VILLAGE OF HAMPSHIRE

CALL FOR SPECIAL MEETING

I hereby call a special meeting of the Village Plan Commission to be conducted on Monday, October 15, 2018, commencing at 7:00 p.m., at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois for the purpose of considering the following item(s):

See attached Agenda for the special meeting,
listing three (3) items of New Business.

Dated: October 8, 2018

William Robinson

William Robinson
Chairman

* * *

Delivered to and received by the Village Clerk this 8 day of October, 2018.

Linda Vasquez

Linda Vasquez
Village Clerk

This Call for Special Meeting should be delivered to the place of residence or abode of the Chair and the members of the Plan Commission (excepting any person making the Call) not less than 48 hours before the date and time of the proposed special meeting.

VILLAGE OF HAMPSHIRE
PLAN COMMISSION

SPECIAL MEETING
OCTOBER 15, 2018

AGENDA

CALL TO ORDER: TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of previous meeting.

NEW BUSINESS:

1. Consideration and Recommendation regarding Final Plat of Subdivision, together with accompanying Preliminary / Final Plans, for the Hampshire Grove Business Park Subdivision, located at the southeast corner of Higgins Road and Widmayer Road, on land annexed or to be annexed to the Village, pursuant to §7-2-4 of the Village Code.

2. Consideration and Recommendation regarding Amended Final Plat of Subdivision for Old Mill Manor Subdivision, Unit 10 and Old Mill Manor Subdivision, Unit 11, located on Oak Knoll Drive / IL 72 in the Village.

3. Consideration and Recommendation regarding Concept Plan for Tri County Self Storage site and subdivision, for property located on US Highway 20 west of the Hampshire Corporate Center Subdivision (to be annexed to the Village).

OLD BUSINESS: None.

PUBLIC COMMENT: All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

northern

September 28, 2018

Village of Hampshire
Plan Commission
234 S. State Street
Hampshire, IL 60140

Re: Preliminary Plan and Final Plan Submittal
PetAg Project / Hampshire Grove Business Park
Hampshire, Illinois

Dear Plan Commission Members:

Northern Builders, Inc. formally requests the Plan Commission review and consideration for the approval of both the Preliminary Plan and Final Plan Submittal for the PetAg project located on 15.98 acres in the proposed Hampshire Grove Business Park located immediately west of the Hampshire Woods Business Park.

This submittal request follows the Plan Commission's previous approval of Concept Plan granted on September 10th.

The PetAg property is part of an 80 acre parcel that is currently in the process of gaining the Village's approval for both zoning and annexation; that process is well under way and has received the support of the Zoning Board as well as the Village Board.

We have included the required information; please see our attached narrative and exhibits. We ask for your review, consideration and respectfully request your approval and your positive recommendation that it be presented to the Village Board for their approval.

Thank you again for your consideration

Very truly yours,

Brian M. Nowisecki, Vice President

Cc: Matthew Nowisecki, Sr. Vice President

NORTHERN BUILDERS, INC.
5060 River Road
Schiller Park • Illinois • 60176-1076
847/678-5060 • FAX: 847/678-7670
www.northernbuilders.com

SINCE 1927

DEVELOPMENT
CONSTRUCTION
LEASING & MANAGEMENT

ROBERT ARTHUR LAND COMPANY, LLC

PO BOX 610

BATAVIA, IL 60510

630-879-8703 (O)

630-207-8793 (M)

August 7, 2018

Village of Hampshire
Hampshire Village Hall
234 South State Street
Hampshire, IL 60140

Re: Permission to Submit Land Development Application

To Whom it May Concern,

Robert Arthur Land Company, LLC owns RALC Hampshire, LLC who owns 403 acres bounded by Higgins Road to the north, Big Timber Road to the south, Harmony Road to the east and the Hampshire Woods Business Park to the east.

Northern Builders, Inc. is the contract purchaser of 14.7 acres of the 80 acre parcel east of Widmayer Road and they have our permission to process the Land Development Application for the annexation, zoning and subdivision of the 14.7 acres.

Sincerely,

Arthur C. Zwemke
Manager

Rahgpslda1

northern
Northern Builders, Inc.

PETAG PROJECT, HAMPSHIRE ILLINOIS
LIST OF ADJACENT PROPERTY OWNERS

Property Owners immediately adjacent to the PetAg property

Noted as	Index Number	Property Owner	Name (from tax records)	Street Address	Town	State	Zip Code
1	01-11-100-005	RALC Hampshire LLC	RALC Hampshire LLC	PO Box 610	Batavia	Illinois	60510
2	01-11-100-006	RALC Hampshire LLC	RALC Hampshire LLC	PO Box 610	Batavia	Illinois	60510
3	01-11-127-003	Sysco Asian Foods, Inc	Sysco Asian Foods Inc. Buckhead Illinois	200 Flannigan Rd	Hampshire	Illinois	60140-8245
4	01-11-127-004	Village of Hampshire	Village of Hampshire	234 S State St	Hampshire	Illinois	60140
5	01-11-300-001	Trust #8002358312	c/o Michael Biasiello	503 W Talcot Rd	Park Ridge	Illinois	60068-5338
6	01-10-400-017		Bean, George E & Joyce	1845 Elizabeth Cir	Sycamore	Illinois	60178
7	01-10-200-001	RALC Hampshire LLC	RALC Hampshire LLC	PO Box 610	Batavia	Illinois	60510

Property Owners immediately adjacent to the 80 acre parcel

	Index Number	Property Owner	Name (from tax records)	Street Address	Town	State	Zip Code
8	01-02-300-011	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/oWade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
9	01-02-300-011	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/oWade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
10	01-02-300-012	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/o Wade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
11	01-11-100-009	Village of Hampshire	Village of Hampshire	234 S State St	Hampshire	Illinois	60140
12	01-11-100-014	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706
13	01-11-127-001	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706
14	01-11-127-002	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706

northern
Northern Builders, Inc.

PETAG PROJECT, HAMPSHIRE ILLINOIS

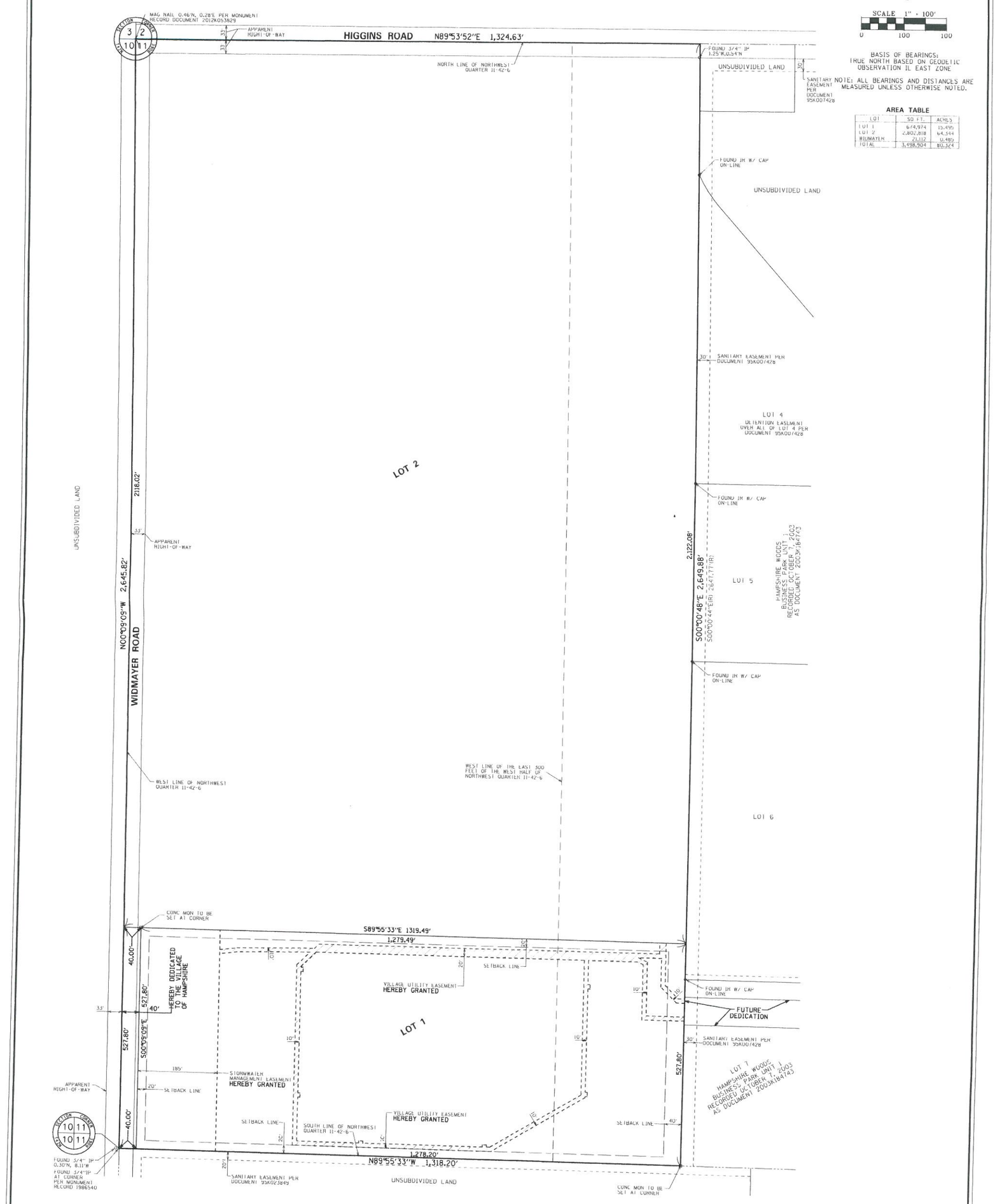
MAP OF ADJACENT PROPERTY OWNERS

FINAL PLAT OF SUBDIVISION

HAMPSHIRE GROVE BUSINESS PARK

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS

P.I.N.s
01-11-100-005
01-11-100-006



SCALE 1" = 100'
0 100 100

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

SANITARY NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

AREA TABLE

LOT	SQ FT.	ACRES
LOT 1	674,974	15.495
LOT 2	2,802,818	64.344
ROW/ATM	20,112	0.485
TOTAL	3,498,904	80.324

SUBDIVIDER:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, ILLINOIS 60176

PREPARED FOR:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, ILLINOIS 60176

OWNER
RALC HAMPSHIRE, LLC
C/O
ARTHUR C. ZWEMKE, MANAGER
ROBERT ARTHUR LAND COMPANY
P.O. BOX 610
BATAVIA, ILLINOIS, 60510

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09/28/2018
JOB NO: 10366
FILENAME: 10366SUB-01
SHEET 1 OF 2

Project: 10366 SURVEY 10366SUB-01.dgn Default User: johnsoph

FINAL PLAT OF SUBDIVISION
HAMPSHIRE GROVE BUSINESS PARK

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF)

THIS IS TO CERTIFY THAT ______________________

AN ______________ CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300

DATED AT ____________, ____________ COUNTY,

THIS _____ DAY OF __________, A.D. 20 _____.

____
CORPORATION NAME

ADDRESS

____

____

____

BY: ______________________ ______________________
PRINTED NAME, PRESIDENT PRINTED NAME, SECRETARY

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

I, ______________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND

STATE AFORESAID, DO HEREBY CERTIFY THAT ______________________ AND

______________________, PERSONALLY KNOWN TO ME TO BE OFFICERS OF

PRESIDENT AND SECRETARY OF ______________________ AS SHOWN ABOVE, APPEARED
CORPORATION

BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _______ DAY OF ______________, 20___.

____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY)

______________________, HOLDER OF A MORTGAGE ON THE PROPERTY
BANK NAME
DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE

RECORDED __________ AS DOCUMENT NUMBER ______________
DATE

IN THE OFFICE OF THE RECORDER OF DEEDS, ______________ COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID ______________________ HAS CAUSED
BANK

THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF

AT __________, ______________, THIS ___ DAY OF ________, 20___.
TOWN STATE

____
BANK NAME

ADDRESS

____

____

____

BY: ______________________
PRINTED NAME AND TITLE

ATTEST: ______________________
PRINTED NAME AND TITLE

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, ______________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

____
OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF __________, A.D. 20_____.

____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, ______________________, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS ____ DAY OF __________, A.D. 20 _____.

____
COUNTY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT ______________, WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF ____________,

A.D., 20 ____ AT _____ O'CLOCK ____M, AND WAS RECORDED IN PLAT ENVELOPE NO. _____

____
COUNTY RECORDER

SUBDIVIDER:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, ILLINOIS 60176

PREPARED FOR:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, ILLINOIS 60176

OWNER
RALC HAMPSHIRE, LLC
C/O
ARTHUR C. ZWEMKE, MANAGER
ROBERT ARTHUR LAND COMPANY
P.O. BOX 610
BATAVIA, ILLINOIS, 60510

FOR REVIEW
PURPOSES ONLY

VILLAGE UTILITY EASEMENTS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM, STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF __________, A.D. 20 ____.

CHAIRMAN ______________________

SECRETARY ______________________

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF

HAMPSHIRE, ILLINOIS, THIS ____ DAY OF __________, A.D. 20______.

SIGNED: ______________________
VILLAGE PRESIDENT

ATTEST: ______________________
VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, ______________________, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS

THIS _______ DAY OF ______________, 20______.

____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, ______________, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS

THIS ____ DAY OF __________, 20 18 ____.

____
VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF)

THIS IS TO CERTIFY THAT WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AT THE REQUEST OF THE OWNER THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

SAID PROPERTY CONTAINS 3,498,904 SQUARE FEET OR 80.324 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

WE FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0020J, DATED, JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS _______ DAY OF ______________ 20 ___, IN ROSEMONT, ILLINOIS.

____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2018
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JERRY P CHRISTOPH
3540
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

REVISIONS:

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

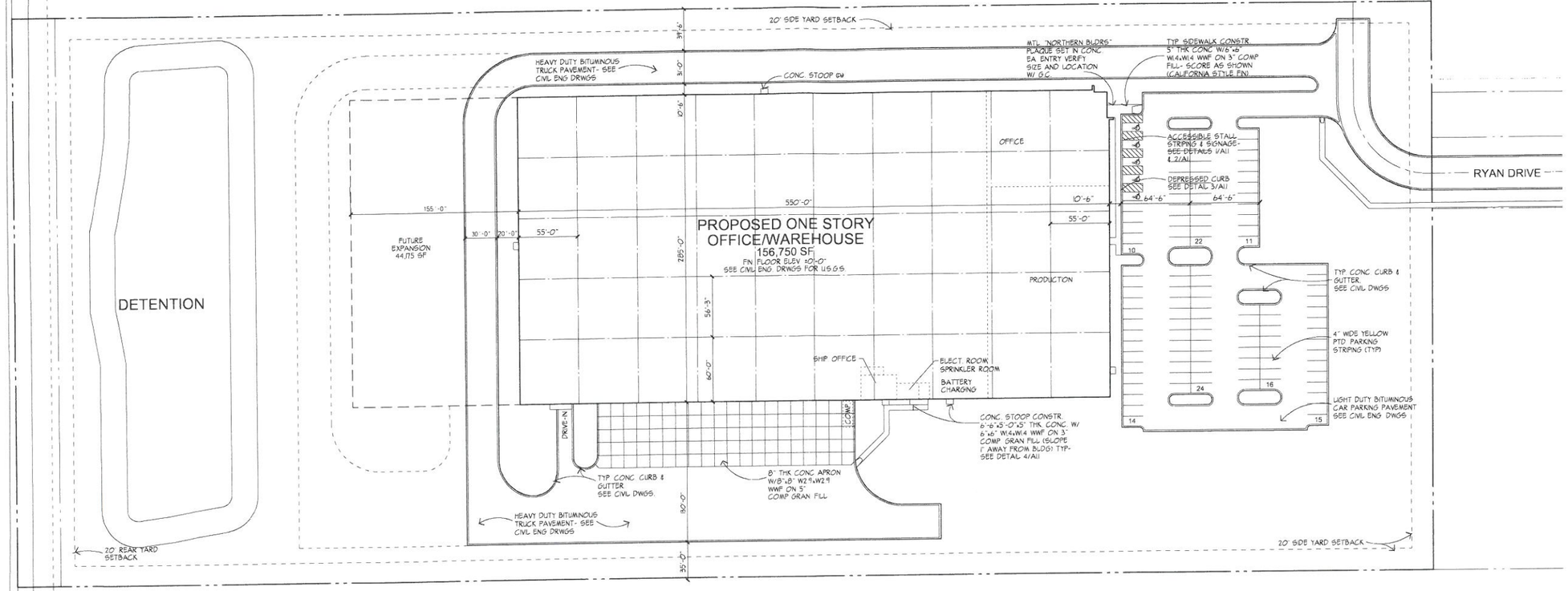
DATE: 09/28/2018

JOB NO: 10366

FILENAME: 10366SUB-01

SHEET 2 OF 2

N: Projects 10366 SURVEY 10366SUB-01.dgn SHEET 2 User -jchristoph



SITE PLAN

SCALE 1"=40'-0"

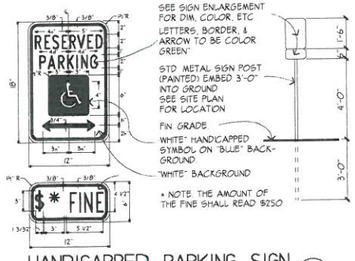
NORTH

NOTES:
1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS
2. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

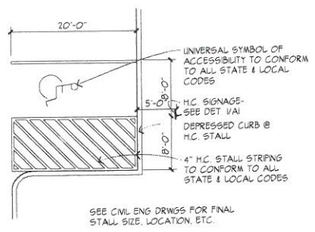
SITE DATA

SITE AREA (±15.11 AC.)	±658,199 S.F.
DETENTION	ONSITE
BUILDING AREA	
OFFICE	10,000 S.F.
SHIPPING OFFICE	600 S.F.
PRODUCTION	15,357 SF
ASPI PRODUCTION	6,981 SF
WAREHOUSE	123,812 S.F.
TOTAL BUILDING AREA	156,750 S.F.
FUTURE EXPANSION	44,175 S.F.
TOTAL FUTURE BUILDING AREA	200,925 S.F.

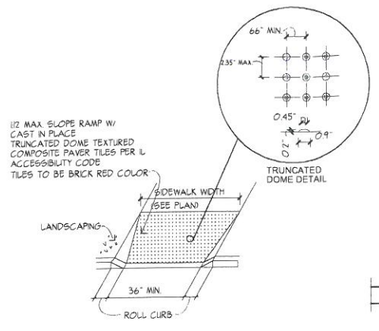
PARKING	
ACCESSIBLE PARKING	5 STALLS
STANDARD PARKING	107 STALLS
TOTAL PARKING PROVIDED	112 STALLS
DRIVE IN OVERHEAD DOORS	1 DOORS
EXTERIOR DOCKS	13 DOCKS
COMPACTOR DOOR	1 DOOR
CLEAR HEIGHT	33'-0"



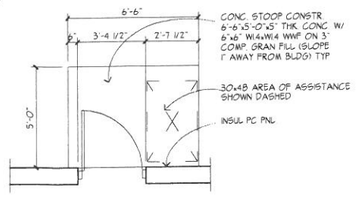
HANDICAPPED PARKING SIGN — 1/A11 — SCALE 3/8" = 1'-0"



H.C. STALL — 2/A11 — SCALE 1/8"=1'-0"



ACCESSIBLE CURB RAMP — 3/A11 — NO SCALE



ENLARGED CONC. STOOP PLAN — 4/A11 — SCALE 3/8"=1'-0"

northern
Northern Builders, Inc.

HARRIS ARCHITECTS, INC.
1007 DAVIDSON DRIVE, NAPERVILLE, ILLINOIS 60563 PH. 847.250.1616

NEW OFFICE/WAREHOUSE FACILITY FOR:
PetAg
HAMPSHIRE GROVE BUSINESS PARK
HAMPSHIRE, ILLINOIS

07-26-2018
IN PROGRESS

PROJECT NO. 217359
DRAWN BY: KB
DATABASE: PETAGSITE.DB

SHEET NO. A1.1
OF 21 SHEETS

CONCEPTUAL ARCHITECTURAL RENDERING

OFFICE/WAREHOUSE

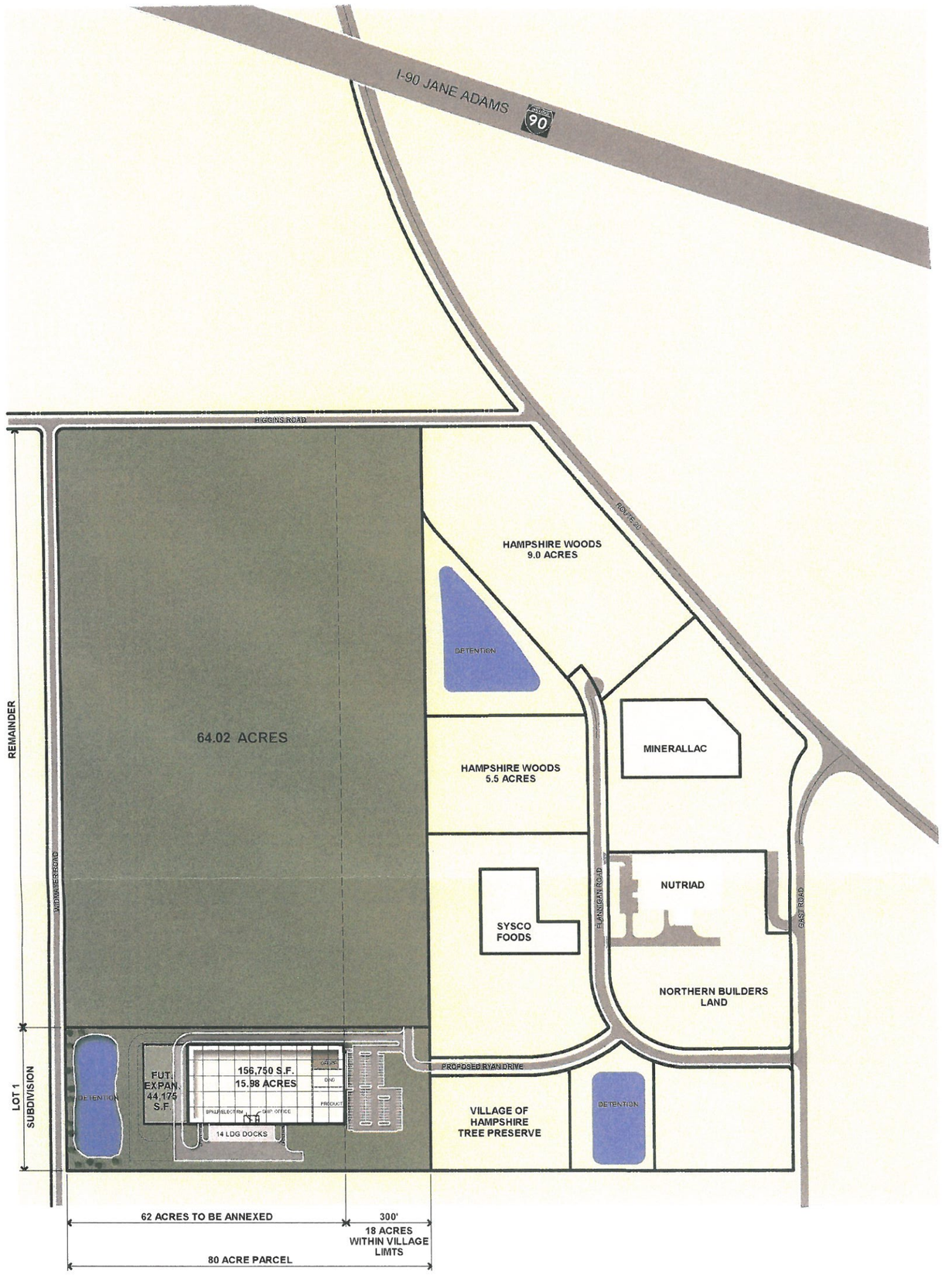
HAMPSHIRE, IL 08-08-2018

northern

Northern Builders, Inc.

HARRIS ARCHITECTS, INC.

WWW.HARRISARCHITECTS.COM 847.303.1155



SITE AREA (±80.00 AC.) ±3,484,800 S.F.

CONCEPTUAL PLAN FOR:

HAMPSHIRE GROVE BUSINESS PARK

HAMPSHIRE, ILLINOIS

SITE PLAN

218337 KJB 9-28-2018

0' 100' 200' 400' 800'

northern
Northern Builders, Inc.

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155

ROADWAY IMPROVEMENT PLANS
for

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

PROJECT NO:10366

DEVELOPER
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176
PH: 847-678-5060

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY KANE
CITY, TOWNSHIP HAMPSHIRE, T42N
SEC. & 1/4 SEC. NO. SEC 11 NW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. AND THE VILLAGE ARE TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

DRAINAGE CERTIFICATION

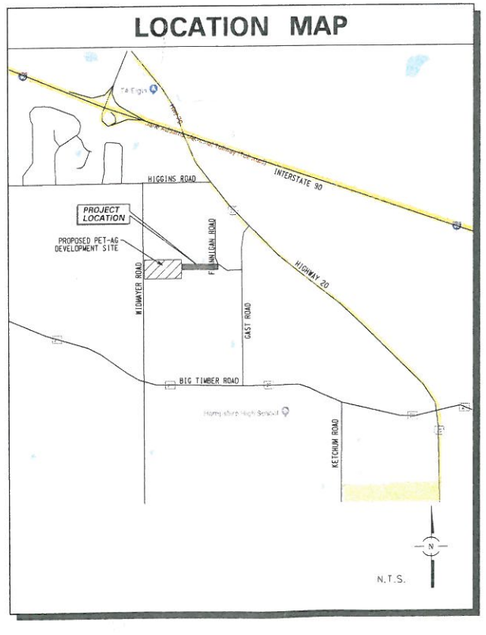
"To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this development or any part thereof, or, that if drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this development. The development shall not adversely increase flood elevations or decrease flood conveyance capacity upstream or downstream the project area."

REGISTERED PROFESSIONAL ENGINEER

SEAL

INDEX

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: SEPTEMBER 26, 2018

#	SHEET #	REMARKS	DATE

ENGINEER _____ DATE
MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2019

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2019

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

ISSUED FOR REVIEW
09/26/18

RYAN DRIVE EXTENSION
AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 10366TITLE
DATE: 09/26/18
JOB NO. 10366
SHEET C1
1 OF 14

N:\Projects\10366\ENG - ROADWAY\10366TITLE-RD.dgn Default User bbarker

GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

1. The "Standard Specifications for Road and Bridge Construction" adopted APRIL 1, 2016, the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, dated JANUARY, 2014 and revisions thereto, these improvement plans and details, special provisions and codes and ordinances of the Village of Hampshire, Illinois shall govern applicable portions of this project.

2. The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 107.14 of the Standard Specifications, the "Standard Specifications for Traffic Control Items".

3. Locations of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location of all existing underground structures, cables, utilities and pipe lines.

4. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer and Village so that the conflict may be resolved.

5. The Contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.

6. The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Engineer and Village at his own expense.

7. The Contractor shall be responsible for the protection of all private and public utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired or replaced to the satisfaction of the Engineer and Village by the Contractor at his own expense.

8. The Contractor shall examine the plans and specifications, visit the site of the work and inform himself/herself fully with the work involved, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.

9. All work and materials shall be in accordance with code requirements.

10. Prior to submitting his bid, the Contractor shall call the attention of the Engineer to any material or equipment he deems inadequate and to any item of work omitted.

11. The pay items shall be as noted in the Summary of Quantities/Proposal. Any item of work that is shown on the plans to be performed by the Contractor, for which there is no pay item, shall be considered incidental to the cost of the project.

12. Structures for valve vaults for water mains shall be in accordance with the improvement plans and the applicable standard specifications. Where granular trench backfill is required around these structures, the cost shall be considered as incidental and shall be included in the contract unit price for the structure.

13. Frame and cover or grates for water main structures shall be as indicated within these improvement plans.

14. All final adjustments of casting will be accomplished by the use of precast concrete adjusting rings set in Butyl rope joint sealant; mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight (8") inches. Cost for adjustment is considered incidental.

15. The underground contractor shall be responsible to place on grade and coordinate with other contractors all underground structure frames such as catch basins, inlets, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation shall be paid and said adjustments shall be considered incidental to other items of construction.

16. The Contractor shall restore any area disturbed to a condition equal to or better than its original use. This shall include finish grading, establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.

17. All trenches caused by the construction of sewers, water mains, water service pipes and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two (2') feet of said improvements shall be backfilled with compacted granular trench backfill or with approved suitable select material and properly compacted in accordance with Division II Section 20 of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto.

    Trench backfill quantities for public utilities and utility conduits have been computed and shall be paid for based on the following maximum trench widths in accordance with Division II of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto. The depth of backfill shall be measured from the top of pipe embedment to the finished subgrade or as noted on the plans.

Trench Depth/ Protection	Required Trench Width on Each Side of the Pipe
5 ft (1.5 m) and less, without protection	12 in. (300 mm)
5 ft (1.5 m) and less, with protection	18 in. (450 mm)
Greater than 5 ft (1.5 m)	18 in. (450 mm)

    Trench backfill required in excess of the quantity beyond the maximum trench width shall be considered incidental to the contract unless authorized by the Engineer.

18. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.

19. The Engineer will be given forty-eight (48) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the negligence of the Contractor shall be paid for by the Contractor at the current hourly rate.

20. The Contractor shall inform the Village Engineer before work commences on each category of construction, i.e. water main, grading, pavement and drainage improvement. A twenty-four (24) hour notice shall be given for any item that requires final testing and inspection such as water mains or sanitary sewers.

21. The Engineer will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The Contractor shall call the attention of the Engineer to any errors or discrepancies which may be suspected in lines and grades which are established by the Engineer, and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Engineer or his representative.

22. All lot irons damaged or removed during construction of this project shall be replaced by the Engineer and said cost of replacement shall be paid by the Contractor.

23. Before acceptance by the Village and final payment, all work shall be inspected and approved by the Village Engineer. Final payment shall be made after all of the Contractor's work has been approved and accepted.

24. The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.

25. If any approved equal items are required, the Contractor shall contact the Engineer for approval.

26. Any drain and/or field tile encountered by the Contractor during the installation of the improvements shall be returned to original condition. This work to be considered incidental to the contract.

27. All road signs, street signs and traffic signs which need to be relocated or moved due to construction shall be taken down and stored by the Contractor at his own expense, except those which are necessary for proper traffic control which shall be temporarily reset until completion of construction operations. After completion of the work, the Contractor shall reset, at his expense, all said signs.

28. The Contractor shall dispose of all excess excavation, unsuitable and unusable materials offsite and at an approved location in a manner that public or private property will not be damaged or endangered. This work is considered as incidental to the cost of the project.

29. No excavations will be permitted to remain open over any weekend.

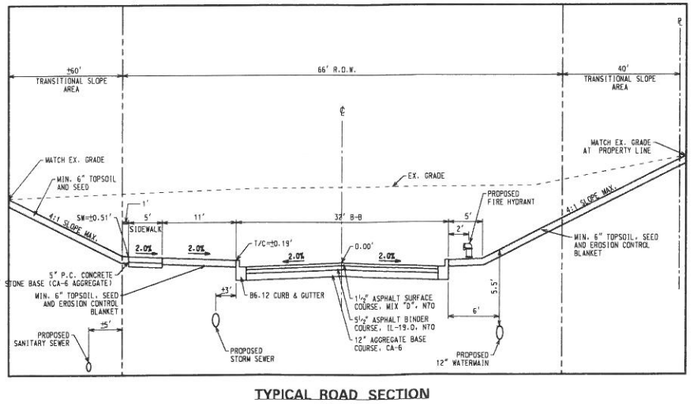
30. "Band-Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.

31. As-built drawings shall be prepared by the Contractor and submitted to the Engineer as soon as the site improvements are completed. Any change in length, location or alignment shall be shown in red.

32. The Contractor is responsible for coordinating any required inspections with the Village of Hampshire.

33. Special attention is drawn to the fact that Article 105.06 of the standard specifications requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07.

34. The Engineer and Village are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.



TYPICAL ROAD SECTION
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8"	WATER MAIN (WITH SIZE)	8"
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G
T	TELEPHONE LINES	T
E	ELECTRIC LINE	E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IHPA	004081618		09/21/2018
IDNR		1901524	08/13/2018
IEPA NOI			
IEPA PUBLIC WATER SUPPLY			
IEPA POLLUTION CONTROL			

CONTACT INFORMATION

VILLAGE ENGINEER

ENGINEERING ENTERPRISES, INC
52 WHEELER ROAD
SUGAR GROVE, IL 60554
PH* 630-466-4700
CONTACT: BRAD SANDERSON

BENCH MARK

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
DM007
PID: DL6745
STATION IS STAINLESS STEEL ROD IN SLEEVE LOCATED ABOUT 4.5 MI (7.2 KM) EAST OF HAMPSHIRE, 4.1 (6.6 KM) MI SOUTH-SOUTHWEST OF HUNTLEY AND 3.3 MI (5.3 KM) NORTH-NORTHWEST OF PINGREE GROVE.
ELEVATION = 909.57 NAVD 88

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
K131
PID: NH0213
STATION IS BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 0.9 MI SOUTHEAST FROM HAMPSHIRE.
ELEVATION = 919.43 NAVD 88

SITE BENCHMARK *1:
BOX CUT AT THE SOUTHWEST CORNER OF CONCRETE PAD FOR STREET LIGHT CONTROL BOX AT NORTHWEST CORNER OF SITE.
ELEVATION = 971.38

SITE BENCHMARK *2:
BOX CUT AT THE NORTHWEST CORNER OF STREET LIGHT HANDHOLE AT SOUTHEAST CORNER OF SITE.
ELEVATION = 972.76

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

RYAN DRIVE EXTENSION AT
HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

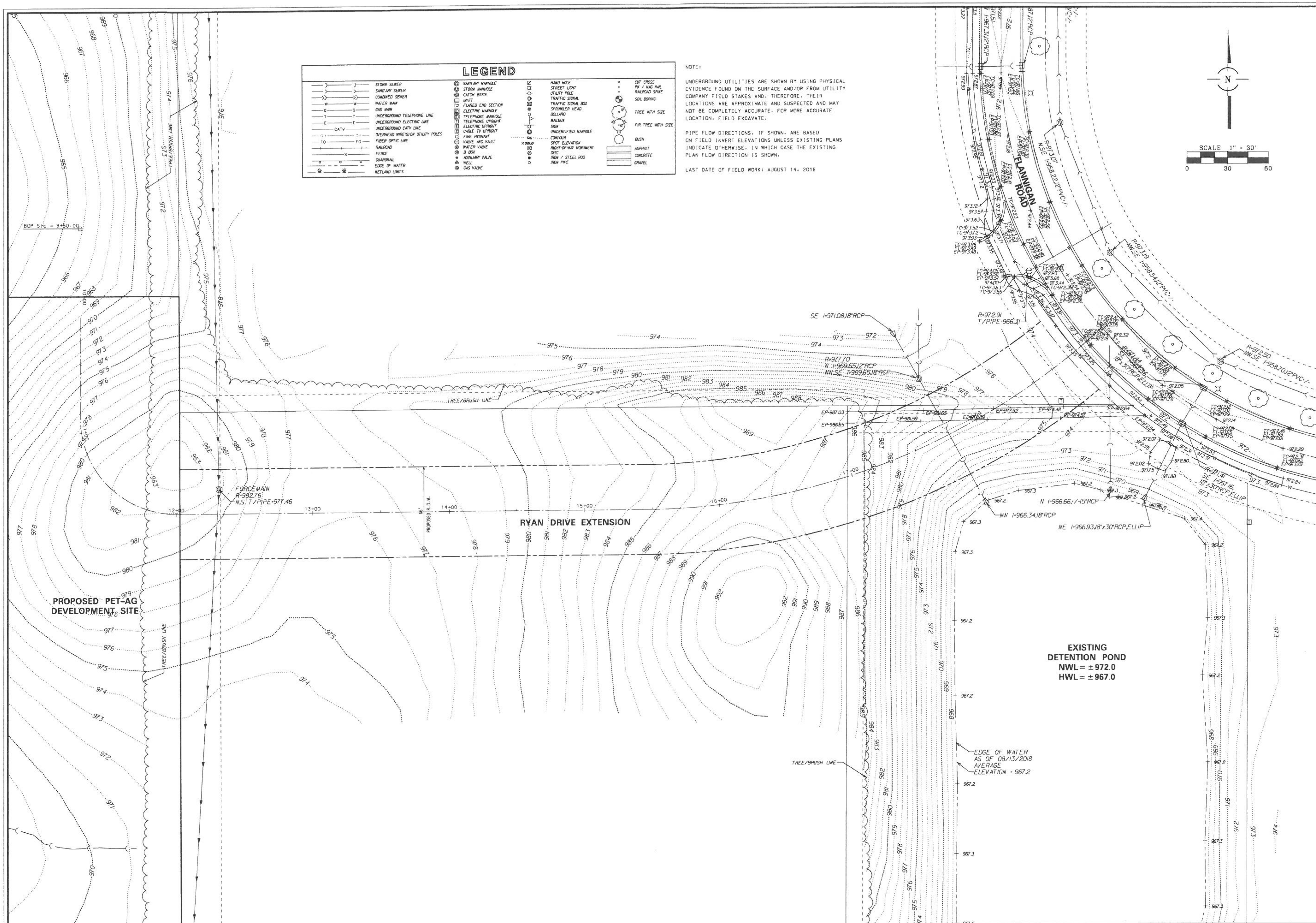
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME:
10366GN.DGN

DATE:
09/26/18

JOB NO.
10366

SHEET
GN
2 OF 14



LEGEND
STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILIARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
CONTOUR
SPOT ELEVATION
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL
N
SCALE 1" = 30'
0 30 60
FLANNIGAN ROAD
RYAN DRIVE EXTENSION
PROPOSED PET-AG DEVELOPMENT SITE
EXISTING DETENTION POND
NWL = ±972.0
HWL = ±967.0
BOP Sta = 9+50.00
FORCE MAIN
R-982.76
N.S. T/PIPE-977.46
PROPOSED R.O.W.
12+00
13+00
14+00
15+00
16+00
TREE/BRUSH LINE
SE I-971.08 18"RCP
R-972.91
T/PIPE-966.31
R-977.70
N I-969.65 12"RCP
NW,SE I-969.65 18"RCP
N I-966.66 / 15"RCP
NW I-966.34 18"RCP
NE I-966.93 18"x30"RCP ELLIP
R-971.41
SE I-967.16 18"x30"RCP ELLIP
R-973.07
N,SE I-958.22 12"PVC-/-
R-973.19
NW,SE I-958.54 12"PVC-/-
R-972.50
NW,SE I-958.70 12"PVC-/-
EDGE OF WATER AS OF 08/13/2018 AVERAGE ELEVATION - 967.2

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: AUGUST 14, 2018

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS PLAN

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696 4060 Fax: (847) 696 4065
SPACECO INC.

FILENAME: 10366ET01.DGN

DATE: 09/26/18

JOB NO. 10366

SHEET ET 3 OF 14

N:\Projects\10366\ENG\ROADWAY\10366ET01-RD.dgn Default User=bbarker

NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE PITCH-IN UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.

LEGEND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL
- CURB AND GUTTER TO BE REMOVED
- ASPHALT PATH/SIDEWALK REMOVAL

SIGN LEGEND:
① STOP R1-1 30" x 30"

N

SCALE 1" = 30'
0 30 60

BOP Sta = 9+50.00

PROVIDE TYPE 3 BARRICADES

END PROPOSED IMPROVEMENTS STA. 10+16.84

SEE SITE IMPROVEMENT PLANS FOR PET-AG BY SPACECO, INC. FOR CONTINUATION

PC STA. 10+89.02

PT STA. 12+00.10

RYAN DRIVE EXTENSION

PC STA. 15+44.04

EX. 12' EASEMENT

EX. 30' EASEMENT

EX. 12' EASEMENT

EX. 5' EASEMENT

EX. 6' EASEMENT

FLANNIGAN ROAD

MATCH EX. CURB AND GUTTER

MATCH EX. SIDEWALK

REMOVE EX. CURB

REMOVE EX. SIDEWALK

PT STA. 19+02.49

24" STOP BAR

MATCH EX. CURB AND GUTTER

MATCH EX. SIDEWALK

REMOVE EX. ASPHALT PATH

PROPOSED RETAINING WALL WITH HANDRAIL

EX. HWL=972.0

EX. HWL=972.0

PROPOSED PET-AG DEVELOPMENT SITE

EXISTING DETENTION POND
HWL = ±972.0
NWL = ±967.0

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GEOMETRIC LAYOUT PLAN

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 730
Rosemont, Illinois 60018
Phone: (847) 696.4060 Fax: (847) 696.4065
SPACECO INC.

FILENAME: 10366GM01.DGN
DATE: 09/26/18
JOB NO.: 10366
SHEET: GM1
4 OF 14

N:\Projects\10366\ENG - ROADWAY\10366GM01-RID.dgn Default User=bbarker

STORM STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. -}——}- INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.

PLAN AND PROFILE

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696 4065
SPACECO INC.

FILENAME: 10366PP01
DATE: 09/26/18
JOB NO. 10366
SHEET PP1
5 OF 14

NOTES:

1. ADD 900 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-IN UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

LEGEND

- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- 76 PROPOSED CONTOUR
- (L) LOW POINT
- (S) SUMMIT POINT

N

SCALE 1" = 30'
0 30 60

BOP Sta = 9+50.00

RYAN DRIVE EXTENSION

FLANNIGAN ROAD

MATCH EX. PAVEMENT

EX. HWL=972.0

EX. HWL=972.0

PROPOSED RETAINING WALL WITH HANDRAIL

PROPOSED PET-AG DEVELOPMENT SITE (SEE PLANS BY SPACECO INC FOR CONTINUATION)

EXISTING DETENTION POND
HWL = ±972.0
NWL = ±967.0

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

975 S.W. Higgins Road, Suite 170
Hoffman Estates, Illinois 60169
Phone: (847) 696.4060 Fax: (847) 696.4065

SPACECO INC.

FILENAME: 10366GR01.DGN

DATE: 09/26/18

JOB NO. 10366

SHEET GR1
6 OF 14

X:\Projects\10366 ENG - ROADWAY\10366GR01-R1.dgn Default User: bbarker

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

TREE PROTECTION

1. EXISTING PARKWAY TREES LOCATED WITHIN THE RIGHT OF WAY AND IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE LANDSCAPE PLANS FOR SPECIFIC TREE INFORMATION.

STANDARDS FOR SANITARY SEWER CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All sanitary sewer construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, the notes and on the plans, and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. Sanitary sewers and sewer service shall be constructed of the following materials:

   a. Polyvinyl chloride plastic gravity sewer pipe (PVC) conforming to ASTM Designation D-3034 or D-2241 with elastomeric gasket joints conforming to ASTM Designation D-3139. The Standard Dimension Ratio (SDR) for PVC pipe shall be 26 as a minimum and shall be dependent on the depth of cover. SDR 26 gravity sewer shall be used for depths up to fifteen (15) feet as measured from the top of the pipe. From fifteen (15) to twenty (20) feet SDR 21 pressure-rated pipe conforming to ASTM D-2241 shall be used. At depths greater than twenty (20) feet, PVC pressure-rated pipe shall be used that has a minimum dimension ratio (DR) of 18 and conforms to ASTM D-2241, AWWA C900 or AWWA C 905, whichever is applicable.

   b. Where ductile iron sanitary sewer pipe is shown on the plans, said pipe shall be ductile iron pipe, class 52, conforming to AWWA C-151 (ANSI 21.51), with joints complying with AWWA C-111 (ANSI A21.11).

3. Pipe size shall be a minimum of 8" for sewer mains and 6" for sewer services. Pipe slopes shall be a minimum of 0.40% for 8" sewer and 1.00% for 6" sewer services.

4. All sanitary sewer manholes shall be precast reinforced concrete ASTM designation C-478 provided with approved cast in place rubber boots (flexible manhole sleeve) having a nominal wall thickness of three/sixteenths (3/16) inches with a ribbed concrete configuration and with stainless steel binding straps properly sized. All sanitary sewer manholes shall be set in Butyl rope joint sealant, including all component parts, bottoms, barrels, adjusting rings and castings. The outside joints shall be provided with a four (4) inch wide strip of Butyl-Resin Sealant completely around each joint with vertical lap of one (1) inch and horizontal lap of six (6) inches.

5. All manhole covers shall have "Sanitary" cast into the top and shall be the concealed pickhole type. All covers used for sanitary sewers shall have a machined surface and a watertight rubber gasket seal. All manhole frames shall be set with Butyl rope joint sealant. Frame and lid shall be Neenah R-1713 with Type B lid or equal.

6. A 4' diameter (min.) Inspection manhole shall be constructed outside all buildings for the purpose of flow monitoring. Said manholes shall provide a minimum 6-inch drop from inlet to outlet pipe to facilitate sampling.

7. All final adjustments of castings will be accomplished by the use of precast concrete adjusting rings set in Butyl rope joint sealant; mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight (8") inches. No more than 2 adjusting rings shall be used.

8. "SurSeal" chimney seals as distributed by Marathon Materials, Inc. (800/983-9493) or approved equal, shall be installed on all manholes.

9. Sanitary sewer services may be constructed according to the details on the plans.

10. When connecting to an existing sanitary main when a tee or wye is not provided, an "Inserta Tee" fitting must be installed. The minimum distance between fittings is 4 feet center to center. Disruption of any existing sanitary main by breaking or cutting in a wye/tee is prohibited unless the existing main is cracked or broken at the point of connection with "Inserta Tee". A representative of the Village shall determine the existing main repair or replacement required on a case by case basis prior to connection, construction or installation.

11. Infiltration leakage shall not exceed 200 gallons per inch of pipe diameter per mile per day of sewer pipe, including manholes in the test section.

12. All sanitary sewers will be subject to an air exfiltration test, televising test, and deflection test to be performed by the Contractor under the supervision of the Engineer. All testing will be done in conformance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", current edition and Village of Hampshire requirements. In addition all manholes shall be vacuum tested.

13. Vacuum testing of each manhole shall be carried out immediately after assembly and prior to backfilling. All lift holes shall be plugged with an approved non-shrink grout.

No grout will be placed in the horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from the manhole.

The test head shall be placed at the inside of the top of the frame section and the seal inflated in accordance with the manufacturer's recommendation.

A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop to 9 inches. The manhole shall pass if the time is greater than 60 seconds for a 48" diameter manhole, 75 seconds for a 60" manhole and 90 seconds for a 72" inch manhole.

If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test is obtained

STANDARDS FOR SANITARY SEWER SERVICE CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All sanitary sewer construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition, and revisions thereto, the notes on the plans, and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. Sanitary sewers and sewer services shall be constructed of the following materials

   a. Polyvinyl chloride plastic gravity sewer (PVC) conforming to ASTM Designation D-3034 or D-2241 with elastomeric gasket joints conforming to ASTM Designation D-3139. The Standard Dimension Ration (SDR) for PVC pipe shall be 26 as a minimum and shall be dependent on the depth of cover. SDR 26 gravity sewer shall be used for depths up to fifteen (15) feet as measured from the top of the pipe. From fifteen (15) to twenty (20) feet, SDR 21 pressure rated pope conforming to ASTM D-2241 shall be used. At depths greater than twenty (20) feet, PVC pressure rated pipe shall be used having a minimum dimension ration (DR) of 18 and conforming to ASTM D-2241, AWWA C-900, or AWWA c-905, whichever is applicable.

   b. Where ductile iron sanitary sewer pipe is shown on the plans, said pipe shall be ductile iron pipe, class 52, conforming to AWWA c-141 (ANSI A21.51), with joints complying with AWWA C-111 (ANSI A21.11).

3. Pipe size shall be a minimum of 6" for sewer services. Pipe slopes shall be a minimum of 1.00%.

4. Sanitary sewer services may be constructed according to the details on the plans.

5. Infiltration leakage shall not exceed 200 gallons per inch of pipe diameter per mile per day of sewer pipe, including manholes in the test section.

6. When connection to an existing sanitary main when a tee or wye is not provided, an "Inserta Tee" fitting must be installed. The minimum distance between fittings is 4 foot center to center. Disruption of any existing sanitary main by breaking or cutting in a wye / tee is prohibited unless the existing main is broken or cracked at the point of connection with "Inserta Tee." A representative of the Village shall determine the existing main repair or replacement required on a case by case basis prior to construction or installation.

STORM SEWER NOTES

1. GENERAL:

A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE: MATERIAL

PCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE I, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

RYAN DRIVE EXTENSION AT
HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
10366SPEC01.DGN

DATE:
09/26/18

JOB NO.
10366

SHEET
SP1
7 OF 14

N:\Projects\10366\ENG - ROADWAY\10366SPEC01-RD.dgn Default User bbarker

STANDARDS FOR WATER MAIN CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, these improvement plans and details, special provisions and in accordance with codes and ordinances of the Village of Hampshire, Illinois.
2. All water main shall be Ductile Iron Pipe Class 52 with either mechanical or push-on joints and shall conform to ANSI A21.51-96, AWWA C151 and ANSI A21.11-00, AWWA C111.
3. All fittings shall be Compact Ductile Iron and shall conform to AWWA/ANSI C153/A21.53-00. Fittings shall be U.L. Listed Class 350, Tyler, Griffin or approved equal.
4. All pipe and fittings shall be cement lined in accordance with AWWA/ANSI C104/A21.4-95.
5. All fittings shall be mechanical joint and shall be restrained with Mega Lugs by Ebaa Iron unless otherwise shown on the drawings.
6. Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. Maximum deflections at pipe joints and laying radius for the various pipe lengths shall be in accordance with AWWA C600-99. When rubber gasketed pipe is laid on a curve, the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wider on curves for this purpose.
7. Sleeves shall be Smith Blair Omni-Coupling #441 or equal. Sleeves shall be provided at locations shown on the plans or as required. The cost of sleeves is considered as incidental to the cost of the project.
8. All gate valves shall have a non-rising stem, shall have a standard 2" square operating nut and shall open in a counter-clockwise direction. Gate valves shall be Mueller Resilient Wedge Gate Valve Cat. No. A-2360-23 in accordance with AWWA C-509-01. Main line valves shall be furnished with mechanical joint connections and restrained with Mega Lugs.
9. All Valve Boxes shall be cast iron, two piece 5 1/4-inch shafts, Screw-type Tyler Model 666-S. Lids to be marked "Water" (valve box extensions if required are considered incidental). All boxes will be equipped with a rubber stabilizer manufactured by Adapter, Inc.
10. All hydrants shall be in accordance with AWWA C502-94 and shall be a Mueller A423 Super Centurion hydrant (break away style traffic design) with one 4 1/2" steamer nozzle and two (2) hose outlets, of which the threads conform with the standards of the Village of Hampshire, Illinois. The connections between the main line swivel tee to auxiliary valve and auxiliary valve to hydrant shall be swivel anchor couplings.
11. All pressure taps to an existing village main shall be made with Mueller Mechanical Joint Tapping Sleeve No. H615 and Mueller T2360 Flg x MJ Resilient Wedge Tapping Valve. All should be constructed in a valve vault.
12. All tees, bends, valves, and fire hydrants shall be adequately supported with a concrete base, and supported laterally with poured in place thrust blocking against undisturbed earth for all water main with a diameter 16" and greater. Concrete block may be used in lieu of poured in place thrust blocking for all water main with a diameter less than 16".
13. All water mains shall have a minimum depth of cover of 5.5' or as noted on plans.
14. All water services shall be type "K" copper pipe with compression connections.
15. All corporation stops shall be Mueller. (1" H15008) (1-1/2" & 2" H15013)
16. All curb stops shall be Mueller Minneapolis Pattern. (1" H15155) (1-1/2" & 2" B25155)
17. All curb boxes shall be Mueller Minneapolis Pattern Base Curb Box. (6' H10300 tapt 2)
18. Hydrostatic Tests - The Contractor shall perform Hydrostatic Tests in accordance with Division IV, Section 41 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, and applicable provisions of AWWA C-600 and C-603. The water mains shall be pressure tested at 150 psi. The test pressure shall not drop more than 2 psi for the duration of the test. The gauge shall be of good quality and condition, and be fluid filled. The gauge shall have a large enough range for the pressure being tested and shall be capable of reading a minimum pressure increment of 2 psi. Allowable leakage shall be as set forth in AWWA C-600 latest edition. The testing length shall be limited to 1000 foot. If more than 1000 foot of watermain is tested, the allowable leakage will be based upon 1000 foot. The duration of the test shall be for two hours minimum.
19. Disinfection of the Water Mains - Upon completion of the newly laid water mains (and water service lines 4" and larger), the water mains shall be disinfected in accordance with the American Water Works Association, Procedure Designation, AWWA C-651, latest edition. The Contractor is responsible for collecting samples and having bacteriological testing performed as required by the IEPA. The Contractor shall furnish to the Village the required documentation, test results, etc., required by the IEPA before placing the water mains in service or before opening a water service line to the Village system.
20. All water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains in accordance with Title 35: Environmental Protection Agency Subtitle F: Public Water Supplies, Chapter II: Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.
21. No water service taps shall be made prior to Village receiving the IEPA operating permit.

STANDARDS FOR WATER MAIN SERVICE CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, these improvement plans and details, special provisions and in accordance with codes and ordinances of the Village of Hampshire, Illinois.
2. All water services shall have a minimum depth of cover of 5.5' or as noted on plans.
3. All water services shall be type "K" copper pipe with compression connections.
4. All corporation stops shall be Mueller. (1" H15008) (1-1/2" & 2" H15013)
5. All curb stops shall be Mueller Minneapolis Pattern. (1" H15155) (1-1/2" & 2" B25155)
6. All curb boxes shall be Mueller Minneapolis Pattern Base Curb Box. (6' H10300 tapt 2)
7. All water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains in accordance with Title 35: Environmental Protection Agency Subtitle F: Public Water Supplies, Chapter II: Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

AWWA STANDARD 651-05 SECTION 4.7: DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS

The following procedures apply primarily when existing mains are wholly or partially dewatered. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing in order to minimize the time customers are out of water. Leaks or breaks that are repaired with clamping devices while the mains remain full of pressurized water may present little danger of contamination and therefore may not require disinfection.

Sec. 4.7.1 Trench Treatment

When an existing main is opened, either by accident or by design, the excavation will likely be wet and may be badly contaminated from nearby sewers. Liberal quantities of hypochlorite applied to open trench areas will lessen the danger from this pollution. Tablets have the advantage in this situation, because they dissolve slowly and continue to release hypochlorite as water is pumped from the excavation.

Sec. 4.7.2 Swabbing With Hypochlorite Solution

The interior of pipe and fittings (particularly couplings and sleeves) used in making the repair shall be swabbed or sprayed with a 1 percent hypochlorite solution before they are installed.

Sec. 4.7.3 Flushing

Thorough flushing is the most practical means of removing contamination introduced during repairs. If valve and hydrant locations permit, flushing toward the work location from both directions is recommended. Flushing shall be started as soon as the repairs are completed and shall be continued until discolored water is eliminated.

Sec. 4.7.4 Slug Chlorination

Where practical, in addition to the procedures previously described, the section of the main in which the break is located shall be isolated, all service connections shut off, and the section flushed and chlorinated as described in Sec. 4.4.4. The dose may be increased to as much as 300 mg/L and the contact time reduced to as little as 15 min. After chlorination, flushing shall be resumed and continued until discolored water is eliminated and the chlorine concentration in the water exiting the main is no higher than the prevailing water in the distribution system or that which is acceptable for domestic use.

Sec. 4.7.5 Bacteriological Samples

Bacteriological samples following procedures in 5.1.3 shall be taken after repairs are completed to provide a record for determining the procedure's effectiveness. If the direction of flow is unknown, then samples shall be taken on each side of the main break. If positive bacteriological samples are recorded, then the situation shall be evaluated by the purchaser who can determine corrective action. Daily sampling shall be continued until two consecutive negative samples are recorded.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

RYAN DRIVE EXTENSION AT
HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10366SPEC02.DGN
DATE: 09/26/18
JOB NO. 10.366
SHEET SP2
8 OF 14

X:\Projects\103660\NG - ROADWAY\10366SPEC02-RD.dgn Default User: bbarker

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 _____. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of a roadway extension.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence. sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Strip topsoil, stockpile topsoil and grade site
4) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
5) Temporarily stabilize all areas including lots that have reached rough grade
6) Install storm sewer, sanitary sewer, watermain and associated inlet protection
7) Install roadway
8) Permanently stabilize lots
9) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 2.9 acres. Construction activity will disturb approximately 2.9 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.

E. Refer to Sheets GR1, SE1, PP1 for a site plan indicating:
   1) drainage patterns
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is/are: Wingover Road Ditch, _____
   2) The name of the ultimate receiving water is: Poplar Creek.
   3) The extent of wetland acreage at the site is 0.00 acres.

G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part VI.C. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2007. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Hampshire
- Kane County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours of the end of a 0.5-inch (or greater) rain event, or snowfall equivalent.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding
- temporary seeding
- erosion control blanket

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Except as provided in paragraphs (a) and (b) below, stabilization measures shall be initiated as soon as practicable on portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity on that portion of the site has temporarily or permanently ceased.

(a) Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

(b) Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (e.g., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of site by the 14th day after construction activity temporarily ceased.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree attainable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- detention basins (existing wet basin)

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 75% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks. Leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Banned-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractor should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be maintained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommendations.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately after discovery in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than thirty days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the all adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the person who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

F. All reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Water used to wash vehicles where detergents are not used;
- Water used to control dust;
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents are not used;
- Irrigation ditches;
- Uncontaminated ground water; and,
- Foundation or footing drains where flows are not contaminated with process materials such as solvents.

Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			e		e				
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			Cee									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.
* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

PERMIT #: ILR10 _____

CONTRACTOR SIGNATURE _____ DATE _____

PRINTED NAME & TITLE _____

NAME OF CONTRACTING FIRM _____

STREET ADDRESS _____

CITY, STATE, ZIP CODE _____ TELEPHONE NUMBER _____

TRADE/ RESPONSIBILITIES: _____

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

PERMIT #: ILR10 _____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER _____ DATE _____

PRINTED NAME OF OWNER _____

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

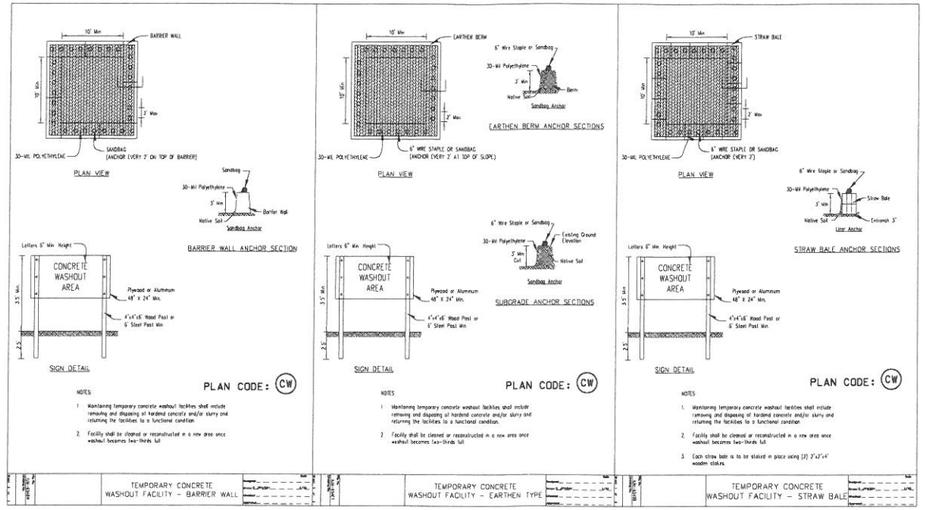
NO.	DATE	REMARKS

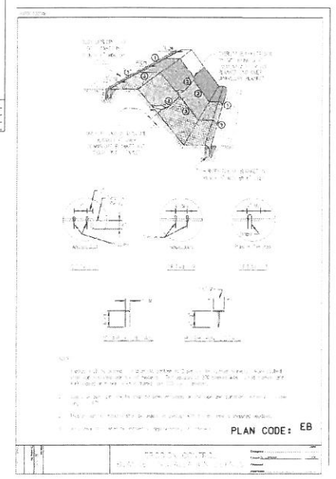
NO.	DATE	REMARKS

STORMWATER POLLUTION PREVENTION PLAN
RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

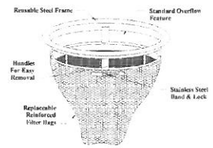
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10366SE01
DATE: 09/26/18
JOB NO. 10366
SHEET SE1
9 OF 14





Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



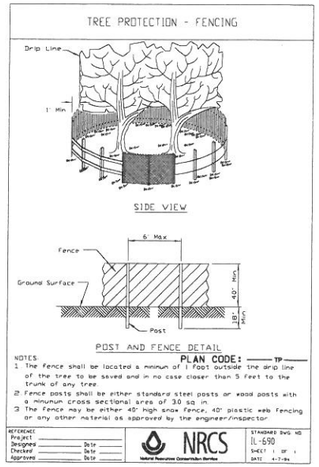
Catch-All HR is available to provide the added benefit of hydrocarbon removal.

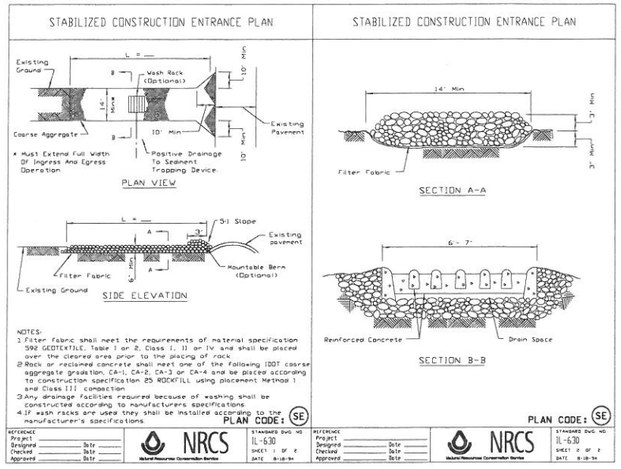
Design Benefits
1. Pollutant Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   *By virtue of sediment control

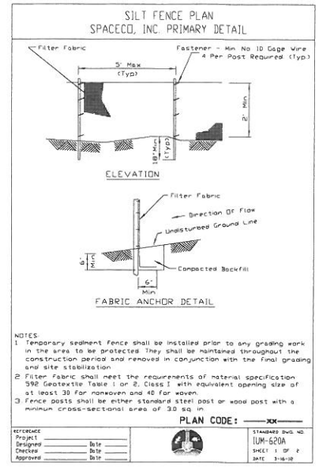
Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

* On Approved Equal

PLAN CODE: (1P)







NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN

RYAN DRIVE EXTENSION AT
HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-9600 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10366SE02.DGN

DATE: 09/26/18

JOB NO. 10366

SHEET SE2
10 OF 14

SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- (IP) INLET PROTECTION
- (P) PAVING
- (PS) PERMANENT SEEDING
- (LA) LINED APRON
- (CW) CONCRETE WASHOUT
- TP TREE PROTECTION FENCE

N

SCALE 1" = 30'
0 30 60

BOP Sta = 9+50.00

LIMITS OF TREE CLEARING SHALL BE TO THE SILT FENCE LIMITS

RYAN DRIVE EXTENSION

FLANNIGAN ROAD

PROPOSED PET-AG DEVELOPMENT SITE

HWL=972.0

PROPOSED RETAINING WALL WITH HANDRAIL

RESTORE AREA DISTURBED BY STORM SEWER INSTALLATION WITH MIN. 6" TOPSOIL, SEED, AND EROSION CONTROL BLANKET

EX. HWL=972.0

EXISTING DETENTION POND
HWL = ±972.0
NWL = ±967.0

LIMITS OF TREE CLEARING SHALL BE TO THE SILT FENCE LIMITS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

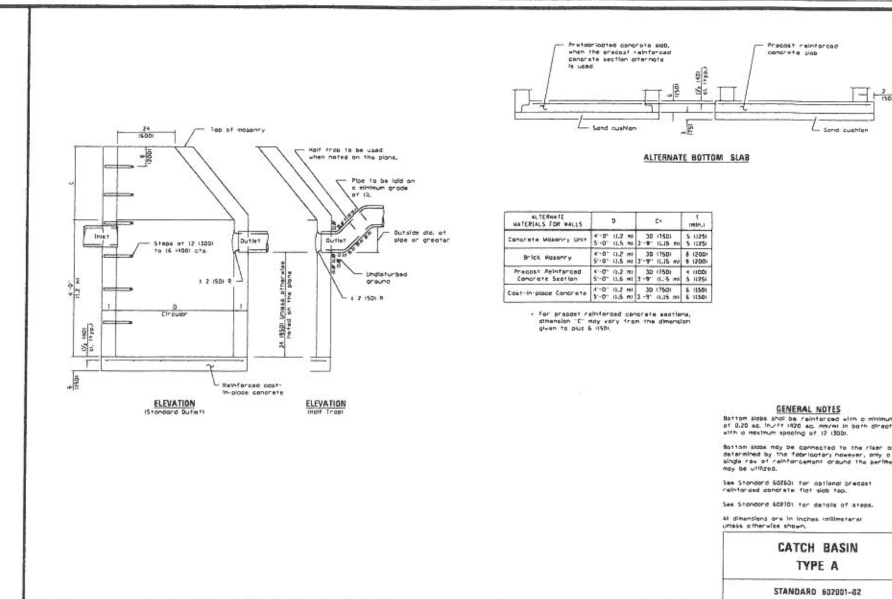
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

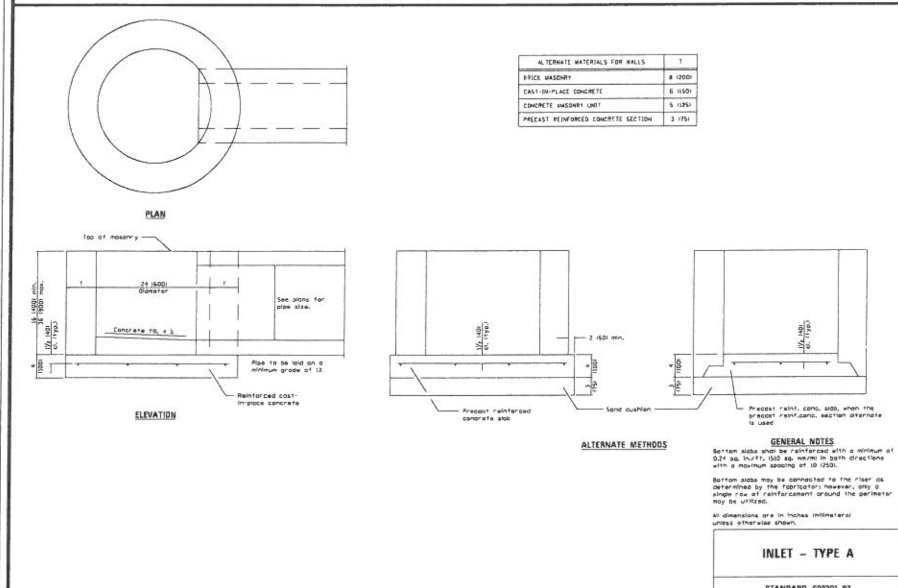
9515 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

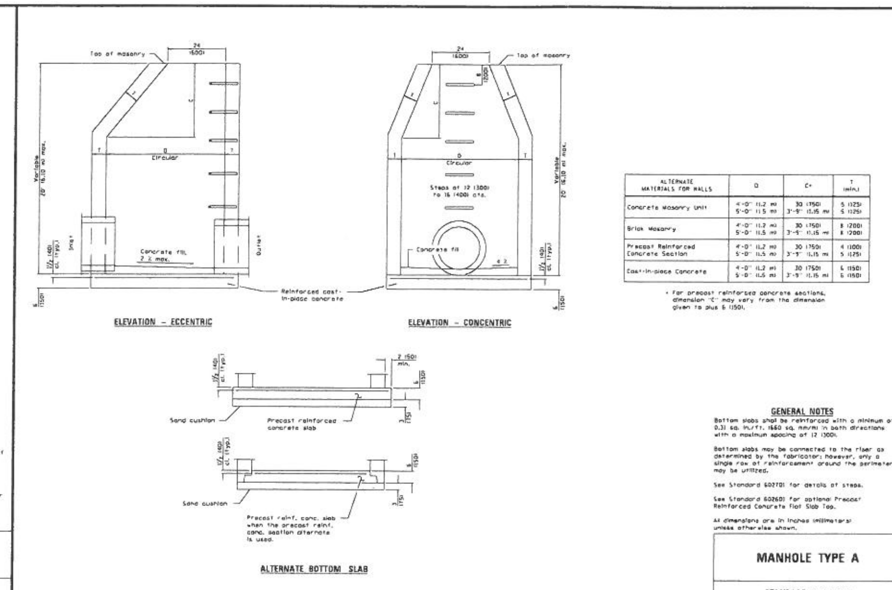
SPACECO INC.

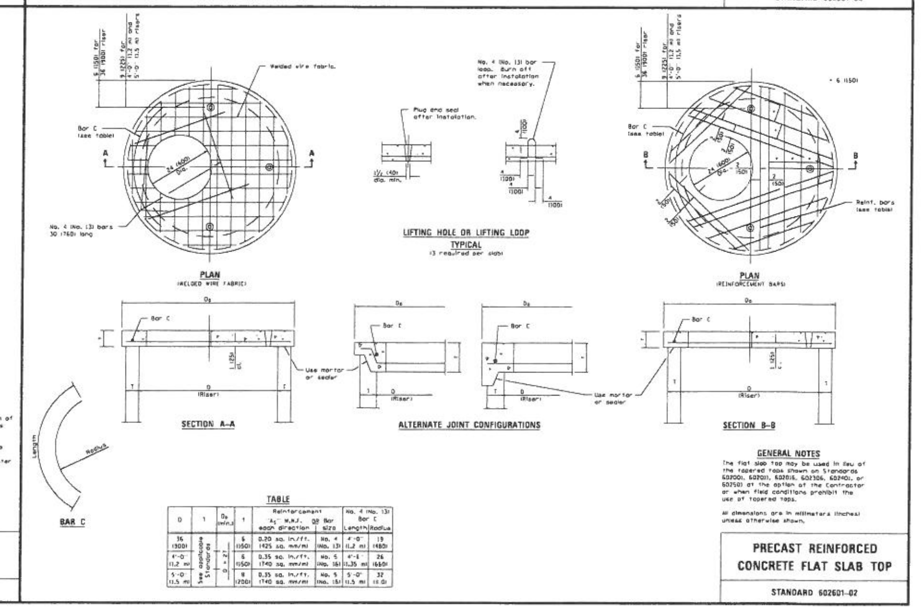
FILENAME: 10366SE03.DGN
DATE: 09/26/18
JOB NO. 10366
SHEET SE3
6 OF 14

N:\Projects\10366\ENG-ROADWAY\10366SE03-R0.dgn Default User: bbarker





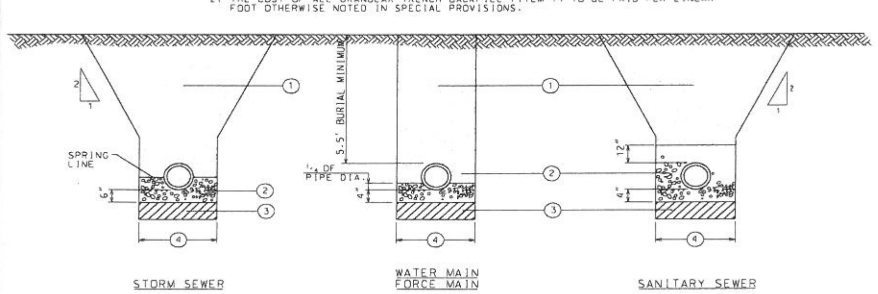




1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6. CRUSHED STONE 3/4" TO 1/4" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO 1/4 POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18"
PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 x PIPE DIA.) + 8"

NOTES:

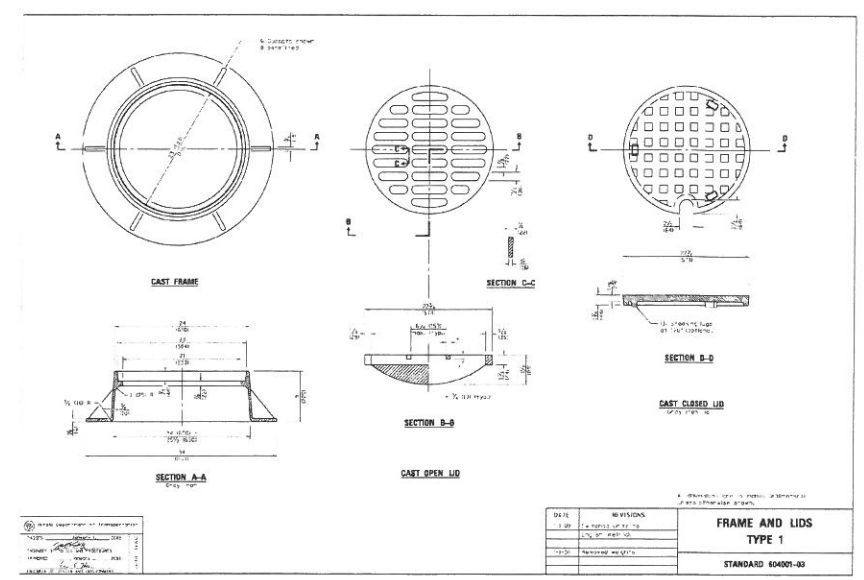
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.



TYPICAL TRENCH CROSS-SECTIONS

NOT TO SCALE

CAD-DTLS/SPDTLS/C005.DTL



NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 1

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

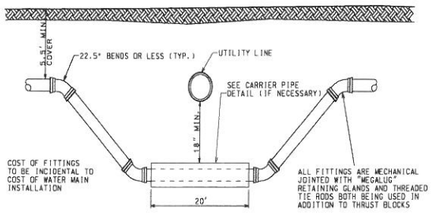
FILENAME: 10366DET01.DGN

DATE: 09/26/18

JOB NO. 10366

SHEET D1

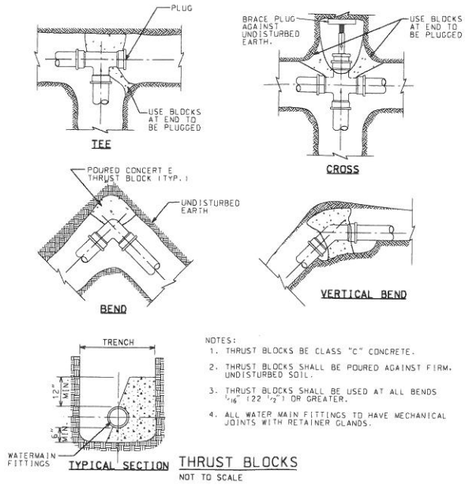
12 OF 14



TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.

WATER MAIN OFF-SET DETAIL

NOT TO SCALE

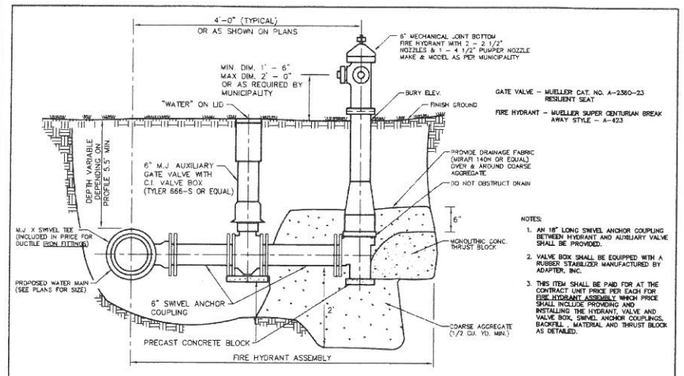


NOTES:

1. THRUST BLOCKS BE CLASS "C" CONCRETE.
2. THRUST BLOCKS SHALL BE POURED AGAINST FIRM, UNDISTURBED SOIL.
3. THRUST BLOCKS SHALL BE USED AT ALL BENDS $^{1}/_{16}$ ($22\ ^{1}/_{2}$°) OR GREATER.
4. ALL WATER MAIN FITTINGS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.

THRUST BLOCKS

NOT TO SCALE



NOTES:

1. AN 18" LONG SWIVEL ANCHOR COUPLING BETWEEN HYDRANT AND AUXILIARY VALVE SHALL BE PROVIDED.
2. VALVE BOX SHALL BE EQUIPPED WITH A RUBBER STABILIZER MANUFACTURED BY ADAPTER, INC.
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR FIRE HYDRANT ASSEMBLY, WHICH PRICE SHALL INCLUDE PROVIDING AND INSTALLING THE HYDRANT, VALVE AND VALVE BOX, SWIVEL ANCHOR COUPLINGS, BACKFILL MATERIAL AND THRUST BLOCK AS DETAILED.

FIRE HYDRANT ASSEMBLY INSTALLATION

VILLAGE OF HAMPSHIRE

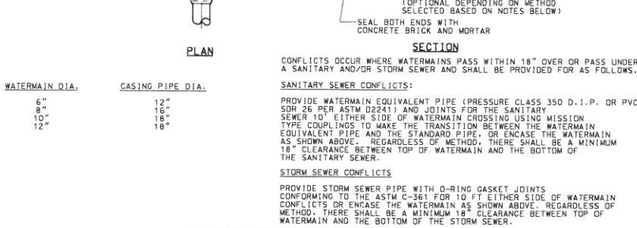
Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-9350	SCALE: N.T.S.	FOLDER: HA-WA	DRAWING NUMBER: HY-01	DRAWN BY: CLN
	DATE: 8/01/05			REVISED: 2/02/10

NOTE:

1. ALL JOINTS BETWEEN PRE-CAST ELEMENTS ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES SHALL BE SET IN PLACE WITH EZ STIK 518 OR APPROVED EQUAL, AS APPROVED BY THE VILLAGE ENGINEER
2. ALL JOINTS ARE TO BE TUCKPOINT WITH HYDRAULIC CEMENT.

TYPICAL PRESSURE CONNECTION IN VALVE VAULT

NOT TO SCALE



WATERMAIN DIA.	CASING PIPE DIA.
6"	12"
8"	16"
10"	18"
12"	18"

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 26 PER ASTM D2241) AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE WATERMAIN EQUIVALENT PIPE AND THE STANDARD PIPE, OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

STORM SEWER CONFLICTS

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM C-361 FOR 10 FT EITHER SIDE OF WATERMAIN CONFLICTS OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

CAD-DTLS/WATER/E010.DTL

SEWER/WATER MAIN CROSSING

NOT TO SCALE

NO.	DATE	REMARKS

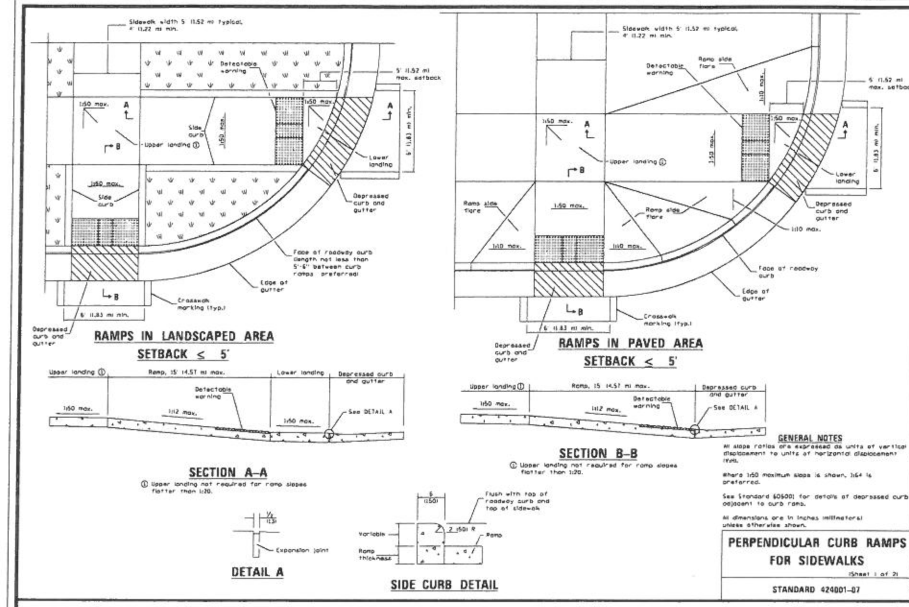
DETAILS - 2

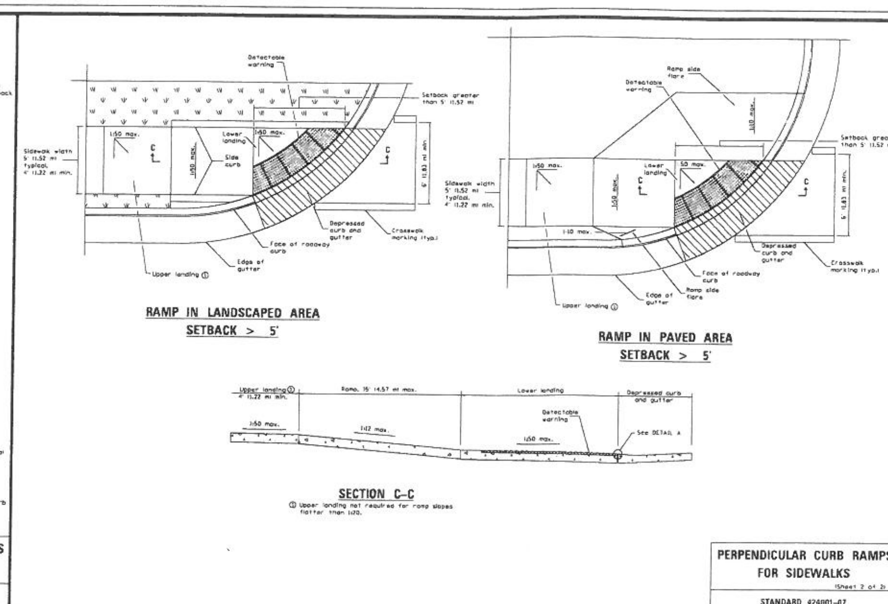
RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

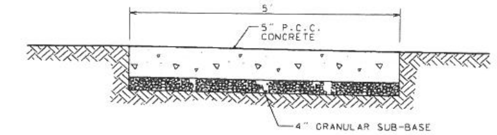
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696 4060 Fax: (847) 696 4065
SPACECO INC.

FILENAME: 10366DET02.DGN
DATE: 09/26/18
JOB NO. 10366
SHEET D2
13 OF 14

X:\Projects\10366ENG - ROADWAY\10366DET02-RD.dgn Default User Marker





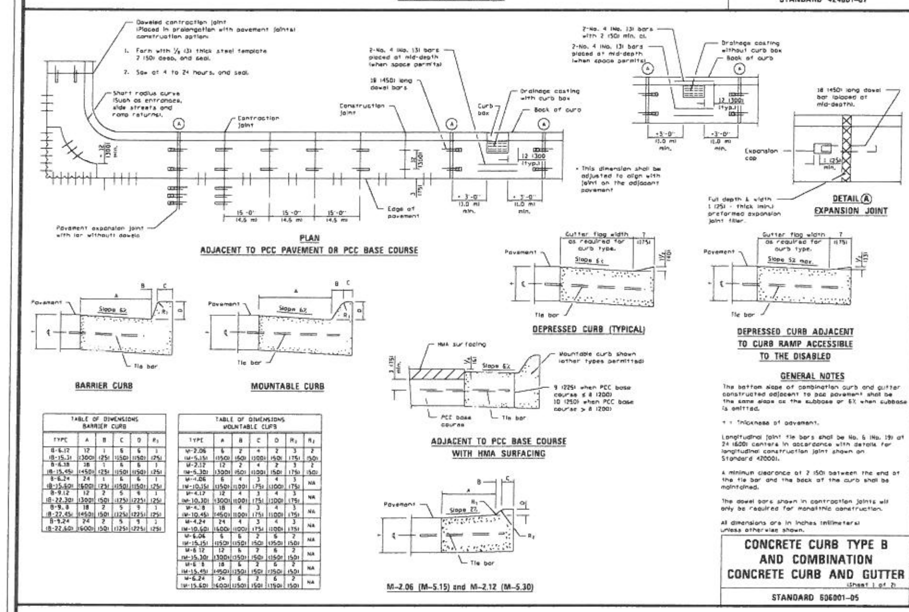


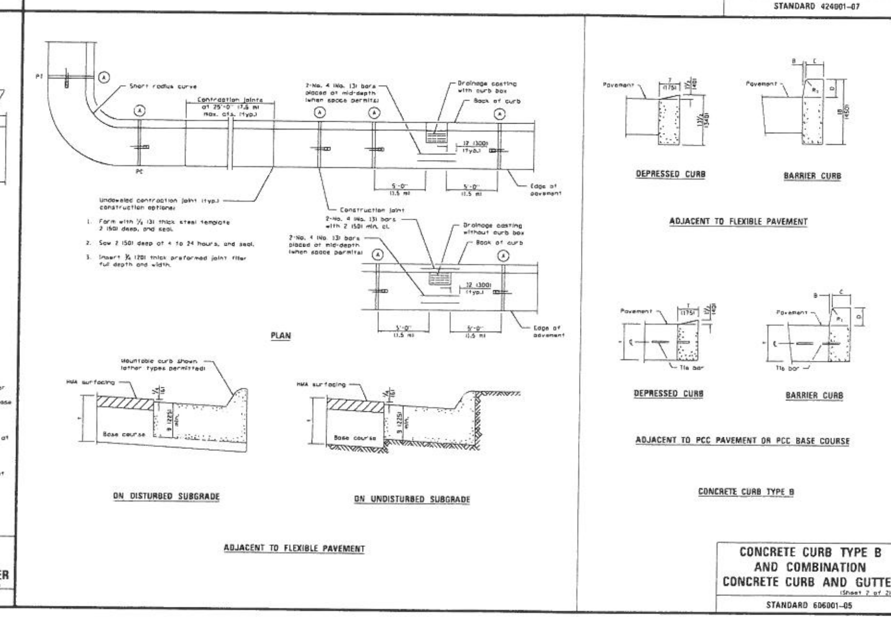
SIDEWALK DETAIL
NOT TO SCALE

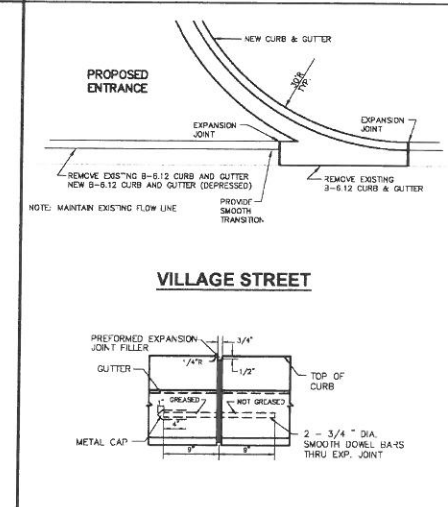
NOTES:

1. CONCRETE SHALL BE IDOT CLASS SI.
2. MINIMUM SIDEWALK THICKNESS SHALL BE 5".
3. MAXIMUM TRANSVERSE SLOPE SHALL BE 1/4 "/ft. (2%) TYPICAL.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT A SPACING OF 5'.
   3/4 " EXPANSION JOINT SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 50'.
5. AGGREGATE SUB-BASE COURSE SHALL BE MECHANICALLY COMPACTED.
6. ALL SIDEWALKS SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.

ST-SW/F016.DGN



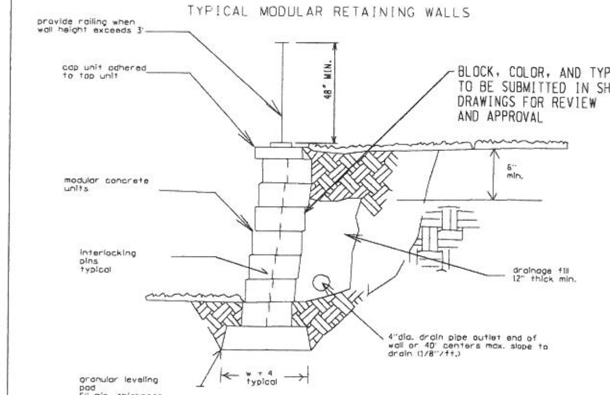




TYPICAL CURB TRANSITION FOR NEW DRIVEWAY

Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-9350	SCALE: N.T.S. DATE: 10/23/07	FOLDER: EE-PV	DRAWING NUMBER: CD-06	DRAWN BY: KKP REVISED:

TYPICAL MODULAR RETAINING WALLS



Notes:

1. All modular retaining walls are to be contructed per the manufacturers specifications.
2. The examples shown are to highlight typical components to be used in the design of walls. The contractor shall submit shop drawings of the proposed retaining walls for review and approval prior to installation.
3. Contractor shall submit structural calculations and plans prepared and sealed by a structural engineer for all retaining walls prior to construction.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

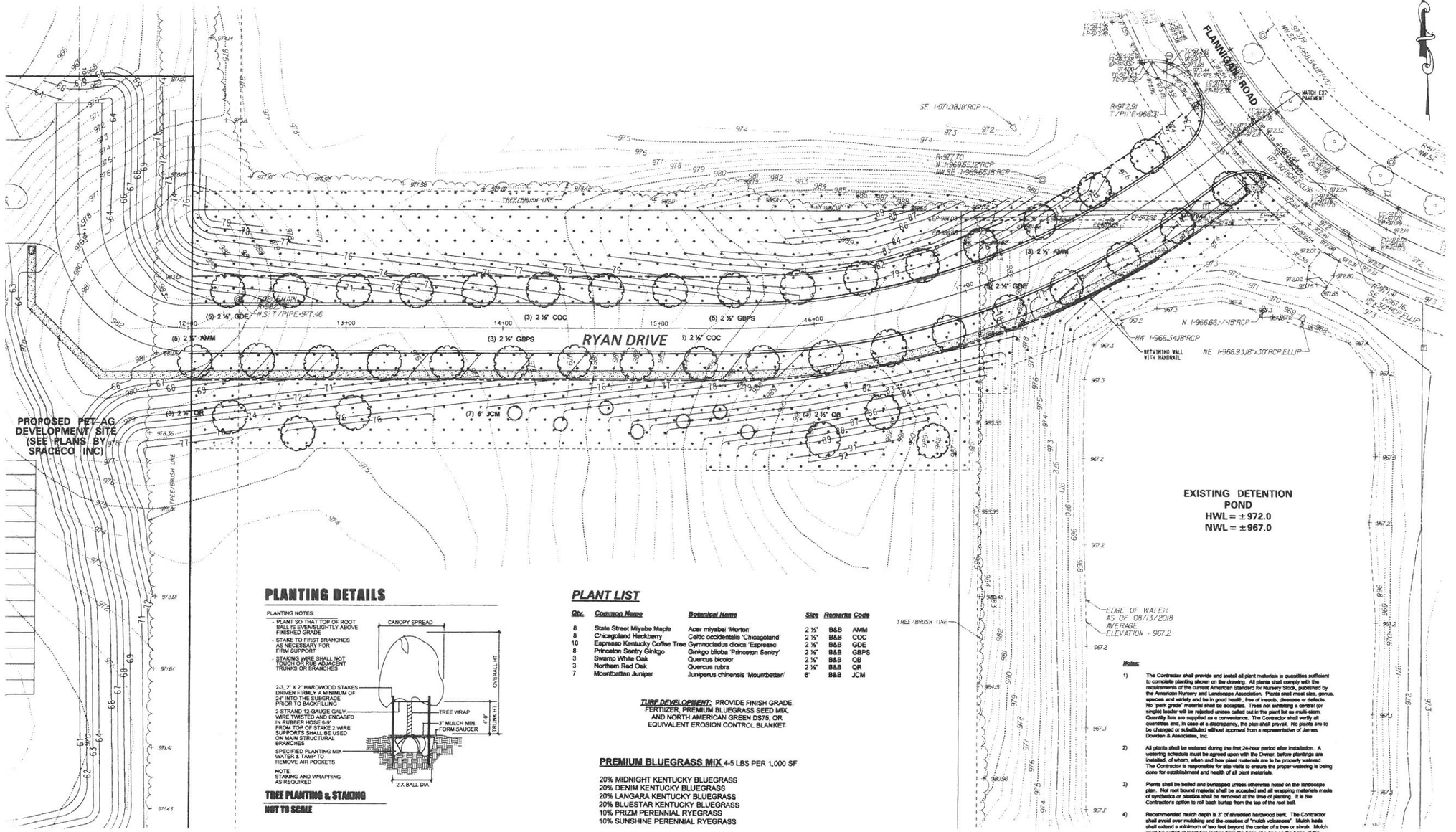
DETAIL 3

RYAN DRIVE EXTENSION AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696 4060 Fax: (847) 696 4065
SPACECO INC.

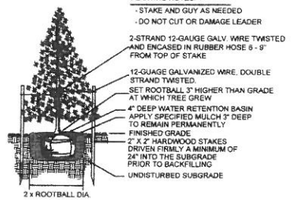
FILENAME: 8182DET03.DGN
DATE: 09/26/18
JOB NO. 10366
SHEET D3

N:\Projects\10366\ENG - ROADWAY\10366DET03-RD.dgn Default User: bbarker



PLANTING DETAILS

TREE PLANTING & STAKING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

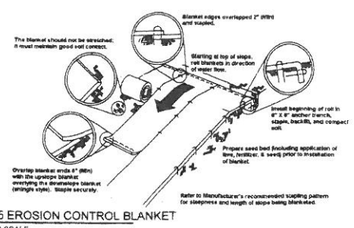
PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Code
8	State Street Miyabe Maple	Acer miyabei 'Morton'	2 ½"	B&B	AMM
8	Chicagoland Hackberry	Celtic occidentalis 'Chicagoland'	2 ½"	B&B	COC
10	Espresso Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2 ½"	B&B	GDE
8	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 ½"	B&B	GBPS
3	Swamp White Oak	Quercus bicolor	2 ½"	B&B	QB
3	Northern Red Oak	Quercus rubra	2 ½"	B&B	QR
7	Mountbetten Juniper	Juniperus chinensis 'Mountbetten'	6"	B&B	JCM

TURF DEVELOPMENT: PROVIDE FINISH GRADE, FERTILIZER, PREMIUM BLUEGRASS SEED MIX, AND NORTH AMERICAN GREEN DS75, OR EQUIVALENT EROSION CONTROL BLANKET

PREMIUM BLUEGRASS MIX 4-5 LBS PER 1,000 SF

20% MIDNIGHT KENTUCKY BLUEGRASS
20% DENIM KENTUCKY BLUEGRASS
20% LANGARA KENTUCKY BLUEGRASS
20% BLUESTAR KENTUCKY BLUEGRASS
10% PRIZM PERENNIAL RYEGRASS
10% SUNSHINE PERENNIAL RYEGRASS



DS-75 EROSION CONTROL BLANKET
NOT TO SCALE

Notes:

1) The Contractor shall provide and install all plant materials in quantities sufficient to complete planting shown on the drawing. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" material shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless called out in the plant list as multi-stem. Quantity lists are supplied as a convenience. The Contractor shall verify all quantities and, in case of a discrepancy, the plan shall prevail. No plants are to be changed or substituted without approval from a representative of James Dowden & Associates, Inc.

2) All plants shall be watered during the first 24-hour period after installation. A watering schedule must be agreed upon with the Owner, before plantings are installed, of whom, when and how plant materials are to be properly watered. The Contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of all plant materials.

3) Plants shall be balled and burlapped unless otherwise noted on the landscape plan. Not root bound material shall be accepted and all wrapping materials made of synthetics or plastics shall be removed at the time of planting. It is the Contractor's option to roll back burlap from the top of the root ball.

4) Recommended mulch depth is 3" of shredded hardwood bark. The Contractor shall avoid over mulching and the creation of "mulch volcanoes". Mulch beds shall extend a minimum of two feet beyond the center of a tree or shrub. Mulch must be pulled at least two inches from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare any perennial beds with one cubic yard of garden compost per 100 sf. The compost shall be retrofitted to an 8" depth.

6) All plants shall be set plumb. It is the Contractor's option to stake deciduous trees but it is also the Contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped with an approved tree wrap to prevent winter damage. The Contractor shall remove all tree wrap following the first winter. All shade trees with mature canopies that will overhang the playground shall be maintained so the lowest branches are no less than 7' above grade.

7) Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, and valve boxes. Shade trees shall be a minimum of ten (10) feet from all light poles and driveways and all shrubs shall be a minimum of 3'-6' from all fire hydrants.

8) The Contractor shall locate the existence of all underground utilities prior to starting work. The Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Contractor shall acquaint himself with, and verify, working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the Contractor of his obligations due to miscalculations.

9) Any proposed changes to the approved landscape plan, such as species substitutions, shall be submitted to the Village for review and approval.

10) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

REVISIONS	BY

Dowden Landscape Design
P.O.Box 415, Libertyville, IL 60048
Phone: (847) 362-1254
Email: dowdenassoc@sbcglobal.net

RYAN DRIVE
GROVE BUSINESS PARK AT HAMPSHIRE
LANDSCAPE PLAN
FLANNIGAN ROAD & FLANNIGAN DRIVE
HAMPSHIRE, ILLINOIS

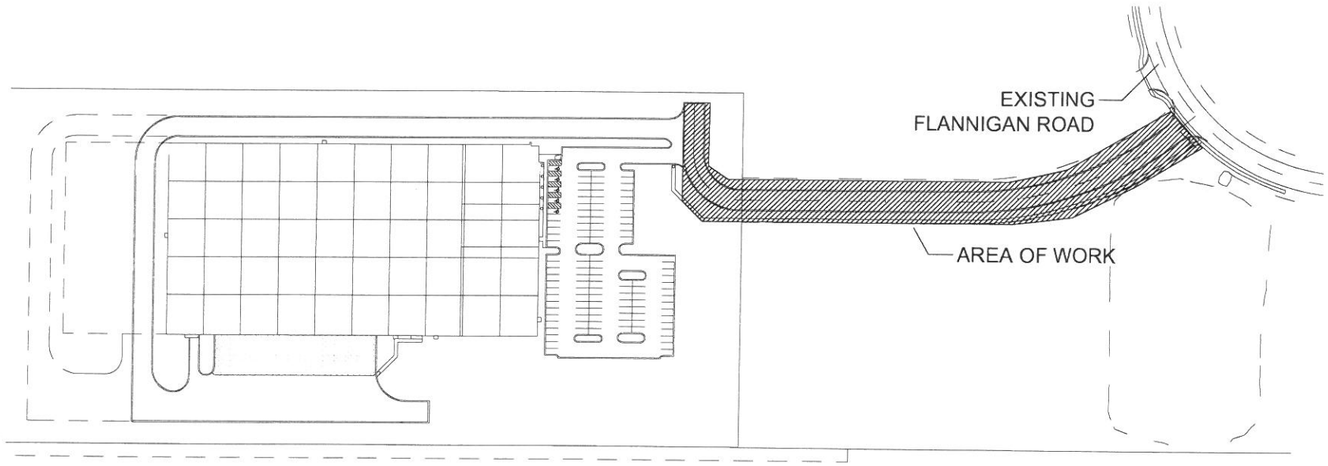
Date	09.27.18
Scale	1"=30'
Drawn	CJD
Job	
Sheet	L – 1.0

ROADWAY LUMINAIRE SCHEDULE

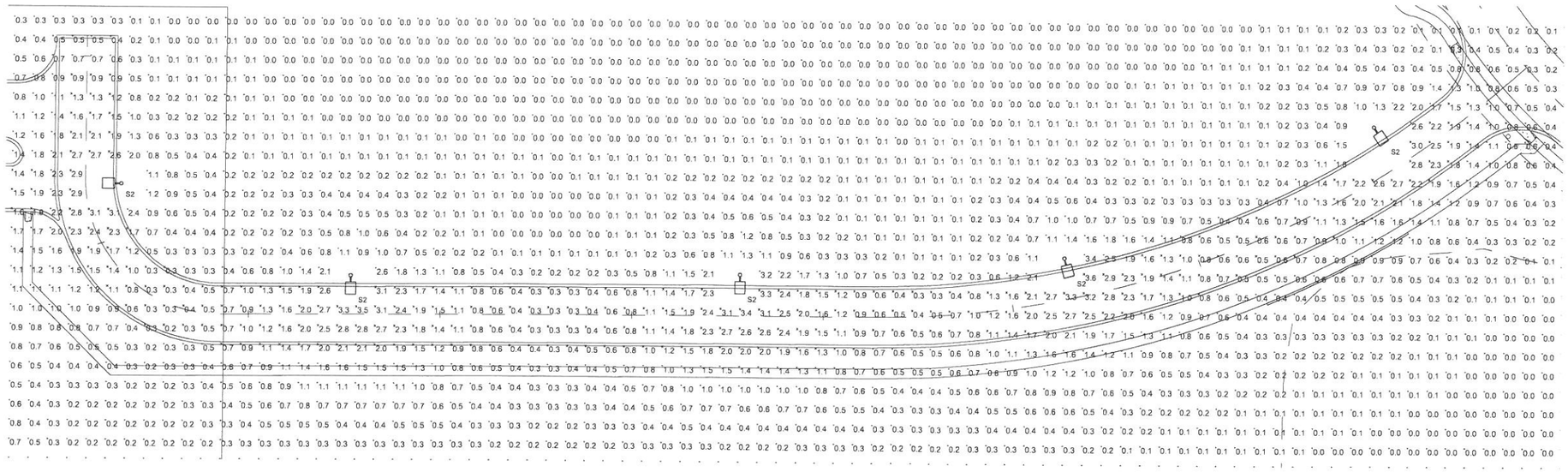
CALLOUT	SYMBOL	DESCRIPTION	MODEL	TOTAL VA	VOLTS
S2		SINGLE HEADED LED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	207	277V 1P 2W

PHOTOMETRIC STATISTICS

	AVERAGE	MINIMUM	UNIFORMITY RATIO
FLANNIGAN DRIVE	1.5fc	0.2fc	7.5:1

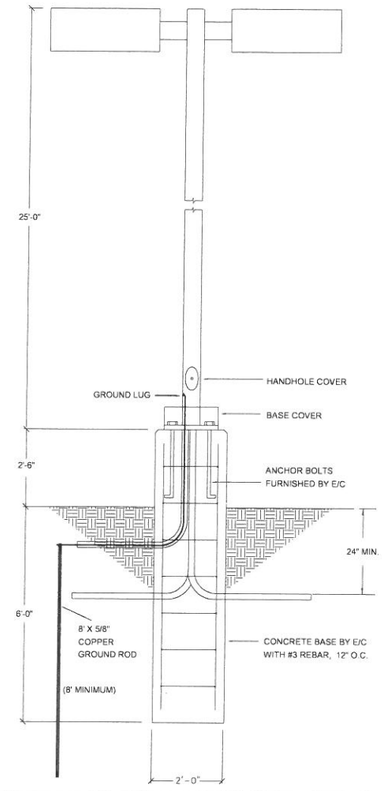


1 KEY PLAN
SCALE 1" = 100'-0"



2 ROADWAY PHOTOMETRIC
SCALE 1" = 30'-0"

POLE BASE DETAIL (NTS)



CONNELLY
ELECTRIC

40 S. ADDISON ROAD
ADDISON, IL 60101
630-543-9059
www.connellyelectric.com

NORTHERN BUILDERS
5060 RIVER ROAD
SCHILLER PARK, IL 60176
847-678-5060

James J. Connolly
062-052865
expires 11-30-2019
James J. Connolly
Signature
09/28/18
date
IL Design Firm Number:184.002271

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	09/28/2018

RYAN DRIVE

HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, IL

ROADWAY PHOTOMETRIC

PROJECT NUMBER	18-0000
DATE	09/28/2018
DRAWN BY	AB
CHECKED BY	JDO

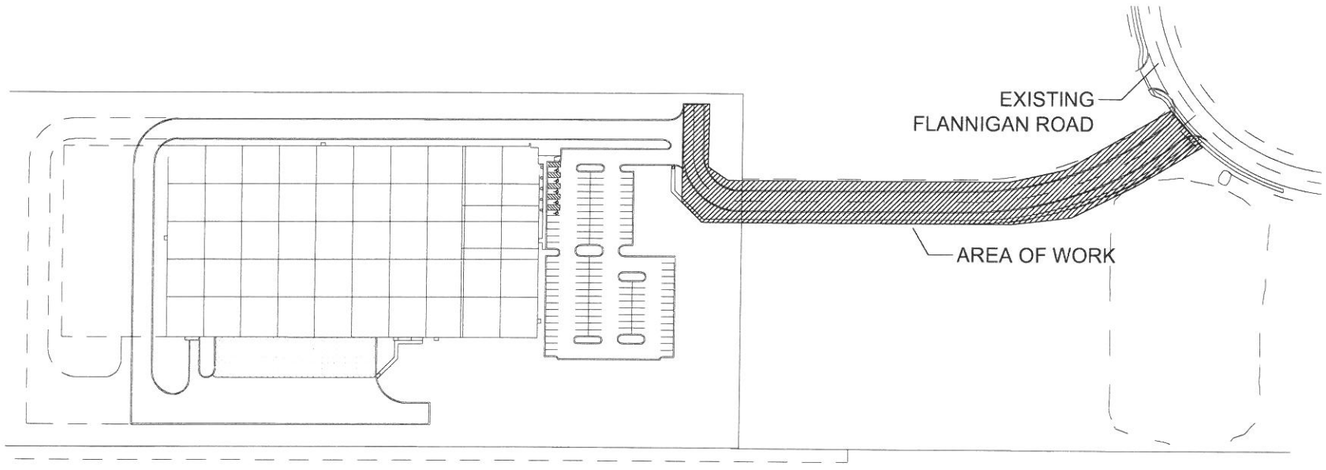
E101

ROADWAY LUMINAIRE SCHEDULE

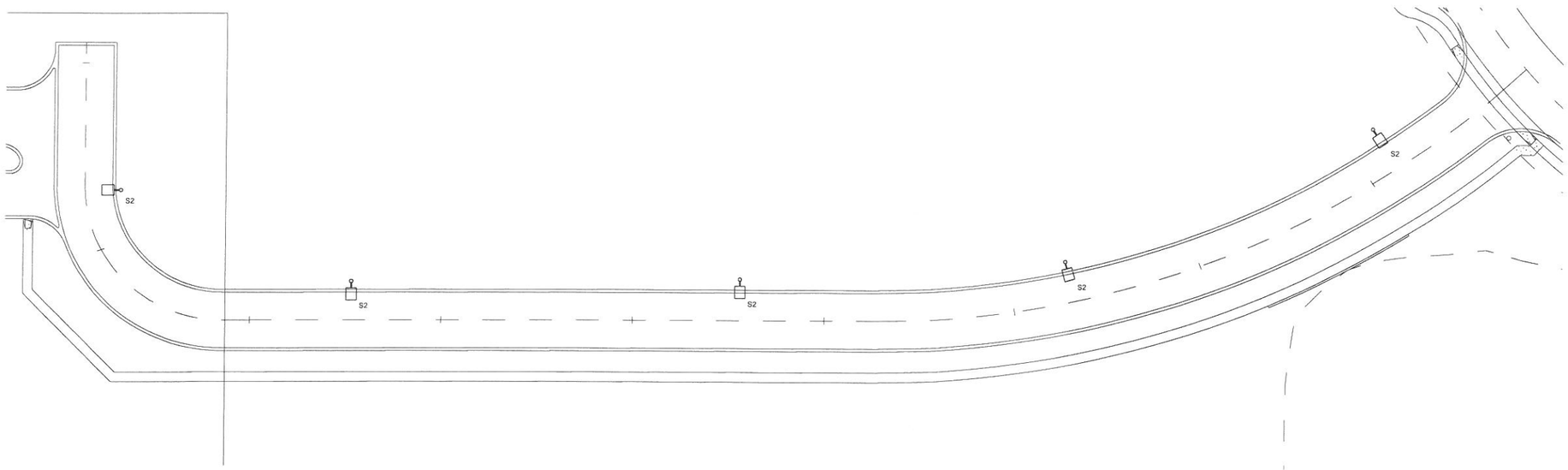
CALLOUT	SYMBOL	DESCRIPTION	MODEL	TOTAL VA	VOLTS
S2		SINGLE HEADED LED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	207	277V 1P 2W

PHOTOMETRIC STATISTICS

	AVERAGE	MINIMUM	UNIFORMITY RATIO
FLANNIGAN DRIVE	1.5fc	0.2fc	7.5:1

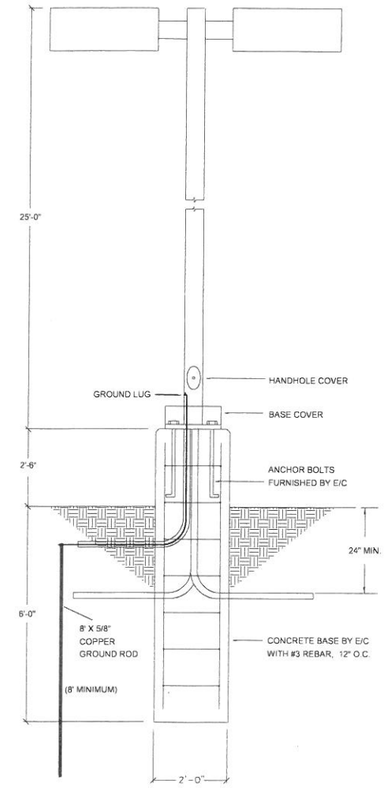


1 KEY PLAN
SCALE 1" = 100'-0"



2 ROADWAY LIGHTING PLAN
SCALE 1" = 30'-0"

POLE BASE DETAIL (NTS)



CONNELLY
ELECTRIC

40 S. ADDISON ROAD
ADDISON, IL 60101
630-543-9059
www.connellyelectric.com

NORTHERN BUILDERS
5060 RIVER ROAD
SCHILLER PARK, IL 60176
847-678-5060

James J. Connolly
062-052865
expires 11-30-2019
James J. Connolly
Signature
09/28/18
date
IL Design Firm Number:184.002271

NO.	DESCRIPTION	DATE
6	ISSUED FOR PERMIT	09/28/2018

RYAN DRIVE

HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, IL

ROADWAY LIGHTING PLAN

PROJECT NUMBER	18-0000
DATE	09/28/2018
DRAWN BY	AB
CHECKED BY	JDO

E102

SITE IMPROVEMENT PLANS
for
PET-AG
AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS
PROJECT NO:10366

ARCHITECT
HARRIS ARCHITECTS, INC.
4801 EMERSON AVENUE, SUITE 210
PALATINE, ILLINOIS 60067
PHONE: 847-303-1155

DEVELOPER
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176
PH: 847-678-5060

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY KANE
CITY, TOWNSHIP HAMPSHIRE, T42N
SEC. & ¼ SEC. NO. SEC 11 NW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. AND THE VILLAGE ARE TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

DRAINAGE CERTIFICATION

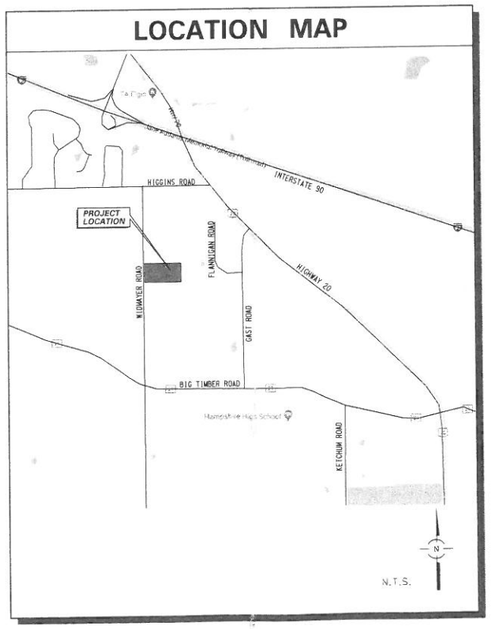
"To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this development or any part thereof, or, that if drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this development. The development shall not adversely increase flood elevations or decrease flood conveyance capacity upstream or downstream the project area."

REGISTERED PROFESSIONAL ENGINEER

SEAL

INDEX

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: SEPTEMBER 26, 2018

#	SHEET #	REMARKS	DATE

ENGINEER DATE
MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2019
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2019
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

ISSUED FOR REVIEW
09/26/18

PET-AG AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

9575 W. Higgins Road, Suite 700 Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
SPACECO INC.

FILENAME: 10366TITLE
DATE: 09/26/18
JOB NO. 10366
SHEET C1
1 OF 14

GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

1. The "Standard Specifications for Road and Bridge Construction" adopted APRIL 1, 2015, the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition dated JANUARY, 2014 and revisions thereto, these improvement plans and details, special provisions and codes and ordinances of the Village of Hampshire, Illinois shall govern applicable portions of this project.

2. The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 107.14 of the Standard Specifications, the "Standard Specifications for Traffic Control Items".

3. Locations of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location of all existing underground structures, cables, utilities and pipe lines.

4. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer and Village so that the conflict may be resolved.

5. The Contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.

6. The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Engineer and Village at his own expense.

7. The Contractor shall be responsible for the protection of all private and public utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired or replaced to the satisfaction of the Engineer and Village by the Contractor at his own expense.

8. The Contractor shall examine the plans and specifications, visit the site of the work and inform himself/herself fully with the work involved, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.

9. All work and materials shall be in accordance with code requirements.

10. Prior to submitting his bid, the Contractor shall call the attention of the Engineer to any material or equipment he deems inadequate and to any item of work omitted.

11. The pay items shall be as noted in the Summary of Quantities/Proposal. Any item of work that is shown on the plans to be performed by the Contractor, for which there is no pay item, shall be considered incidental to the cost of the project.

12. Structures for valve vaults for water mains shall be in accordance with the improvement plans and the applicable standard specifications. Where granular trench backfill is required around these structures, the cost shall be considered as incidental and shall be included in the contract unit price for the structure.

13. Frame and cover or grates for water main structures shall be as indicated within these improvement plans.

14. All final adjustments of casting will be accomplished by the use of precast concrete adjusting rings set in Butyl rope joint sealant; mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight (8") inches. Cost for adjustment is considered incidental.

15. The underground contractor shall be responsible to place on grade and coordinate with other contractors all underground structure frames such as catch basins, inlets, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation shall be paid and said adjustments shall be considered incidental to other items of construction.

16. The Contractor shall restore any area disturbed to a condition equal to or better than its original use. This shall include finish grading, establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.

17. All trenches caused by the construction of sewers, water mains, water service pipes and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two (2') feet of said improvements shall be backfilled with compacted granular trench backfill or with approved suitable select material and properly compacted in accordance with Division II Section 20 of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto.

    Trench backfill quantities for public utilities and utility conduits have been computed and shall be paid for based on the following maximum trench widths in accordance with Division II of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto. The depth of backfill shall be measured from the top of pipe embedment to the finished subgrade or as noted on the plans.

Trench Depth/ Protection	Required Trench Width on Each Side of the Pipe
5 ft (1.5 m) and less, without protection	12 in. (300 mm)
5 ft (1.5 m) and less, with protection	18 in. (450 mm)
Greater than 5 ft (1.5 m)	18 in. (450 mm)

    Trench backfill required in excess of the quantity beyond the maximum trench width shall be considered incidental to the contract unless authorized by the Engineer.

18. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.

19. The Engineer will be given forty-eight (48) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the negligence of the Contractor shall be paid for by the Contractor at the current hourly rate.

20. The Contractor shall inform the Village Engineer before work commences on each category of construction, i.e. water main, grading, pavement and drainage improvement. A twenty-four (24) hour notice shall be given for any item that requires final testing and inspection such as water mains or sanitary sewers.

21. The Engineer will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The Contractor shall call the attention of the Engineer to any errors or discrepancies which may be suspected in lines and grades which are established by the Engineer, and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Engineer or his representative.

22. All lot irons damaged or removed during construction of this project shall be replaced by the Engineer and said cost of replacement shall be paid by the Contractor.

23. Before acceptance by the Village and final payment, all work shall be inspected and approved by the Village Engineer. Final payment shall be made after all of the Contractor's work has been approved and accepted.

24. The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.

25. If any approved equal items are required, the Contractor shall contact the Engineer for approval.

26. Any drain and/or field tile encountered by the Contractor during the installation of the improvements shall be returned to original condition. This work to be considered incidental to the contract.

27. All road signs, street signs and traffic signs which need to be relocated or moved due to construction shall be taken down and stored by the Contractor at his own expense, except those which are necessary for proper traffic control which shall be temporarily reset until completion of construction operations. After completion of the work, the Contractor shall reset, at his expense, all said signs.

28. The Contractor shall dispose of all excess excavation, unsuitable and unusable materials offsite and at an approved location in a manner that public or private property will not be damaged or endangered. This work is considered as incidental to the cost of the project.

29. No excavations will be permitted to remain open over any weekend.

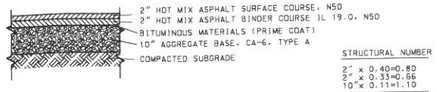
30. "Band-Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.

31. As-built drawings shall be prepared by the Contractor and submitted to the Engineer as soon as the site improvements are completed. Any change in length, location or alignment shall be shown in red.

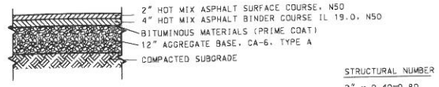
32. The Contractor is responsible for coordinating any required inspections with the Village of Hampshire.

33. Special attention is drawn to the fact that Article 105.06 of the standard specifications requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07.

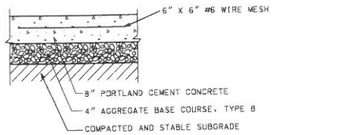
34. The Engineer and Village are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.



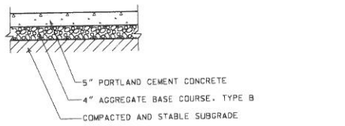
LIGHT DUTY PAVEMENT
N.T.S.



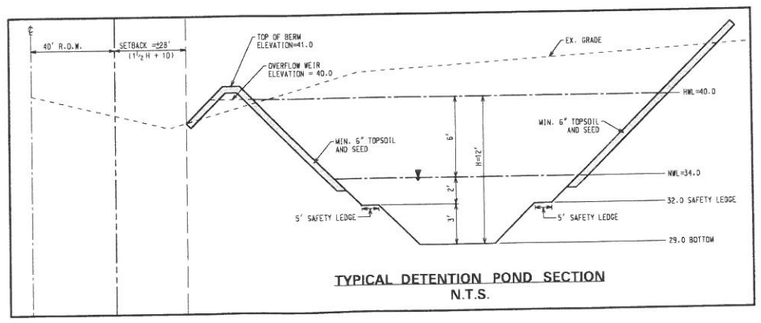
HEAVY DUTY PAVEMENT
N.T.S.



TYPICAL CONCRETE PAVEMENT SECTION
LOADING DOCK
N.T.S.



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.



TYPICAL DETENTION POND SECTION
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8"	WATER MAIN (WITH SIZE)	8"
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXXXX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IHPA	00408618		09/21/2018
IDNR		1901524	08/13/2018
IEPA NOI			
IEPA PUBLIC WATER SUPPLY			
IEPA POLLUTION CONTROL			

CONTACT INFORMATION

VILLAGE ENGINEER

ENGINEERING ENTERPRISES, INC
52 WHEELER ROAD
SUGAR GROVE, IL 60554
PH# 630-466-4700
CONTACT: BRAD SANDERSON

BENCH MARK

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
DMOD?
PID: DL6745
STATION IS STAINLESS STEEL ROD IN SLEEVE LOCATED ABOUT 4.5 MI (7.2 KM) EAST OF HAMPSHIRE, 4.1 (6.6 KM) MI SOUTH-SOUTHWEST OF HUNTLEY AND 3.3 MI (5.3 KM) NORTH-NORTHWEST OF PINGREE GROVE.
ELEVATION = 909.57 NAVD 88

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
K131
PID: NH0213
STATION IS BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 0.9 MI SOUTHEAST FROM HAMPSHIRE.
ELEVATION = 919.43 NAVD 88

SITE BENCHMARK *1:
BOX CUT AT THE SOUTHWEST CORNER OF CONCRETE PAD FOR STREET LIGHT CONTROL BOX AT NORTHWEST CORNER OF SITE.
ELEVATION = 971.38

SITE BENCHMARK *2:
BOX CUT AT THE NORTHWEST CORNER OF STREET LIGHT HANDHOLE AT SOUTHEAST CORNER OF SITE.
ELEVATION = 972.76

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES
PET-AG AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
975 W. Higgins Road, Suite 702
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10366GN.DGN
DATE: 09/26/18
JOB NO. 10366
SHEET GN 2 OF 14

LEGEND

STORM SEWER	SANITARY MANHOLE
SANITARY SEWER	STORM MANHOLE
COMBINED SEWER	CATCH BASIN
WATER MAIN	INLET
GAS MAIN	FLARED END SECTION
UNDERGROUND TELEPHONE LINE	ELECTRIC MANHOLE
UNDERGROUND ELECTRIC LINE	TELEPHONE MANHOLE
UNDERGROUND CATV LINE	TELEPHONE UPRIGHT
OVERHEAD WIRE/SION UTILITY POLES	ELECTRIC UPRIGHT
FIBER OPTIC LINE	CABLE TV UPRIGHT
RAILROAD	FIRE HYDRANT
FENCE	VALVE AND VAULT
GUARDRAIL	WATER VALVE
EDGE OF WATER	B BOX
WETLAND LIMITS	BOTTLE/APP VALVE
	WELL
	GAS VALVE

HAND HOLE	CUT CROSS
STREET LIGHT	PK / MAG NAIL
UTILITY POLE	RAILROAD SPIKE
TRAFFIC SIGNAL	SOIL BORING
TRAFFIC SIGNAL BOX	
SPRINKLER HEAD	TREE WITH SIZE
BOLLARD	
MAILBOX	
SIGN	FIR TREE WITH SIZE
UNIDENTIFIED MANHOLE	
CONTOUR	BUSH
SPOT ELEVATION	
RIGHT-OF-WAY MONUMENT	ASPHALT
DISC	CONCRETE
IRON / STEEL ROD	
IRON PIPE	GRAVEL

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS: IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: AUGUST 14, 2018

NOTES:

1. DRAIN TILE INFORMATION FROM DRAIN TILE INVESTIGATION PLAN DATED 08/18/18 PREPARED BY HUDDLESON MCBRIDE.
2. SOIL BORING LOCATIONS AS PERFORMED BY TESTING SERVICE CORPORATION, PROJECT NO. L-88,729, DATED 08-30-18.

N

SCALE 1" = 50'

0 50 100

PROPOSED 43' R.O.W. DEDICATION

VINDMAYER ROAD

FUTURE RYAN DRIVE EXTENSION

<<EX. 4" CLAY DRAIN TILE<<<

<<EX. 3" CLAY DRAIN TILE<<<

<<EX. 2" CLAY DRAIN TILE<<<

EX.10" FORCEMAIN

4 WIRE FENCE

TREE/BRUSH LINE

SIGNAL W/ LOCATOR

SPEED LIMIT 45

NO	DATE	REMARKS

EXISTING CONDITIONS PLAN

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

975 S. W. Higgins Road, Suite 703
Hoffman Estates, IL 60169
Phone: (847) 696-4060 Fax: (847) 696-4066

SPACECO INC.

FILENAME: 10366ET01

DATE: 09/26/18

JOB NO. 10366

SHEET ET 3 OF 14

S:\Projects\10366\ENG\10366ET01.dgn D.Staub User: bharker

PARKING SUMMARY
PARKING STALL = 108
HANDICAP STALLS = 5
TOTAL PARKING STALLS = 113

SITE DATA
LOT AREA = 674,974 SF
= 15.495 AC.

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE YELLOW PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

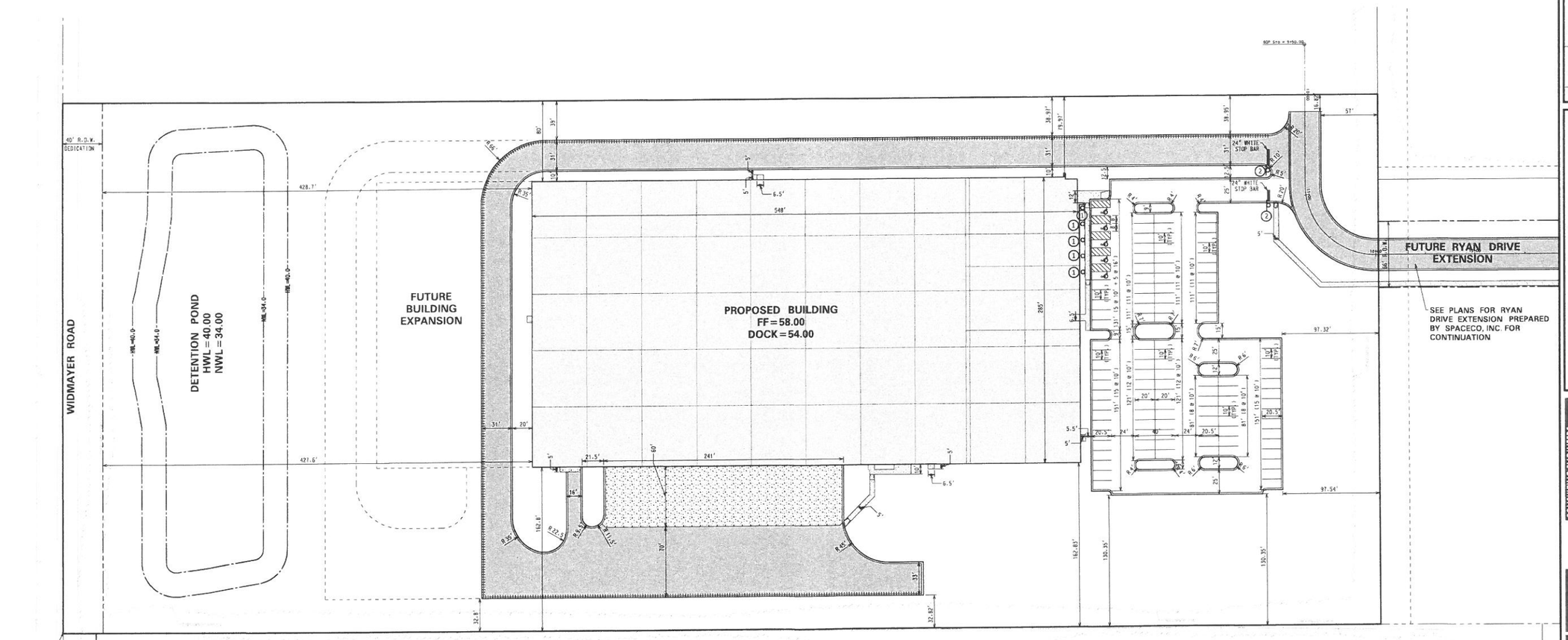
SIGN LEGEND:

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PITCH-IN CURB AND GUTTER
- DEPRESSED CURB & GUTTER

N

SCALE 1" = 50'
0 50 100



NO	DATE	REMARKS

NO	DATE	REMARKS

GEOMETRIC PLAN

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

975 W. Higgins Road, Suite 700
Schaumburg, Illinois 60195
Phone: (847) 696-4080 Fax: (847) 696-4085

SPACECO INC.

FILENAME: 10366GM01

DATE: 09/26/18

JOB NO. 10366

SHEET GM1

4 OF 14

X:\Projects\10366\ENG\10366GM01.dgn Default User Marker

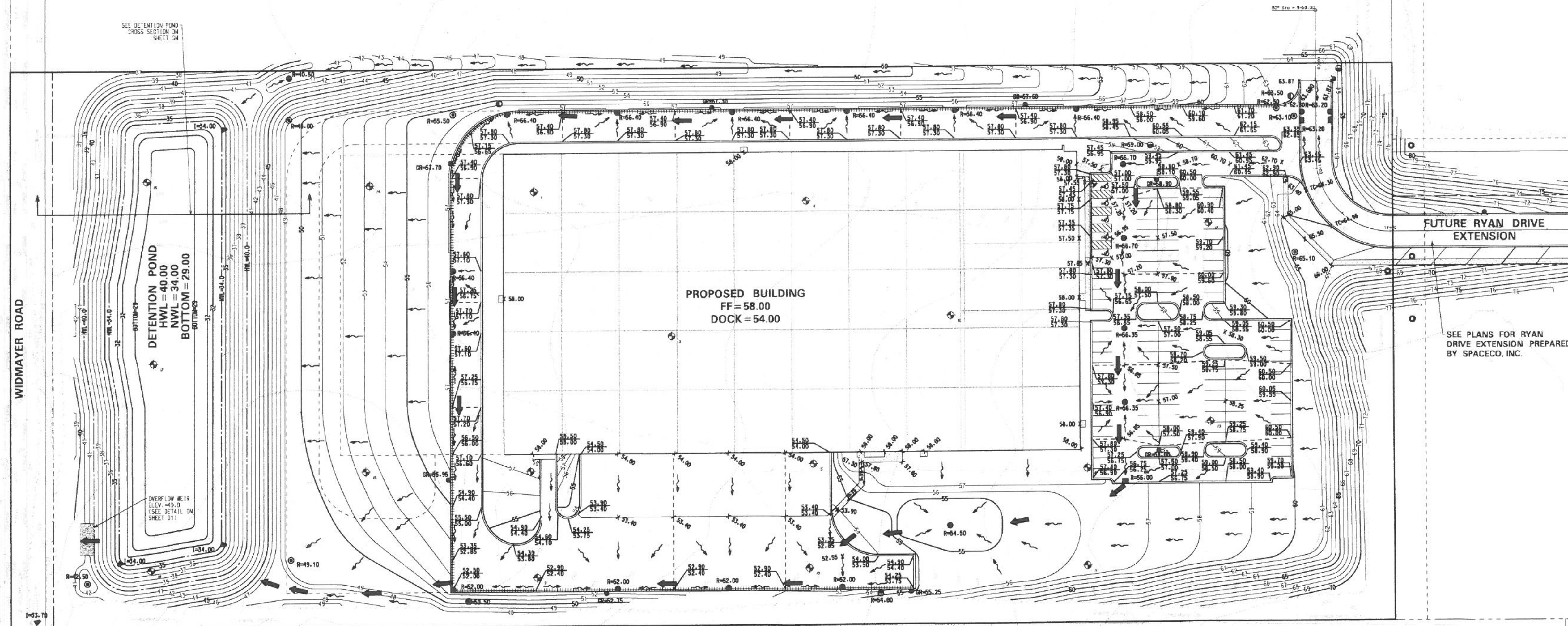
NOTES:

1. ADD 900.00 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ANY EXISTING DRAIN TILES THAT CONVEY WATER THROUGH THE SITE FROM THE OFF-SITE SHALL BE PROTECTED AND KEPT OPERATIONAL AT ALL TIMES. IF DAMAGED, IT SHALL BE IMMEDIATELY REPAIRED. ALL OTHER DRAIN TILES SHALL BE REMOVED, CRUSHED, OR BLOCKED EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
5. EXISTING DRAIN TILES SHALL BE REMOVED WHERE ENCOUNTERED.
6. MAX SLOPE IN LANDSCAPE AREAS SHALL BE 4:1.

LEGEND

FF	FINISHED FLOOR
	LOCAL DRAINAGE
	100-YEAR OVERLAND FLOW ROUTE
	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT
	SOIL BORING LOCATIONS
	DEPRESS CURB AND GUTTER
	PITCH-IN CURB AND GUTTER
57	PROPOSED CONTOURS

SCALE 1" = 50'
0 50 100



NO	DATE	REMARKS

NO	DATE	REMARKS

GRADING PLAN

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10365GR01

DATE: 09/26/18

JOB NO. 10366

SHEET GR1

5 OF 14

STORMWATER SUMMARY	
TRIBUTARY	= 16.95 AC.
VOLUME REQUIRED	= 7.32 AC-FT
NWL = 934.0 HWL = 940.0	
VOLUME PROVIDED	=7.34 AC-FT

STORM STRUCTURE LEGEND

M-100
A40,1P
- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

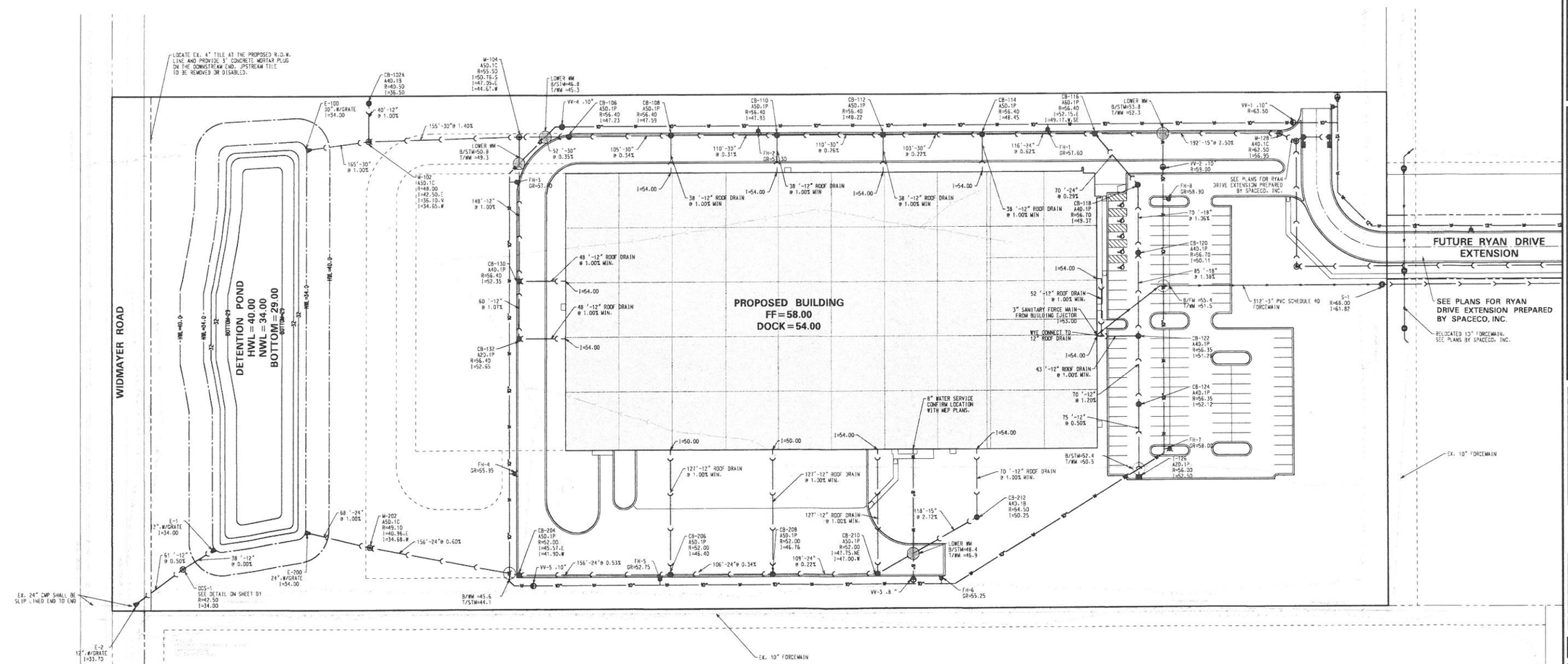
1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY FORCEMAIN SHALL BE PVC SCHEDULE 40 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
   1B - NEENAH R-4340-B BEEHIVE GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.

LEGEND

- WATERMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- FIRE HYDRANT
- VALVE IN VAULT
- FORCEMAIN
- STORM CATCH BASIN
- STORM INLET
- STORM MANHOLE
- STORM SEWER
- FF FINISHED FLOOR

N

SCALE 1" = 50'
0 50 100



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696-4600 Fax: (847) 696-4065

SPACECO INC.

UTILITY PLAN

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FILENAME: 10366UT01

DATE: 09/26/18

JOB NO. 10366

SHEET UT1

6 OF 14

X:\Projects\10366 ENG\10366UT01.dgn Default User Shaker

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

TREE PROTECTION

1. EXISTING TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE LANDSCAPE PLANS FOR SPECIFIC TREE INFORMATION.

STANDARDS FOR SANITARY SEWER CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All sanitary sewer construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto. the notes and on the plans, and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. Sanitary sewers and sewer service shall be constructed of the following materials:

   a. Polyvinyl chloride plastic gravity sewer pipe (PVC) conforming to ASTM Designation D-3034 or D-2241 with elastomeric gasket joints conforming to ASTM Designation D-3139. The Standard Dimension Ratio (SDR) for PVC pipe shall be 25 as a minimum and shall be dependent on the depth of cover. SDR 26 gravity sewer shall be used for depths up to fifteen (15) feet as measured from the top of the pipe. From fifteen (15) to twenty (20) feet SDR 21 pressure-rated pipe conforming to ASTM D-2241 shall be used. At depths greater than twenty (20) feet, PVC pressure-rated pipe shall be used that has a minimum dimension ratio (DR) of 18 and conforms to ASTM D-2241, AWWA C900 or AWWA C 905, whichever is applicable.

   b. Where ductile iron sanitary sewer pipe is shown on the plans, said pipe shall be ductile iron pipe, class 52, conforming to AWWA C-151 (ANSI 21.51), with joints complying with AWWA C-111 (ANSI A21.11).

3. Pipe size shall be a minimum of 8" for sewer mains and 6" for sewer services. Pipe slopes shall be a minimum of 0.40% for 8" sewer and 1.00% for 6" sewer services.

4. All sanitary sewer manholes shall be precast reinforced concrete ASTM designation C-478 provided with approved cast in place rubber boots (flexible manhole sleeve) having a nominal wall thickness of three/sixteenths (3/16) inches with a ribbed concrete configuration and with stainless steel binding straps properly sized. All sanitary sewer manholes shall be set in Butyl rope joint sealant, including all component parts, bottoms, barrels, adjusting rings and castings. The outside joints shall be provided with a four (4) inch wide strip of Butyl-Resin Sealant completely around each joint with vertical lap of one (1) inch and horizontal lap of six (6) inches.

5. All manhole covers shall have "Sanitary" cast into the top and shall be the concealed pickhole type. All covers used for sanitary sewers shall have a machined surface and a watertight rubber gasket seal. All manhole frames shall be set with Butyl rope joint sealant. Frame and lid shall be Neenah R-1713 with Type B lid or equal.

6. A 4' diameter (min.) Inspection manhole shall be constructed outside all buildings for the purpose of flow monitoring. Said manholes shall provide a minimum 6-inch drop from inlet to outlet pipe to facilitate sampling.

7. All final adjustments of castings will be accomplished by the use of precast concrete adjusting rings set in Butyl rope joint sealant; mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight (8") inches. No more than 2 adjusting rings shall be used.

8. "SurSeal" chimney seals as distributed by Marathon Materials, Inc. (800/983-9493) or approved equal, shall be installed on all manholes.

9. Sanitary sewer services may be constructed according to the details on the plans.

10. When connecting to an existing sanitary main when a tee or wye is not provided, an "Inserta Tee" fitting must be installed. The minimum distance between fittings is 4 feet center to center. Disruption of any existing sanitary main by breaking or cutting in a wye/tee is prohibited unless the existing main is cracked or broken at the point of connection with "Inserta Tee". A representative of the Village shall determine the existing main repair or replacement required on a case by case basis prior to connection, construction or installation.

11. Infiltration leakage shall not exceed 200 gallons per inch of pipe diameter per mile per day of sewer pipe, including manholes in the test section.

12. All sanitary sewers will be subject to an air exfiltration test, televising test, and deflection test to be performed by the Contractor under the supervision of the Engineer. All testing will be done in conformance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", current edition and Village of Hampshire requirements. In addition all manholes shall be vacuum tested.

13. Vacuum testing of each manhole shall be carried out immediately after assembly and prior to backfilling. All lift holes shall be plugged with an approved non-shrink grout.

    No grout will be placed in the horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole.

    The test head shall be placed at the inside of the top of the frame section and the seal inflated in accordance with the manufacturer's recommendation.

    A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop to 9 inches. The manhole shall pass of the time is greater than 60 seconds for a 48" diameter manhole, 75 seconds for a 60" manhole and 90 seconds for a 72" inch manhole.

    If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test is obtained.

STANDARDS FOR SANITARY SEWER SERVICE CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All sanitary sewer construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition, and revisions thereto. the notes on the plans, and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. Sanitary sewers and sewer services shall be constructed of the following materials.

   a. Polyvinyl chloride plastic gravity sewer (PVC) conforming to ASTM Designation D-3034 or D-2241 with elastomeric gasket joints conforming to ASTM Designation D-3139. The Standard Dimension Ration (SDR) for PVC pipe shall be 26 as a minimum and shall be dependent on the depth of cover. SDR 26 gravity sewer shall be used for depths up to fifteen (15) as measured from the top of pipe. From fifteen (15) to twenty (20) feet, SDR 21 pressure rated pope conforming to ASTM D-2241 shall be used. At depths greater than twenty (20) feet, PVC pressure rated pipe shall be used having a minimum dimension ration (DR) of 18 and conforming to ASTM D-2241, AWWA C-900, or AWWA c-905, whichever is applicable.

   b. Where ductile iron sanitary sewer pipe is shown on the plans, said pipe shall be ductile iron pipe, class 52, conforming to AWWA c-141 (ANSI A21.51), with joints complying with AWWA C-111 (ANSI A21.11).

3. Pipe size shall be a minimum of 6" for sewer services. Pipe slopes shall be a minimum of 1.00%.

4. Sanitary sewer services may be constructed according to the details on the plans.

5. Infiltration leakage shall not exceed 200 gallons per inch of pipe diameter per mile per day of sewer pipe, including manholes in the test section.

6. When connection to an existing sanitary main when a tee or wye is not provided, an "Inserta Tee" fitting must be installed. The minimum distance between fittings is 4 foot center to center. Disruption of any existing sanitary main by breaking or cutting in a wye / tee is prohibited unless the existing main is broken or cracked at the point of connection with "Inserta Tee." A representative of the Village shall determine the existing main repair or replacement required on a case by case basis prior to construction or installation.

STORM SEWER NOTES

1. GENERAL:

A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE: MATERIAL

RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

PET-AG AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
10366SPEC01.DGN

DATE:
09/26/18

JOB NO.
10366

SHEET
SP1
7 OF 14

STANDARDS FOR WATER MAIN CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, these improvement plans and details, special provisions and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. All water main shall be Ductile Iron Pipe Class 52 with either mechanical or push-on joints and shall conform to ANSI A21.51-96, AWWA C151 and ANSI A21.11-00, AWWA C111.

3. All fittings shall be Compact Ductile Iron and shall conform to AWWA/ANSI C153/A21.53-00. Fittings shall be U.L. Listed Class 350, Tyler, Griffin or approved equal.

4. All pipe and fittings shall be cement lined in accordance with AWWA/ANSI C104/A21.4-95.

5. All fittings shall be mechanical joint and shall be restrained with Mega Lugs by Ebaa Iron unless otherwise shown on the drawings.

6. Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. Maximum deflections at pipe joints and laying radius for the various pipe lengths shall be in accordance with AWWA C600-99. When rubber gasketed pipe is laid on a curve, the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wider on curves for this purpose.

7. Sleeves shall be Smith Blair Omni-Coupling #441 or equal. Sleeves shall be provided at locations shown on the plans or as required. The cost of sleeves is considered as incidental to the cost of the project.

8. All gate valves shall have a non-rising stem, shall have a standard 2" square operating nut and shall open in a counter-clockwise direction. Gate valves shall be Mueller Resilient Wedge Gate Valve Cat. No. A-2360-23 in accordance with AWWA C-509-01. Main line valves shall be furnished with mechanical joint connections and restrained with Mega Lugs.

9. All Valve Boxes shall be cast iron, two piece 5 1/4-inch shafts, Screw-type Tyler Model 866-S. Lids to be marked "Water" (valve box extensions if required are considered incidental). All boxes will be equipped with a rubber stabilizer manufactured by Adapter, Inc.

10. All hydrants shall be in accordance with AWWA C502-94 and shall be a Mueller A423 Super Centurion hydrant (break away style traffic design) with one 4 1/2" steamer nozzle and two (2) hose outlets, of which the threads conform with the standards of the Village of Hampshire, Illinois. The connections between the main line swivel tee to auxiliary valve and auxiliary valve to hydrant shall be swivel anchor couplings.

11. All pressure taps to an existing village main shall be made with Mueller Mechanical Joint Tapping Sleeve No. H615 and Mueller T2360 Flg x MJ Resilient Wedge Tapping Valve. All should be constructed in a valve vault.

12. All tees, bends, valves, and fire hydrants shall be adequately supported with a concrete base, and suoported laterally with poured in place thrust blocking against undisturbed aarth for all water main with a diameter 16" and greater. Concrete block may be used in lieu of poured in place thrust blocking for all water main with a diameter less than 16".

13. All water mains shall have a minimum depth of cover of 5.5' or as noted on plans.

14. All water services shall be type "K" copper pipe with compression connections.

15. All corporation stops shall be Mueller (1' H15008) (1-1/2' & 2" H15013)

16. All curb stops shall be Mueller Minneapolis Pattern, (1" H15155) (1-1/2' & 2" B25155)

17. All curb boxes shall be Mueller Minneapolis Pattern Base Curb Box, (6' H10300 tapt 2)

18. Hydrostatic Tests - The Contractor shall perform Hydrostatic Tests in accordance with Division IV, Section 41 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, and applicable provisions of AWWA C-600 and C-603. The water mains shall be pressure tested at 150 psi. The test pressure shall not drop more than 2 psi for the duration of the test. The gauge shall be of good quality and condition, and be fluid filled. The gauge shall have a large enough range for the pressure being tested and shall be capable of reading a minimum pressure increment of 2 psi. Allowable leakage shall be as set forth in AWWA C-600 latest edition. The testing length shall be limited to 1000 foot. If more than 1000 foot of watermain is tested, the allowable leakage will be based upon 1000 foot. The duration of the test shall be for two hours minimum.

19. Disinfection of the Water Mains - Upon completion of the newly laid water mains (and water service lines 4" and larger), the water mains shall be disinfected in accordance with the American Water Works Association, Procedure Designation, AWWA C-651, latest edition. The Contractor is responsible for collecting samples and having bacteriological testing performed as required by the IEPA. The Contractor shall furnish to the Village the required documentation, test results, etc., required by the IEPA before placing the water mains in service or before opening a water service line to the Village system.

20. All water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains in accordance with Title 35; Environmental Protection Agency Subtitle F: Public Water Supplies, Chapter II: Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

21. No water service taps shall be made prior to Village receiving the IEPA operating permit.

STANDARDS FOR WATER MAIN SERVICE CONSTRUCTION
(VILLAGE OF HAMPSHIRE)

1. All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, these improvement plans and details, special provisions and in accordance with codes and ordinances of the Village of Hampshire, Illinois.

2. All water services shall have a minimum depth of cover of 5.5' or as noted on plans

3. All water services shall be type "K" copper pipe with compression connections.

4. All corporation stops shall be Mueller. (1" H15008) (1-1/2' & 2" H15013)

5. All curb stops shall be Mueller Minneapolis Pattern. (1" H15155) (1-1/2" & 2" B25155)

6. All curb boxes shall be Mueller Minneapolis Pattern Base Curb Box. (6' H10300 tapt 2)

7. All water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains in accordance with Title 35; Environmental Protection Agency Subtitle F: Public Water Supplies, Chapter II: Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

AWWA STANDARD 651-05 SECTION 4.7: DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS

The following procedures apply primarily when existing mains are wholly or partially dewatered. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing in order to minimize the time customers are out of water. Leaks or breaks that are repaired with clamping devices while the mains remain full of pressurized water may present little danger of contamination and therefore may not require disinfection.

Sec. 4.7.1 Trench Treatment

When an existing main is opened, either by accident or by design, the excavation will likely be wet and may be badly contaminated from nearby sewers. Liberal quantities of hypochlorite applied to open trench areas will lessen the danger from this pollution. Tablets have the advantage in this situation, because they dissolve slowly and continue to release hypochlorite as water is pumped from the excavation.

Sec. 4.7.2 Swabbing With Hypochlorite Solution

The interior of pipe and fittings (particularly couplings and sleeves) used in making the repair shall be swabbed or sprayed with a 1 percent hypochlorite solution before they are installed.

Sec. 4.7.3 Flushing

Thorough flushing is the most practical means of removing contamination introduced during repairs. If valve and hydrant locations permit, flushing toward the work location from both directions is recommended. Flushing shall be started as soon as the repairs are completed and shall be continued until discolored water is eliminated.

Sec. 4.7.4 Slug Chlorination

Where practical, in addition to the procedures previously described, the section of the main in which the break is located shall be isolated, all service connections shut off, and the section flushed and chlorinated as described in Sec. 4.4.4. The dose may be increased to as much as 300 mg/L and the contact time reduced to as little as 15 min. After chlorination, flushing shall be resumed and continued until discolored water is eliminated and the chlorine concentration in the water exiting the main is no higher than the prevailing water in the distribution system or that which is acceptable for domestic use.

Sec. 4.7.5 Bacteriological Samples

Bacteriological samples following procedures in 5.1.3 shall be taken after repairs are completed to provide a record for determining the procedure's effectiveness. If the direction of flow is unknown, then samples shall be taken on each side of the main break. If positive bacteriological samples are recorded, then the situation shall be evaluated by the purchaser who can determine corrective action. Daily sampling shall be continued until two consecutive negative samples are recorded.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

PET-AG AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

975 W. Higgins Road, Suite 770
Hoffman Estates, Illinois 60169
Phone: (847) 696-4100 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
10366SPEC02.DGN

DATE:
09/26/18

JOB NO.
10366

SHEET
SP2
8 OF 14

X:\Projects\10366\Civil\10366SPEC01.dgn Default User bbarker

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10__________. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Site construction for industrial building.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Strip topsoil, stockpile topsoil and grade site
4) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
5) Temporarily stabilize all areas including lots that have reached mass grade
6) Permanently stabilize lots
7) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 15.50 acres. Construction activity will disturb approximately 15.50 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.

E. Refer to Sheets DR1,SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): Widmayer Road Ditch.
   2) The name of the ultimate receiving water is: Coon Creek.
   3) The extent of wetland acreage at the site is 0.00 acres.

G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2002. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Hampshire
- Kane County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours of the end of a 0.5-inch (or greater) rain event, or snowfall equivalent.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding
- temporary seeding
- erosion control blanket

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Except as provided in paragraphs (a) and (b) below, stabilization measures shall be initiated as soon as practicable on portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity on that portion of the site has temporarily or permanently ceased.

(a) Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

(b) Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of site by the 14th day after construction activity temporarily ceased.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree attainable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:
- detention basins (existing wet basin)

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 75% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than thirty days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the person who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. All reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Water used to wash vehicles where detergents are not used;
- Water used to control dust;
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents are not used;
- Irrigation ditches;
- Uncontaminated ground water; and,
- Foundation or footing drains where flows are not contaminated with process materials such as solvents.

Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A →	→	→	→ *	→ *	→	→			
DORMANT SEEDING	B →	→	→								B →	→
TEMPORARY SEEDING			C →	→	→	→	D →	→	→			
SODDING			E** →	→	→	→	→	→	→			
MULCHING	F →	→	→	→	→	→	→	→	→	→	→	→

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

PERMIT #: ILR10 ____________

DATE

TELEPHONE NUMBER

CONTRACTOR SIGNATURE

PRINTED NAME & TITLE

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES: ____________

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

PERMIT #: ILR10 ____________

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER

DATE

PRINTED NAME OF OWNER

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

STORMWATER POLLUTION PREVENTION PLAN
PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

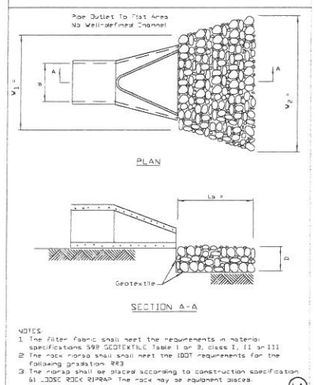
FILENAME: 10366SE01

DATE: 09/26/18

JOB NO. 10366

SHEET SE1

PIPE OUTLET TO FLAT AREA



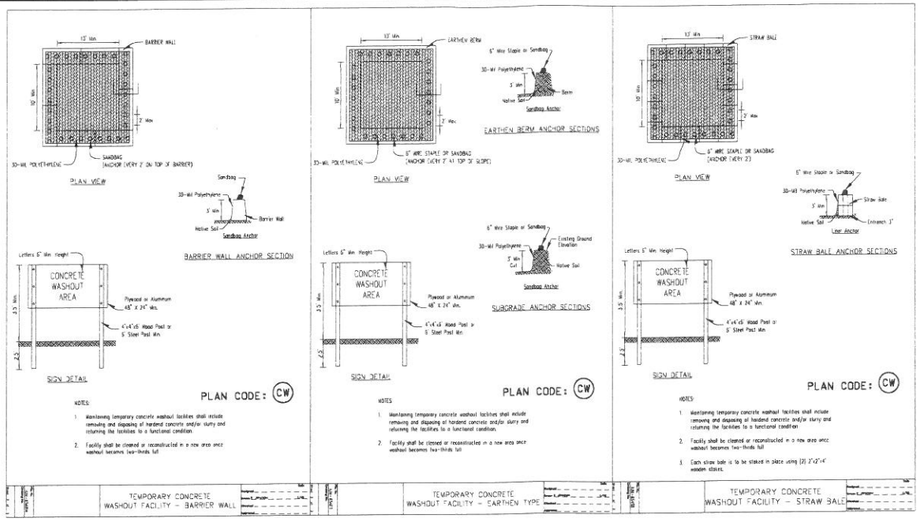
NOTES:
1. The filter fabric shall meet the requirements in material specifications 590 GEOTEXTILE Table I or II, Class I, II or III
2. The rock riprap shall shall meet the IDOT requirements for the following gradation RR3
3. The riprap shall be placed according to construction specification 61 1205C ROCK RIPRAP. The rock may be equipment placed.

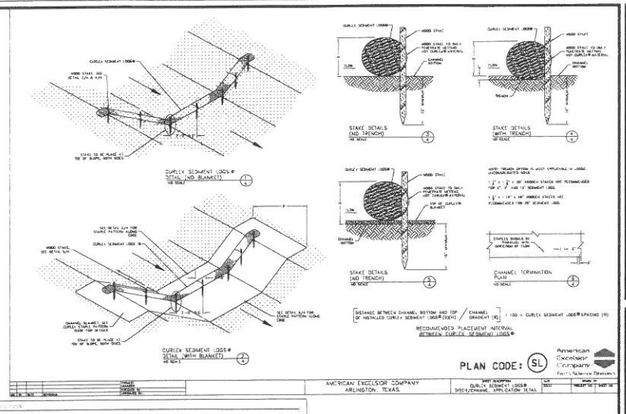
PLAN CODE: (LA)

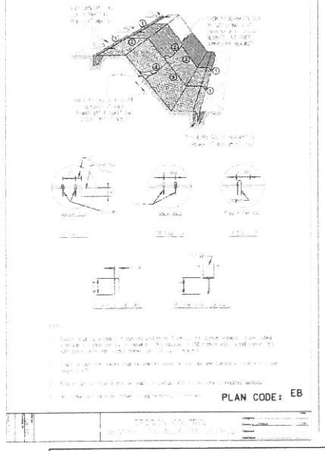
REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____

NRCS Natural Resources Conservation Service — STANDARD DWG NO IL-610 — SHEET 1 OF 1 — DATE 9-13-93

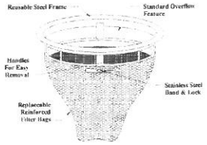
OUTFALL NAME OR NUMBER	INLET PIPE SIZE d (IN)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+L (FT)	DEPTH OF RIPRAP Y (IN)
E-100	30	20	RR-4	7.5	27.5	20
E-200	24	17	RR-4	6	23	20
E-1	12	5	RR-3	3	4	15
E-2	12	5	RR-3	3	4	15







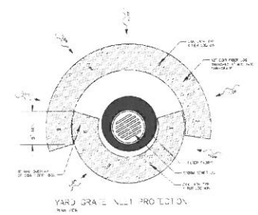
Catch-All ® is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

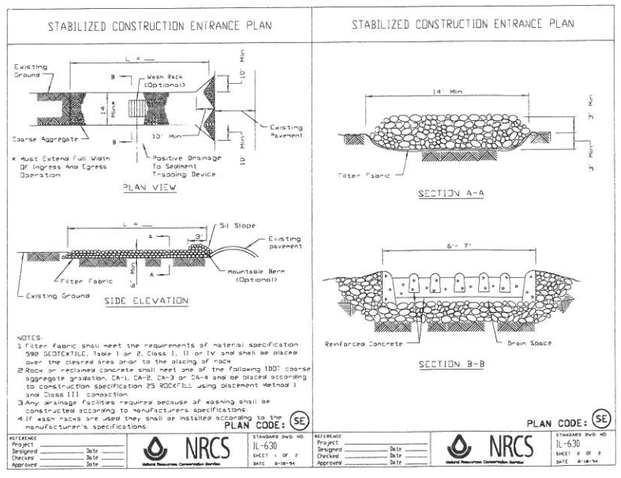
Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control

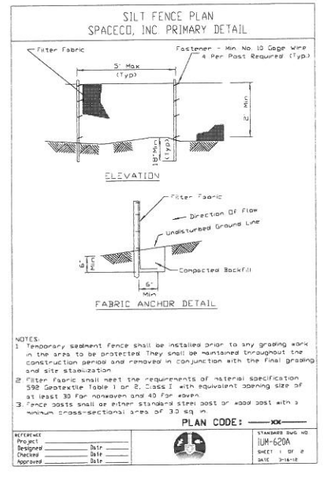
Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports - Tarmac, Curb/Lanes, Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

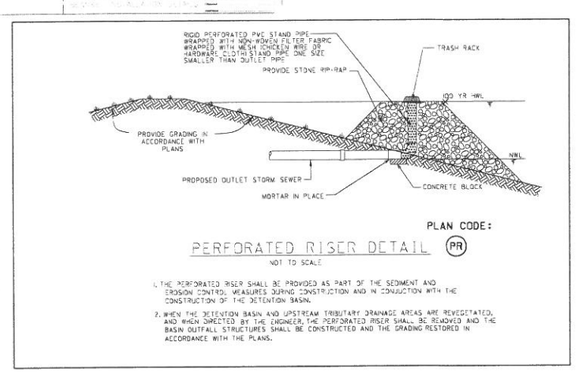


PLAN CODE: (1P)

PLAN CODE: (1P)







NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
975 W. Higgins Road, Suite 703
Schaumburg, Illinois 60195
Phone: (847) 696-4080 Fax: (847) 696-4085

SPACECO INC.

FILENAME: 10366MG-DET01

DATE: 09/26/18

JOB NO. 10366

SHEET SE2 10 OF 14

N:\Projects\10366\ENG\10366SE02.dgn Default User: bbarker

NOTES:

1. ADD 900 TO ALL CONTOUR ELEVATIONS SHOWN AS XX.
2. ANY EXISTING DRAIN TILES THAT CONVEY WATER THROUGH THE SITE FROM THE OFF-SITE SHALL BE PROTECTED AND KEPT OPERATIONAL AT ALL TIMES. IF DAMAGED, IT SHALL BE IMMEDIATELY REPAIRED. ALL OTHER DRAIN TILES SHALL BE REMOVED, CRUSHED, OR BLOCKED EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
3. EXISTING DRAIN TILES SHALL BE REMOVED WHERE ENCOUNTERED.
4. EXISTING TREES AND VEGETATION OUTSIDE OF SILT FENCE LIMITS SHALL BE PRESERVED.

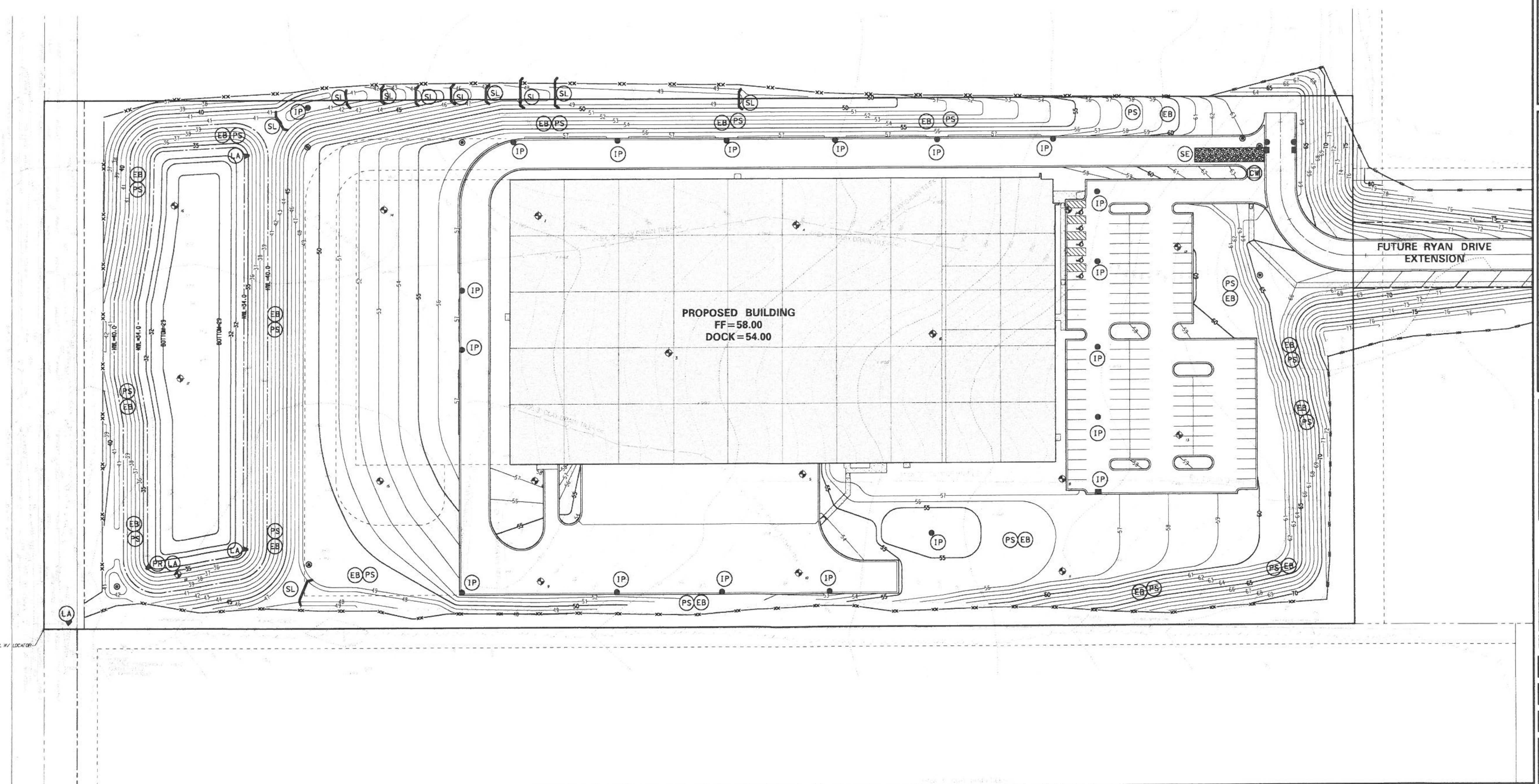
SYMBOL LEGEND

Symbol	Description
(SE)	STABILIZED CONSTRUCTION ENTRANCE
(PS)	PERMANENT SEEDING
(EB)	EROSION CONTROL BLANKET
(PR)	PERFORATED RISER
(LA)	LINED APRON
(SL)	SEDIMENT LOG
—00—	PROPOSED CONTOURS
—xx—	SILT FENCE
FF=	FINISHED FLOOR ELEVATION
(CW)	CONCRETE WASHOUT

N

SCALE 1" = 50'

0 50 100



NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

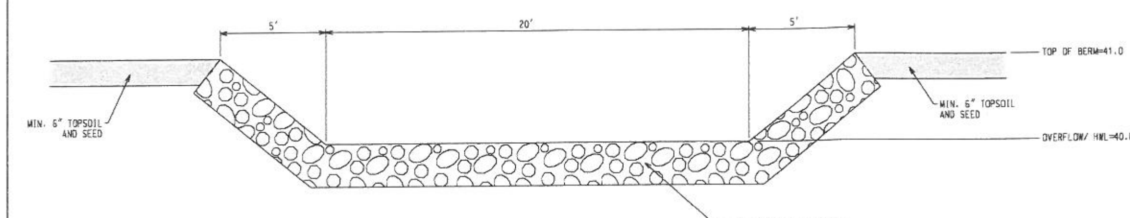
SPACECO INC.

FILENAME: 10366SE03.DGN

DATE: 09/26/18

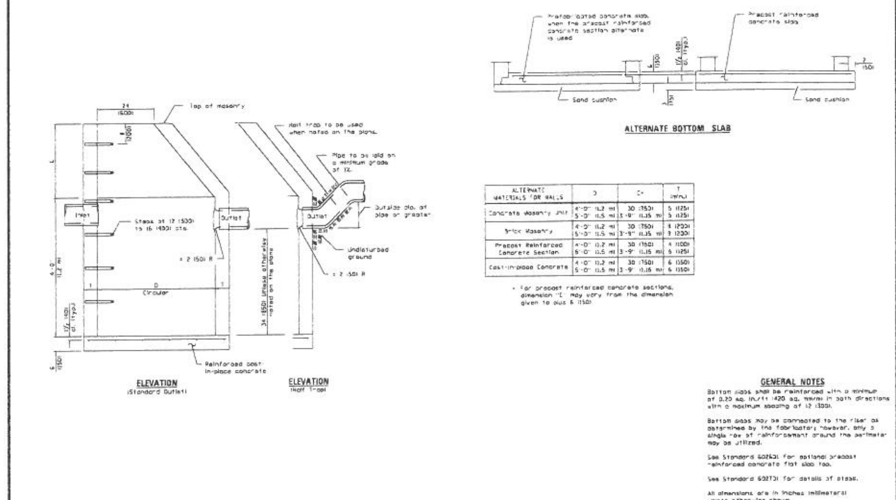
JOB NO. 10366

SHEET SE3



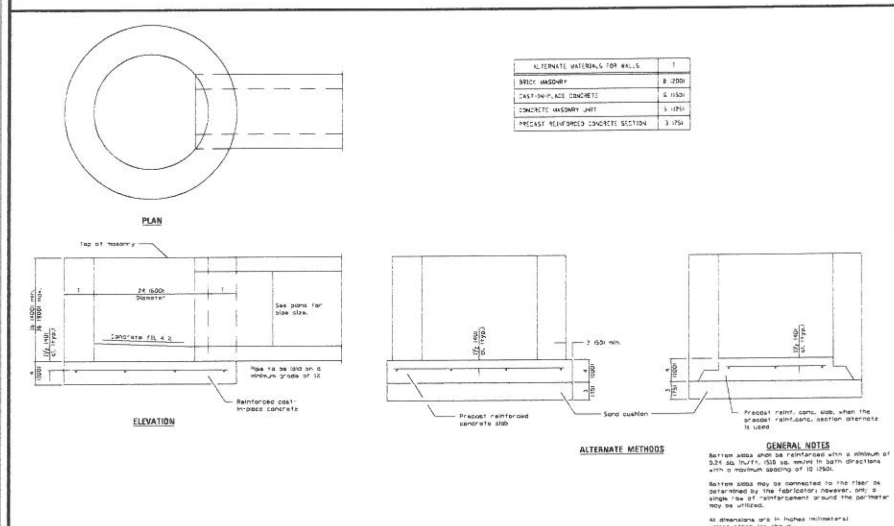
OVERFLOW WEIR DETAIL

N.T.S



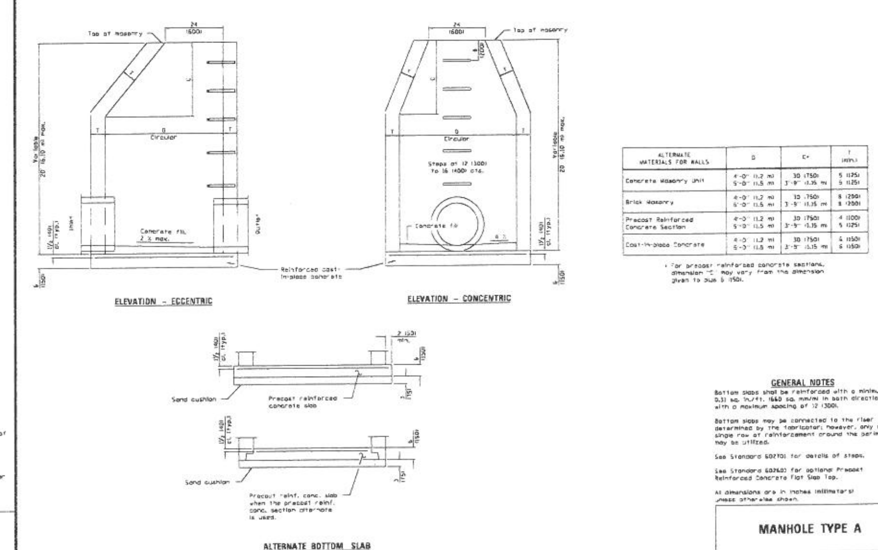
CATCH BASIN TYPE A

STANDARD 602001-02



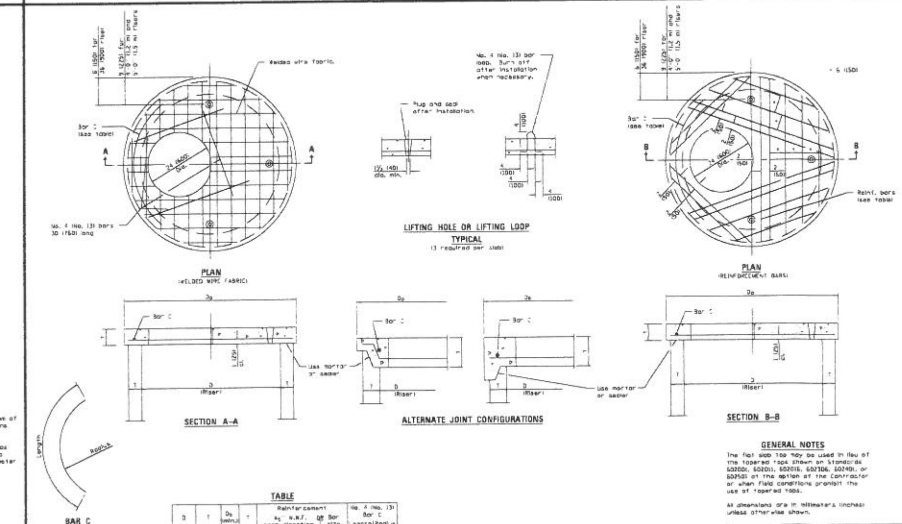
INLET – TYPE A

STANDARD 602301-03



MANHOLE TYPE A

STANDARD 602401-03



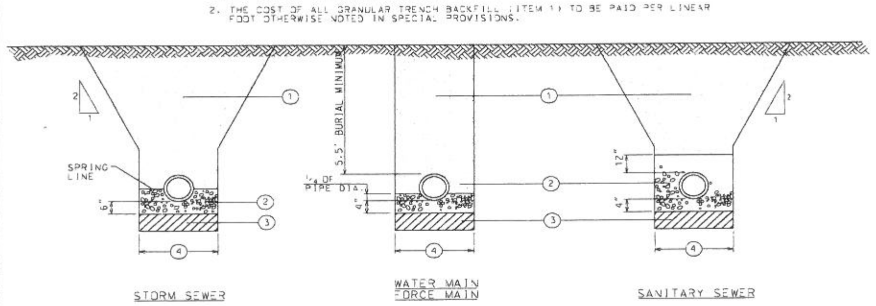
PRECAST REINFORCED CONCRETE FLAT SLAB TOP

STANDARD 602601-02

1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6, CRUSHED STONE 3/4" TO 1/4" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO 1/4 POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18" PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

NOTES:

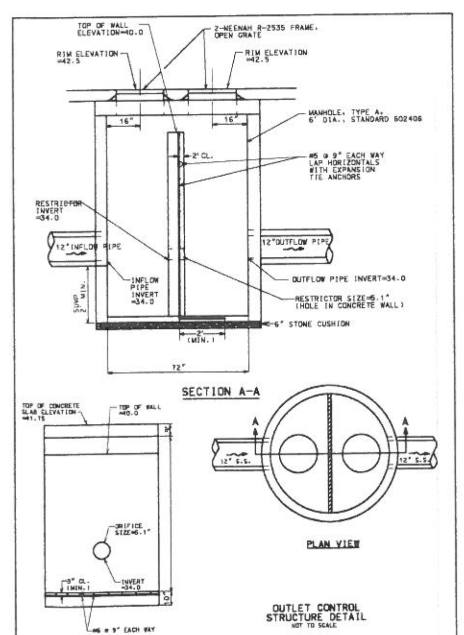
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.



TYPICAL TRENCH CROSS-SECTIONS

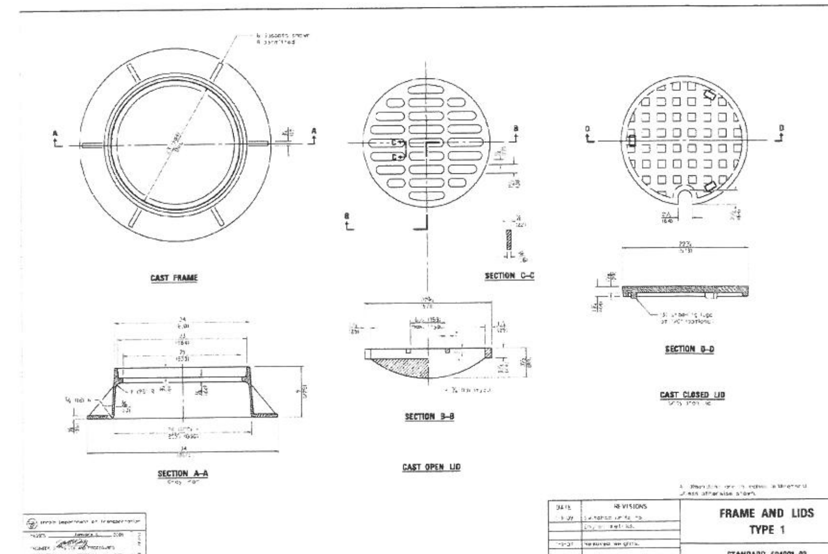
NOT TO SCALE

CAD-DTLS/SPDTLS/CD05.DTL



OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE



FRAME AND LIDS TYPE 1

STANDARD 604001-03

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS – 1

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER

HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696 4065

SPACECO INC.

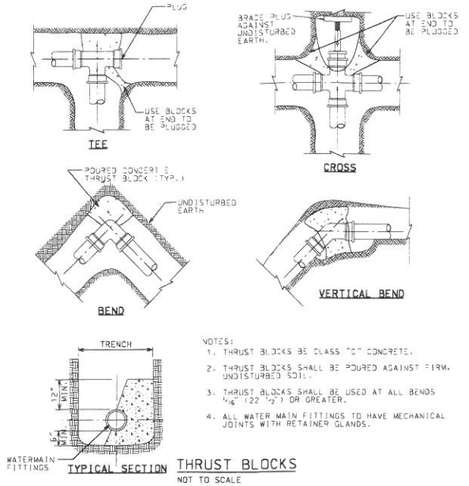
FILENAME: 10366DET01.DGN

DATE: 09/26/18

JOB NO. 10366

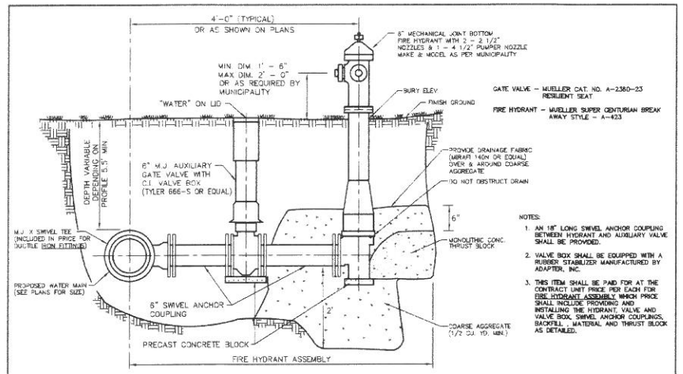
SHEET **D1**

12 OF 14



NOTES:
1. THRUST BLOCKS BE CLASS "C" CONCRETE.
2. THRUST BLOCKS SHALL BE POURED AGAINST FIRM, UNDISTURBED SOIL.
3. THRUST BLOCKS SHALL BE USED AT ALL BENDS 1/8" (22 1/2°) OR GREATER.
4. ALL WATER MAIN FITTINGS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.

THRUST BLOCKS
NOT TO SCALE

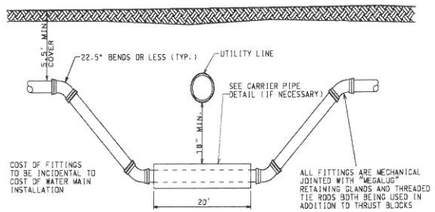


NOTES:
1. AN 18" LONG SWIVEL ANCHOR COUPLING BETWEEN HYDRANT AND AUXILIARY VALVE SHALL BE PROVIDED.
2. VALVE BOX SHALL BE EQUIPPED WITH A RUBBER STABILIZER MANUFACTURED BY ADAPTER, INC.
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR FIRE HYDRANT ASSEMBLY WHICH PRICE SHALL INCLUDE PROVIDING AND INSTALLING THE HYDRANT, VALVE AND VALVE BOX, SWIVEL ANCHOR COUPLINGS, BACKFILL MATERIAL AND THRUST BLOCK AS DETAILED.

VILLAGE OF HAMPSHIRE

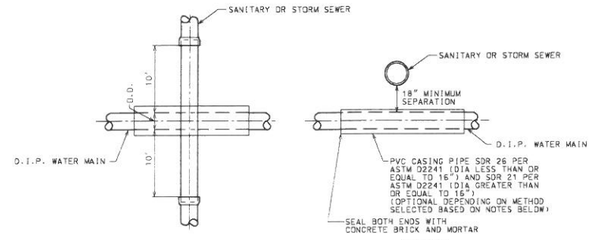
FIRE HYDRANT ASSEMBLY INSTALLATION

Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-9350	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER: HY-01	DRAWN BY: CLN
	DATE: 8/01/05	HA-WA		REVISED: 2/02/10



TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.

WATER MAIN OFF-SET DETAIL
NOT TO SCALE



CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 26 PER ASTM D2241) AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE WATERMAIN EQUIVALENT PIPE AND THE STANDARD PIPE; OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

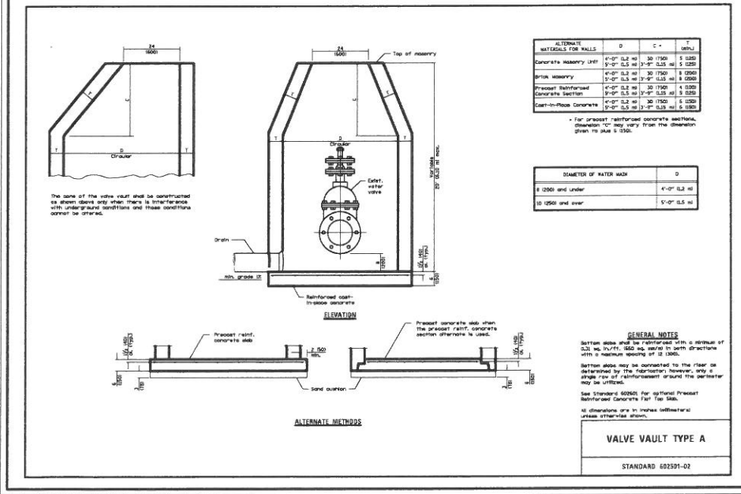
STORM SEWER CONFLICTS

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM C-361 FOR 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

WATERMAIN DIA.	CASING PIPE DIA.
6"	12"
8"	16"
10"	18"
12"	18"

SEWER/WATER MAIN CROSSING
NOT TO SCALE

CAD-DTLS/WATER/E010.DTL



ALTERNATE MATERIALS FOR WALLS	D	C *	T (MIN.)
Concrete Masonry Unit	4'-0" (1.2 m)	30 (750)	5 (125)
	5'-0" (1.5 m)	3'-9" (1.15 m)	5 (125)
Brick Masonry	4'-0" (1.2 m)	30 (750)	5 (125)
	5'-0" (1.5 m)	3'-9" (1.15 m)	6 (150)
Precast Reinforced Concrete Section	4'-0" (1.2 m)	30 (750)	5 (125)
	5'-0" (1.5 m)	3'-9" (1.15 m)	5 (125)
Cast-in-Place Concrete	4'-0" (1.2 m)	30 (750)	5 (125)
	5'-0" (1.5 m)	3'-9" (1.15 m)	6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given no plus 5 (125).

DIAMETER OF WATER MAIN	D
8 (200) and under	4'-0" (1.2 m)
10 (250) and over	5'-0" (1.5 m)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.30 sq. in./ft. (650 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602501 for optional Precast Reinforced Concrete Flat Top Slab.

All dimensions are in inches (millimeters) unless otherwise shown.

VALVE VAULT TYPE A

STANDARD 602501-02

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 770
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

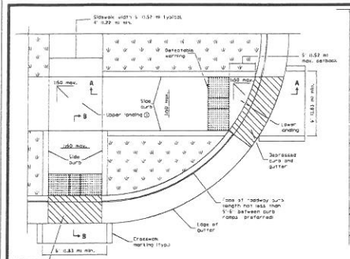
SPACECO INC.

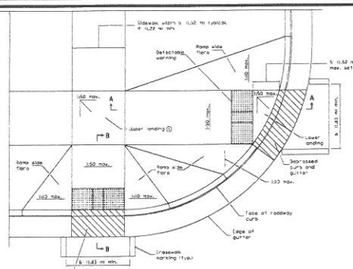
NO.	DATE	REMARKS

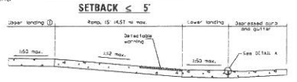
DETAILS - 2
PET-AG AT HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, ILLINOIS

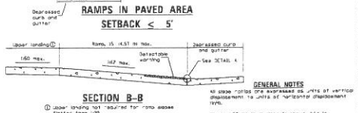
FILENAME: 10366DET02.DGN
DATE: 09/26/18
JOB NO. 10366
SHEET D2
13 OF 14

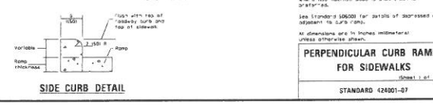
X:\Projects\10366\ENG\10366DET02.dgn Default User: bbarker











GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:50 maximum slope is shown, 1:64 is preferred.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

STANDARD 424001-07

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001-07

SIDEWALK DETAIL
NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE IDOT CLASS SI.
2. MINIMUM SIDEWALK THICKNESS SHALL BE 5".
3. MAXIMUM TRANSVERSE SLOPE SHALL BE 1/4 "/ft. (2%) TYPICAL.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT A SPACING OF 5'.
   3/4 " EXPANSION JOINT SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 50'.
5. AGGREGATE SUB-BASE COURSE SHALL BE MECHANICALLY COMPACTED.
6. ALL SIDEWALKS SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.

ST-SW/FD16.DGN

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

All dimensions are in inches (millimeters) unless otherwise shown.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-05

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-05

COPYRIGHT © 2008 ENGINEERING ENTERPRISES, INC.

TYPICAL CURB TRANSITION FOR NEW DRIVEWAY

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
Phone: (630) 466-9350

SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
N.T.S.	EE-PV	CD-06	KKP
DATE: 10/23/07			REVISED:

PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER
(Sheet 1 of 3)

STANDARD 602406-08

PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER
(Sheet 2 of 3)

STANDARD 602406-08

GENERAL NOTES

PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER
(Sheet 3 of 3)

STANDARD 602406-08

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 3

PET-AG AT HAMPSHIRE GROVE BUSINESS CENTER
HAMPSHIRE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

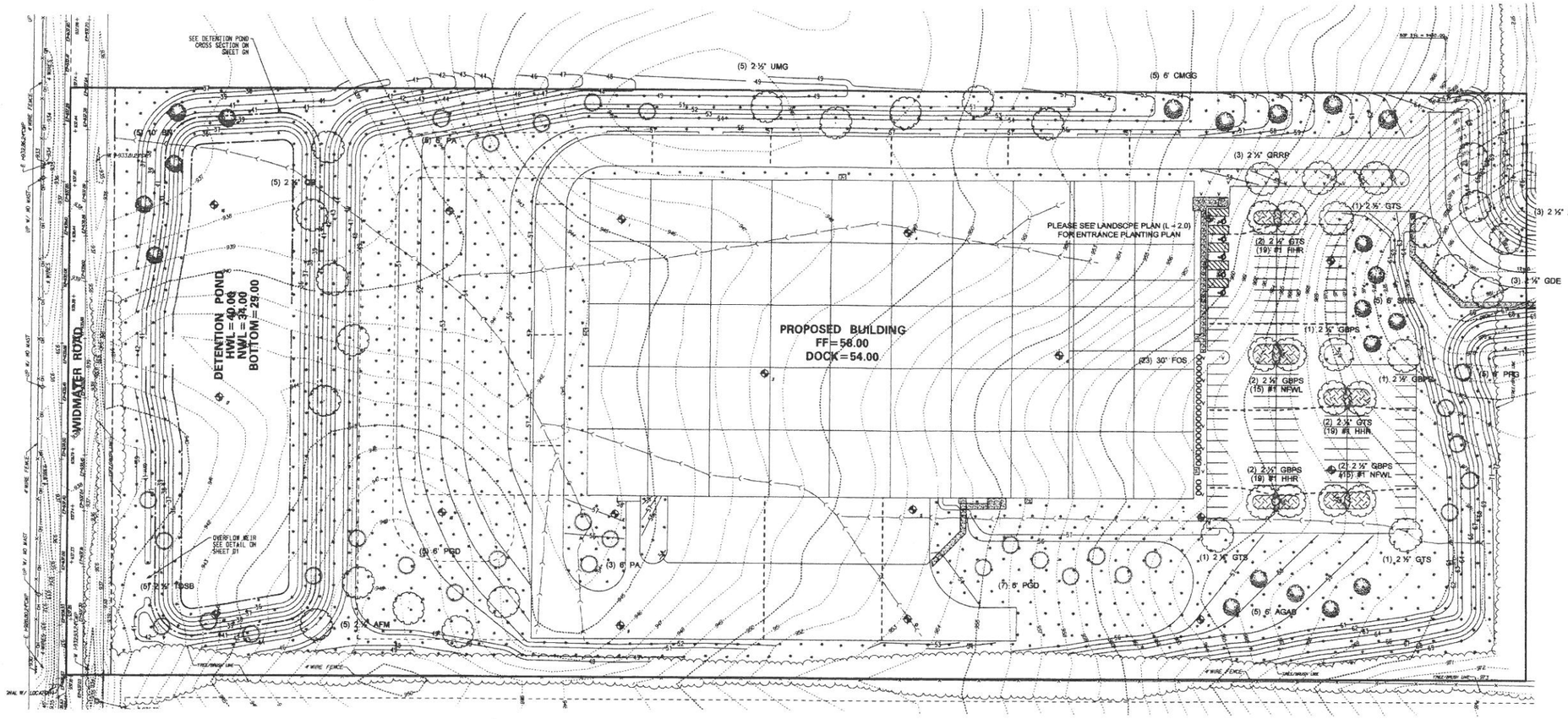
SPACECO INC.

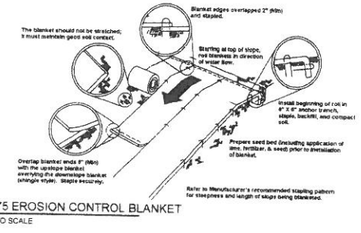
FILENAME: 8182DET03.DGN

DATE: 09/26/18

JOB NO. 10366

SHEET D3
14 OF 14





DS-75 EROSION CONTROL BLANKET

NOT TO SCALE

TURF DEVELOPMENT: PROVIDE FINISH GRADE, FERTILIZER, PREMIUM BLUEGRASS SEED MIX, AND NORTH AMERICAN GREEN DS75, OR EQUIVALENT EROSION CONTROL BLANKET

TURF DEVELOPMENT: PROVIDE FINISH GRADE, FERTILIZER, AND PREMIUM BLUEGRASS MIX SOD

PREMIUM BLUEGRASS MIX 4-5 LBS PER 1,000 SF

20% MIDNIGHT KENTUCKY BLUEGRASS
20% DENIM KENTUCKY BLUEGRASS
20% LANGARA KENTUCKY BLUEGRASS
20% BLUESTAR KENTUCKY BLUEGRASS
10% PRIZM PERENNIAL RYEGRASS
10% SUNSHINE PERENNIAL RYEGRASS

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Code
5	Marmo Maple	Acer freemanii 'Marmo'	2 ½"	B&B	AFM
3	State Street Miyabe Maple	Acer miyabei 'Morton'	2 ½"	B&B	AMM
9	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 ½"	B&B	GBPS
3	Espresso Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2 ½"	B&B	GDE
8	Skyline Locust	Gleditsia triacanthos 'Skyline'	2 ½"	B&B	GTS
5	Swamp White Oak	Quercus bicolor	2 ½"	B&B	QB
3	Regal Prince English Oak	Quercus robur 'Regal Prince'	2 ½"	B&B	QRRP#
5	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2 ½"	B&B	TDSB
5	Triumph Elm	Ulmus 'Morton Glossy'	2 ½"	B&B	UMG
6	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
5	Clump River Birch	Betula nigra	10'	B&B	BN
5	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6'	B&B	CMGG
5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	SRIS
8	Norway Spruce	Picea abies	6'	B&B	PA
12	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
5	Colorado Blue Spruce	Picea pungens 'Glauca'	6'	B&B	PPG
20	Green Gem Boxwood	Buxus 'Green Gem'	18"-24"	Cont.	BGG
23	Sunrise Forsythia	Forsythia ovata 'Sunrise'	30"	Cont.	FOS
18	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	18"-24"	Cont.	HPJ
57	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
30	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots	NFWL

High Branched

REVISIONS	BY

Dowden Landscape Design
P.O.Box 415, Libertyville, IL 60048
Phone: (847) 362-1254
Email: dowdenassoc@sbcglobal.net

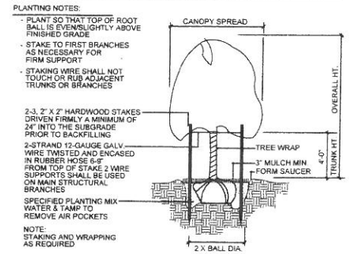
PET-AG AT HAMPSHIRE GROVE BUSINESS PARK

FLANNIGAN DRIVE
HAMPSHIRE, ILLINOIS

LANDSCAPE PLAN

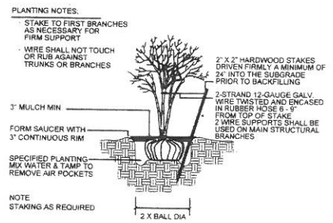
Date	09.27.18
Scale	1"=50'
Drawn	CJD
Job	
Sheet	L – 1.0

PLANTING DETAILS



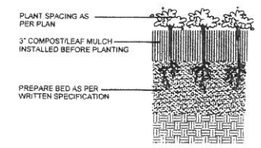
TREE PLANTING & STAKING

NOT TO SCALE



MULTI-TRUNK TREE STAKING

NOT TO SCALE

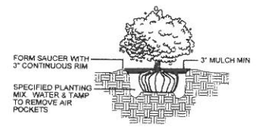


PERENNIAL PLANTING

NOT TO SCALE

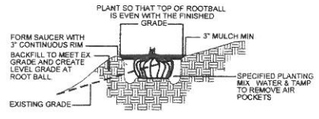
EVERGREEN TREE PLANTING

NOT TO SCALE



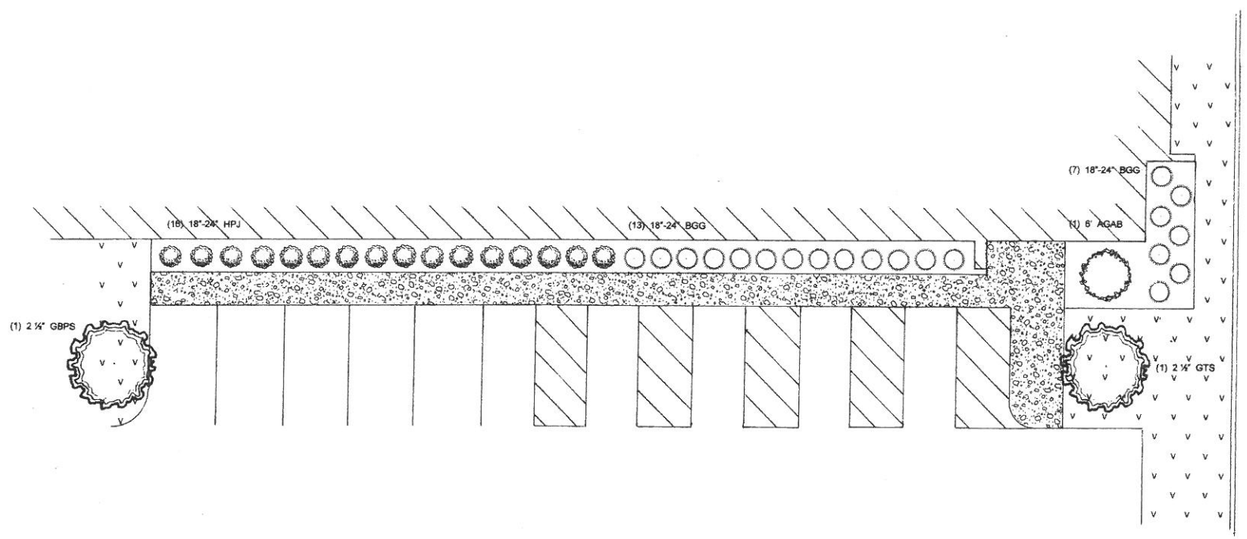
SHRUB PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE



Notes:

1) The Contractor shall provide and install all plant materials in quantities sufficient to complete planting shown on the drawing. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" material shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless called out in the plant list as multi-stem. Quantity lists are supplied as a convenience. The Contractor shall verify all quantities and, in case of a discrepancy, the plan shall prevail. No plants are to be changed or substituted without approval from a representative of James Dowden & Associates, Inc.

2) All plants shall be watered during the first 24-hour period after installation. A watering schedule must be agreed upon with the Owner, before plantings are installed, of whom, when and how plant materials are to be properly watered. The Contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of all plant materials.

3) Plants shall be balled and burlapped unless otherwise noted on the landscape plan. Not root bound material shall be accepted and all wrapping materials made of synthetics or plastics shall be removed at the time of planting. It is the Contractor's option to roll back burlap from the top of the root ball.

4) Recommended mulch depth is 3" of shredded hardwood bark. The Contractor shall avoid over mulching and the creation of "mulch volcanoes". Mulch beds shall extend a minimum of two feet beyond the center of a tree or shrub. Mulch must be pulled at least two inches from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare any perennial beds with one cubic yard of garden compost per 100 sf. The compost shall be rototilled to an 8" depth.

6) All plants shall be set plumb. It is the Contractor's option to stake deciduous trees but it is also the Contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped with an approved tree wrap to prevent winter damage. The Contractor shall remove all tree wrap following the first winter. All shade trees with mature canopies that will overhang the playground shall be maintained so the lowest branches are no less than 7' above grade.

7) Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, and valve boxes. Shade trees shall be a minimum of ten (10) feet from all light poles and driveways and all shrubs shall be a minimum of 3'-6' from all fire hydrants.

8) The Contractor shall locate the existence of all underground utilities prior to starting work. The Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Contractor shall acquaint himself with, and verify, working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the Contractor of his obligations due to miscalculations.

9) Any proposed changes to the approved landscape plan, such as species substitutions, shall be submitted to the Village for review and approval.

10) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

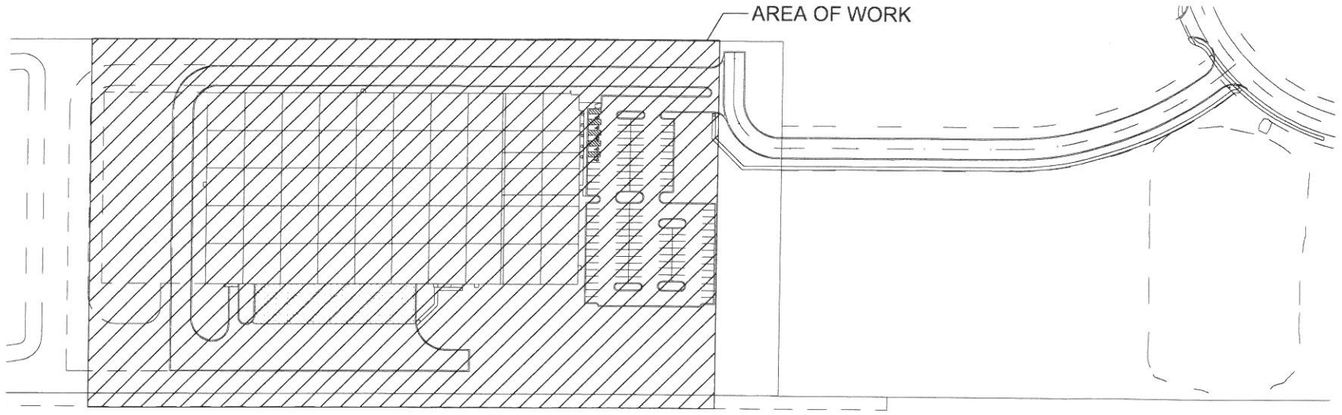
REVISIONS	BY

Dowden Landscape Design
P.O.Box 415, Libertyville, IL 60048
Phone: (847) 362-1254
Email: dowdenassoc@sbcglobal.net

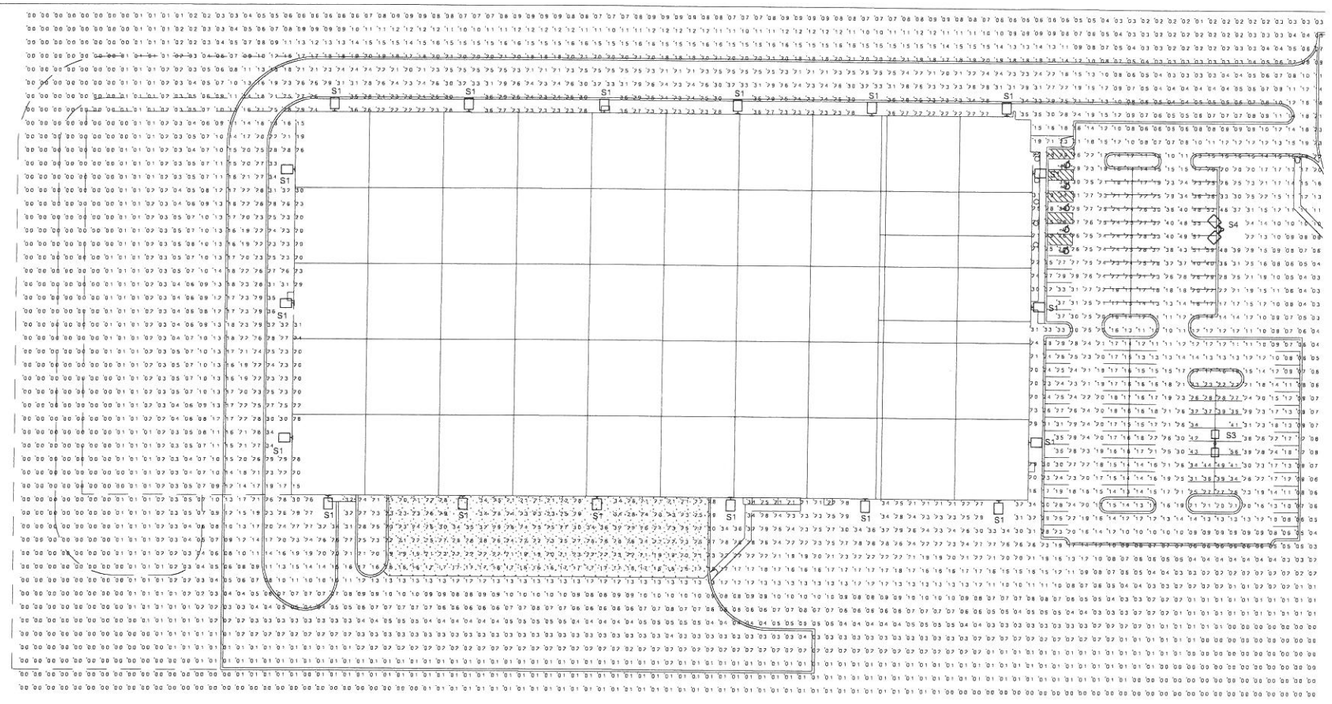
LANDSCAPE PLAN

PET-AG AT HAMPSHIRE GROVE
BUSINESS PARK
PLANNIGAN DRIVE
HAMPSHIRE, ILLINOIS

Date	09.27.18
Scale	1"=10'
Drawn	CJD
Job	
Sheet	L – 2.0



1 KEY PLAN
SCALE 1" = 100'-0"

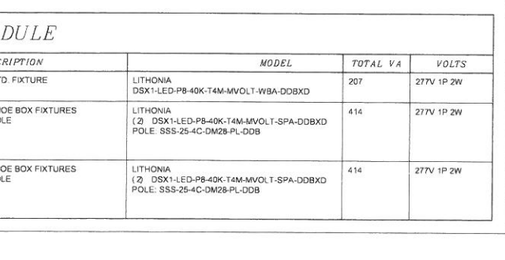


2 SITE PHOTOMETRIC
SCALE 1" = 50'-0"

PHOTOMETRIC STATISTICS

	AVERAGE	MINIMUM	UNIFORMITY RATIO
CAR PARKING	2.1fc	0.5fc	4.2:1

POLE BASE DETAIL (NTS)



SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	TOTAL VA	VOLTS
S1		SHOE BOX LED WALL MTD. FIXTURE	LITHONIA DSX1-LED-P8-40K-T4M-MVOLT-WBA-DDBXD	207	277V 1P 2W
S3		DOUBLE HEADEDLED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA (2) DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	414	277V 1P 2W
S4		DOUBLE HEADEDLED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA (2) DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	414	277V 1P 2W

CONNELLY
ELECTRIC

40 S. ADDISON ROAD
ADDISON, IL 60101
630-543-9059
www.connellyelectric.com

NORTHERN BUILDERS
5060 RIVER ROAD
SCHILLER PARK, IL 60176
847-678-5060

James J. Connolly
062-052865
expires 11-30-2019
James J. Connolly
signature
09/28/18
date
IL Design Firm Number:184.002271

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/28/2018

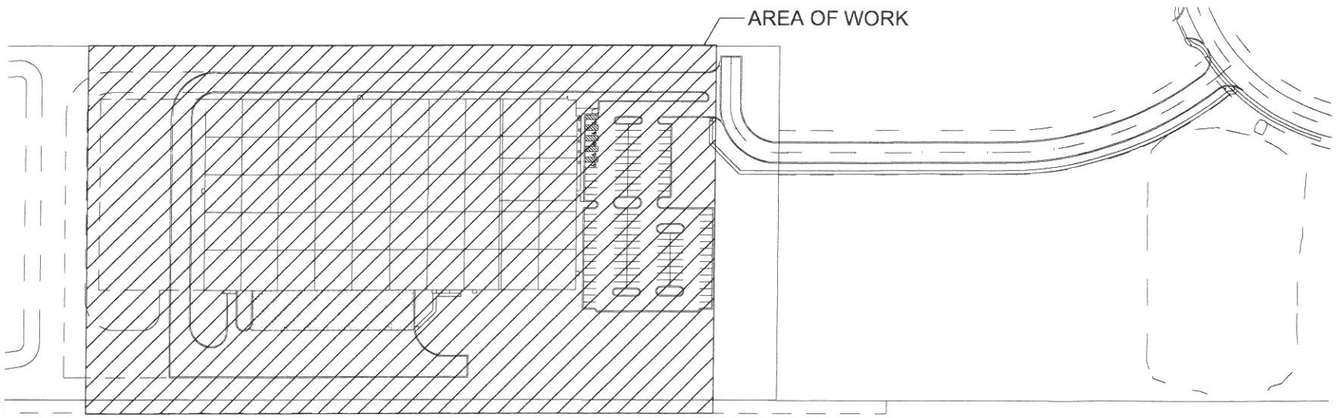
PET-AG

HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, IL

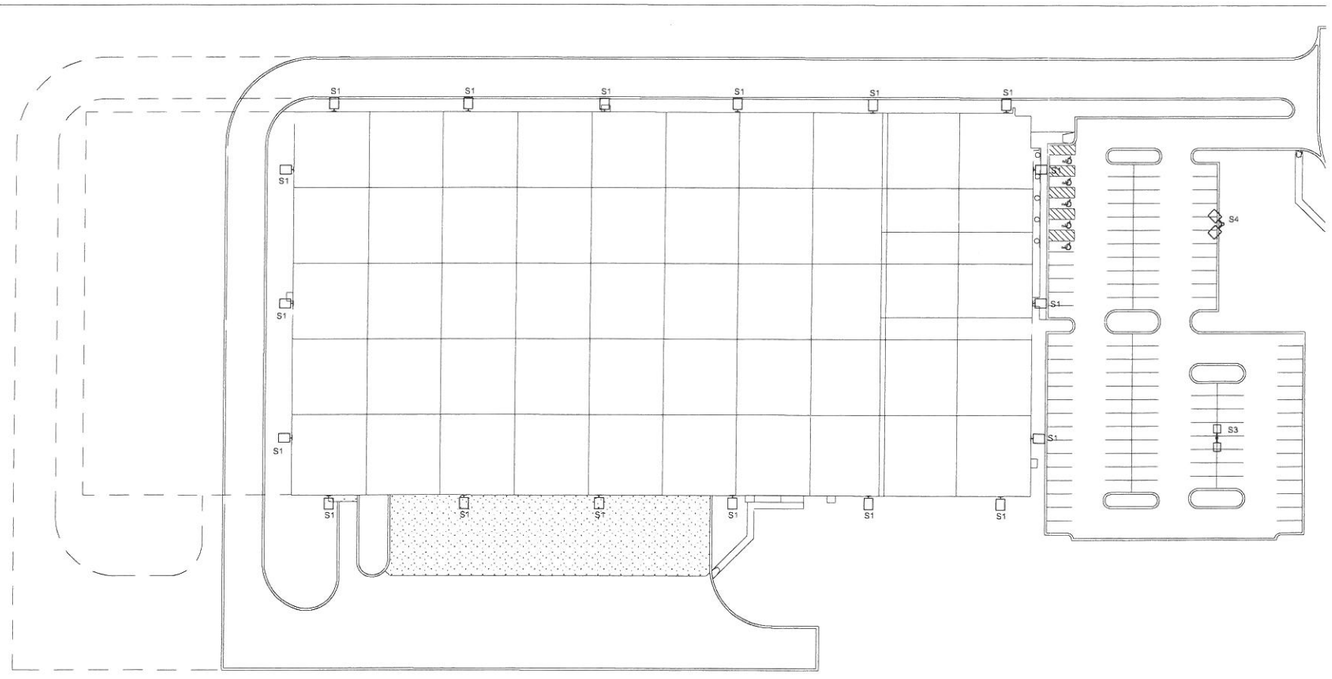
SITE PHOTOMETRIC

PROJECT NUMBER	18-0000
DATE	09/28/2018
DRAWN BY	AB
CHECKED BY	JDO

E101



1 KEY PLAN
SCALE 1" = 100'-0"

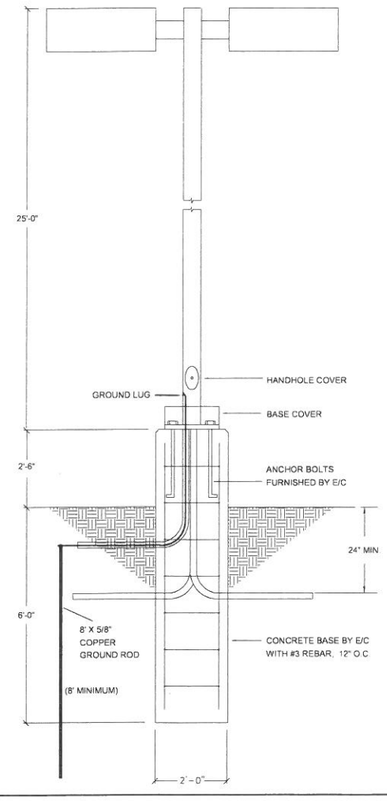


2 SITE LIGHTING PLAN
SCALE 1" = 50'-0"

PHOTOMETRIC STATISTICS

	AVERAGE	MINIMUM	UNIFORMITY RATIO
CAR PARKING	2.1fc	0.5fc	4.2:1

POLE BASE DETAIL (NTS)



SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	TOTAL VA	VOLTS
S1		SHOE BOX LED WALL MTD. FIXTURE	LITHONIA DSX1-LED-P8-40K-T4M-MVOLT-WBA-DDBXD	207	277V 1P 2W
S3		DOUBLE HEADEDLED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA (2) DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	414	277V 1P 2W
S4		DOUBLE HEADEDLED SHOE BOX FIXTURES MOUNTED ON A 25'-0" POLE	LITHONIA (2) DSX1-LED-P8-40K-T4M-MVOLT-SPA-DDBXD POLE: SSS-25-4C-DM28-PL-DDB	414	277V 1P 2W

CONNELLY
ELECTRIC

40 S. ADDISON ROAD
ADDISON, IL 60101
630-543-9059
www.connellyelectric.com

NORTHERN BUILDERS
5060 RIVER ROAD
SCHILLER PARK, IL 60176
847-678-5060

James J. Connolly
062-052865
expires 11-30-2019
James J. Connolly
Signature
09/28/18
date
IL Design Firm Number 184.002271

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/28/2018

PET-AG

HAMPSHIRE GROVE
BUSINESS CENTER
HAMPSHIRE, IL

SITE LIGHTING PLAN

PROJECT NUMBER	18-0000
DATE	09/28/2018
DRAWN BY	AB
CHECKED BY	JDO

E102

Engineering Enterprises, Inc.

October 3, 2018

Plan Commission and Village Board
Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140-0457

Re: Preliminary Plan and Plat Review
Old Mill Manor Unit 11 - Lazar
Village of Hampshire

Ladies and Gentlemen:

We have reviewed the following items:

- Preliminary Site Plan for Lot 1 and 2 dated August 2, 2018 and prepared by Scheflow Engineers.
- Preliminary Plat for Lot 1 and 2 dated July 25, 2018 and prepared by Scheflow Engineers.
- Preliminary Entrance Plan dated August 2, 2018 and prepared by Scheflow Engineers.
- Plat of Survey dated February 23, 2016 and prepared by Alan J. Coulson, P.C.

Our review of these plans is to generally determine compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designers from their duty to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review; we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The resubdivision of Unit 11 will require approval by the Plan Commission and Village Board.

2. The following shall be submitted as part of final engineering:
   - Landscape Plan
   - Lighting and photometric plan
   - Striping plan that meets parking space requirements
   - Geotechnical report
3. The developer should contact the Village's building department to determine the submittals required for their review and approval.

Preliminary Plan

4. The following shall be added to the preliminary plans:
   - Legend
   - A minimum of two benchmarks plus datum used
   - Name and address of the owner and subdivider
   - Finished floor (FF) elevations of the proposed buildings
   - Proposed grading and drainage information
   - Typical section for the proposed pavement
5. According to the recorded Final Plat of Old Mill Manor Unit 11, no buildings, fences, plantings or obstructions shall be allowed within the ingress and egress easement. Currently the trash enclosure is encroaching on the easement.
6. The access road should be extended to the east property line.
7. The driveway approach shall be 8" of PCC over 6" of aggregate base.
8. It is unclear if curb and gutter is being proposed. Curb and gutter will be required throughout and should be shown.
9. We recommend public sidewalk be installed along the south frontage of the development to allow for pedestrian access to the future businesses. The proposed sidewalk will need to be permitted through IDOT if the new sidewalk is proposed to be within the State ROW.
10. The developer should confirm the need for 8" water services to each building in lieu of a 6" water service.
11. It is the Village's intent to abandon the existing dead end 8" water along IL Route 72. Therefore, the proposed water main shall be looped to the existing 6" water main (shown as 8"; to be revised) located north of the site.

Transportation

12. IL Route 72 is under the jurisdiction of the Illinois Department of Transportation (IDOT). IDOT will be responsible for issuing access permits along this roadway. Comments from IDOT concerning the Preliminary Plan should be provided upon receipt. It is our understanding that these have been submitted.
13. Internal turning movement exhibits should be provided during final engineering to confirm truck movements.

Stormwater Management

14. The detention basin in the Old Mill Manor development was designed and approved according to the previous version of the Village's Stormwater Ordinance and Unit 11 of this development has been listed as exempt from the stricter design criteria of the current stormwater ordinance. The proposed development is consistent with the original overall Old Mill Manor preliminary plat and therefore no additional stormwater detention is necessary.

15. Storm sewer capacity design calculations shall be submitted with final engineering. The storm sewer will be connected to an existing storm sewer that outfalls into the Old Mill Manor development detention basin. The capacity of the existing storm sewer shall be determined and on-site detention provided if necessary based on the capacity of the storm sewer. Overland overflow flood routing will also need to be provided with Final Engineering.

16. Due to a project disturbance greater than 5,000 SF, a complete Kane County Stormwater Management Permit Application with supporting documentation shall be submitted as part of final engineering. The applicant should refer to the submittal checklist to ensure that all required supporting documentation is submitted.

17. A Stormwater Pollution Prevention Plan (SWPPP) in accordance with the IEPA NDPES General Construction Permit ILR10 requirements needs to be included in the final engineering plans and the Notice of Intent (NOI) submitted to the IEPA before construction. The Illinois Historic Preservation Agency (IHPA) sign-off and Illinois Department of Natural Resources (IDNR) endangered species review (EcoCAT) sign-off will also be required as part of the NOI permit.

Preliminary Plat

18. The following shall be added to the preliminary plat:
    - Name of the proposed subdivision
    - Name and address of owner, subdivider, and designer of preliminary plan
    - Legal description of location
    - Minimum front setback lines, with dimensions shown
    - The names of owners of adjacent unplatted land
    - The names of owners of immediately adjacent platted land, together with the subdivision plat by name, recording date and document number

19. Setbacks lines with dimensions per the Village Ordinance for the front yard (10'), side yard (5'), and rear yard (20') shall be shown on the plan. In the current design, the rear yard setback is being encroached by one trash enclosure, the parking space, and drive aisle.

20. All existing easements need to be labeled as existing.

21. The existing 10' Village utility easement needs to be shown on the east property line.

22. The measurement of 236.15 is labeled as a record; however, the record dimension is 236.17.

23. A cross access easement between Lots 1 and 2 needs to be delineated or an ingress/egress easement over all paved areas should be provided.

If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

BPS/tam/jam

pc: Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Joe Lazar, LB Five LLC (Via e-mail)
Frank Cuda, Scheflow Engineers (Via e-mail)
JAM, EEI (Via e-mail)

Engineering Enterprises, Inc.

October 3, 2018

Plan Commission and Village Board
Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140-0457

Re: Preliminary Plan and Plat Review
Old Mill Manor Unit 10 - Lazar
Village of Hampshire

Ladies and Gentlemen:

We have reviewed the following items:

- Preliminary Site Plan for Lot 1 and Lot 2 dated August 2, 2018 prepared by Scheflow Engineers.
- Preliminary Plat for Lot 1 and 2 dated August 2, 2018 prepared by Scheflow Engineers.
- Preliminary Widening Plan for Route 72 dated August 2, 2018 prepared by Scheflow Engineers.
- Plat of Survey dated February 23, 2016 prepared by Alan J. Coulson, P.C.

Our review of these plans is to generally determine compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designers from their duty to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review; we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The resubdivision of Unit 10 will require approval by the Plan Commission and Village Board.

2. The following shall be submitted as part of final engineering:
   - Landscape Plan
   - Lighting and photometric plan
   - Striping plan that meets parking space requirements
   - Geotechnical report
3. The developer should contact the Village's building department to determine the submittals required for their review and approval.

Preliminary Plan

4. The following shall be added to the preliminary plans:
   - Legend
   - A minimum of two benchmarks plus datum used
   - Name and address of the owner and subdivider
   - HWL of the detention pond (902.00)
   - Finished floor (FF) elevations of the proposed buildings
   - Proposed grading and drainage information
   - Typical section for the proposed pavement
5. According to the recorded Final Plat of Old Mill Manor Unit 10, no buildings, fences, plantings or obstructions shall be allowed within the ingress and egress easement. Currently the corner of Building 1 and the trash enclosures are encroaching on the easement.
6. The driveway approach shall be 8" of PCC over 6" of aggregate base.
7. It is unclear if curb and gutter is being proposed. Curb and gutter will be required throughout and should be shown.
8. We recommend public sidewalk be installed along the south frontage of the development to allow for pedestrian access to the future businesses. The proposed sidewalk will need to be permitted through IDOT if the new sidewalk is proposed to be within the State ROW.
9. The existing water main along the northern limits is an existing 6" water main. The proposed pressure connections should be reduced to 6" valves.
10. The water service pressure connection for Lot 1 should be shifted east in order to accommodate a valve vault that does not conflict with the existing water main tee and valve vault.
11. The developer should confirm the need for 8" water services to each building in lieu of a 6" water service.
12. The fire hydrant lead for the existing fire hydrant southeast of Lot 2 should be shown.
13. The existing water main that runs east-west along IL Route 72 should be called out as 12".

14. As part of the 2011 utility improvements for Unit 10, sanitary sewer service stubs were provided for Lots 3 through 6. These stubs should be utilized for the proposed buildings. Additionally, the stubs not utilized should be removed as part of the proposed development.

Transportation

15. IL Route 72 is under the jurisdiction of the Illinois Department of Transportation (IDOT). IDOT will be responsible for issuing access permits along this roadway. Comments from IDOT concerning the Preliminary Plan should be provided upon receipt. It is our understanding that these have been submitted.

16. Internal turning movement exhibits should be provided during final engineering to confirm truck movements.

Stormwater Management

17. The detention basin in the Old Mill Manor development was designed and approved according to the previous version of the Village's Stormwater Ordinance and Unit 10 of this development has been listed as exempt from the stricter design criteria of the current stormwater ordinance. The proposed development is consistent with the original overall Old Mill Manor preliminary plat and therefore no additional stormwater detention is necessary.

18. Storm sewer capacity design calculations shall be submitted with final engineering.

19. Due to a project disturbance greater than 5,000 SF, a complete Kane County Stormwater Management Permit Application with supporting documentation shall be submitted as part of final engineering. The applicant should refer to the submittal checklist to ensure that all required supporting documentation is submitted.

20. A Stormwater Pollution Prevention Plan (SWPPP) in accordance with the IEPA NDPES General Construction Permit ILR10 requirements needs to be included in the final engineering plans and the Notice of Intent (NOI) submitted to the IEPA before construction. The Illinois Historic Preservation Agency (IHPA) sign-off and Illinois Department of Natural Resources (IDNR) endangered species review (EcoCAT) sign-off will also be required as part of the NOI permit.

Preliminary Plat

21. The following shall be added to the preliminary plat:
    - Name of the proposed subdivision
    - Name and address of owner, subdivider, and designer of preliminary plan
    - Legal description of location
    - Minimum front setback lines, with dimensions shown
    - The names of owners of adjacent unplatted land
    - The names of owners of immediately adjacent platted land, together with the subdivision plat by name, recording date and document number

22. Setbacks lines with dimensions per the Village Ordinance for the front yard (10'), side yard (5'), and rear yard (20') shall be shown on the plan. In the current design, the rear yard setback is being encroached by the trash enclosures and drive aisle.

23. All existing easements need to be labeled as existing.

24. The new road alignment is out of the access easement. Additional area needs to be added to the easement to cover the drive.

25. A cross access easement between Lots 1 and 2 needs to be delineated or an ingress/egress easement over all paved areas should be provided. The latter would resolve the issue noted in comment No. 24.

If you have any questions or require additional information, please call our office.

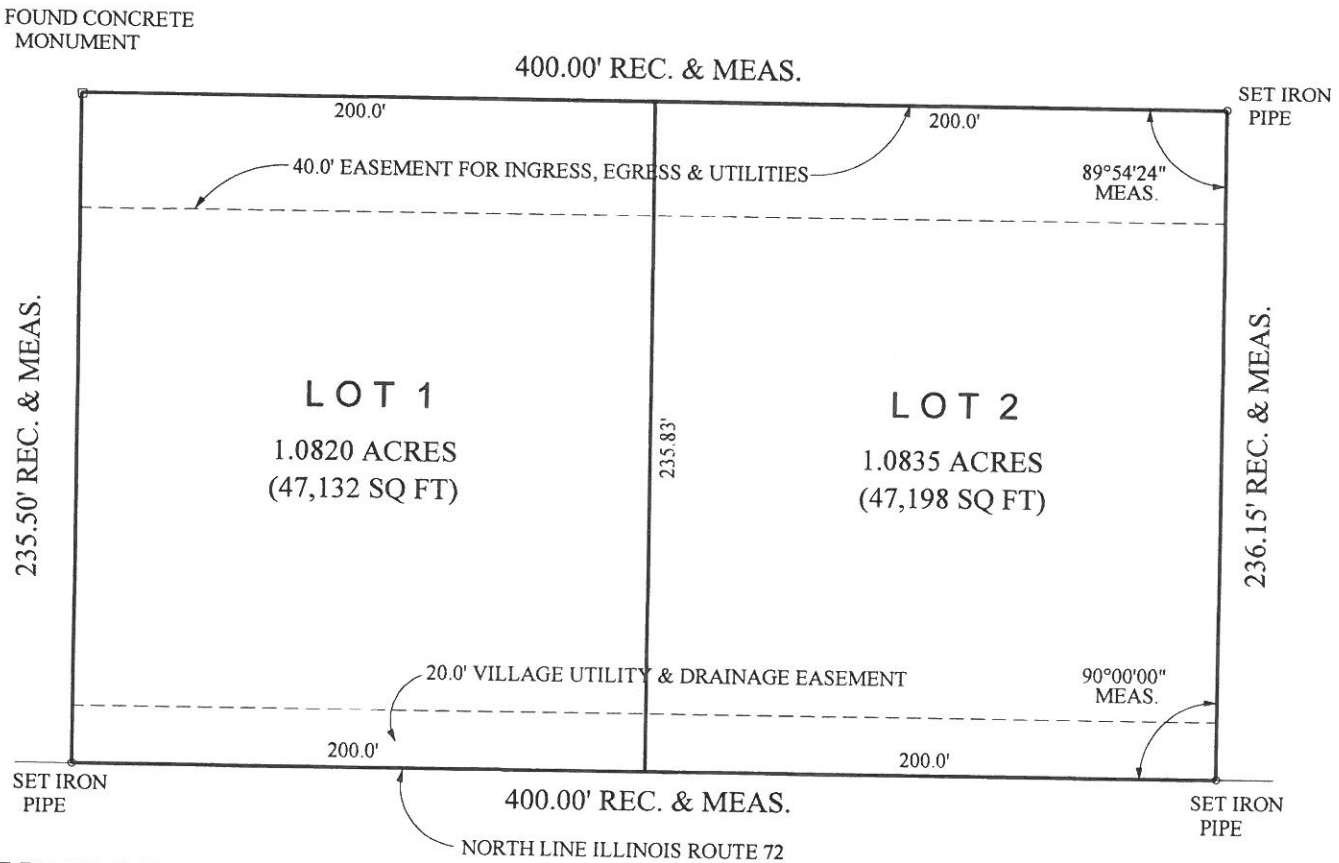
Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

BPS/tam/jam

pc: Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Joe Lazar, LB Five LLC (Via e-mail)
Frank Cuda, Scheflow Engineers (Via e-mail)
JAM, EEI (Via e-mail)



AREA OF PROPERTY:
2.1655 ACRES
(94,330 SQ FT)

ILLINOIS ROUTE 72

(RIGHT OF WAY VARIES)

SCALE: 1" = 20'

#	DATE	REMARKS

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

HAMPSHIRE ILLINOIS

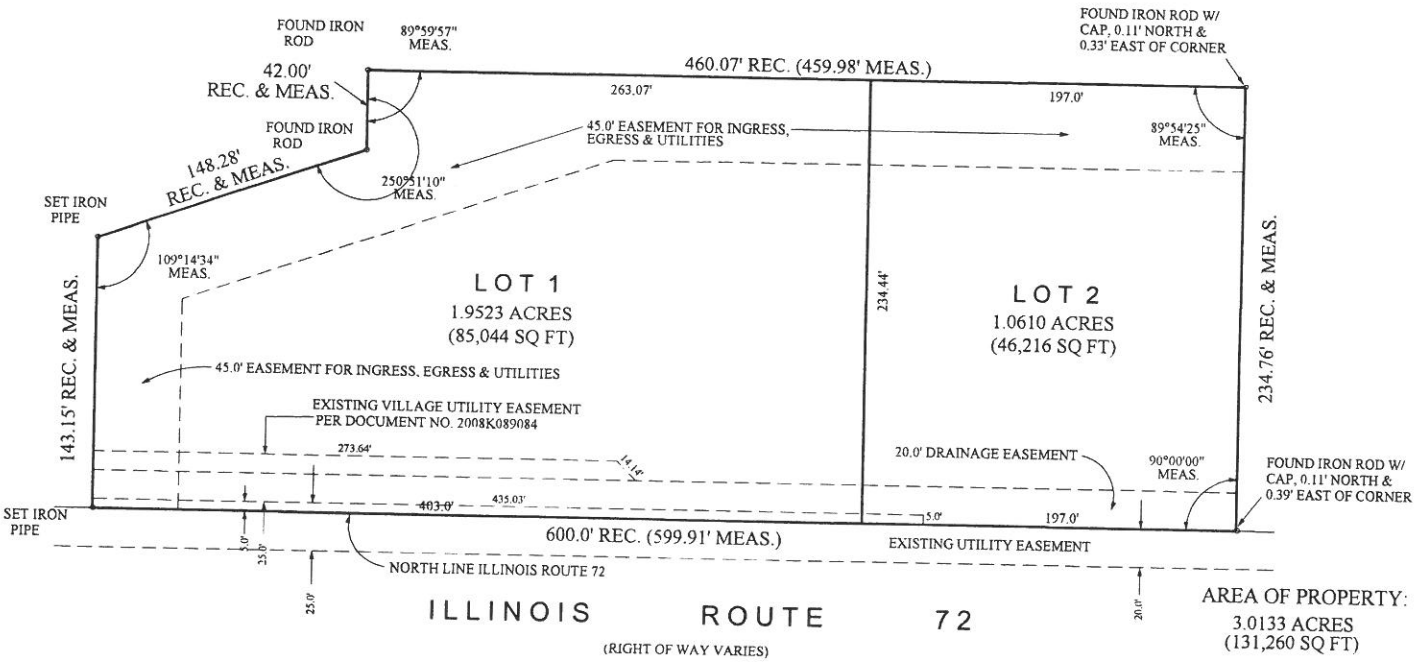
BL5-2
LOT 1 AND 2

PRELIMINARY PLAT

SCALE	1"=20'
DATE	7-25-18
DRAWN BY	MTM
JOB NO.	5404
CHECKED BY	FCC
SHEET NO.	1 of 1

5404

5404



#	DATE	REMARKS

SCHEFLOW engineers

1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

HAMPSHIRE ILLINOIS

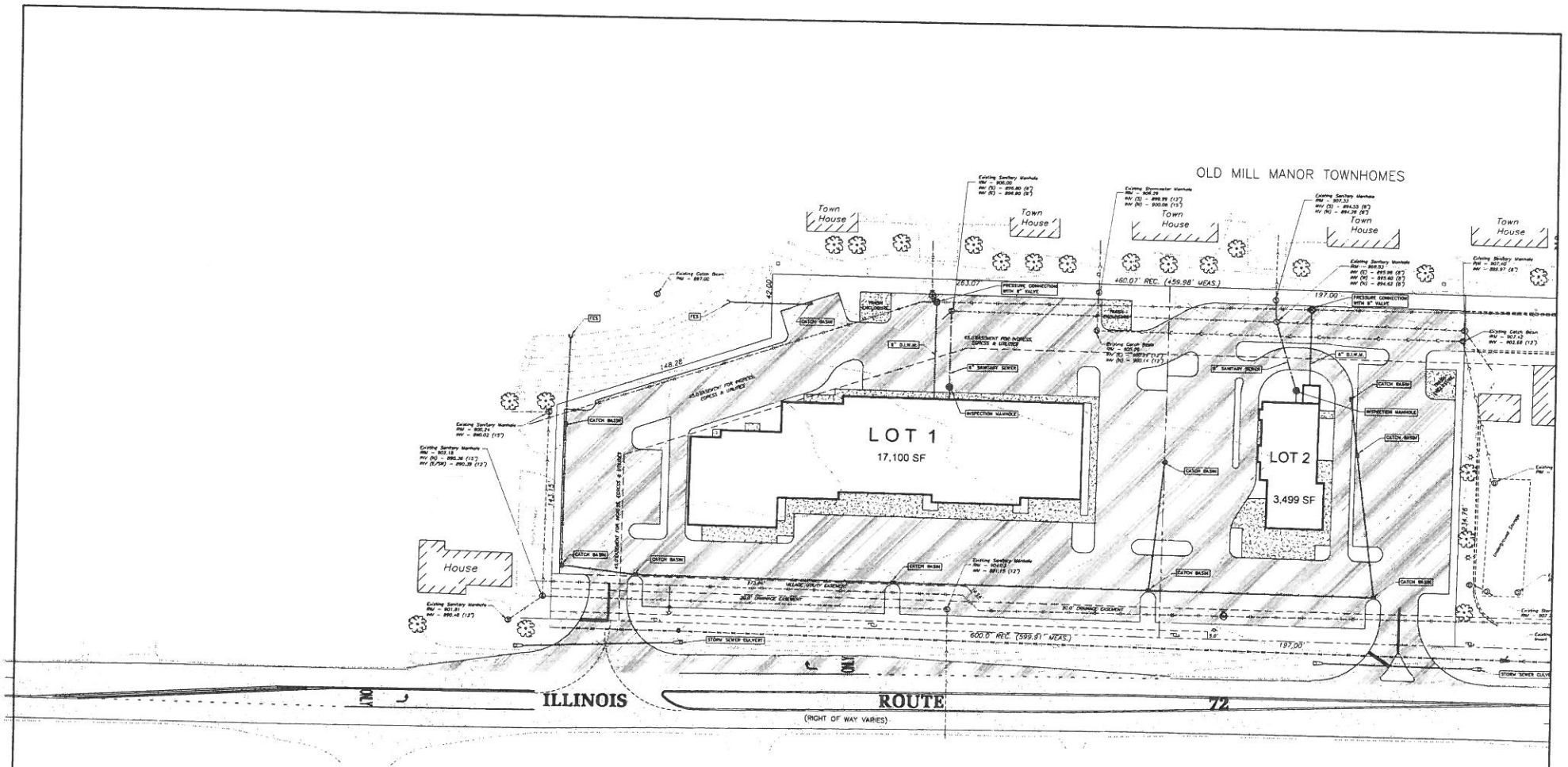
EL5-1
LOT 1 AND 2

PRELIMINARY PLAT

SCALE	1" = 30'
DATE	8-2-18
DRAWN BY	MTM
JOB NO.	5404
CHECKED BY	FCC
SHEET NO.	1 of 1

5404

5404



#	DATE	REMARKS

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

HAMPSHIRE ILLINOIS

BLS-1
LOT 1 AND 2

PRELIMINARY SITE PLAN

SCALE	1"=30'
DATE	8-2-18
DRAWN BY	MTM
JOB NO.	5404
CHECKED BY	FCC
SHEET NO.	1 of 1

5404

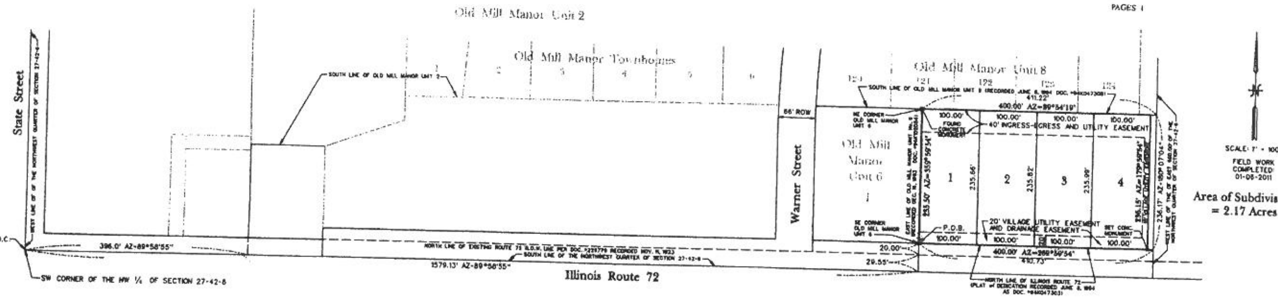
5404

Final Plat of Old Mill Manor Unit 11

A Subdivision of Part of the Northwest Quarter of Section 27, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois

2011K031752
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED 5/26/2011 1:54 PM
REC FEE 70.00 RHSPS FEE 10.00

PAGES 1



B.S.L. - BUILDING SETBACK LINE
FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
SIR - SET IRON ROD (5/8"x24")
(MONUMENTS SET SHALL BE A 5/8" DIA x 24" LONG ROD SET IN CONCRETE 8" DIA x 24" LENGTH)
MEAS - MEASURED
REC - RECORD
U.E. - UTILITY EASEMENT
U.D.E. - UTILITY AND DRAINAGE EASEMENT

NOTE: ALL LOTS WITHIN THIS SUBDIVISION WILL REQUIRE A SITE DEVELOPMENT PLAN, INCLUDING DRAINAGE, BEARING THE SEAL OF AN ILLINOIS REGISTERED PROFESSIONAL ENGINEER, SUBMITTED FOR APPROVAL BY THE VILLAGE OF HAMPSHIRE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

NOTES:
1. LOTS 1 THRU 4 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 72
2. ALL VEHICULAR ACCESS SHALL BE INTERNAL CIRCULATION & WARNER STREET.

NOTE: FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO THE ABSTRACT, DEED, GUARANTEE POLICY AND LOCAL ORDINANCES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

THIS IS TO CERTIFY THAT WE, TROTTER and ASSOCIATES, INC., A PROFESSIONAL DESIGN FIRM, LICENSE No. 184-002147, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY :

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE AZIMUTH 89 DEGREES 58 MINUTES 55 SECONDS (ASSUMED) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1579.13 FEET; THENCE AZIMUTH 359 DEGREES 50 MINUTES 54 SECONDS, 29.55 FEET TO THE SOUTHEAST CORNER OF OLD MILL MANOR UNIT 6, RECORDED DECEMBER 16, 1993 AS DOCUMENT No. 93K102054; THENCE AZIMUTH 359 DEGREES 50 MINUTES 54 SECONDS, ALONG THE EAST LINE OF SAID UNIT 6, 20.00 FEET TO THE NORTH LINE OF ILLINOIS ROUTE 72 PER PLAT OF DEDICATION RECORDED JUNE 8, 1994 AS DOCUMENT No. 94K047303, FOR THE POINT OF BEGINNING; THENCE AZIMUTH 359 DEGREES 59 MINUTES 54 SECONDS, ALONG THE EAST LINE OF SAID UNIT 6, 235.50 FEET TO THE NORTHEAST CORNER OF SAID UNIT 6; THENCE AZIMUTH 89 DEGREES 54 MINUTES 19 SECONDS, ALONG THE SOUTH LINE OF OLD MILL MANOR UNIT 8, RECORDED JUNE 8, 1994 AS DOCUMENT No. 94K047308, AND SAID LINE EXTENDED, 400.00 FEET; THENCE AZIMUTH 179 DEGREES 59 MINUTES 54 SECONDS 236.15 FEET TO THE NORTH LINE OF SAID ILLINOIS ROUTE 72; THENCE AZIMUTH 269 DEGREES 59 MINUTES 54 SECONDS, ALONG SAID NORTH LINE, 400.00 FEET TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND AN ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. AZIMUTHS SHOWN ARE BASED UPON PREVIOUSLY RECORDED PLAT.

WE FURTHER CERTIFY THAT WE WILL SET ALL SUBDIVISION MONUMENTS AND HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

WE FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M. 17089C0109H, DATED: AUGUST 3, 2009.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT St. Charles, ILLINOIS, THIS 25th DAY OF April, 2011.

JAMES M. McKENZIE, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003247
(EXPIRATION DATE: 11-30-2012)

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ST. CHARLES

PUBLIC UTILITY EASEMENTS - ELECTRIC AND COMMUNICATIONS

COMMONWEALTH EDISON COMPANY, AMERITECH, TRIAX CABLE, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS, DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" AND TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENTS - NICOR

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENTS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT" OR V.U.E." AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "U.E.". SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE VILLAGE OF HAMPSHIRE, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED

DRAINAGE EASEMENT

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "S.M.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

INGRESS AND EGRESS EASEMENT OVER THE EASEMENT PARCEL(S)

A PERMANENT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT DESCRIBED HEREON FOR VEHICULAR AND PEDESTRIAN TRAFFIC, UPON, OVER ACROSS AND THROUGH THE INGRESS/EGRESS EASEMENT AREA FOR THE BENEFIT OF LOTS 1 THRU 4, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY. NO BUILDINGS, FENCES, PLANTINGS OR OBSTRUCTIONS SHALL BE ALLOWED WITHIN SAID EASEMENT. THE OWNERS OF LOTS 1 THRU 4 (BEING THE SERVIENT TENEMENT (BENEFACTORS)) OF SAID EASEMENT SHALL JOINTLY AND SEVERALLY MAINTAIN SAID EASEMENT AND SAID EASEMENT SHALL NOT BE PUBLICALY MAINTAINED. MAINTENANCE OF THE EASEMENT SHALL BE DEFINED AS: SNOW AND ICE REMOVAL OR PLOWING, MAINTENANCE, REPAIR, REPLACEMENT OR REFURBISHING ALL OR ANY PART OF THAT AREA DESIGNATED HEREON AS AN "INGRESS/EGRESS EASEMENT".

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

I, Eric Bahe, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED, SPECIAL ASSESSMENTS OR ANY DEFFERED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS

THIS 28th DAY OF April, 2011

VILLAGE COLLECTOR

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

THIS IS TO CERTIFY THAT Algonquin State Bank, NA, AND National Association BANKING CORPORATION, AS TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED September 1, 1989 AND KNOWN AS TRUST NO. 1340 AND NOT INDIVIDUALLY IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THAT SAID BANK HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND SAID BANK AS TRUSTEE, AND NOT INDIVIDUALLY, HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THORAUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES: AND HEREBY ALSO RESERVES FOR AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT Algonquin, McHenry COUNTY, THIS 13 DAY OF May, 2011.

Algonquin State Bank NA AS TRUSTEE OF TRUST NO. 1340

BY: Vice President and Cashier

Dana G. Holiona - ATO
Assistant TRUST OFFICER

STATE OF ILLINOIS } ss
COUNTY OF KANE

I, Jessica Metts, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Linda McDevitt AND Dana G. Holiona PERSONALLY KNOWN TO ME TO BE OFFICERS OF Algonquin State Bank, N.A., APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK AS TRUSTEE UNDER TRUST NO. 1340 DATED September 1, 1989, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13th DAY OF May, 2011

NOTARY PUBLIC

"OFFICIAL SEAL"
JESSICA METTS
Notary Public, State of Illinois,
My Commission Expires 09/13/12

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS 1ST DAY OF MAY, 2011.

Jack Gray — CHAIRMAN
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS 19 DAY OF MAY, 2011.

Jeffrey R. Magnussen
VILLAGE PRESIDENT

ATTEST:
VILLAGE CLERK

VILLAGE OF HAMPSHIRE CORPORATE SEAL

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS.

THIS 28TH DAY OF APRIL, 2011

VILLAGE ENGINEER

062-052821 — License Number
11/30/11 — Expiration Date

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF KANE

I, John A Cunningham, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS 20th DAY OF May, 2011

COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMMENDED. A PLAN MEETING THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

05-13-11
DUANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

RECORDER'S CERTIFICATE

PLAT ENVELOPE ______

STATE OF ILLINOIS } ss
COUNTY OF KANE

THIS INSTRUMENT NO. 2011K031752 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

ON THE 26th DAY OF May, 2011 AT 1:54 O'CLOCK P.M.

Sandy Wegman
KANE COUNTY RECORDER

PREPARED FOR:
BRUCE BURKLOW
116 E. OAK KNOLL DR.
HAMPSHIRE, IL. 60140

PREPARED BY:
TROTTER ASSOCIATES
Engineers and Surveyors
40W201 Wasco Road - St. Charles, IL. 60175
Ph: 630-587-0470 - Fax: 630-587-0475

Engineering Enterprises, Inc.

September 12, 2018

Plan Commission and
President and Board of Trustees
Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140-0457

Re: Tri County Self Storage – Concept Plan Review
Village of Hampshire
Kane County, Illinois

Ladies and Gentlemen:

We have reviewed the Concept Plan (1 sheet), undated, prepared by Trotter and Associates, Inc. for the above referenced project.

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. We offer the following comments:

1. This is a cursory review of the Concept Plan and detailed review will be completed when Final Engineering Plans and supporting documentation is submitted for review. Additional review comments will be issued as submittals are received.

2. As part of Final Engineering, the project will require permits and submittals to the following agencies as appropriate.

    - IEPA for Storm Water Pollution Control.
    - IDNR for Threatened and Endangered Species
    - IHPA for Cultural Resources
    - IDOT for connection to and improvements in Route 20 ROW
    - USACE and/or Kane County for wetland impacts

3. A Storm Water Permit Application and supporting calculations in accordance with the Village Ordinance will be required. Ideally, storm water management facilities for the entire development will be coordinated. Note that a wetland delineation and drain tile survey will also be required.

4. A tree survey and landscape plan will be required as part of Final Engineering.

5. A traffic impact study may be required for the overall development to determine the extent of transportation related improvements.

6. There is currently no Village water main or sanitary sewer service to the property. Service to the site should be discussed with annexation. Well and septic permits may have to be obtained from the Kane County Health Department.

7. An Annexation Plat and Plat of Subdivision will have to be prepared and submitted for review.

The developer should provide the requested information and make the necessary revisions and submit two (2) plans for further review. If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

BPS/TNP

pc: Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Dale V. Marting, Trotter and Associates, Inc. (Via-email)
Tom Burney, Zanck, Coen, Wright & Saladin, P.C. (Via-email)
JAM, EEI (Via e-mail)

Tri County Self Storage Conceptual Site Plan