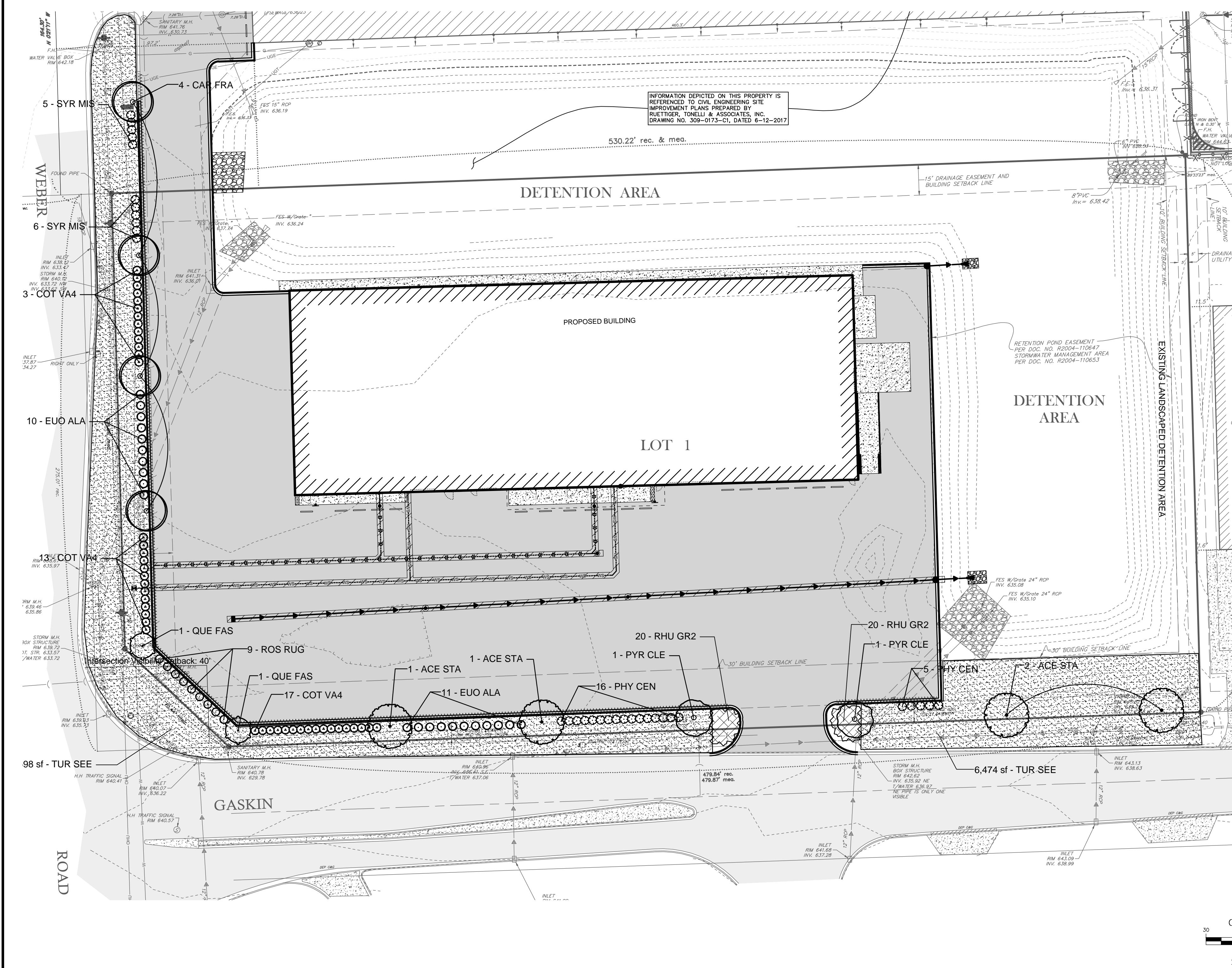


U-HAUL - ROMEVILLE - SITE

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lumens	Filename	Lumens Per Lamp
	F1	2	Lithonia Lighting	WST LED P1 40K VF MVOLT DSBK0	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_ MVOLT.es	1639
	F1E	10	Lithonia Lighting	WST LED P1 40K VF MVOLT DSBK0 EL	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_ MVOLT.es	1639
	K2	4	Lithonia Lighting	WRT 2 32 A12123 MVOLT GB1005	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENTS.	2	WRT_2_32_A19_TUBEL es	2850
	K2E	2	Lithonia Lighting	WRT 2 32 A12123 MVOLT GB1005 EL14	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENT.	2	WRT_2_32_A19_TUBEL es	2850
	SA	2	Lithonia Lighting	DSK2 LED P4 40K T4M MVOLT HS DDBK0 / 500 22 POLE WITH 3' BASE	DSK2 LED P4 40K T4M MVOLT with housewide shield	LED - 4000K COLOR TEMP	1	DSK2_LED_P4_40K_T4 M_MVOLT_HS.es	25364
	SB	4	Lithonia Lighting	DSK2 LED P4 40K T15 MVOLT HS DDBK0 / 500 22 POLE WITH 3' BASE	DSK2 LED P4 40K T15 MVOLT with housewide shield	LED - 4000K COLOR TEMP	1	DSK2_LED_P4_40K_T1 5_MVOLT_HS.es	28762

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
PROPERTY LINE	+	0.7 f.c.	3.8 f.c.	0.0 f.c.	N/A
SITE	+	1.0 f.c.	12.0 f.c.	0.0 f.c.	N/A

Plan View
Scale: 1" = 30ft



LANDSCAPE SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, DISCREPANCIES, OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRASH AND DEBRIS FROM HIS WORK.
3. CONTRACTOR SHALL SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL CODES AND LANDSCAPE DESIGN STANDARDS IN THE PERFORMANCE OF THE WORK.
4. LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.
5. MINOR ADJUSTMENTS TO PLANT LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS, FINAL GRADING, AND UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.
6. NO SUBSTITUTIONS IN TYPE OR SIZE WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE. PLANTS NOT CONFORMING TO PLANT LIST SHALL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL AND MAY BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE TO STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE ILLINOIS STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA), AMERICAN ASSOCIATION OF NURSERYMAN, AND LOCAL LANDSCAPE ORDINANCES.
8. CONTRACTOR SHALL PROVIDE UNIT PRICING FOR ALL MATERIALS UNLESS STATED OTHERWISE BY BID DOCUMENTS.

B. SITE PREPARATION

1. FINE GRADE LANDSCAPE AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACE, FREE OF LARGE STONES, DEBRIS, AND DEPRESSIONS.
2. SITE FOR SEEDING TO HAVE A MINIMUM OF 6" OF TOPSOIL APPLIED BEFORE SEEDING.
3. AREAS OF WEED GROWTH SHALL BE HERBICIDED AND REMOVED OR TILLED, RAKED AND REMOVED PRIOR TO SEEDING.
4. NO SEEDING SHALL START UNTIL FINAL GRADES HAVE BEEN APPROVED BY THE OWNER. SEEDING DONE WITHOUT GRADE APPROVAL MAY RESULT IN AREAS BEING RESEEDD AT CONTRACTOR'S EXPENSE.
5. PLANTING AREAS CREATED WITHIN EXISTING PARKING LOTS SHALL BE EXCAVATED A MINIMUM OF 3 FEET BELOW PAVEMENT SURFACE. EXCAVATED MATERIAL SHALL BE REMOVED AND NOT MIXED WITH PLANTING MIX. PROVIDE UNDERDRAINAGE AS NECESSARY OR AS SHOWN ON PLANS AND DETAILS.

C. PLANTINGS AND TOPSOIL

1. PLANTING MIX FOR TREES AND SHRUBS SHALL CONSIST OF 60% ACCEPTABLE, ORGANIC TOPSOIL AND 40% MUSHROOM COMPOST, OR OTHER MEDIUM APPROVED BY OWNER.
2. ALL PLANTS SHALL BE NURSERY GROWN WITH SHAPES AND DIMENSIONS IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANTS SHALL HAVE PLANT TAGS AT TIME OF INSTALLATION.
3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
5. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING. THE TOP 1/3 OF BURLAP SHALL BE PULLED BACK AT PLANTING TIME AND ALL TWINES AROUND TREE TRUNKS SHALL BE CUT AND REMOVED.
6. SHRUB, PERENNIAL AND GROUND COVER MASSES SHALL BE PLACED IN PLANTING BEDS PREPARED TO INCLUDE 10-10-10 FERTILIZER TO PLANTING SOIL AT THE RATE OF 1/2 POUND PER CUBIC YARD OF PLANTING SOIL. A PRE-EMERGENCE HERBICIDE SHALL BE APPLIED TO THE PLANTING BED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PLANTING BEDS SHALL BE MULCHED WITH GROUND HARDWOOD MULCH, MINIMUM 3" THICK.
7. SHRUB BEDS AND TREES SHALL BE MULCHED WITH HARDWOOD MULCH AS NOTED.
8. DO NOT LOCATE PLANTS WITHIN 10 FEET OF FIRE HYDRANTS, TRANSFORMERS, OR OTHER ABOVE GROUND UTILITIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
9. ALL BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND-SPADED EDGE BETWEEN LAWN AND MULCHED AREAS UNLESS NOTED OTHERWISE.
10. NO BARE ROOT PLANT MATERIAL ALLOWED, UNLESS APPROVED IN WRITING FROM THE OWNER.

D. FERTILIZER AND AMENDMENTS

1. DURING SITE PREPARATION AND PRIOR TO SEEDING, APPLY A GRANULAR, NON-BURNING FERTILIZER OF NOT LESS THAN 50% ORGANIC SLOW RELEASE PRODUCT AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET.
2. STARTER FERTILIZER SHALL HAVE AN APPROXIMATE ANALYSIS OF 6:24:24 OR SIMILAR APPROVED COMPOSITION.
3. APPLY FERTILIZER BY MECHANICAL MEANS THOROUGHLY AND EVENLY DISTRIBUTED WITH SOIL BY DISKING, TO A DEPTH OF 3".
4. CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS BEFORE APPLICATION OF MULCH.

E. TURF

1. GRASS SEED SHALL BE CLEAN, CERTIFIED SEED FREE OF NOXIOUS WEEDS AND MIXED TO THE APPROPRIATE PROPORTIONS BY WEIGHT ACCORDING TO PERCENT BY SPECIES INDICATED.
2. SEED AND SOD CERTIFICATION TAGS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLING. CONTRACTOR SHALL SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES AND IDENTIFY LOCATION.
3. TURF SEED MIX, UNLESS SPECIFIED OTHERWISE ON THE PLANS, SHALL CONSIST OF THE FOLLOWING SPECIES PROPORTIONED BY WEIGHT AS FOLLOWS: 40% KENTUCKY BLUEGRASS (MIN 3 VARIETIES), 25% CREEPING RED FESCUE (DAWSON), 15% TURF-TYPE PERENNIAL RYEGRASS, 20% HARD FESCUE (WARWICK).
4. SEED SHALL BE APPLIED AT A RATE OF 5 LBS. PER 1,000 SQUARE FEET, UNLESS NOTED OTHERWISE.
5. APPLY SEED WITH A ROTARY OR DROP-TYPE DISTRIBUTOR, OR MECHANICAL SLIT-SEEDER. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED INTO SURFACE. ROLL WITH LIGHT LAWN ROLLER.
6. WITHIN 24 HOURS SEEDED AREAS SHALL BE MULCHED WITH PELLETED STRAW MULCH (100 LBS/1,000 SF.), MULCH BLANKETS, OR HYDRO MULCH AT THE RATE OF 1,500 LBS/ACRE. IF STRAW MULCH IS USED, IT SHALL BE SPREAD UNIFORMLY AT 2.5 TONS PER ACRE, AND CRIMPED INTO SOIL. ON SLOPES OF 5:1 OR STEEPER, LANDSCAPE MULCH BLANKETS SHALL BE USED.
7. NATIVE SEED, IF SPECIFIED, SHALL BE INSTALLED WITH A COVER CROP PER SEED VENDOR RECOMMENDATIONS. NATIVE SEED AREAS SHALL NOT REQUIRE FERTILIZER.
8. SOD SHALL BE A CERTIFIED TURF GRASS CONTAINING A MINIMUM OF THREE VARIETIES OF BLUEGRASS, UNLESS NOTED DIFFERENTLY ON THE PLANS AND CUT AT A UNIFORM THICKNESS OF 3/4". INSTALL SOD WITHIN 48 HOURS OF CUTTING FROM NURSERY. SOD SHALL BE MINERAL BASE ONLY. SOD SHALL BE ROLLED AND STAKED ON SLOPES.

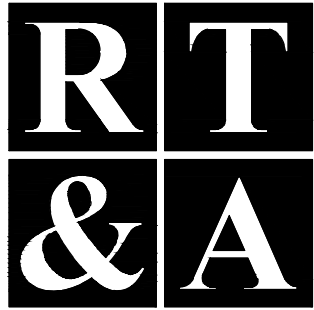
F. MAINTENANCE - WARRANTY

1. MAINTENANCE PERIOD BEGINS AFTER EACH AREA IS PLANTED AND CONTINUES UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL-ESTABLISHED, BUT NOT FOR LESS THAN THE TYPICAL MAINTENANCE PERIODS NOTED BELOW:
 - a. TREES/SHRUBS: MINIMUM 12 MONTHS
 - b. PERENNIALS/GROUNDCOVERS: MINIMUM 3 MONTHS
 - c. SEEDED AREAS: MINIMUM 3 MONTHS (BEGINNING AFTER FIRST MOWING-2.5" HEIGHT)
2. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, ADJUSTING, REPAIRING, AND SPRAYING TO KEEP PLANTS FREE OF INSECTS AND DISEASE AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SEEDED AREAS SHALL BE WATERED AT A RATE MEETING A MINIMUM OF 1" PER WEEK DURING ESTABLISHMENT, AND THROUGHOUT THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE. WATERING OF TREES AND SHRUBS SHALL CONSIST OF A THOROUGH SOAKING EVERY 18 DAYS AT MINIMUM, BETWEEN APRIL 15 AND NOVEMBER 15, UNLESS CONDITIONS REQUIRE MORE OR LESS FREQUENT WATERING.
3. PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FROM THE DATE OF SUBSTANTIAL COMPLETION AT 100% OF INSTALLED PRICE AS FOLLOWS:
 - a. TREES AND SHRUBS: 12 MONTHS
 - b. PERENNIALS/GROUNDCOVERS: 3 MONTHS
 - c. SEEDED AREAS: 3 MONTHS
4. PLANT MATERIAL INSTALLED IN THE FALL (SEPTEMBER OR LATER) SHALL HAVE MAINTENANCE AND WARRANTY POSTPONED TO SPRING SEASON.
5. LAWN/ SEEDED AREAS SHALL BE ACCEPTED PROVIDED AT THE END OF THE MAINTENANCE PERIOD A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS, DEBRIS, AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQUARE FEET AREA AND BARE SPOTS NOT EXCEEDING 5" X 5". AREAS NOT MEETING THIS CRITERIA SHALL BE RE-SEEDED AT CONTRACTOR'S EXPENSE.
6. ANY NECESSARY MEANS TO MEET THE ABOVE CRITERIA IS TO BE INCLUDED IN THE COST OF INSTALLATION. WATERING FOR SEASONAL PLANTING TIMES ARE INCIDENTAL TO THE CONTRACT.
7. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR PLANT.

REVISIONS					
No.	DATE	DESCRIPTION	BY	No.	DATE

DOCUMENTATION:

PROJECT No.: 20171103
DATE: 1-18-2018
FIELD BOOK: B-4-111 P-12-14
DRAWN BY: ECH
CHECKED BY: DJZ



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PROJECT TITLE:

**U-HAUL INTERNATIONAL
STORAGE FACILITY
GASKIN DRIVE AND WEBER ROAD
ROMEOWILLE, ILLINOIS**

DRAWING TITLE:

PROPOSED LANDSCAPE PLAN.

DRAWING No.

317-1103-L1

SCALE:

AS NOTED

SHEET L 100