

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

Petition 20-16 Jason Shelley on Behalf of Goproball, LLC Site Plan Approval

BACKGROUND AND INTRODUCTION

In March 2020, the Kendall County Board approved Ordinance 20-02, rezoning the northwestern nine plus (9+) acres of the northwest corner of Route 52 and County Line Road in Seward Township from A-1 Agricultural to B-4 Commercial Recreation District in order for the Petition to have proper zoning to construct an athletic facility.

Per Section 13:10 of the Kendall County Zoning Ordinance, site plan approval is required prior to securing an applicable permits related to constructing this facility.

A separate petition (Petition 19-39) has been filed to rezone the northeastern corner of the larger property from A-1 to B-3 and obtain a special use permit for the storage business and to B-2 for future commercial development. This petition is currently under review.

A separate petition (Petition 20-15) has also been filed creating a four (4) lot Go Pro Subdivision. The proposed athletic facility would be located on Lot 1 and the private access road would be located on Lot 4. The stormwater detention ponds would be located on Lots 1 and 3. This petition is also under review.

The application materials are included as Attachment 1. The site plan is included as Attachment 2. The proposed plat for the Go Pro Subdivision is included as Attachment 3. The renderings of the proposed structure are included as Attachment 4. The landscaping plan is included as Attachment 5. The illumination plan is included as Attachment 6. The engineering plans are included as Attachment 7.

SITE INFORMATION

PETITIONERS: Jason Shelley on Behalf of Goproball, LLC (Prospective Buyer)

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52 (Northwest 8.69 +/- Acres)

LOCATION: Northwest Corner of Route 52 and County Line Road





TOWNSHIP: Seward

Northwestern Part of 09-13-200-002 PARCEL #:

LOT SIZE: 40 Acres (Total Existing Parcel) 8.69 +/- Acres (Proposed Site Plan Area)

EXISTING LAND Agricultural

USE:

ZONING: B-4 Commercial Recreation

LRMP:

Future	Commercial
Land Use	
Roads	County Line Road is a Township Maintained Arterial Road.
Trails	None
Floodplain/ Wetlands	None

REQUESTED ACTION:

Site Plan Approval

APPLICABLE Section 13:10 - Site Plan Approval **REGULATIONS:**

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 Pending Rezoning to B-3 and B-2 (Kendall County) A-1 (Will County)	Commercial	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

Pictures of the property are included as Attachments 8-12.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 13-15.

ACTION SUMMARY

SEWARD TOWNSHIP

The Seward Township Planning Commission and Seward Township Board expressed concerns regarding traffic and drainage when they reviewed the map amendment application earlier in 2020. Both Boards recommended approval of the map amendment.

Site plan information was sent to Seward Township on July 27, 2020.

VILLAGE OF SHOREWOOD

Site plan information was send to the Village of Shorewood on July 27, 2020. The Petitioner and Village were negotiating an annexation agreement that would allow Shorewood to annex the property when the property became contiguous with the Village.

TROY FIRE PROTECTION DISTRICT

Site plan information was sent to the Troy Fire Protection District on July 27, 2020. The Fire District had no objections to the map amendment.

GENERAL INFORMATION

Goproball, LLC provided a business plan which was included as Attachment 1, Page 12. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other ZPAC Memo – Prepared by Matt Asselmeier – July 27, 2020

Page 3 of 6

sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east and a seven thousand five hundred (7,500) square foot eating area with a patio area. The maximum peak of the facility is sixty-five feet (65').

STORMWATER

The Petitioner provided updated engineering plans (Attachment 7) on July 22, 2020. To date, WBK has not provided comments regarding these plans.

APPLICATION FEES

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording the final plat.

DESIGN STANDARDS

Pursuant to Section 13.10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The subject property was used for crop production prior to the proposed use. No areas of environmental sensitivity, wetlands, or floodplains exist on the subject property. No excessive slopes exist on the subject property. If necessary, the Petitioners will pursue variances to building height, sign dimensions and height, and the soil mapping requirements contained in the Kendall County Subdivision Control Ordinance.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The engineering plans (Attachment 7) show a one hundred and five (105) space parking lot to the east of the proposed use. The parking lot includes five (5) handicapped accessible parking stalls. A forty foot (40') wide private road is planned to connect the subject the property to County Line Road. A twenty foot (20') wide fire access drive is planned along the periphery of the proposed facility. As of the date of this memo, a traffic study is underway. The pavement for the driving aisles and parking lot will be asphalt. The fire access road around the building will be asphalt grindings or gravel.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen. Parking lots will be paved as required.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. A stormwater permit must be secured prior to the issuance of any building permits. No issues surrounding shadow, noise, odor, utilities are foreseen.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.**

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. Provided the property is developed as proposed, this should not be an issue. No other structure like the proposed currently exists in this portion of Kendall County. The building is proposed to be sixty-five feet (65') in height, which will require a variance.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use and proposed uses of the area for educational and commercial purposes.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. No pedestrian circulation is planned for pedestrians coming from County Line Road. No sidewalks are planned for the private road entering the site.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The landscaping plan calls for fourteen (14) shade trees of various types, five (5) evergreen shrubs, forty (40) deciduous shrubs of various types, and one hundred nineteen (119) perennials, ornamental grasses, and groundcovers of various types.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Kendall County Sheriff's Department and Troy Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **Not applicable.**

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. According to the engineering plans, three (3) light poles are planned on the subject property and will be twenty feet (20') in height. Additional lighting is planned for the building. The provided illumination plan shows no lighting crossing property lines.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. A proposed dumpster is shown on the southwest corner of the parking lot.

RECOMMENDATION

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following four (4) conditions:

1. The site shall be developed substantial in conformance with the submitted site plan, renderings, landscaping plan, illumination plan, and engineering plans. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department.

The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.

- 2. The Petitioner may seek applicable variances regarding building height, number of parking spaces, and height and dimensions of signage without seeking an amendment to this site plan.
- 3. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit.
- 4. The site plan shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.

ATTACHMENTS

- 1. Application Materials
- 2. Site Plan
- 3. GoPro Subdivision Plat
- 4. Rendering
- 5. Landscaping Plan
- 6. Illumination Plan
- 7. Engineering Plans
- 8. Looking West
- 9. Looking East
- 10. Looking Southwest
- 11. Looking South
- 12. Looking Northwest



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Go Pro Ball Site Plan	FILE #:

NAME OF APPLICANT		
Go Pro Ball LLC		
CURRENT LANDOWNER/NAME(s		
Jason Shelley	•)	
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.69	Rt 52 & County Line Rd	ASSESSOR'S ID NUMBER (PIN)
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
B-4 Recreational Use	B-4 Recreational Use	N/A
REQUESTED ACTION (Check All 7	That Apply):	
SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIANCE	A-1 CONDITIONAL USE for:	X SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	OTHER PLAT (Vacation, Dedication, etc
AMENDMENT TO A SPECIAL	USE (Major; Minor)	
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Attorney Daniel J. Kramer	1107A S. Bridge St., Yorkville, IL 6056	
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
630-553-9500	630-553-5764	,
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tebrugge	410 E Church St, Ste A, Sandwich, IL 6	
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
815-786-0195	N/A	630-417-7281
THE PRIMARY CONTACT L COUNTY.	SIGNING THIS FORM, THAT THE PROPERT COMMISSION MEMBERS THROUGHOUT ISTED ABOVE WILL BE SUBJECT TO ALL (THE PETITION PROCESS AND THAT CORRESPONDANCE ISSUED BY THE
BEST OF MY KNOWLEDGE	RMATION AND EXHIBITS SUBMITTED ARE AND THAT I AM TO FILE THIS APPLICATION	TRUE AND CORRECT TO THE
ABOVE SIGNATURES.	TARGETTAL TAWN TO FILE THIS APPLICATION	ON AND ACT ON BEHALF OF THE
SIGNATURE OF APPLICAN	TC / //	DATE /
		7/22/2021
O DOOT.	FEE PAID:\$	1100y F AD
	CHECK #:	

Last Revised: 10.22.12 Site Plan Review

¹Primary Contact will receive all correspondence from County ²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 2

LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13. Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois:

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line. 546.10 feet; thence Southerly at an angle of 89°33'03" measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line. 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.



WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC

202000004426

DEBBIE GILLETTE RECORDER - KENDALL COUNTY, IL

> RECORDED: 3/20/2020 12:20 PM WD: 57.00 RHSPS FEE: 10.00 STATE TAX: 328.00 CDUNTY TAX: 164.00 PAGES: 4

(The Above Space for Recorder's Use Only)

THE GRANTOR Hansel Ridge, LLC, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to GoProBall, LLC, an Illinois limited liability company, whose principal place of business is located 24317 W. 143rd St., Plainfield, IL 60544, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-13-200-002 (part of) Property Address: 195 US Rt. 52, Minooka, IL 00447

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10th day of Feb 2020

Fidelity Title

Page 1 of 3

HANSEL RIDGE, LLC	
By. UJohn Dollinger	
STATE OF ILLINOIS COUNTY OF)) SS,)
John Dollinger, personally known foregoing instrument, appeared bet	in and for said County, in the State aforesaid, CERTIFY THAT to me to be the same person whose name is subscribed to the fore me this day in person, and acknowledged that he signed, nent as his free and voluntary act, for the uses and purposes notarial seal, this had acknowledged that he signed, notarial seal, this had acknowledged that he signed, nent as his free and voluntary act, for the uses and purposes
	PATRICIA W RICKMAN Official Seal Notary Public - State of Illinois My Commission Expires Aug 26, 2020
THIS INSTRUMENT PREPARED Theresa Dollinger Castle Law 822 129 th Infantry Dr., #104 Joliet, IL 60435	
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Daniel J. Kramer 1107A S. Bridge St.	GoProBall, UC

Page 2 of 3

Yorkville, IL 60560

EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1142.05 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1146.61 FEET TO A LINE WHICH IS 1500.00 FEET (NORMALLY DISTANT) EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE, 679.29 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 423.0 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID NORTH LINE, 720.57 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 732.32 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PLAT ACT AFFIDAVIT OF METES AND BOUNDS STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)
Thereaa Dollingur, being duly sworn on oath, states that affiant resides at
And further states that: (please check the appropriate box)
A. [] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of
an entire tract of land not being part of a larger tract of land; or
B. M That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
(please circle the appropriate number)
The division or subdivision of land into parcels or tracts of 5.0 acres of more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve
any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 The sale or exchange of parcels of land between owners of adjoining and contiguous land; The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
utility facilities and other pipe lines which does not involve any new streets or easements of access;
The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the
dedication of land for public use or instruments relating to the vacation of land impressed with a public
use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracks of land following the division into not more than two (2) parts of
a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single left of less than 5.0 acres from a larger tract when a survey is made by an Illinois
Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots
from the same larger tract of land, as determined by the dimensions and configuration of the larger tract
on October 1, 1973, and provided also that this exemption does not invalidate any local requirements
applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).
AFFIANT further states that 5 he makes this affidavit for the purpose of inducing the Recorder of Deeds of
Kendall County, Illinois, to accept the attached deed for recording
PATRICIA W RICKMAN
SUBSCRIBED AND SWORN TO BEFOREME Notary Public - State of Illinois
11 14 A South Hission Expires Aug 26, 2020 4
This 19th day of 1410, 2000
Signature of Notary Public

111 West Fox Street, Yorkville IL 60560-1498 Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTOR,

GOPROBALL, LLC, an Illinois Limited Liability Company Of the Village of Plainfield in the County of Kendall and State of Illinois

for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:

FOUR SEASONS STORAGE, LLC, an Illinois Limited Liability Company whose address is: 1223 Buell Avenue, Joliet, Illinois 60435

all interest in the following described Real Estate situated in the County of Kendall in the State of Illinois to wit:

SUBJECT TO:

Existing easements, covenants, and restrictions of record, and 2019 and subsequent years real estate taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: part of 09-13-200-002 Address of Real Estate: 8.6902 acres vacant land, County Line Road, Seward Township, Kendall County, Illinois

Dated this day of March , 2020.

GOPROBALL, LLC, an Illinois Limited Liability Company
BY:

Jason Shelley, Manager

GOPROBALL, LLC, an Illinois Limited Liabilit BY:	ty Company
James Maffeo, Manager	
Quit Claim Deed	
STATE OF ILLINOIS) SS.	
THAT James Maffeo and Jason Shelley same person whose name subscribed to t day in person, and acknowledged that signed, voluntary act, for the uses and purposes therein right of homestead	sealed and delivered this instrument as free and
SEND SUBSEQUENT TAX BILLS TO: Four Seasons Storage, LLC	"OFFICIAL SEAL" COLLEEN HANSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/18/2023
THIS DOCUMENT PREPARED BY: AFTER RECORDING, RETURN TO: Attorney Daniel J. Kramer 1107A S. Bridge Street	

Yorkville, IL 60560

This Transaction EXEMPT under provisions of 35ILCS 200/31-45, Par. ___.

Dated Mary April 20 ____. 20 ___.

Signed _____

Attachment 1, Page 9

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range & East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Attachment 1, Page 10

PLAT ACT AFFIDAVIT (FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE	OF ILLINOIS)	
COUNT	Y OF KENDALL)ss.)	DOCUMENT #
DANIE	EL J. KRAMER		, being duly sworn on oath, states that he resides at
1107A S	S. Bridge Street, Yorkville,	IL 60560	That the attached deed represents:
1.	The subject property is un	subdivided property.	
2.	A distinct separate parcel	qualifying for a Kendall	County building permit prior to August 10, 1971.
3.)	The division of subdivision streets or easements of account of the streets of account of the streets of the str	on of the land is into parc cess.	cels or tracts of five acres or more in size which does not involve any new
4.	The division is of lots or be easements of access.	plocks of less than one ac	cre in any recorded subdivision which does not involve any new streets or
5.	The sale of exchange of p	arcels of land is between	owners of adjoining and contiguous land.
6.	The conveyance is of parc which does not involve an	els of land or interests the	nerein for use as right of way for railroads or other public utility facilities, nt of access.
7.	The conveyance is of land access.	l owned by a railroad or	other public utility which does not involve any new streets or easements of
8.	The conveyance is of land public use or instruments	for highway or other purelating to the vacation of	ablic purposes or grants of conveyances relating to the dedication of land for of land impressed with a public use.
9.	The conveyance is made t	o correct descriptions in	prior conveyances.
10.	The sale or exchange is of tract of land existing on Ju	parcels or tracts of land aly 17, 1959, and not inv	following the division into no more than two parts of a particular parcel or olving any new streets or easements of access.
11.	which single lot is the firs	t sale from said larger tra	om a larger tract, evidenced by a survey made by a registered surveyor act as determined by the dimensions and configurations thereof on October requirements applicable to the subdivision of land.
	CIRCLE	NUMBER ABOVE W	HICH IS APPLICABLE TO ATTACHED DEED.
	further states that <u>he</u> me attached deed for record		e purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to
			DANIEL J. KRAMER, Attorney at Law
SIIRSO	RIBED AND SWORN to b	pefore me	
and the second	1	E~~	"OFFICIAL SEAL"
this Z	day of Marcha,	NOT	COLLEEN HANSON { ARY PUBLIC, STATE OF ILLINOIS {
	Notary Public	§ WA C	OMMISSION EXPIRES 11/18/2023

Notary Public

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1.	Applicant Goproball, LLC				
	Address				
	City		State	Zip_	
2.	Nature of Benefit Sought Deve	lopment			
3.	Nature of Applicant: (Please che Natural Person (a) Corporation (b) Land Trust/Trustee (c) Trust/Trustee (d) Partnership (e) Joint Venture (f)	eck one) LL	C		
4.	If applicant is an entity other that applicant:	an described in Sec	tion 3, briefly stat	e the nature and	d characteristics of the
	Limited Liability Company				
5.	If your answer to Section 3 you person or entity who is a 5% shi trust, a joint venture in the case profits and losses or right to cor NAME	areholder in case of a joint venture,	f a corporation, a	beneficiary in t has proprietary	he case of a trust or land
	Jason Shelley			5	0%
	James Maffeo			5	0%
			dialo Accordo	half af the anni	innut.
6.	Name, address, and capacity of Jason Shelley, Manager	person making this	s disclosure on be	nair of the appi	icant.
the abo	this disclosure on behalf of the above and foregoing Disclosure of Bonce and fact.	pplicant, that I am eneficiaries, and th	, being first duly a duly authorized to at the statements of	make the disc	oth that I am the person closure, that I have red in are true in both
Subscr	ibed and sworn to before me this	15th day of	July	·/	1.p. 2020
(seal)	"OFFICIAL SEA COLLEEN HANSON NOTARY PUBLIC, STATE OF II MY COMMISSION EXPIRES 11	LINOIS &		Notary Fu	one

Attachment 1, Page 12

GO PRO BUSINESS PLAN

Hours of Operation: 8:00 am to 12:00 pm

Number of Employees: A total of 20 to 40 part-time employees with no more than 4 to 6 employees present on-site at any time.

The New facility will be used to expand existing business of 10 years. Currently we have 15 travel baseball teams and the goal is to expand to 25 baseball teams over the next 3 to 5 years. Also, the new indoor facility will be used to attract other sports such as girl softball and soccer. The facility will have batting cages and a full indoor field for rental. Other services will include a concession are, retail for (clothing sales/uniform), and rehabilitation services (ATI or Athletico).

The new facility will be able to be used for multiple sports rental along with training programs for multiple sports.





09/25/2019

IDNR Project Number: 2003132

Date:

Applicant: Goproball, LLC

Contact: Attorney Daniel J. Kramer Address: 1107A South Bridge St

Yorkville, IL 60560

Project: GoProball

Address: County Line Road, Shorewood

Description: Indoor/Outdoor facility for baseball and soccer fields

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

35N, 8E, 13

IL Department of Natural Resources Contact Adam Rawe

217-785-5500 Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning, Building, and Zoning Matt Asselmeier 111 W Fox Street

Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2003132

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

- 1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
- Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
- 3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2003132





EcoCAT Receipt

Project Code 2003132

APPLICANT	DATE
ALLEICANI	DATE

Goproball, LLC Attorney Daniel J. Kramer 1107A South Bridge St Yorkville, IL 60560

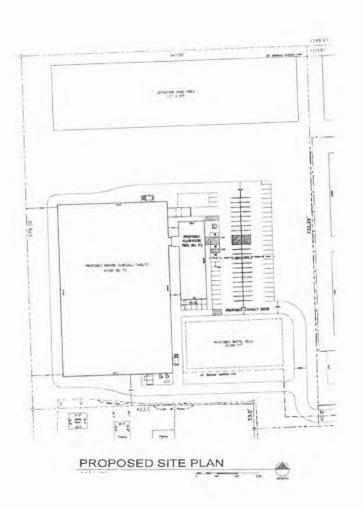
9/25/2019

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID

\$127.81

Illinois Department of Natural Resources One Natural Resources Way Springfield, IL 62702 217-785-5500 dnr.ecocat@illinois.gov



crete design studios

NEW FACILITY FOR

GO PRO BASEBALL

NW CORNER COUNTY LINE RD, NEAR RTE 52

KENDALL COUNTY IL

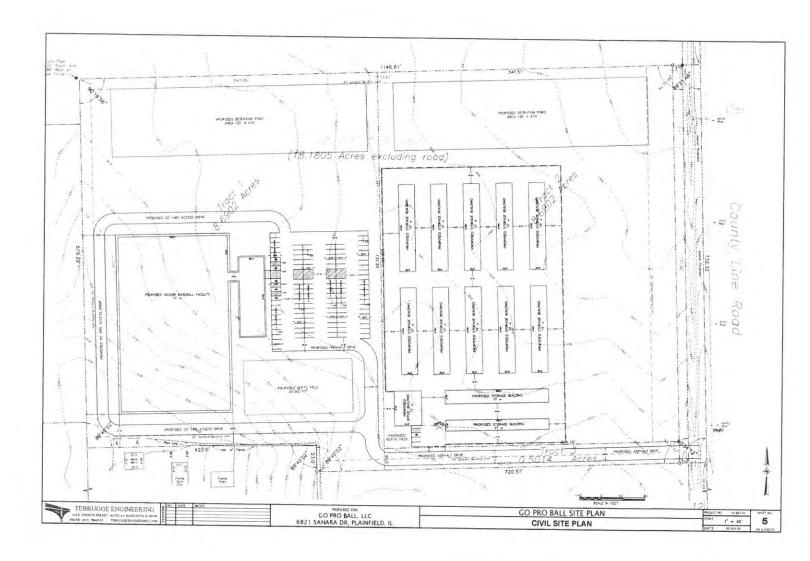
CONCEPT BUILDING &

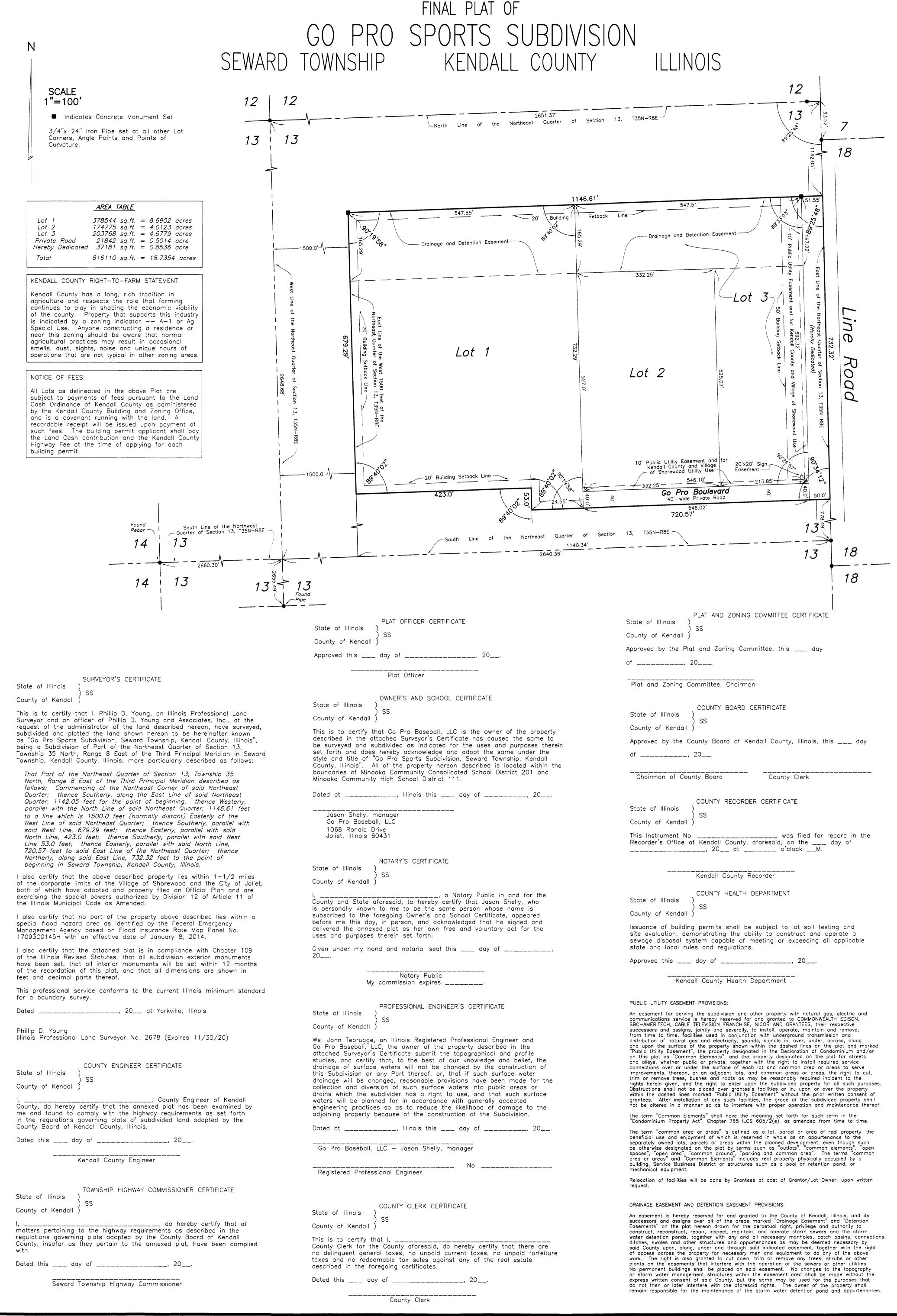
. . .

GO PRO SPORTS ACADEMY 24317 143RD St.

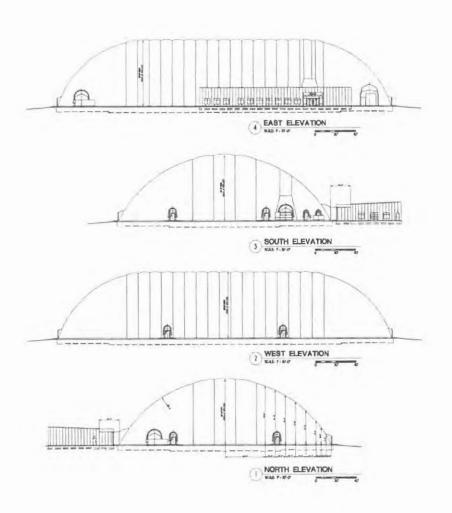
SP-1







JOB NO.	19171
JOB NAME	GO PRO BASEBALL
DWG FILE	19171B
REVISION DATE	



arete design studio.

NEW FACILITY

GO PRO BASEBALL NW CORNER COUNTY LINE

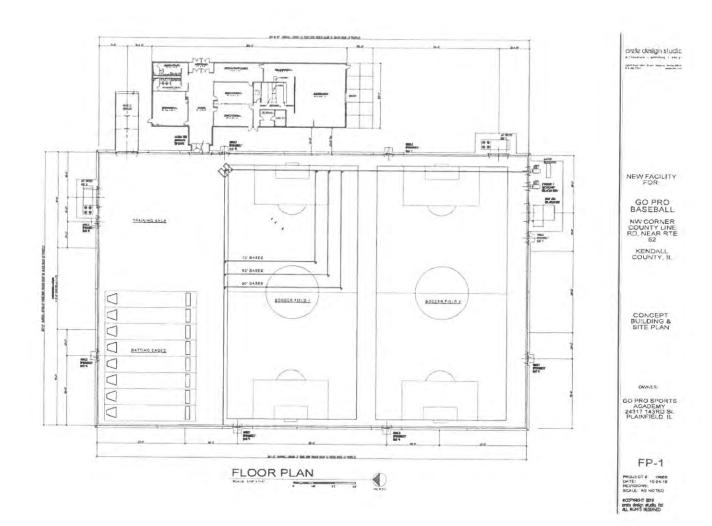
KENDALL COUNTY, IL

CONCEPT BUILDING

OWNER

90 PRO SPORTS ACADEMY 24317 143RD St. PLAINFIELD, IL

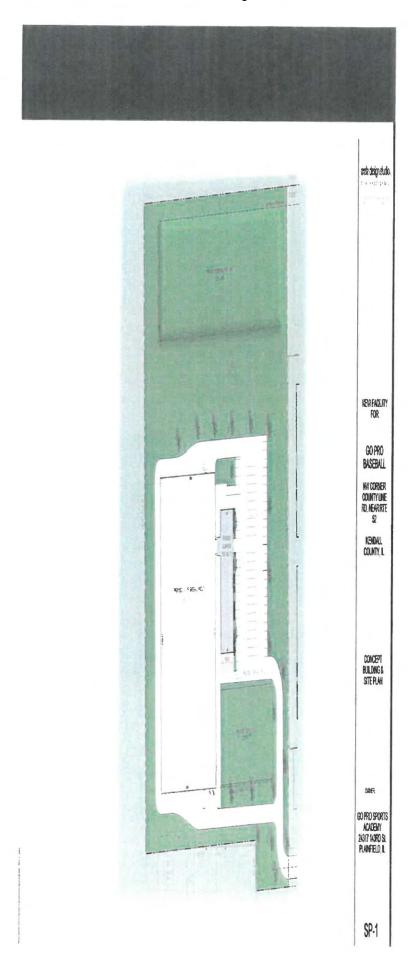
EL-1
PHOJECT # 19864
DATE: 1924-19
REVISIONS: BCALE AS NOTED
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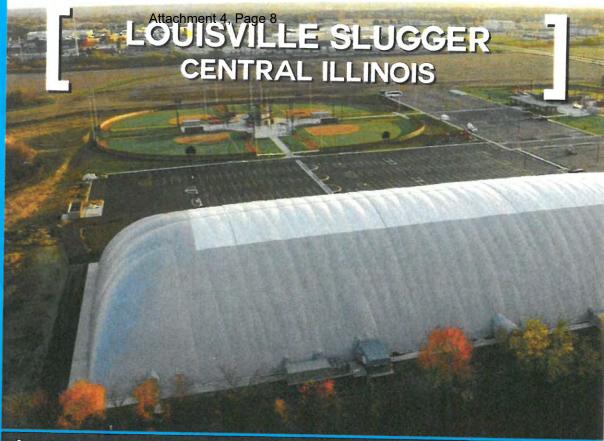












APPLICATION:.....BASEBALL, SOFTBALL & SOCCER DOME SIZE:......240' x 520' x 72' (124,800sF) FEATURES:.....ATTACHES TO CONVENTIONAL STRUCTURE **GRAY EXTERIOR FABRIC** TRANSLUCENT SKYLIGHT **CURTAIN DIVIDER WALLS**

Arizon Building Systems was selected to design, manufacture and construct a 124,800 square foot sports dome at the Louisville Slugger Sports Complex in Peoria, IL. This extensive facility allows complex management to schedule winter tournaments and events and provides an indoor alternative for youth baseball and softball throughout the year. The dome can accommodate two regulation softball fields

(800) 325-1303 11880 Dorsett Road, St. Louis, MO 63043 ArizonBuildingSystems.com





The Dome at the Ballpark

Chicago, IL



Project Specifications

Type/Application
Softball, Baseball & Multisport Dome

Facility Size 250'W x 565'L (141,250 sq. ft.)

Features/Highlights

High-grade Mylar insulation
Translucent skylight system
Remote control access & wind/snow sensors
Clubhouse entryway with snack stand
Divider wall to separate batting cages

Dome provides space for Chicago-area sluggers

Challenge

Construct an energy-efficient, state-of-the-art facility to provide year-round indoor space for softball, baseball, football, soccer and other sports near Chicago's O'Hare International Airport.

Arizon Solution

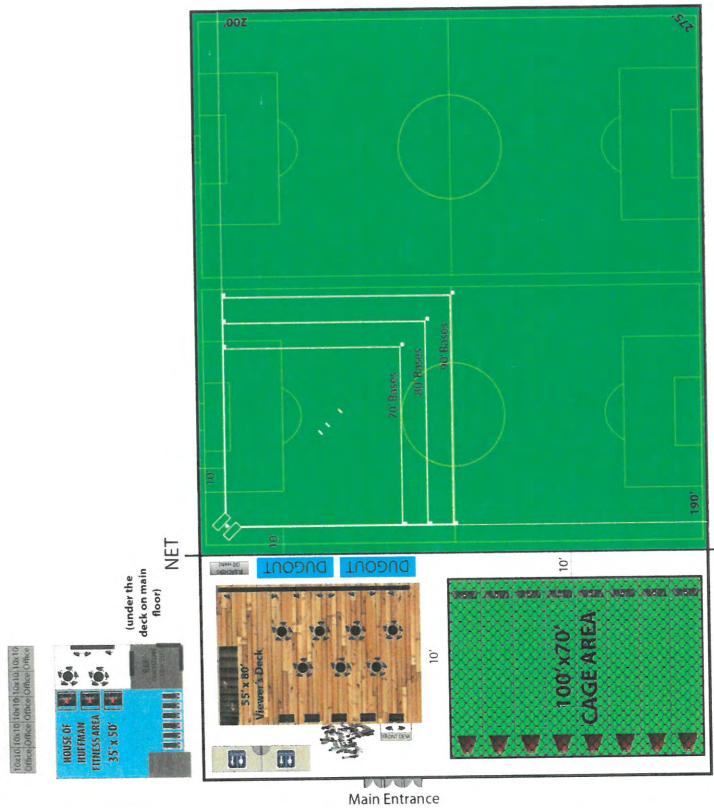
Arizon designed, manufactured & installed the 140,000 sq. ft. clear-span facility, which features an open turf area for recreational activities and a separate space for batting cages. To conserve energy and offset operating costs, the dome includes a center skylight system, premium insulation and a high efficiency HVAC system. A low-bias cable system and wind & snow sensors maximize safety during inclement weather and will prolong the lifespan of the year-round facility. Finally, Arizon attached to a welcoming entry way that offers concessions and provides access through to the dome from the parking lot.

Result

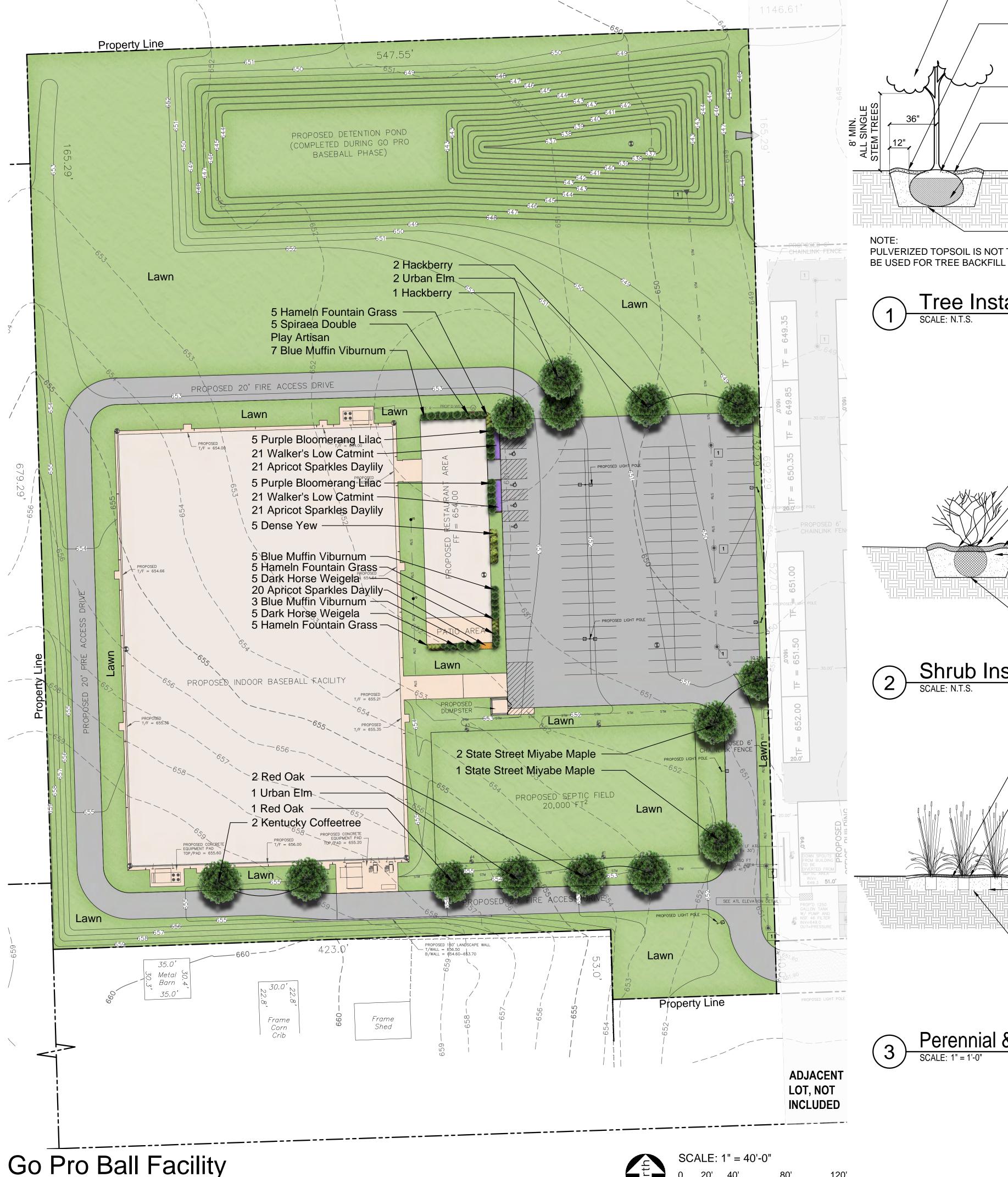
The Dome at the Ballpark is one of the Village of Rosemont's featured attractions, which is rented out to leagues, teams, and community groups- bringing in more than a million dollars in revenue each year. The Chicago Bandits Professional Women's Softball Team also uses the Dome at the Ballpark as the team's practice facility, and hosts various camps, clinics and events like "Banditfest" in the structure.

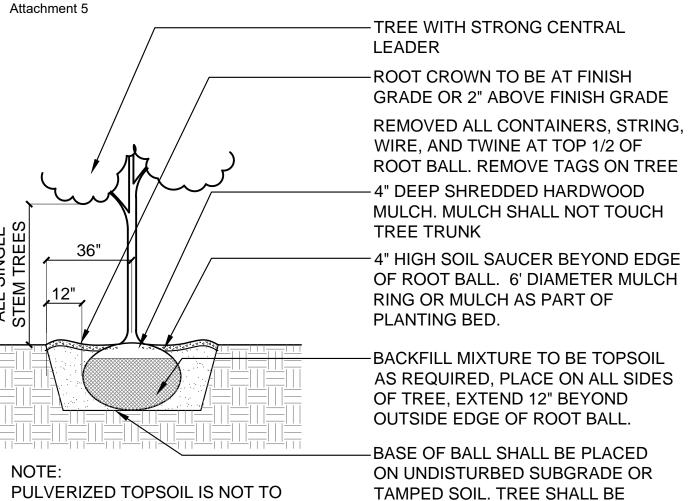












TRUE AND PLUMB

Tree Installation

d-plant-tree_12

TOP OF ROOT BALL SHALL BE AT FINISHED GRADE. REMOVE BURLAP FROM TOP HALF OF BALL AND REMOVE ALL WIRE AND PLASTIC CONTAINERS REMOVE TAGS FROM PLANTS -4" DEEP SHREDDED HARDWOOD MULCH -EXTEND MULCH TO 8" PAST EDGE OF LIMBS ON SHRUB BACKFILL MIXTURE TO BE 85% TOPSOIL AND 15% MUSHROOM COMPOST, MIXED THOROUGHLY -INSTALL BASE OF BALL OR

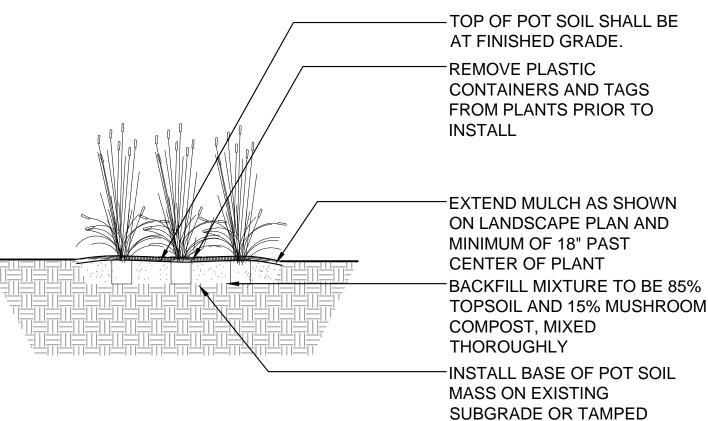
Shrub Installation

SCALE: N.T.S.

ROOT MASS ON EXISTING SUBGRADE OR TAMPED

TOPSOIL

TOPSOIL



Perennial & Ornamental Grass Installation

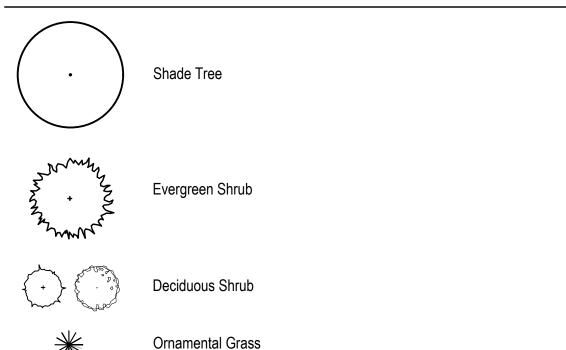
SCALE: 1" = 1'-0"

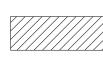
d-nerennials

GENERAL NOTES: LANDSCAPE

- 1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- 2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- 4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- 5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall
- plant material be smaller than indicated in the plans. 6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- 8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- 9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- 10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- 11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a
- 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- 12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- 13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- 14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
- 15. Turf mixes shall be installed and lawn established at all disturbed areas.
- 16. Do not overseed into mulch beds and paving.
- 17. Contractor shall restore all areas disturbed as a result of construction.







Perennial and Groundcover

PLANT LIST

Qty.	Size	Botanical Name	Common Name
3	3" cal.	Acer miyabei 'Morton'	State Street Miyabe Maple
3	3" cal.	Celtis occidentalis	Hackberry
2	3" cal.	Gymnocladus dioica	Kentucky Coffeetree
3	3" cal.	Quercus rubra	Red Oak
3	3" cal.	Ulmus 'Urban'	Urban Elm
14	Total	•	

Evergreen Shrubs - Balled and Burlap or Container

Qty.	Size	Botanical Name	Common Name
5	24" Ht. x 24" Spr.	Taxus x media 'Densiformis'	Dense Yew
5	Total		

Deciduous Shrubs - Balled and Burlap or Container

Qty.	Size	Botanical Name	Common Name
5	24" Ht. x 24" Spr.	Spirea japonica 'Galen'	Spìraea Double Play Artisan
15	24" Ht. x 24" Spr.	Viburnum dentatum 'Christom'	Blue Muffin Viburnum
10	36" Ht. x 24" Spr.	Syringa x 'Penda'	Purple Bloomerang Lilac
10	18" Ht. x 24" Spr.	Weigela x 'Dark Horse'	Dark Horse Weigela
40	Total		

Perennials, Ornamental Grasses, and Groundcovers

Ī	Qty.	Size	Botanical Name	Common Name
	62	#1 cont.	Hemerocallis 'Apricot Sparkles'	Apricot Sparkles Daylily
	42	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
	15	#1 cont.	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
	119	Total		

Go Pro Ball, LLC 6821 Sahara Drive Plainfield, IL

PROJECT

Go Pro Ball **Facility**

NW Quadrant of Rt 52 & County Line Rd Shorewood, Illinois



SHEET TITLE

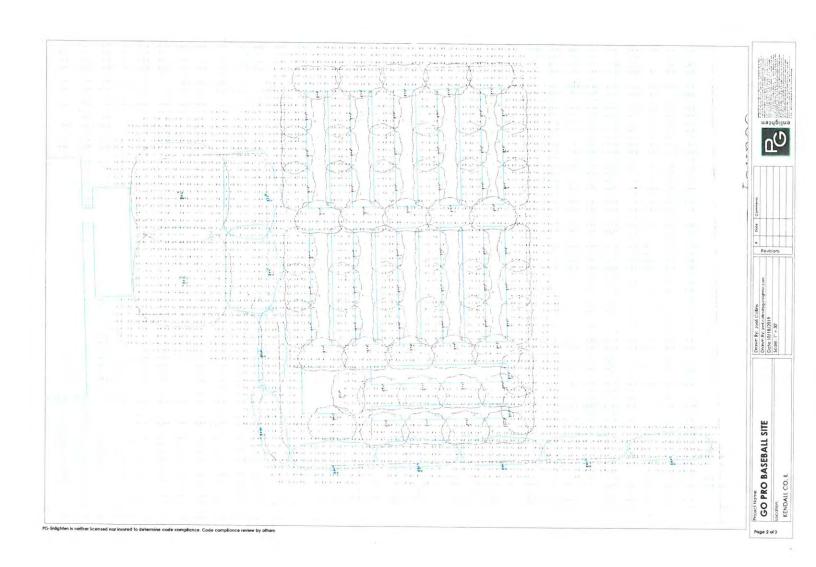
Landscape Plan

DRAW / REVISION

TD/LD	Permit Submittal	19FEB2020
DW/MB	Rendering	06MAR2020
Project Nur	her 812	

Copyright 2020 Upland Design Ltd.





Lumbia	e Location 5						
TIMENO	Tog (City)	tabel	X	Y	1	Orient	Tim:
2	B (1)	UNC3-24-4K-105-4	11024.476	11145 501	11	180	
	B [1]	LNC3-24L41-105-4	11025 925	11095 501	11	180	0
3	B (1)	INC3-24-4: 105-4	11027.455	11045.501	111	180	
4	B [1]	LNC3-24L4K-105-4	11084.45	11147.27	11-	180	0
5	8 (1)	LNC3-24L4K-105-4	11085 899	11097.27			0
6	8 (1)	DAC3-24:4K-105-4	11087.429	11047.22	111	180	0
7	B (1)	DNC3-24-41-105-4				180	0
8	B (1)	LNC3-24L4X-105-4	11144,424	11149,039	11	180	0
9	B (1)	INC3:24,4K-105-4		11099.039	11	180	0
10	B (1)	INC3-24L4K-105-4	11147,403	11049.039	/11	180	0
11	B (1)	LNC3-24,41-105-4	11204.398	31150,808	111	180	0
12	B (1)		11205.847	11100,808	. (11	180	0
13	B (1)	LNC3-24L40-105-4	11207.377	11050.808	11	180	0
14	B (1)	LNC3-24L40-105-4	11264.372	11152.576	111	180	0
15		LNC3-24L4K-105-4	11265.821	11102.576	111	180	0
16	8 [1]	LNC3-24L4/-105-4	11267.351	11052.576	1.11	180	0
7	8 (1)	LNC324.4:1054	11016.875	11335,418	111	180	
	B (1)	LNC3-24-4K-105-4	11020 324	11265.418	11	180	9
8	8 (1)	LNC3-24L4X-105-4	11021.854	11235.418	H		0
9	8 (1)	UNC3-24L41-105-4	11078.849	11337 187	111	180	0
30	8 (1)	LNC3-24L4K-105-4	11080.298	11287.187		180	0
21	8 (1)	INC3-24-40-105-4	11081.828	11237.187	11	180	10
22	6 (1)	LNC3-24,4K-105-4	11138.823	11237,187	11	1,60	0
23	B(1)	UNC3-24 40-105-4		11338 956	11	180	0
4	2 (1)	LNC3-24L4K-105-4	11140.272	11286.956	11	180	0
	B (1)	INC3-24-4K-105-4	11141,802	11238.956	111	180	0
6	8 (1)	114C3-24L4K-105-4	11198.796	11340 725	11	180	0
7	B (f)		11200.245	11290.725	11	180	0
	8 (1)	LNC3-24-4K-105-4	11201.775	11240,725	11	180	10
		LNC3-24-47-105-4	11258.77	11342 494	13	180	0
	B(1)	1NC3-24,40-105-4	11260,219	11292,494	11	180	0
	£ (1)	LNC3-24L4K-105-4	11261.749	11242 494	111	180	0
	E (1)	LNC3-24L4K-105-4	11289,637	11342.378	11	0	
	B (1)	LNC3-24,4K-105-4	11,291,066	11293.378	11	0	C
3	EIN	LNC3-24L4K-105-4	11292.616	11243.378	11	0	0
4	B [1]	LNC3-24L4K-105-4	11295.238	11153.461	11	10	0
5	8 (1)	LNC3-24L4K-105-4	11296.687	11103.461	31		Q
6	8 (1)	LNC3-24L4X-105-4	111298 217			0	0
7	B (1)	LNC3 24L47-105-4	11043.76	11053.461	1.1	0	D
8	8 (1)	LNC3-24L4X-105-4	11103.734	11015.576	1.1	270 270	0
9 1	8 (1)	LNC3-24L47-105-4		(1017.345	11	270	0
	8 (1)	LNC3-24,4K-105-4	11163.708	11019,114	11	270	0
	8.(1)	LNC3-24L4V-105-4	11223.682	11020.583	10	270	0
	6 (1)	LNC3 24L4K-105-4	11283.656	11022651	31	270	0
	5 (1)		11038.147	11205.278	111	270	0
	B (1)	LNC3 24L4K-105-4	11098.121	11207.047	112	270	D
	8.(1)	LNC3-24L4X-105-4	11158.095	11208.816	11	270	0
		LNC3-24L4K-105-4	11218.069	11210,585	11	270	D
	B [1]	LNC3-24L4K-105-4	11278.043	11212.353	11	270	lo
	111	LNC3-24L4K-105-4	11093,416	11367.997	25	90	
3 6	5 (1)	LtrC3-24L4X-105-4	11213.364	11371.535	13	90	0
	8 (1)	114C3-24L4K-105-4	11033.447	11366 226	11	90	0
	5.(1)	LNC3-24L4K-105-4	11153.39	11369.766			0
	3 (1)	LNC3-24L4K-105-4	11273.338	11373.304	11	90	0
1	(1)	INC3-24L4K-105-4	11067.082	10952.876	11	90	0
	(1)	INC3-24L4K-105-4	11057,894	10001 001	43	0	D
- 1	1 (1)	LNC3-24L4K-105-4		10921.806	1.1	270	0
	(1)	LNC3-24L4X-105-4	11125.312	10962.573	41	270	0
9	(1)	LNC3 24.4K-105-4	11292.312	10967,73	31	270	0
1 8	(1)	LNC3-24L4X-105-4	11235.312		1.1	270	0
8	(1)		11180,312	10964.209	11	270	0
- 0	(1)	LNC3-24L4K-105-4	11129.926	10913 428	11	270	10
- 0	(1)	LNC3-24L4K-105-4	11295.375	10917,54	11	270	0
10	(1)	LNC3-24L4K-105-4	11241.375	10916.281	11	270	10
		LNC3-24-40-105-4	17784.375	10914.898	11	270	0
	9 (1)	PAR-2-320L-110-4X7-3-5C	11525.502	10864 268	20	92.022	0
- 4	9(1)	RAR-2-320L-11G-4K7-3-6C	11408.564	10860.237	20	92.022	
A	3[1]	RAP-2-320L-110-447-3-BC	11291,627	10655.967	30	92.022	0
	301	RAR-2-330L-110-4K7-3-5C	11174.689	10851,935	20		Û
	3(1)	RAR-2-3201-110-417-3-BC	11058.751	10848.03		92.022	0
A	3 (1)	RAR-2-320L-110-44.7-3-8C	10957.141		20	92.022	0
A	3 (1)	RAR-2-320L-110-4K7-3-BC		10899.961	20	1.5	0
	3 (1)	RAR2-320L-165-4K7-4W	10957.163	11008 424	20	0	D
I A	1.(1)	RAR2-320L-165-407-4W	10965,072		20	180	0
A	2 (2)		10968 088		20	180	0
12	2 (2)	RAP2-330L-165-4X7-5GW	10848.398	11108.648	20	0	10
10	111	PAP2-320(-16S-47.7-50W	10844.949	11225.597	20	0	0
		LNC3-34,4K-105-4	11300.453		11	0	0
1.0	(1)	LNC3-24L4K-105-E			13	0	0

Defense By, Josef Codens

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GO PRO BASEBALL SITE

PG-Enlighten is neither licensed not insured to determine code compliance. Code compliance review by others

ENGINEERING PLANS FOR

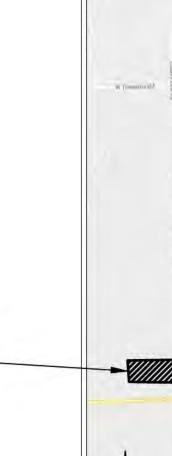
FOUR SEASONS STORAGE FACILITY

SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST COUNTY LINE RD & ROUTE 52

MINOOKA, IL 60447 KENDALL COUNTY JULY, 2020

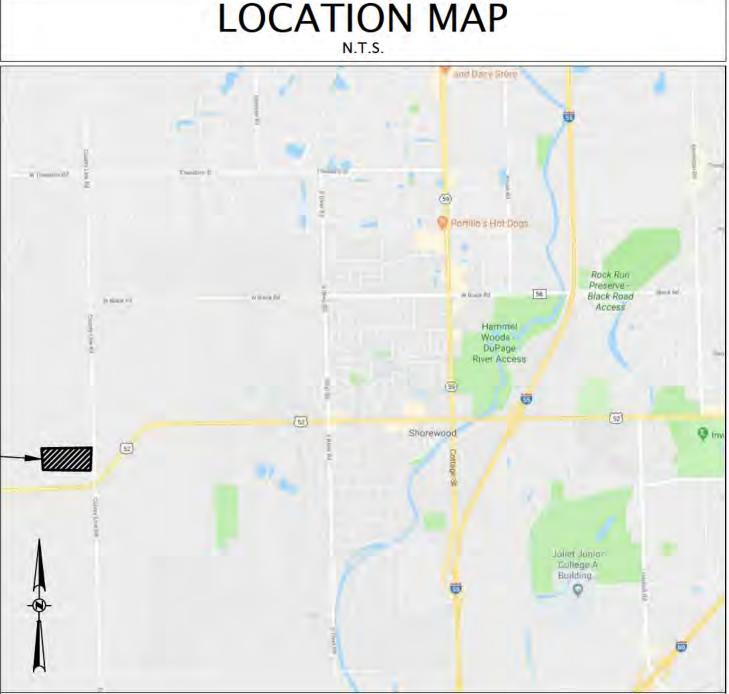
INDEX TO SHEETS

- COVER SHEET
- 2. EXISTING CONDITIONS & DEMOLITION PLAN
- 3. STORMWATER POLLUTION & PREVENTION PLAN 1
- 4. STORMWATER POLLUTION & PREVENTION PLAN 2
- 5. OVERALL CIVIL SITE PLAN
- 6. CIVIL SITE PLANS
- 7. GENERAL NOTES & DETAILS
- 8. GENERAL NOTES & DETAILS II



PROJECT

LOCATION



BENCHMARKS:

BM#1 - Magnail in Pavement West of Utility Pole 89 feet North of the Northeast Corner of the Subject Property.

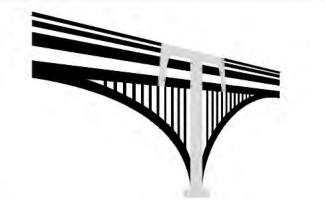
Elevation = 645.28 NAVD 29

Elevation = 649.49 NAVD 29

BM#2 - Magnail in Pavement West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property.

PLANS PREPARED FOR:

JAMES & DENISE MAFFEO 1223 BUELL AVENUE JOLIET, IL 60453 PHONE: (815) 955-9914



CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A

SANDWICH, ILLINOIS 60548 (815) 786-0195 INFO@TEBRUGGEENGINEERING.COM

WWW.TEBRUGGEENGINEERING.COM

1 7.21.20 WBK REVIEW LETTER 5.21.20
2 6.20.20 VILLAGE OF SHOREWOOD REVIEW LETTER 6.19.20

LEGEND

PROPOSED SILT FENCE

EXISTING SPOT SHOT

PROPOSED SPOT GRADE

B-BOX

HYDRANT VALVE

VALVE VAULT

INLET-CURB

CLEANOUT

MANHOLE

☐ UTIL CABINET

UTILITY POLE

UTIL PEDESTAL

TRAFFIC SIGNAL

ELECTRIC VAULT

LIGHT POLE

INLET OR MANHOLE

FLARED END SECTION

_____ SF _____

x 686.00

x 686.00

SANITARY:

R.O.W. MONUMENT

PROPERTY PIN P.K. NAIL

CHISELED MARK

BENCHMARK

HUB & TACK

SOIL BORING

→ FLOW DIRECTION

OVERLAND RELIEF



Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

PROFESSIONAL ENGINEER'S CERTIFICATION STATE OF ILLINOIS, COUNTY OF KENDALL

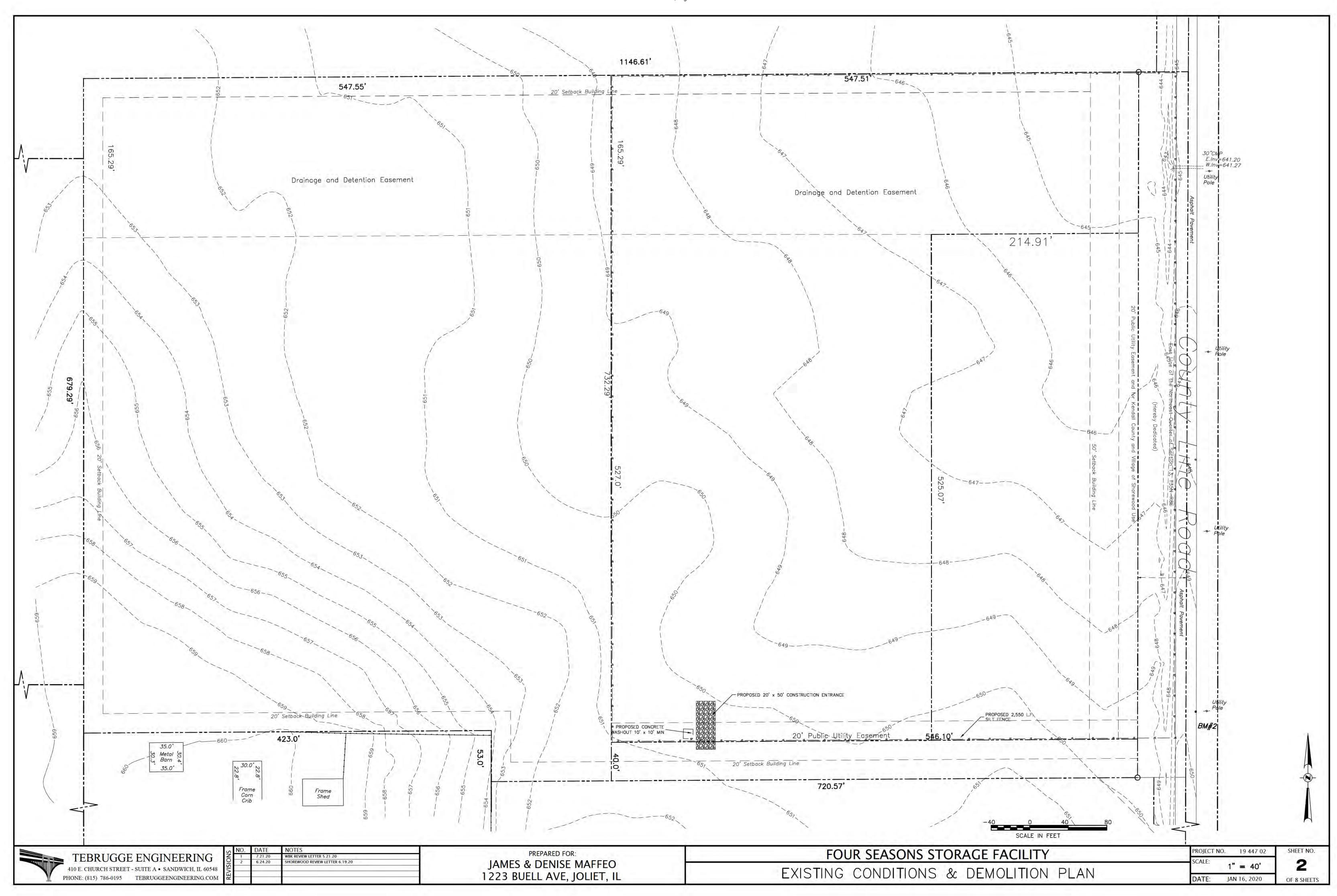
I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

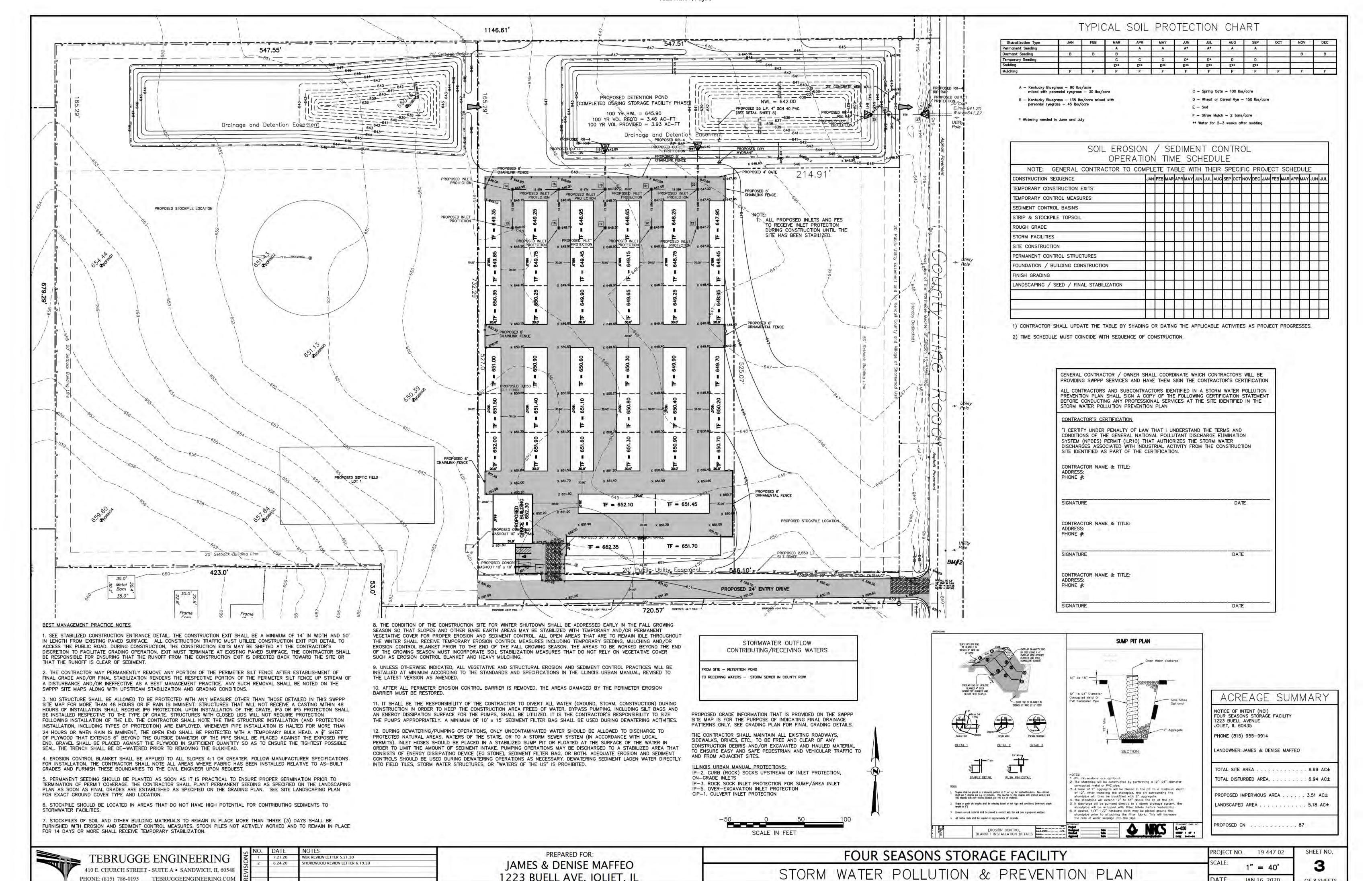
GIVEN UNDER MY HAND & SEAL THIS 21ST DAY OF JULY, 2020

TEBACOMINATION OF LINE AND INC.

ILUNOIS REGISTERED PROFESSIONAL ENGINEER NO. 0062-041828 EXPIRES NOV. 30, 2021

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OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBRUGGE ENGINEERING.





JAN 16, 2020

1223 BUELL AVE, JOLIET, IL

PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this SWPPP. Changes, modifications, revisions, additions, o deletions shall become part of this SWPPP as they occur.

 All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must
be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VI.G (Signatory Requirements) of the ILR10 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment

All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements . The NPDES Permit will be issued 30 days after the postmark date of the submittal

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re—submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

Planning, Building & Zoning

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

1021 North Grand Avenue East Springfield, Illinois 62794-9276 Phone: (217) 782-0610

Yorkville, Illinois 60560 Phone: (630) 553-4141 The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a

prominent place for public viewing until termination of permit coverage has been obtained by filling the Notice of I. Notice of Intent signed in accordance with ILR10.

2. Permit Authorization from the Illinois Environmental Agency (IEPA).

Illinois Environmental Protection Agency

Division of Water Pollution Control

The location of the SWPPP must be clearly visible.

A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

The Contractor must provide names and addresses of all sub-cntractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM

The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from

An example BMP Inspection Form will be supplied to the Contractor.

delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct

See Section VII on this sheet for further reporting requirements.

This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or revised drawings. The site man showing the locations of all storm water controls must be poster on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

CONTRACTORS RESPONSIBILITY

This SWPPP intends to control water-bourne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The

K. LOG OF CONSTRUCTION ACTIVITY

A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground—disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water. Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities, NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-poty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., Immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

1. Install stabilized construction entrance and SWPPP Entrance Sign. 2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).

- 5. Prepare temporary parking and storage area. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
- Begin grading the site. 6. Start construction of building pad and structures.
- Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more. Install utilities, underdrains, storm sewers, curbs and gutters.
-). Install inlet protection at all storm sewer structures as each inlet structure is installed. O. Permanently stabilize areas to be vegetated as they are brought to final grade. . Prepare site for paving.
- Install appropriate inlet protection devises for paved areas as work progresses Complete grading and installation or permanent stabilization over all areas including outlots. i. Call Engineer after the site appears to be fully stabilized for inspection.

. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any NOTE: The Contractor may complete construction—related activities concurrently only if all preceding BMPs have been

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and

4. SITE DESCRIPTION

Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond. and construction of entry drive and parking lot.

Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

- Total disturbed area on site = 6.94 acres
- 3. Estimated site runoff coefficient after construction activities are complete: CN=87.
- 4. Site map included indicating existing & proposed slopes across site is included in SWPPP. 5. Site drainage is received by Storm Sewer In the County ROW.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization — All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose

b) Permanent Seeding or Sodding - All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be sealed will have topsoil and other soil amendments as specified on the Landscape Plan.

a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5—feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment—laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off—site. Silt fence shall be located on the contour to capture overland, low—velocity sheet flows. The Contractor may utilize triangular silt dike and/or non—wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed $\frac{1}{2}$ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit - All access points from the public street into the construction site shall include a he rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site. All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any

locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection — Curb and grated inlets are protected from the intrusion of sediment hrough a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment—laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved,

B. OTHER POLLUTANT CONTROLS

Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

No solid materials, including building materials, are allowed to be discharged from the site with storm water. All containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid

necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown

4. Non-Storm Water Discharge Non-storm water components of site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or footing drains where flows are not

5. Concrete Waste from Concrete Ready-Mix Trucks Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for assuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided.

Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for signage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320—gallons. Containers with storage capacity of 55—gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

8. Hazardous Material Management and Spill Reporting Plan Any hazardous or potentially hazardous material that is bought onto the construction site will be handled properly In order to reduce the potential for storm water pollution. All materials used on this construction site will be proper stored, handled, dispensed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 III. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 III. Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302 or by contacting

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, enstruction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and

additives, etc.) will be stored in a secure location, under cover, when not in use, b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery c)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust,

acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be d) All of the products in a container will be used before the container is disposed of, All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in

compliance with State and Federal regulations and will not be allowed to mix with storm water discharges. e) All products will be stored in and used from the original container with the original product label

Storm water pollutant control measures installed during construction, that will also provide storm water

INLET PROTECTION - PAVED AREAS

 f) All products will be used in strict compliance with instructions on the product label. g) The disposal of excess or used products will be in strict compliance with instructions on the product label

nanagement benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs) During the construction phase, the Contractor shall implement the following measures:

l. Materials resulting from the clearing and grubbing or excavation operations shall be stockpilled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub—contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.)

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means of the primary construction site, the Contractor is responsible for determining that all storm water permitting and taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations

> At a minimum, each off—site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re—vegetation after all disturbances

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the

Locations where vehicles enter and exit the site must be inspected for evidence of off—site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of everyday and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional

Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final tabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, y modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of

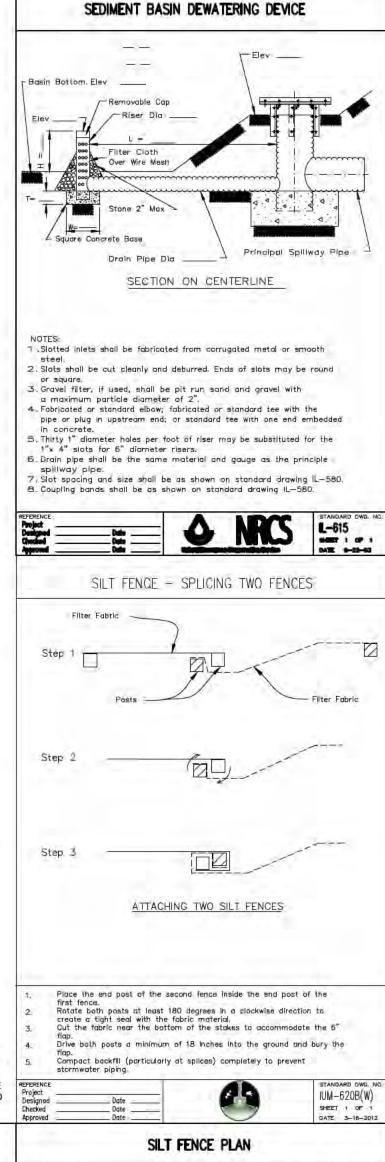
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part V.G of the General Permit.

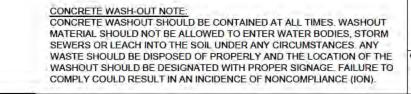
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall us forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part VI.G of the General Permit. The report

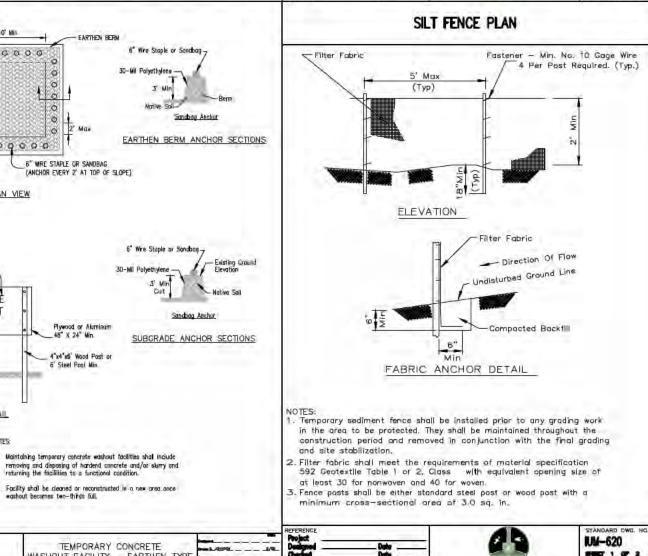
Ilinois Environmental Protection Agency Division of Water Pollution Control Attn: Compliance Assurance Section 1021 North Grand East

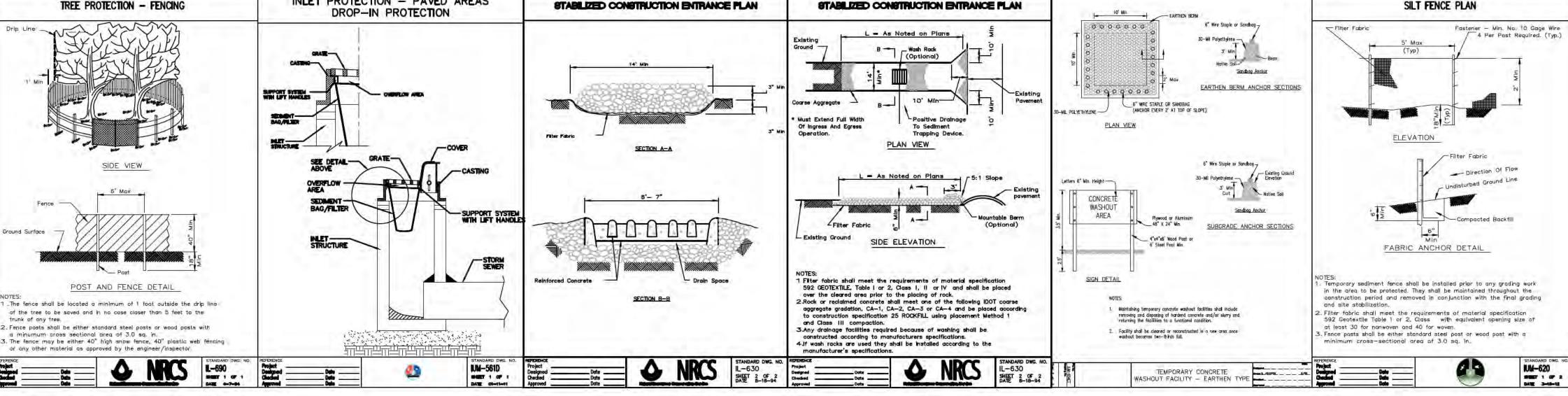
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.









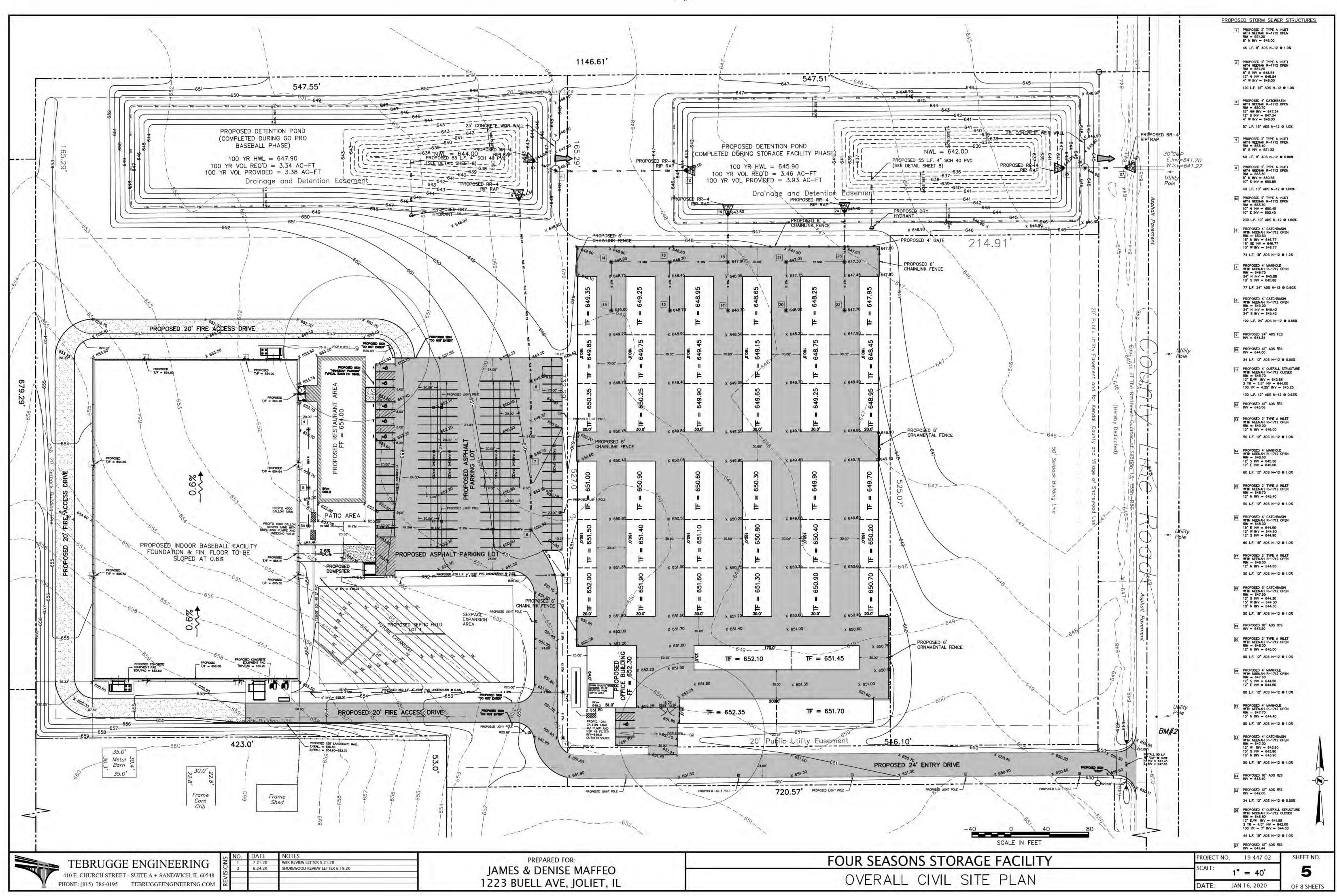
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

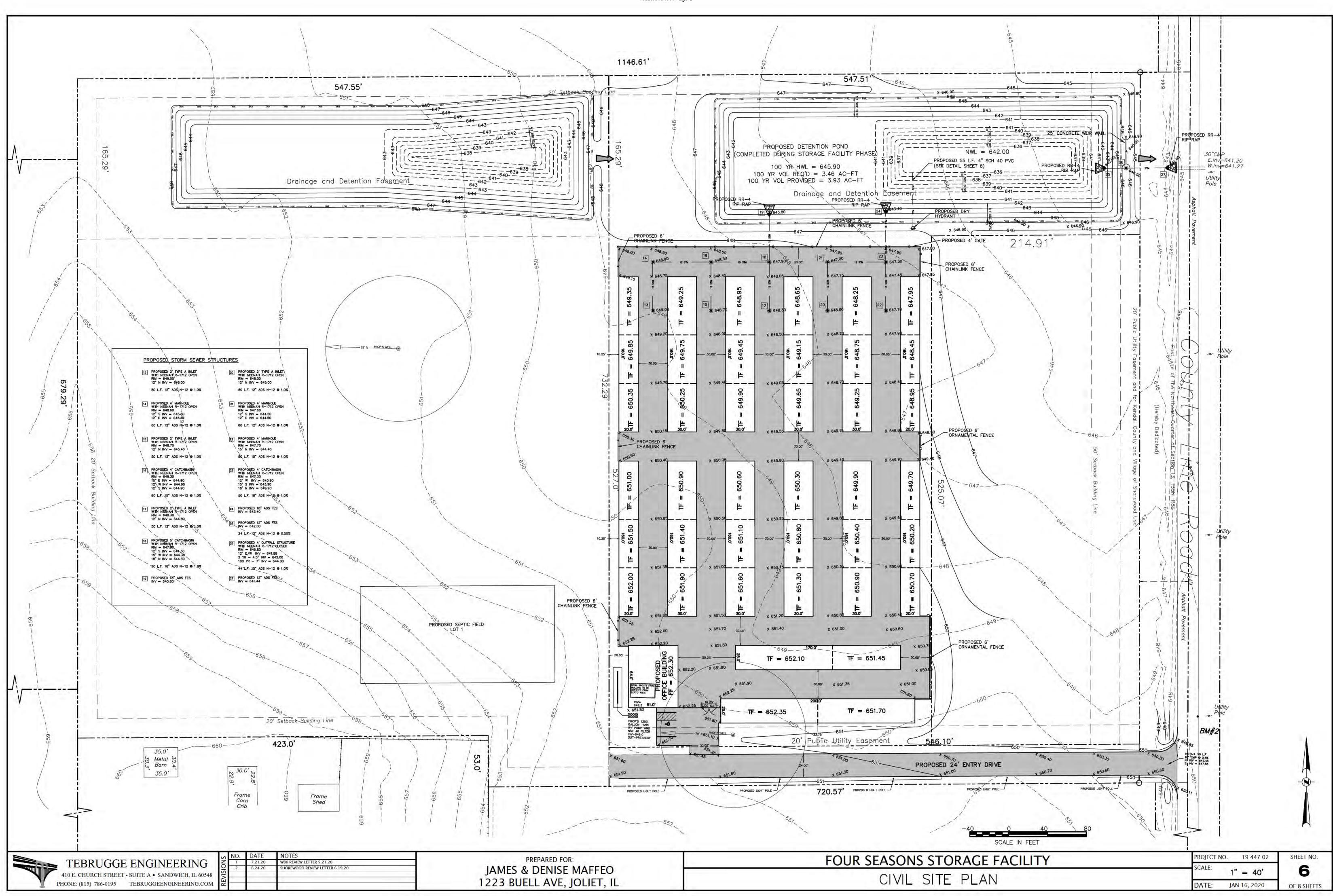
HOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR: **JAMES & DENISE MAFFEO** 1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY STORMWATER POLLUTION & PREVENTION PLAN DETAILS PROJECT NO. 19 447 02 = 40JAN 16, 2020

SHEET NO. OF 8 SHEETS





ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

 PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5, ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING. SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. 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, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINA LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. TIME OF PERFORMANCE, PROGRAMS OF 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.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

 ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT. DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF FIVE (5) FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE 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.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN,

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS. 2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY

WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE 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

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER, ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED

SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

 WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING. PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING 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 PAVING 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. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS, PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY. THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR. 9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

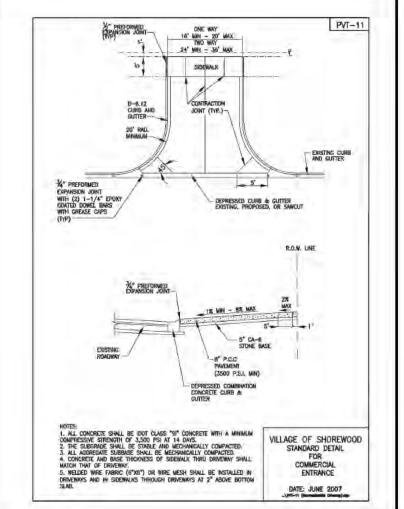
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

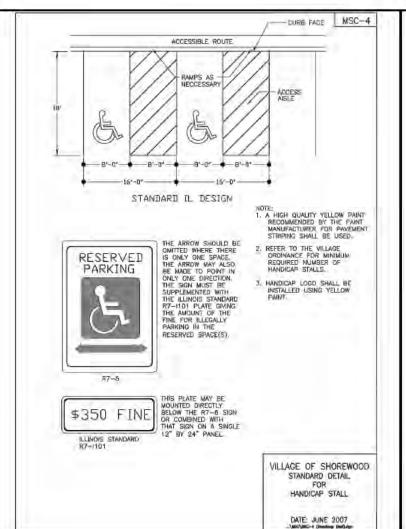
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

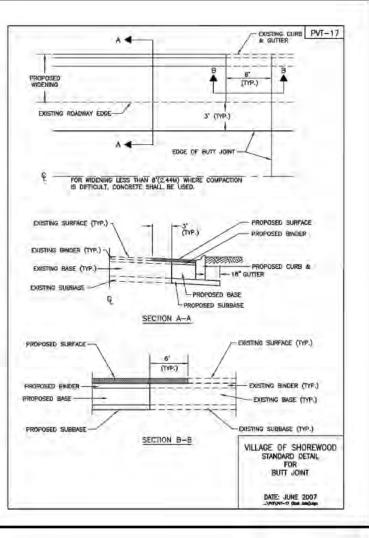
> ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX

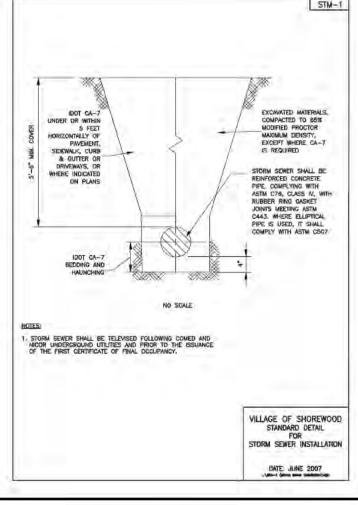
PVT-6 10" COMPACTED AGGREGATE BASE, CA-8 (FOR AUTOMOBILE MOVEMENT) 14" DOMPACTED ACCREGATE BASE, CA-8 (FOR TRUCK MOVEMENT) DIMENSIONS SHOWN ARE MINIMUM VALUES. SOIL AMALYSIS AND TRAFFIC COUNTS SHALL BE USED FOR VERIFITING REQUIRED PAYEMENT SECTION. INTEGRAL CURB AND GUITER SHALL NOT BE PERMITTED WITH RIGHD OR DOMPOSITE PAYMENTS. THE FOLLOWING MATERIALS ARE ACCEPTABLE AS BASE COURSE AUTEMATIVES: BITUMHOUS MASE COURSE AND P.C. CONCRETALENT) MAYBE USED TO REDUCE ASSISTANT BASE THICKNESS AS APPROVING BY THE VILLAGE ENCORAGE.

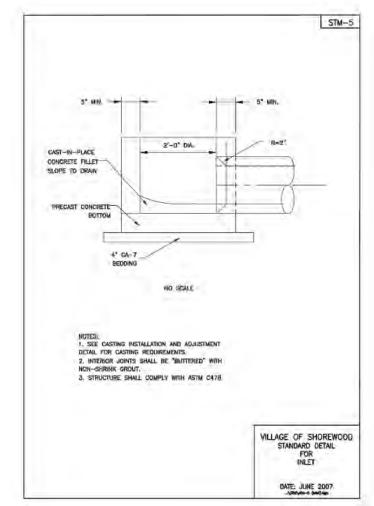
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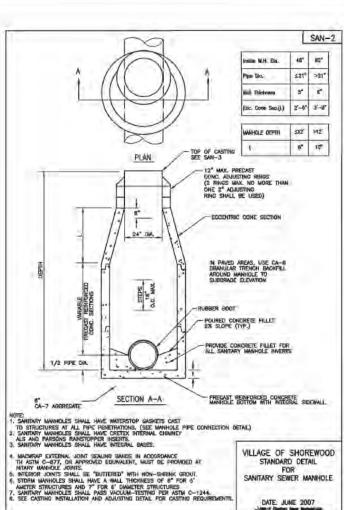


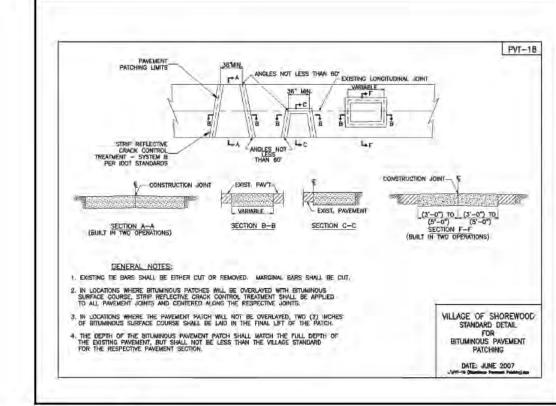


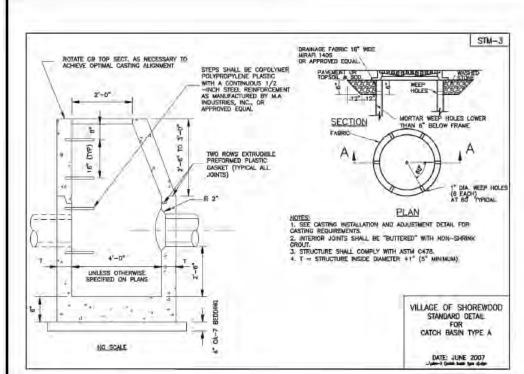


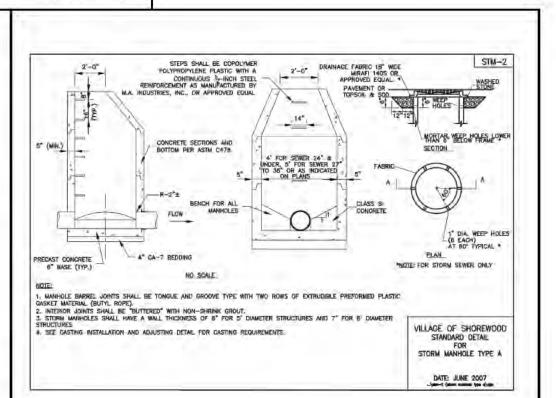












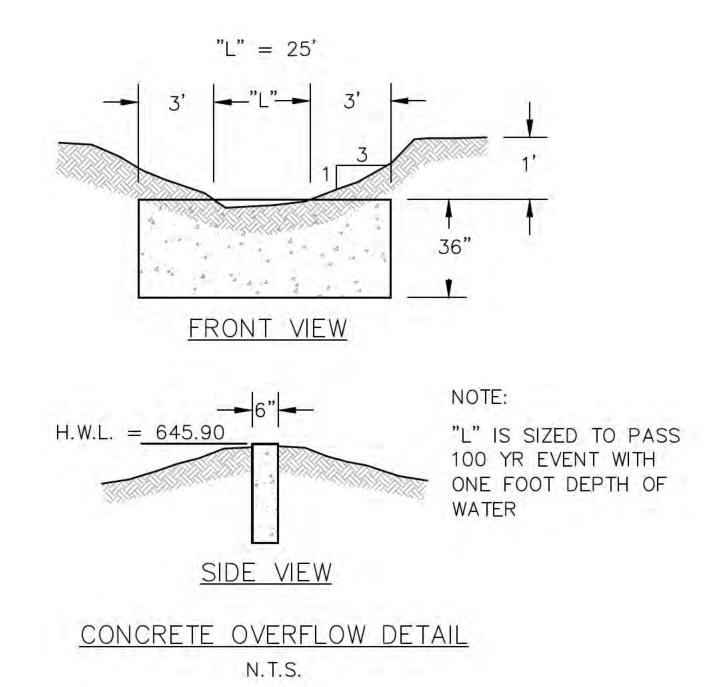
TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548

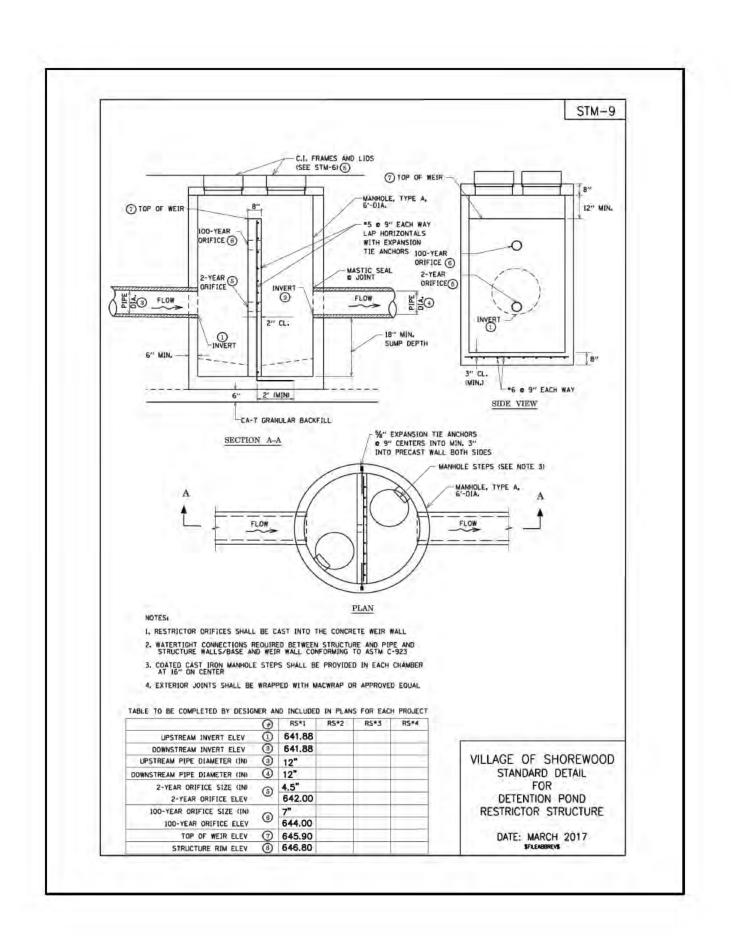
HOREWOOD REVIEW LETTER 6.19.20 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

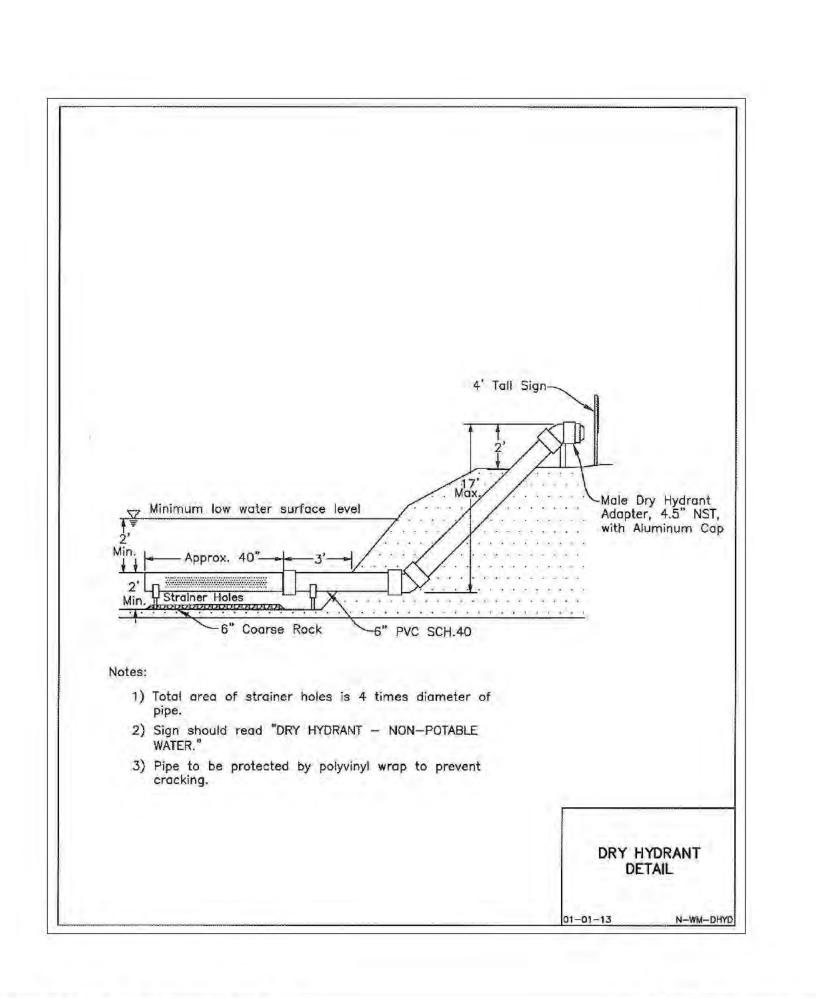
PREPARED FOR: **JAMES & DENISE MAFFEO** 1223 BUELL AVE, JOLIET, IL FOUR SEASONS STORAGE FACILITY GENERAL NOTES & DETAILS

PROJECT NO. 19 447 02 JAN 16, 2020

SHEET NO. OF 8 SHEETS



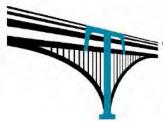




	TEBRUGG		ONS
	410 E. CHURCH STREET	Γ - SUITE A • SANDWICH, IL 60548	VISI
Y	PHONE: (815) 786-0195	TEBRUGGEENGINEERING.COM	RE

O.	DATE	NOTES
1	7.21.20	WBK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:
JAMES & DENISE MAFFEO
1223 BUELL AVE, JOLIET, I



TEBRUGGE ENGINEERING

410 E. CHURCH ST.-SUITE A SANDWICH, IL 60548 PHONE: (815) 786 - 0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

July 22, 2020

Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560 Attn: Matt Asselmeier

Re: Four Seasons Storage Facility

Kendall County Project # 19-0102.O

Dear Mr. Asselmeier:

We have received your review letter dated May 21, 2020 and the following corrections have been made per your recommendations.

General Comments:

- 1. Stormwater Calculations
 - a. We have enclosed existing condition hydrographs for the farmed area of the site.
 - b. There are no tributary off site areas. The farm buildings were built on a hill and flow in each direction.
 - c. The septic designer and soil scientist feel there would not be any field tiles due to 15' of fall across the site.
 - d. We have included a tributary area exhibit with areas of pavement and grass with runoff computations for the site.
 - e. We are capturing all pavement and storage buildings. The area along County Line is not to be developed until it is feasible to develop. The front will remain grass and have less runoff than the row crops. We have included the development of the front area for commercial buildings and parking in the analysis of the detention pond.
 - f. We have enclosed a summary report describing the site develop models for the storage facility and future retail along County Line Road.
 - Updated Bulletin 70 rainfall data is now included in the stormwater site design.
 - h. Storm Sewer tributary area exhibit is included with the computations.
 - Both sites appear to be looking to break ground in the fall of 2020. Both detention ponds will be built by the same excavation contractor at the same time this fall.
 - j. Overflow weir calculations are included in the storm water report.

- k. The Go Pro pond will discharge into the Four Seasons pond and then discharge to the ditch along County Line Road. Each pond provides fire protection storage for each site. The restrictor in the Four Seasons pond has been sized to meet the discharge requirements for the combined two sites.
- We do not see any off site tributary flows affecting the storm sewer.
 Please call to discuss.
- 2. Please see pdf that has been emailed.
- 3. We have renumbered the storm sewer structures on each site.
- 4. The pavement section is located on sheet 7 of the plan set.
- 5. We have added the detail for a concrete weir wall at the pond overflow. The secondary opening was to allow water to run into the pond from the field. This has been closed and water will follow its existing conditions path to the 30" culvert until the front commercial area is developed.
- 6. Final plat work will be forwarded to you.
- 7. Rip Rap has been added to the flared end sections.
- 8. A culvert has been added under the entry drive.
- 9. We have updated the entry drive radius to 20' per the Village of Shorewood standard for commercial entrances.
- 10. We have forwarded the dry hydrant detail to the Village of Shorewood and Troy Fire District for review.
- 11. We have modified the outfall structures to include a 2 year and 100 year restrictors within a concrete weir wall.
- 12. We have forwarded the site plans to Seward Township for review. Seward Township has attended coordination meetings at Dan Kramer's office and is reviewing the Civil Plans as well as Fran Klaas.

If you have any additional questions, please contact us.

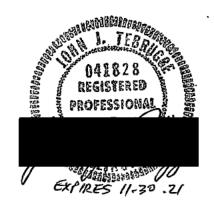
Sincerely,

Tebrugge Engineering

John Tebrugge

STORMWATER MANAGEMENT DETENTION DESIGN COMPUTATIONS FOR FOUR SEASONS STORAGE FACILITY ON COUNTY LINE ROAD IN KENDALL COUNTY BY

TEBRUGGE ENGINEERING 410 E. CHURCH ST. SUITE A SANDWICH, IL



JIM & DENISE MAFFEO ARE PLANNING TO DEVELOP A 8.69 ACRE PARCEL ON COUNTY LINE ROAD FOR A SELF STORAGE FACILITY. THE SELF STORAGE FACILITY WILL OCCUPY THE WEST 4.0 ACRES AND THE (EAST) FRONT 2.59 ACRES WILL BE DEVELOPED AS RETAIL/RESTAURANT USE. THE NORTH 2.10 ACRES IS FOR STORM WATER DETENTION. RIGHT-OF-WAY DEDICATION OF 17' HAS BEEN SHOWN ON THE PLAT OF SUBDIVISION. THE ENTRY DRIVE TO THE SELF STORAGE AND GO PRO SITE TO THE WEST WILL BE LOCATED ON A 40' X 546.1'(0.50 AC) LOT ON THE SOUTH SIDE OF THE DEVELOPMENT TOTAL SITE AREA = 8.69 AC +0.50 AC = 9.19 AC

IMPERVIOUS AREAS:

STORAGE BUILDINGS & PAVEMENT = 152,930 S.F. = 3.51 ACRES EAST FUTURE BUILDINGS & PARKING = 82,000 SF = 1.88 ACRES SOUTH ENTRY DRIVE = 13,465 SF = 0.31 AC TOTAL IMPERVIOUS AREA = 5.70 ACRES LANDSCAPE AREA = 2.34 ACRES WET DETENTION POND AREA = 1.15 ACRES.

CALCULATION OF PROPOSED SITE CURVE NUMBER (CN)

 IMPERVIOUS:
 96 X 5.70 AC = 547.20

 PERVIOUS (GREEN AREAS):
 65 X 2.34 AC = 152.10

 WET DETENTION POND:
 90 X 1.15 AC = 103.50

 TOTAL:
 9.19 AC = 802.80

CN (WEIGHTED) = 802.80 / 9.19 AC. = 87.3 USE CN = 87

RESTRICTOR SIZING: Q = CA (2GH) 1/2 Based on total site of 17.88AC discharging to R.O.W. 100 yr Q allow = 0.15 * 17.88 AC. = 2.68 cfs 2 yr Q allow = 0.04 * 17.88 AC = 0.72 cfs

See detention pond computations for restrictor sizing:
USING 4.50" DIA RESTRICTOR for 2 year – Peak discharge = 0.54 cfs
7.0" DIA RESTRICTOR for 100 tear – Peak discharge = 2.39 cfs

OVERFLOW WEIR LENGTH: $Q = CL(H^1.5)$ C = 3.2 H = 1.0 Q = 76.84 cfs L = Q/CH $L = 76.84/3.2 \times 1.0 = 20.90$ FT. USE 25 FEET ACTUAL H=0.97 FT.

DETENTION POND STORAGE VOLUME REQUIRED = 3.46 AC-FT. @ ELEV. = 645.51 DETENTION POND STORAGE VOLUME PROVIDED = 3.93 AC-FT. W/ HWL @ 645.90

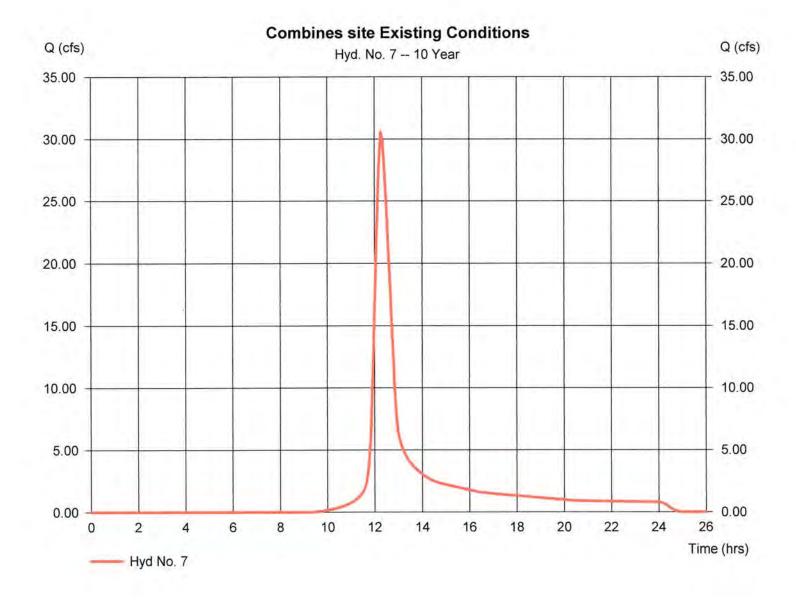
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 07 / 15 / 2020

Hyd. No. 7

Combines site Existing Conditions

Hydrograph type = SCS Runoff Peak discharge = 30.60 cfsTime to peak Storm frequency = 10 yrs $= 12.25 \, hrs$ Time interval = 5 min Hyd. volume = 151,791 cuft = 17.880 ac Curve number = 73Drainage area Hydraulic length = 1200 ftBasin Slope = 1.2 % Time of conc. (Tc) = 41.33 min Tc method = LAG = 5.15 inDistribution = Type II Total precip. = 484 Storm duration = 24 hrs Shape factor



Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 07 / 15 / 2020

Hyd. No. 7

Combines site Existing Conditions

Hydrograph type = SCS Runoff Peak discharge = 69.08 cfsTime to peak Storm frequency = 100 yrs $= 12.25 \, hrs$ Time interval Hyd. volume = 5 min = 336,546 cuft = 17.880 ac Curve number Drainage area = 73Basin Slope = 1.2 % Hydraulic length = 1200 ftTc method Time of conc. (Tc) = LAG = 41.33 min Distribution = Type II Total precip. = 8.57 inStorm duration = 24 hrs Shape factor = 484

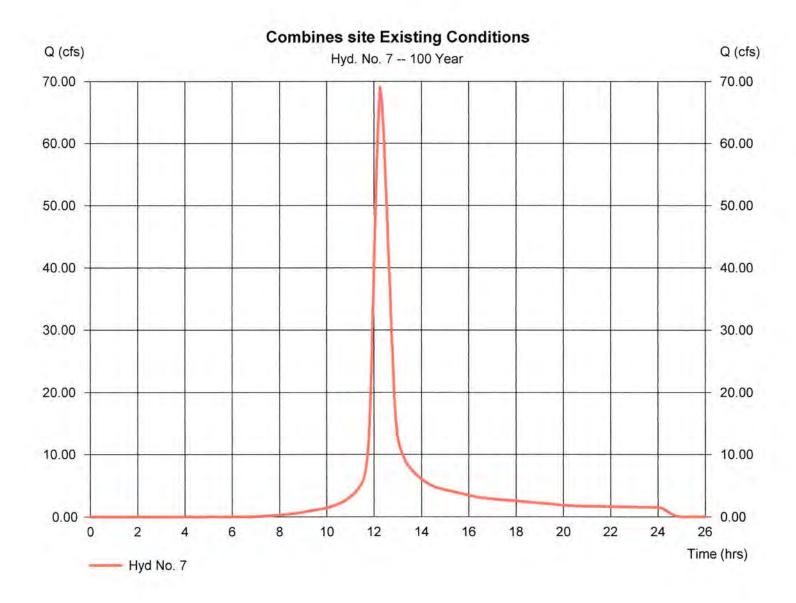


Table 3: NRCS runoff curve numbers (CN) for selected cultivated agricultural land use¹

	Cover description			bers for oil group		
Cover type	Treatment ²	Hydrologic condition ³	A	В	C	D
	Bare soil		77	86	91	94
Fallow	Crop residue cover (CR)	Poor	76	85	90	93
	5304 (430-000-000-000-00-00-00-00-00-00-00-00-0	Good	74	83	88	90
	Straight row (SR)	Poor	72	81	88	91
	Sample to (ST)	Good	67	78	85	89
	SR+CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
	2444	Good	65	75	82	86
Row crops	C+CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured and terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+CR	Poor	65	73	79	81
		Good	61	70	77	80
	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR+CR	Poor	64	75	83	86
		Good	60	72	80	84
	С	Poor	63	74	82	85
6 11	I - p	Good	61	73	81	84
Small grain	C+CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-	SR	Poor	66	77	85	89
seeded or		Good	58	72	81	85
broadcast	С	Poor	64	75	83	85
legumes or		Good	55	69	78	83
rotation	C&T	Poor	63	73	80	83
meadow		Good	51	67	76	80

1 Average runoff condition and I_a=0.2S.

Poor: factors impair infiltration and tend to increase runoff.

Good: factors encourage average and better than average infiltration and tend to decrease runoff.

FOR DITIONS
FOR DITIE

² Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

³ Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥20%), and (e) degree of surface roughness.

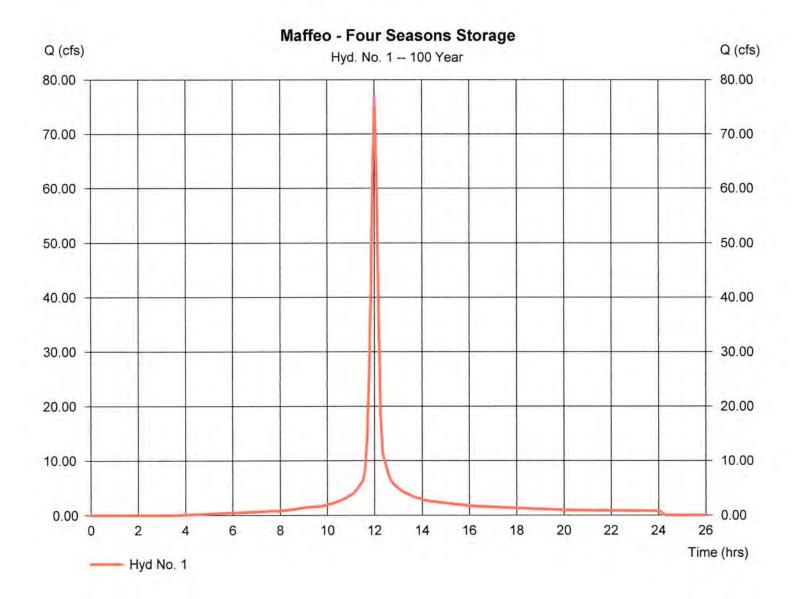
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 1

Maffeo - Four Seasons Storage

= SCS Runoff Peak discharge = 76.84 cfsHydrograph type Storm frequency = 100 yrsTime to peak = 12.00 hrsHyd. volume Time interval = 5 min = 219,096 cuft Curve number Drainage area = 9.190 ac = 87 Basin Slope = 1.0 % Hydraulic length = 500 ftTime of conc. (Tc) Tc method = LAG = 14.43 min Distribution = Type II Total precip. = 8.57 inStorm duration = 24 hrs Shape factor = 484



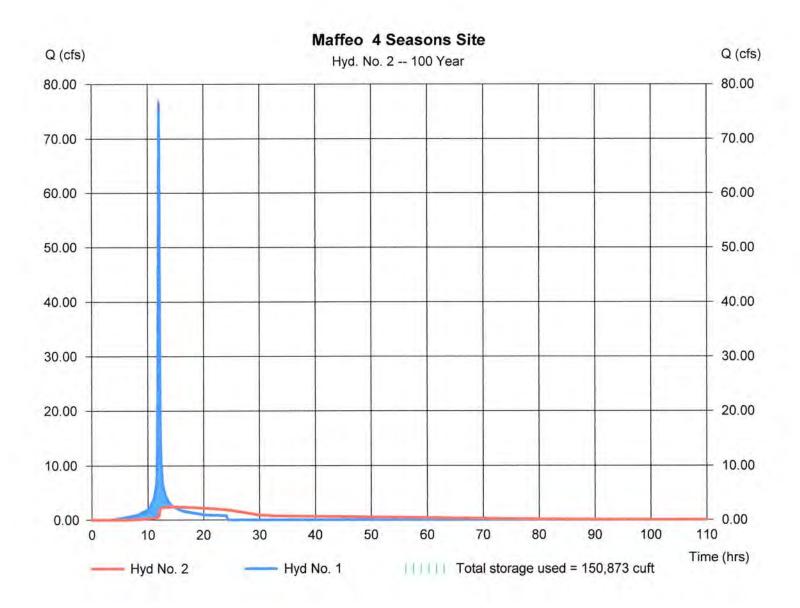
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 2

Maffeo 4 Seasons Site

Peak discharge = 2.388 cfsHydrograph type = Reservoir Storm frequency Time to peak = 100 yrs $= 14.67 \, hrs$ Hyd. volume = 218,953 cuft Time interval = 5 min = 1 - Maffeo - Four Seasons StoWage Elevation = 645.51 ft Inflow hyd. No. Max. Storage Reservoir name = Maffeo Pond = 150,873 cuft



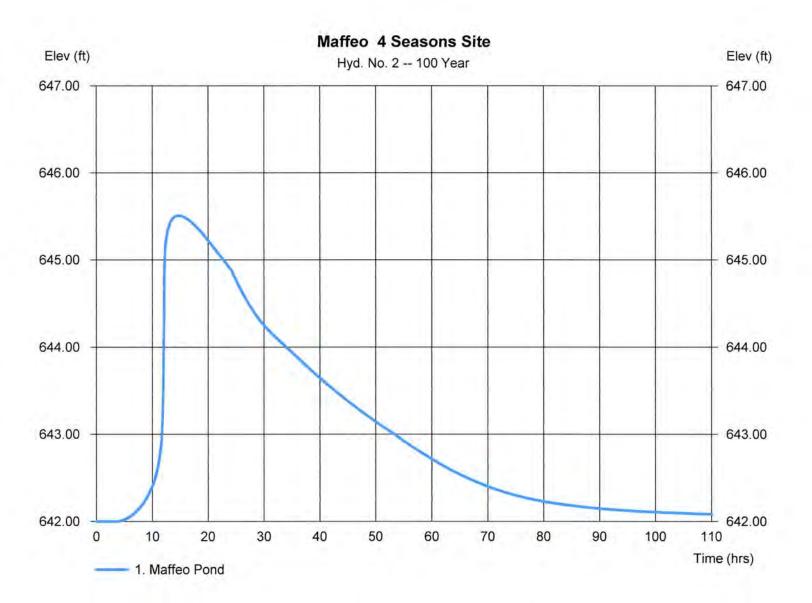
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 2

Maffeo 4 Seasons Site

Hydrograph type = Reservoir Peak discharge = 2.388 cfsStorm frequency = 100 yrsTime to peak = 14.67 hrs Time interval = 5 min Hyd. volume = 218,953 cuft = 1 - Maffeo - Four Seasons StoWage Elevation Inflow hyd. No. $= 645.51 \, \text{ft}$ Reservoir name = Maffeo Pond Max. Storage = 150,873 cuft



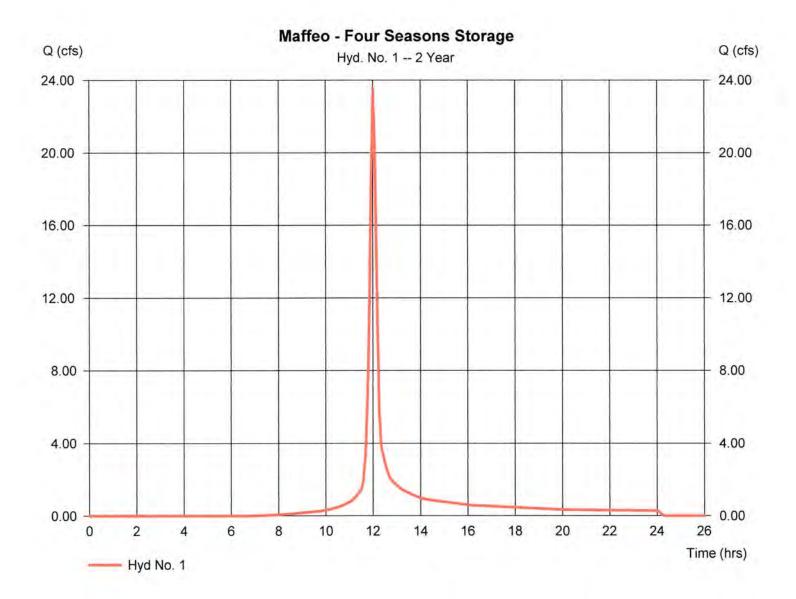
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 1

Maffeo - Four Seasons Storage

Peak discharge = 23.55 cfsHydrograph type = SCS Runoff Storm frequency = 2 yrs Time to peak = 12.00 hrs Time interval = 5 min Hyd. volume = 63,775 cuft Curve number Drainage area = 9.190 ac = 87 Basin Slope = 1.0 %Hydraulic length = 500 ftTc method Time of conc. (Tc) = 14.43 min = LAG = 3.34 inDistribution = Type II Total precip. Storm duration = 24 hrs Shape factor = 484



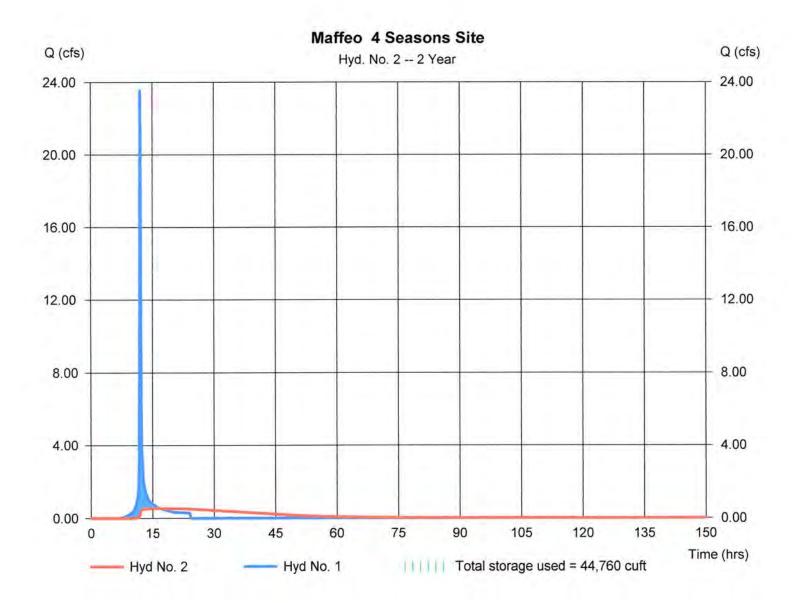
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 2

Maffeo 4 Seasons Site

Hydrograph type Peak discharge = 0.535 cfs= Reservoir Storm frequency = 2 yrs Time to peak = 16.92 hrs Time interval = 5 min Hyd. volume = 63.632 cuft = 1 - Maffeo - Four Seasons StoWage Elevation = 643.20 ft Inflow hyd. No. Reservoir name = Maffeo Pond Max. Storage = 44,760 cuft



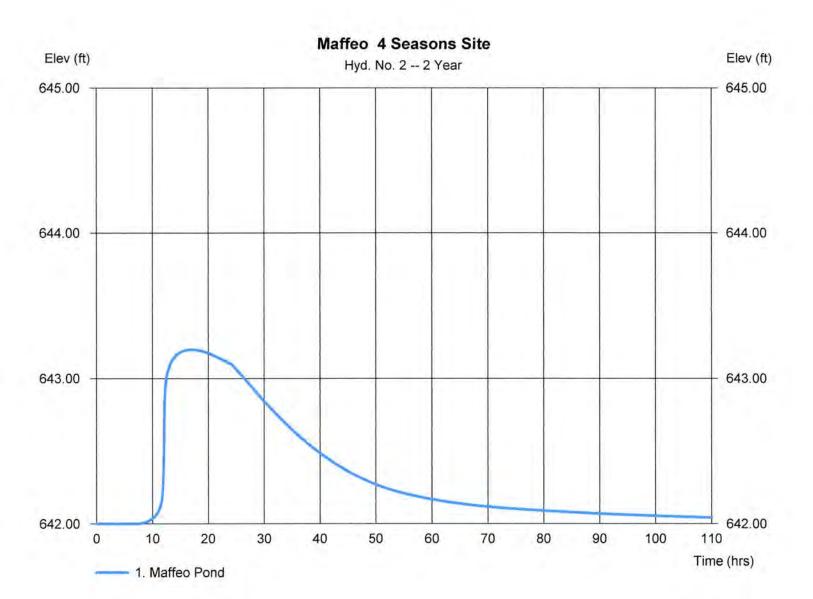
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Hyd. No. 2

Maffeo 4 Seasons Site

Peak discharge = 0.535 cfsHydrograph type = Reservoir Storm frequency = 2 yrsTime to peak = 16.92 hrs Time interval = 5 min Hyd. volume = 63,632 cuft = 1 - Maffeo - Four Seasons StoWage Elevation $= 643.20 \, ft$ Inflow hyd. No. Reservoir name = Maffeo Pond Max. Storage = 44,760 cuft



Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 07 / 10 / 2020

Pond No. 1 - Maffeo Pond

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 642.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	642.00	34,178	0	0
1.00	643.00	38,978	36,548	36,548
2.00	644.00	43,978	41,449	77,997
3.00	645.00	49,178	46,549	124,546
4.00	646.00	54,570	51,845	176,391
5.00	647.00	60,114	57,314	233,705

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 4.50	7.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 4.50	7.00	0.00	0.00	Crest El. (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 642.00	644.00	0.00	0.00	Weir Type	=			
Length (ft)	= 0.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 0.00	0.00	0.00	n/a					
N-Value	= .013	.013	.013	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfil.(in/hr)	= 0.000 (b)	y Wet area)	
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage /	Storage I	Discharge	l able
---------	-----------	-----------	--------

Stage ft	Storage cuft	Elevation ft	CIv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	642.00	0.00	0.00									0.000
0.10	3,655	642.10	0.03 ic	0.00						-		*****	0.025
0.20	7,310	642.20	0.09 ic	0.00									0.091
0.30	10,964	642.30	0.18 ic	0.00									0.177
0.40	14,619	642.40	0.25 ic	0.00									0.245
0.50	18,274	642.50	0.30 ic	0.00									0.297
0.60	21,929	642.60	0.34 ic	0.00									0.341
0.70	25,584	642.70	0.38 ic	0.00									0.381
0.80	29,238	642.80	0.42 ic	0.00									0.416
0.90	32,893	642.90	0.45 ic	0.00									0.449
1.00	36,548	643.00	0.48 ic	0.00									0.479
1.10	40,693	643.10	0.51 ic	0.00									0.508
1.20	44,838	643.20	0.54 ic	0.00									0.535
1.30	48,983	643.30	0.56 ic	0.00									0.561
1.40	53,128	643.40	0.59 ic	0.00									0.585
1.50	57,272	643.50	0.61 ic	0.00									0.609
1.60	61,417	643.60	0.63 ic	0.00		*****							0.632
1.70	65,562	643.70	0.65 ic	0.00		******	****						0.654
1.80	69,707	643.80	0.68 ic	0.00	****								0.675
1.90	73,852	643.90	0.70 ic	0.00									0.696
2.00	77,997	644.00	0.72 ic	0.00									0.716
2.10	82,652	644.10	0.74 ic	0.03 ic									0.768
2.20	87,307	644.20	0.75 ic	0.12 ic									0.878
2.30	91,962	644.30	0.77 ic	0.26 ic									1.031
2.40	96,616	644.40	0.79 ic	0.42 ic									1.212
2.50	101,271	644.50	0.81 ic	0.59 ic									1.396
2.60	105,926	644.60	0.83 ic	0.71 ic									1.540
2.70	110,581	644.70	0.84 ic	0.82 ic									1.665
2.80	115,236	644.80	0.86 ic	0.92 ic									1.777
2.90	119,891	644.90	0.88 ic	1.00 ic									1.879
3.00	124,546	645.00	0.89 ic	1.08 ic									1.975
3.10	129,730	645.10	0.91 ic	1.16 ic	***								2.064
3.20	134,915	645.20	0.92 ic	1.23 ic									2.149
3.30	140,100	645.30	0.94 ic	1.29 ic									2.230
3.40	145,284	645.40	0.95 ic	1.35 ic									2.308
3.50	150,469	645.50	0.97 ic	1.41 ic					Marie .				2.382
										(Continue	s on next	page

Maffeo Pond

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation	Civ A	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
		••		0.0									
3.60	155,653	645.60	0.98 ic	1.47 ic									2.454
3.70	160,838	645.70	1.00 ic	1.53 ic						••••			2.523
3.80	166,022	645.80	1.01 ic	1.58 ic									2.591
3.90	171,207	645.90	1.02 ic	1.63 ic									2.656
4.00	176,391	646.00	1.04 ic	1.68 ic									2.720
4.10	182,123	646.10	1.05 ic	1.73 ic									2.782
4.20	187,854	646.20	1.07 ic	1.78 ic						-			2.843
4.30	193,586	646.30	1.08 ic	1.82 ic									2.902
4.40	199,317	646.40	1.09 ic	1.87 ic							_		2.960
4.50	205,048	646.50	1.10 ic	1.91 ic						-			3.016
4.60	210,780	646.60	1.12 ic	1.95 ic									3.072
4.70	216,511	646.70	1.13 ic	2.00 ic							-		3.126
4.80	222,243	646.80	1.14 ic	2.04 ic									3.180
4.90	227,974	646.90	1.15 ic	2.08 ic						****			3.232
5.00	233,705	647.00	1.17 ic	2.12 ic									3.284

...End

STORM SEWER COMPUTATION SHEET

10	3	на	(U\U) SFOLE OL ZEM	0.01	0.01	0.01	0.01	0.0	7, Fa	0.0 5	0.01	0.01	0.01		Τ				T		T	
Storm	Area	ТЯЭ	ркоь Муиноге іил												-		1		7			-
L	1	LEV.	TOMEK END	645.50	644.90	644.90	644.30	644.30	643.80	644.50	643.90	643.90	643.40				1		1			
		INVERT ELEV.	OPPER END	646.00	645.50 (645.40	644.90	644.80	644.30	645.00	644.50	644.40	643.90		T		1		\dagger			1
		YTI	EFOM DESIGN	5.0	5.0	5.0	5.9	5.0	6.8	5.0	5.0	5.9	8.9				1		1	1	+	1
		VELOCITY	EOFT ECOMING	4.91	4.91	4.91	5.72	4.91	6.46	4.91	4.91	5.72	6.46						1			1
		TT	CAPACITY FU	3.86	3.86	3.86	7.06	3.86	11.41	3.86	3.86	7.02	11.41									-
SITE		34	DIAMETER PI (inches)	12	12	12	15	12	18	12	12	15	18					7				
ROAD	SIC	HH	TOTAL RUNO C.I.A.=Q	2,3501	2.8119	3.7577	7.0532	3.00	10.516	2.9988	3.5195	5.5227	9.6898		BELLEGE		90	NEB N	D CERT			
JR SEASONS SELF STORAGE SITE RT52 & COUNTY LINE ROAD	MINOOKA, ILLINOIS	.,1	INTENSITY "	6.12	9660.9	6.12	6.0751	6.12	6.0541	6.12	9660.9	6.12	6.0751		## P	- 3		3 1				
NS SE	100KA,	TIME	SECLION	0.1697	0.2037	0.1697	0.1748	0.1697	0.129	0.1697	0.2037	0.1457	0.129		TO MADE BY	1	2	2.74	; ;			
SEASO RT52 &	MIN	FLOW TIME	язччо от пиз	8	8.1697	8	8.374	8	8.549	8	8.1697	8	8.374	1, 10		2	0360	849	55			
FOUR		"C"	JATOT	0.384	0.461	0.614	1.161	0.49	1.737	0.49	0.577	0.9024	1.595									
_		x "A"	INCKEWENL	0.384	0.077	0.614	0.086	0.4896	0.0864	0.4896	0.0864	0.9024	0.1152									
2.19.20	7.16.20	"C"	COEFFICIENT	0960	0.960	0.960	0.960	96.0	96.0	96.0	96'0	0.96	0.96									
DATE 2	DATE	E AREA	TOTAL	0.400	0.480	0.640	1.210	0.51	1.81	0.51	9.0	0.94	1.66						1			1
		DRAINAGE AREA	INCREMENT	0.400	0.080	0.640	0.090	0.51	0.00	0.51	0.09	0.94	0.12						1			
JJT	JJT		(REEL) TENCLH	20	09	50	09	50	50	50	09	50	20									
COMPUTED JJT	CHECKED	NOL	OT	MH 14	CB 16	CB 16	CB 18	CB 18	FES 19	MH 21	CB 23	CB 23	FES 24									
COM	СН	STATION	твом	INL 13	MH 14	INL 15	CB 16	INL 17	CB 18	INL 20	MH 21	MH 22	CB 23									

Attachment 7, Page 23

STORAGE
SEASONS
FOUR

	Area 13			Area 18	
Ground	0	0	Ground		0
Impervious	17250	0.96	Impervious	3900	96.0
Gravel	0	0	Gravel		0
TOTAL	17250	0.96 <compostie c<="" td=""><td>TOTAL</td><td>3900</td><td>0.96 <compos< td=""></compos<></td></compostie>	TOTAL	3900	0.96 <compos< td=""></compos<>
	0.396006 <-	<total acres<="" td=""><td></td><td>0.089532 <-</td><td>0.089532 < Total Acres</td></total>		0.089532 <-	0.089532 < Total Acres
	Area 14			Area 20	
Ground		0	Ground		0
Impervious	3300	0.96	Impervious	22200	96.0
Gravel	0	0	Gravel		0
TOTAL	3300	0.96 <compostie c<="" td=""><td>TOTAL</td><td>22200</td><td>0.96 <compos< td=""></compos<></td></compostie>	TOTAL	22200	0.96 <compos< td=""></compos<>
	0.075758 <-	0.075758 <total acres<="" td=""><td></td><td>0.509642 <-</td><td>0.509642 < Total Acres</td></total>		0.509642 <-	0.509642 < Total Acres
	Area 15			Area 21	
Ground		0	Ground		0
Impervious	27740	0.96	Impervious	3900	0.96
Gravel	0	0	Gravel		0
TOTAL	27740	0.96 <compostie c<="" td=""><td>TOTAL</td><td>3900</td><td>0.96 <compos< td=""></compos<></td></compostie>	TOTAL	3900	0.96 <compos< td=""></compos<>
	0.636823 <-	<total acres<="" td=""><td></td><td>0.089532 <-</td><td>0.089532 <total acres<="" td=""></total></td></total>		0.089532 <-	0.089532 <total acres<="" td=""></total>
	Area 16			Area 22	
Ground	0	0	Ground		0
Impervious	3900	0.96	Impervious	41120	96.0
Gravel	0	0	Gravel		0
TOTAL	3900	0.96 <compostie c<="" td=""><td>TOTAL</td><td>41120</td><td>0.96 <compos< td=""></compos<></td></compostie>	TOTAL	41120	0.96 <compos< td=""></compos<>
	0.089532 <-	Total Acres		0.943985 <-	0.943985 <total acres<="" td=""></total>
	Area 17				
Ground		0		Area 23	
Impervious	22200	0.96	Ground		0
Gravel		0	Impervious	5200	96.0
TOTAL	22200	0.96 <compostie c<="" td=""><td>Gravel</td><td></td><td>0</td></compostie>	Gravel		0
	0.509642 <-	0.509642 <total acres<="" td=""><td>TOTAL</td><td>5200</td><td>0.96 <compos< td=""></compos<></td></total>	TOTAL	5200	0.96 <compos< td=""></compos<>
				0.119376 <-	0.119376 < Total Acres

