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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-19**

**Jason Shelley on Behalf of Goprobball, LLC  
Height Variance for a Structure**

**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.

According to the information provided to the County, the proposed athletic facility will be sixty-seven feet (67') tall at its maximum height. Section 9.05.1 of the Kendall County Zoning Ordinance sets the maximum height in the B-4 Commercial Recreation District at fifty feet (50'). Accordingly, the Petitioner is requesting a variance to the height requirements.

The application materials are included as Attachment 1. The Petitioner's proposed Findings of Fact can be found on page 8 of Attachment 1. The renderings of the building can be found on Attachment 1, pages 12-18. The engineering plans are included as Attachment 2. The aerial of the property is included as Attachment 3.

At their meeting on August 4, 2020, the Kendall County Zoning and Platting Advisory Committee approved the site plan for the proposed athletic facility. The site plan is the same as found in Attachment 1.

**SITE INFORMATION**

PETITIONERS: Jason Shelley on Behalf of Goprobball, LLC

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





July 17, 2020

Current Ownership Parcels    Zoning  
 A1  
 B4  
🏠 Kendall County Addresses

View GIS Disclaimer at <https://>

TOWNSHIP: Seward

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

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

EXISTING LAND USE: Agricultural

ZONING: B-4 Commercial Recreation

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

REQUESTED ACTION: Variance to Allow a Structure With a Maximum Height of Sixty-Seven Feet (67') Instead of the Required Fifty Feet (50') in the B-4 Commercial Recreation District

APPLICABLE REGULATIONS: § 9.05.1 – Maximum Building Height in the B-4 Commercial Recreation District  
 §13.04 – Variation Procedures and Requirements

**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)<br><br>A-1 (Will County) | Commercial  | A-1 (Kendall County)<br>A-1 (Will County) |
| West     | Agricultural  | A-1   | Suburban Residential                                      | A-1 and A-1 SU                            |

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.

**ACTION SUMMARY**

**SEWARD TOWNSHIP**

Seward Township was emailed this proposal on August 5, 2020.

**VILLAGE OF SHOREWOOD**

The Village of Shorewood was emailed this proposal on August 5, 2020.

**TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

**GENERAL INFORMATION**

Goprobball, 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 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-seven feet (67').

**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 of the variance.

## FINDINGS OF FACT

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.* **No topographical or site related hardships exist.**

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.* **The requested variation could be applicable to other proposed athletic facilities in the B-4 Commercial Recreation Zoning District.**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.* **The difficulty has been created by the nature of the proposed business. A facility with a lower ceiling height could not be used for indoor baseball or softball games.**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.* **Provided the local fire protection district has no concerns, the granting of the variation will not be detrimental to the public welfare or cause injury to other properties in the neighborhood.**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.* **The proposed variance will not impair any of the above items and will not impact the roadway.**

## RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the building shall be sixty-seven (67').
2. The building shall be developed substantially in accordance with the renderings shown in Attachment 1, pages 12-18.
3. The variance 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.
4. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

## ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact and Renderings)
2. Engineering Plans
3. Aerial



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

**PROJECT NAME** GOPROBALL SPORTS DOME **FILE #:** \_\_\_\_\_

|  |  |   |
|--|--|---|
| <b>NAME OF APPLICANT</b><br>GOPROBALL, LLC   |  |   |
| <b>CURRENT LANDOWNER/NAME(s)</b><br>GOPROBALL, LLC   |  |   |
| <b>SITE INFORMATION</b><br>ACRES<br>9+ acres   | <b>SITE ADDRESS OR LOCATION</b><br>Lot 1-B-4 GOPRO Subdivision (see attached mets & bounds Legal)                                      | <b>ASSESSOR'S ID NUMBER (PIN)</b>                                   |
| <b>EXISTING LAND USE</b><br>Vacant Farmland  | <b>CURRENT ZONING</b><br>Lot 3 B-4 Residential District  | <b>LAND CLASSIFICATION ON LRMP</b>                                  |
| <b>REQUESTED ACTION (Check All That Apply):</b> Allow height of GoPro Dome to be up to 67'   |  |   |
| <input type="checkbox"/> SPECIAL USE   | <input type="checkbox"/> MAP AMENDMENT (Rezone to _____)   | <input type="checkbox"/> VARIANCE                                   |
| <input checked="" type="checkbox"/> ADMINISTRATIVE VARIANCE  | <input type="checkbox"/> A-1 CONDITIONAL USE for: _____  | <input type="checkbox"/> SITE PLAN REVIEW                           |
| <input type="checkbox"/> TEXT AMENDMENT  | <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) | <input type="checkbox"/> ADMINISTRATIVE APPEAL                      |
| <input type="checkbox"/> PRELIMINARY PLAT<br>(etc.)  | <input type="checkbox"/> FINAL PLAT  | <input type="checkbox"/> OTHER PLAT (Vacation, Dedication,<br>etc.) |
| AMENDMENT TO A SPECIAL USE ( Major; Minor)   |  |   |
| <b>1 PRIMARY CONTACT</b><br>Daniel J. Kramer   | <b>PRIMARY CONTACT MAILING ADDRESS</b><br>1107A S. Bridge St.<br>Yorkville, IL 60560   | <b>PRIMARY CONTACT EMAIL</b><br>dkramer@dankramerlaw.com            |
| <b>PRIMARY CONTACT PHONE #</b><br>630.553.9500   | <b>PRIMARY CONTACT FAX #</b><br>630.553-5764   | <b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>                         |
| <b>2 ENGINEER CONTACT</b><br>John Tebrugge   | <b>ENGINEER MAILING ADDRESS</b>  | <b>ENGINEER EMAIL</b><br>info@tebruggeengineering.com               |
| <b>ENGINEER PHONE #</b><br>630.417.7281  | <b>ENGINEER FAX #</b>  | <b>ENGINEER OTHER # (Cell, etc.)</b>                                |
| I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY. |  |   |
| I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.   |  |   |
| <b>SIGNATURE OF APPLICANT</b>  |    | <b>DATE</b><br>1/21/12  |

CHECK # \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Last Revised: 9.28.12  
 Special Use

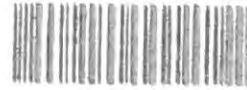
Date Stamp Here If  
 Checklist Is Complete

Variance to 9.05, I

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  $89^{\circ}33'03''$  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.



202000004426

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM  
RD: 57.00 RWSF'S FEE: 10.00  
STATE TAX: 326.00  
COUNTY TAX: 164.00  
PAGES: 4

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC  
[REDACTED]

(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. 143<sup>rd</sup> 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 60447

**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 10<sup>th</sup> day of Feb., 2020.

Fidelity  
Title



4





**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 WEST LINE 53.0 FEET; THENCE EASTERLY 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.

Unofficial



KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
Address [REDACTED]  
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Deveioption

3. Nature of Applicant: (Please check one) LLC  
 Natural Person (a)  
 Corporation (b)  
 Land Trust/Trustee (c)  
 Trust/Trustee (d)  
 Partnership (e)  
 Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant.  
Limited Liability Company

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

| NAME          | ADDRESS    | INTEREST |
|---------------|------------|----------|
| Jason Shelley | [REDACTED] | 50%      |
| James Maffeo  | [REDACTED] | 50%      |
|               |            |          |
|               |            |          |

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Jason Shelley Manager [REDACTED]

1. Colleen Hanson VERIFICATION  
being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 15th day of July, A.D. 2020

(seal)  [REDACTED] Notary Public

HEIGHT VARIANCE REQUEST FOR  
GOPROBALL, LLC

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

**Variance is not related to a Site or topography factor.**

2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property.

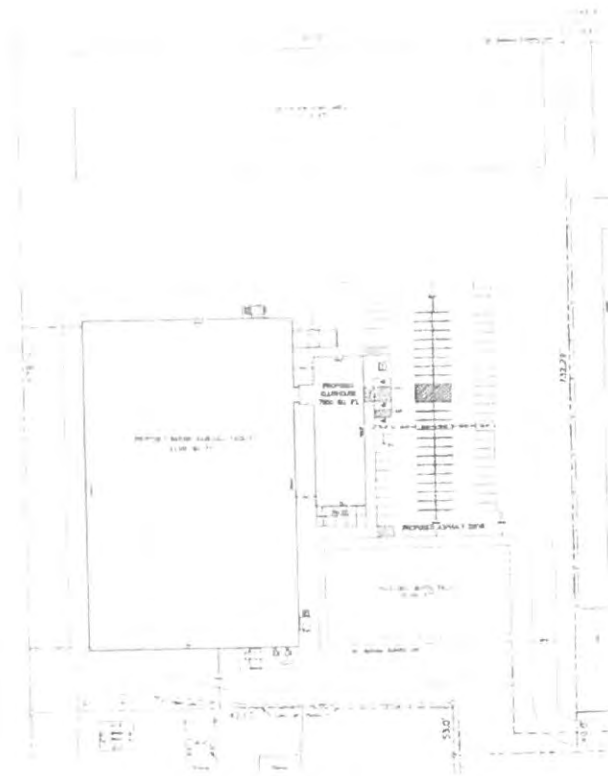
**The height of the Dome requirement of 67' is fixed by dimensions necessary to have full team baseball and softball games being played indoors. It is a unique use and development that has emerged with technology that has advanced since the county height restrictions use was created. Project cannot be built without Variance in height.**

3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

**Project is only possible with height variation requested. Lower Dome could not be used for baseball or softball games.**

4. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

**The requested height is acceptable to Troy fire Protection District within which it is located and is an established method of engineering, construction and height.**



PROPOSED SITE PLAN

gpk design studio  
1000 E. 10th St., Suite 100  
Plainfield, IL 60544  
TEL: 630.261.1234  
WWW.GPKDESIGNSTUDIO.COM

NEW FACILITY  
FOR

GO PRO  
BASEBALL

NW CORNER  
COUNTY LINE  
RD. NEAR RTE  
52

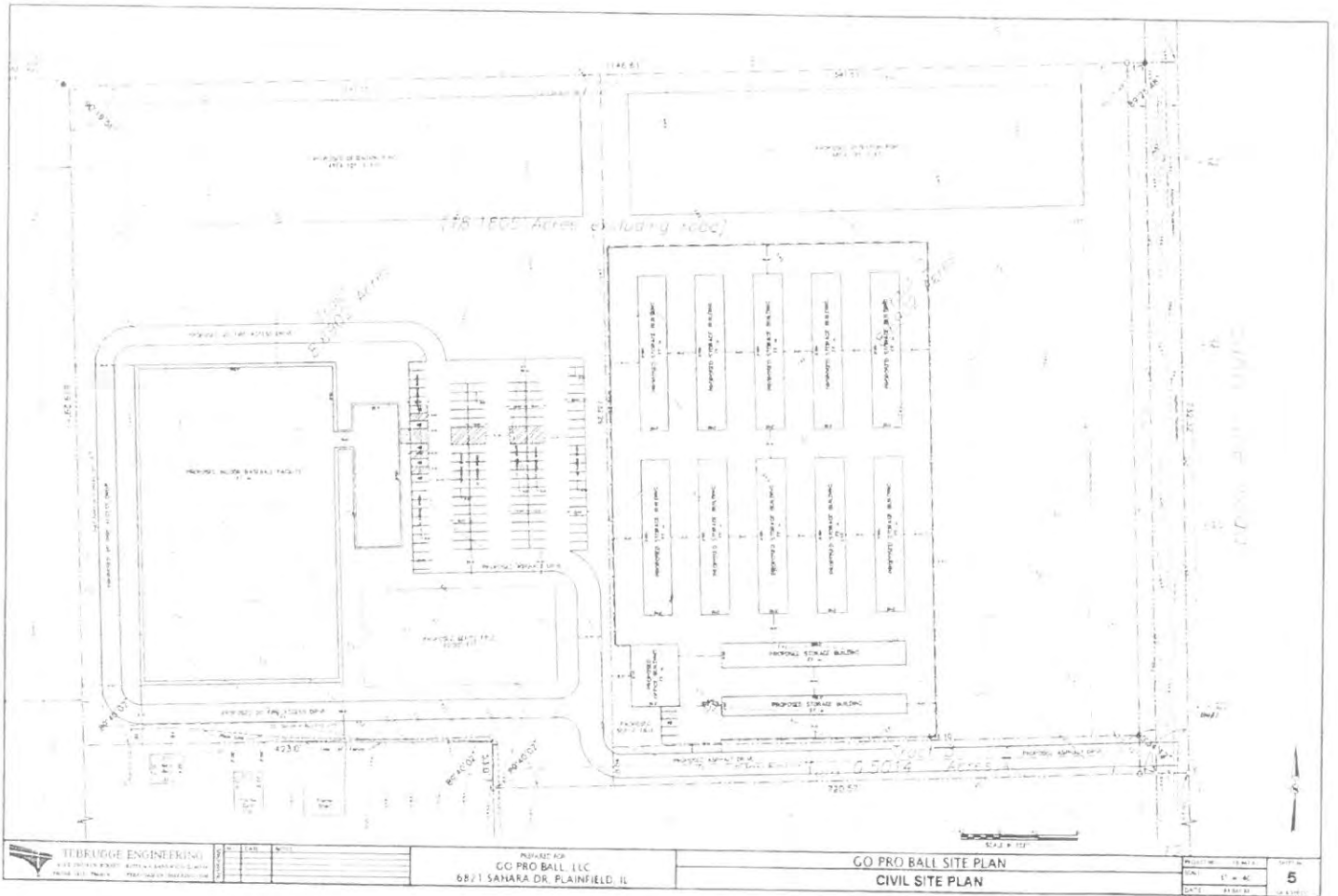
KENDALL  
COUNTY, IL

CONCEPT  
BUILDING &  
SITE PLAN

ENR 6  
GO PRO SPORTS  
ACADEMY  
24117 143RD ST  
PLAINFIELD, IL

SP-1

PROJECT # 1006  
DATE 10/24/18  
REVISIONS  
SCALE AS NOTED  
GPK DESIGN STUDIO  
24117 143RD ST  
PLAINFIELD, IL 60544



**TILBRIDGE ENGINEERING**  
4100 W. 117TH STREET, SUITE 100, SAHARA, ILL. 60486  
PHONE: 815.299.1100 FAX: 815.299.1101

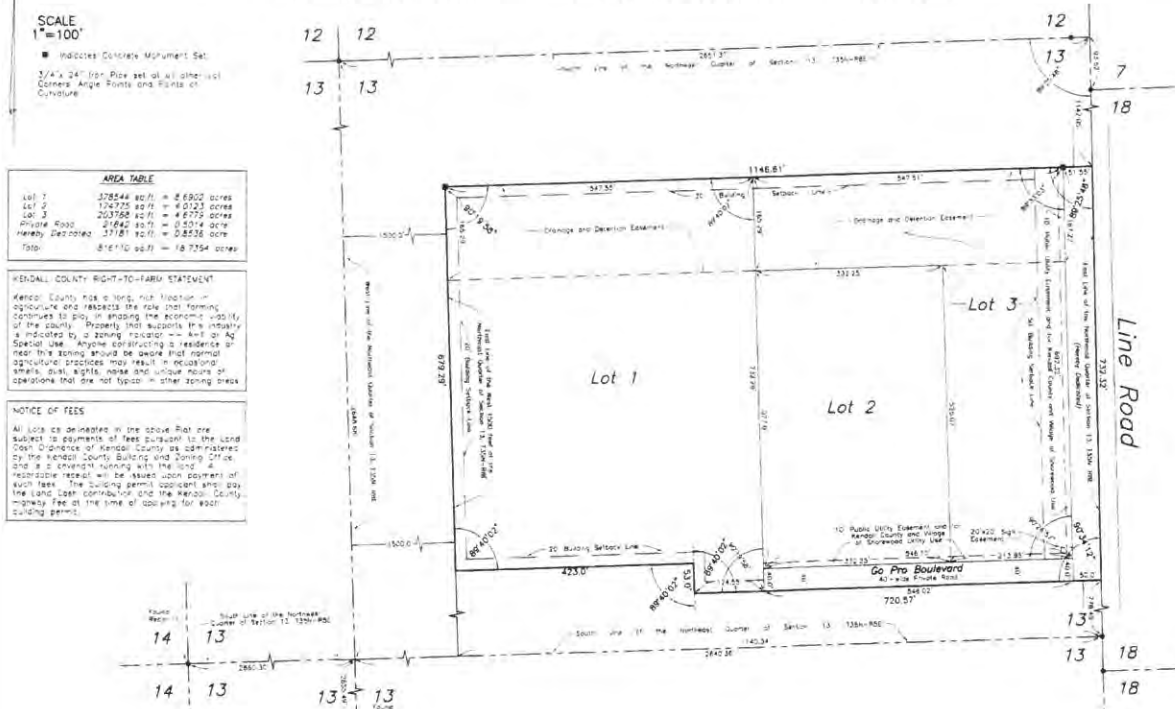
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT FOR  
**GO PRO BALL, LLC**  
6871 SAHARA DR. PLAINFIELD, IL

**GO PRO BALL SITE PLAN**  
**CIVIL SITE PLAN**

| PROJECT NO. | DATE | SHEET NO. |
|-------------|------|-----------|
|             |      |           |
|             |      |           |
|             |      |           |

# FINAL PLAT OF GO PRO SPORTS SUBDIVISION SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS



**SCALE**  
1"=100'

Indicates Concrete Monument Set.  
3/4" x 24" for Pipe Set at all other Set  
Corners Angle Points and Points of  
Curvature

**AREA TABLE**

|              |                                    |
|--------------|------------------------------------|
| Lot 1        | 37854 sq ft = 0.8689 acres         |
| Lot 2        | 203756 sq ft = 4.6775 acres        |
| Private Road | 21662 sq ft = 0.5014 acre          |
| Remainder    | 37181 sq ft = 0.8536 acre          |
| <b>Total</b> | <b>81673 sq ft = 18.7254 acres</b> |

**KENDALL COUNTY RIGHT-TO-FARM STATEMENT**

Kendall County has a long, rich tradition of agriculture and respects the role that farming continues to play in making the economy vibrant of the county. Property that supports the industry is protected by a zoning regulator -- not an Ag Special Use. Anyone constructing a residence or other building on agricultural property should be aware that normal agricultural practices may result in receiving special, dual, night, noise and other hours or operations that are not typical -- state zoning laws.

**NOTICE OF FEES**

All lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Use Ordinance of Kendall County as administered by the Kendall County Board of Supervisors and a covenant running with the land. A rezoning request will be assessed against all such fees. The zoning permit applicant also pay the Land Use Commission of the Kendall County Highway Fee at the time of applying for road building permits.

**PLAT OFFICER CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Plat Officer

**SURVEYOR'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, Phillip D. Young, a Licensed Professional Land Surveyor and an officer of Philip D. Young and Associates, Inc., at the request of the administrator of the land described herein, have surveyed, measured and located the land shown herein to be hereinafter known as Go Pro Sports Subdivision, Seward Township, Kendall County, Illinois, being a Subdivision of Part of the Northeast Quarter of Section 13 Township 35 North Range 14 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois, more particularly described as follows:

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 14 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, 1146.61 feet to the point of beginning, thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a point which is 1500.00 feet (nearly equal) East 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, 423.00 feet, thence Southerly, parallel with said West Line, 33.00 feet, thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter, thence Northerly, along said East Line, 720.57 feet to the point of beginning in Seward Township, Kendall County, Illinois.

I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the Village of Shorewood and the City of Joliet, both of which have adopted and property has an Official Map and are exercising the zoning powers authorized by Ordinance 12 of Article 11 of the Illinois Municipal Code as Amended.

I also certify that no part of the property herein described lies within a flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map number 16-17083C(014) with an effective date of January 8, 2014.

I also certify that the attached plan is in compliance with Chapter 106 of the Illinois Revised Statutes, that all subdivision exterior monuments have been set, that all interior monuments be set within 12 months of the recording of this plat, and that all dimensions are shown in feet and decimal parts thereof.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

**COUNTY ENGINEER CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, County Engineer of Kendall County, do hereby certify that the attached plat has been examined by me and found to comply with the statutory requirements as set forth in the regulations governing plats of subdivided lands adopted by the County Board of Kendall County, Illinois.

**TOWNSHIP BOARD COMMISSIONER'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, Illinois as they pertain to the aforesaid plat, have been complied with.

**PLAT AND ZONING COMMITTEE CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved by the Plat and Zoning Committee this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Plat and Zoning Committee, Chairman

**COUNTY BOARD CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved by the Board of Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Chairman of County Board \_\_\_\_\_ County Clerk \_\_\_\_\_

**COUNTY RECORDER CERTIFICATE**

State of Illinois }  
County of Kendall }  
The instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kendall County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

**COUNTY HEALTH DEPARTMENT**

State of Illinois }  
County of Kendall }  
Inspection of building permits and the subject to lot and building and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable state and local rules and regulations.

**PROFESSIONAL ENGINEER'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, a Licensed Professional Engineer and \_\_\_\_\_, a Licensed Professional Surveyor, do hereby certify that the attached Surveyor's Certificate has been examined by me and found to comply with the statutory requirements as set forth in the regulations governing plats of subdivided lands adopted by the County Board of Kendall County, Illinois.

**COUNTY CLERK CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no repetitive tax sales against any of the real estate described in the foregoing certificates.

**OWNER'S AND SCHOOL CERTIFICATE**

State of Illinois }  
County of Kendall }  
This is to certify that Go Pro Baseball, LLC is the owner of the property described in the attached Surveyor's Certificate and has caused the same to be surveyed and subdivided for the uses and purposes therein set forth and does hereby acknowledge and accept the above under the title and title of Go Pro Sports Subdivision, Seward Township, Kendall County, Illinois. All of the property herein described is within the boundaries of Mankato Community Consolidated School District 201 and Mankato Community High School District 111.

**NOTARY PUBLIC CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that Jason Shely, who is generally known to me to be the same person, whose name is subscribed to the foregoing Owner's and School Certificate, appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in person, and acknowledged that he signed and delivered the aforesaid plat to me, free and voluntary act for the uses and purposes therein set forth.

**PROFESSIONAL ENGINEER'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, a Licensed Professional Engineer and \_\_\_\_\_, a Licensed Professional Surveyor, do hereby certify that the attached Surveyor's Certificate has been examined by me and found to comply with the statutory requirements as set forth in the regulations governing plats of subdivided lands adopted by the County Board of Kendall County, Illinois.

**COUNTY CLERK CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no repetitive tax sales against any of the real estate described in the foregoing certificates.

**PLAT AND ZONING COMMITTEE CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved by the Plat and Zoning Committee this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Plat and Zoning Committee, Chairman

**COUNTY BOARD CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved by the Board of Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Chairman of County Board \_\_\_\_\_ County Clerk \_\_\_\_\_

**COUNTY RECORDER CERTIFICATE**

State of Illinois }  
County of Kendall }  
The instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kendall County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

**COUNTY HEALTH DEPARTMENT**

State of Illinois }  
County of Kendall }  
Inspection of building permits and the subject to lot and building and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable state and local rules and regulations.

**PROFESSIONAL ENGINEER'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, a Licensed Professional Engineer and \_\_\_\_\_, a Licensed Professional Surveyor, do hereby certify that the attached Surveyor's Certificate has been examined by me and found to comply with the statutory requirements as set forth in the regulations governing plats of subdivided lands adopted by the County Board of Kendall County, Illinois.

**COUNTY CLERK CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no repetitive tax sales against any of the real estate described in the foregoing certificates.

**PLAT OFFICER CERTIFICATE**

State of Illinois }  
County of Kendall }  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Plat Officer

**SURVEYOR'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, Phillip D. Young, a Licensed Professional Land Surveyor and an officer of Philip D. Young and Associates, Inc., at the request of the administrator of the land described herein, have surveyed, measured and located the land shown herein to be hereinafter known as Go Pro Sports Subdivision, Seward Township, Kendall County, Illinois, being a Subdivision of Part of the Northeast Quarter of Section 13 Township 35 North Range 14 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois, more particularly described as follows:

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 14 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, 1146.61 feet to the point of beginning, thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a point which is 1500.00 feet (nearly equal) East 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, 423.00 feet, thence Southerly, parallel with said West Line, 33.00 feet, thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter, thence Northerly, along said East Line, 720.57 feet to the point of beginning in Seward Township, Kendall County, Illinois.

I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the Village of Shorewood and the City of Joliet, both of which have adopted and property has an Official Map and are exercising the zoning powers authorized by Ordinance 12 of Article 11 of the Illinois Municipal Code as Amended.

I also certify that no part of the property herein described lies within a flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map number 16-17083C(014) with an effective date of January 8, 2014.

I also certify that the attached plan is in compliance with Chapter 106 of the Illinois Revised Statutes, that all subdivision exterior monuments have been set, that all interior monuments be set within 12 months of the recording of this plat, and that all dimensions are shown in feet and decimal parts thereof.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

**COUNTY ENGINEER CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, County Engineer of Kendall County, do hereby certify that the attached plat has been examined by me and found to comply with the statutory requirements as set forth in the regulations governing plats of subdivided lands adopted by the County Board of Kendall County, Illinois.

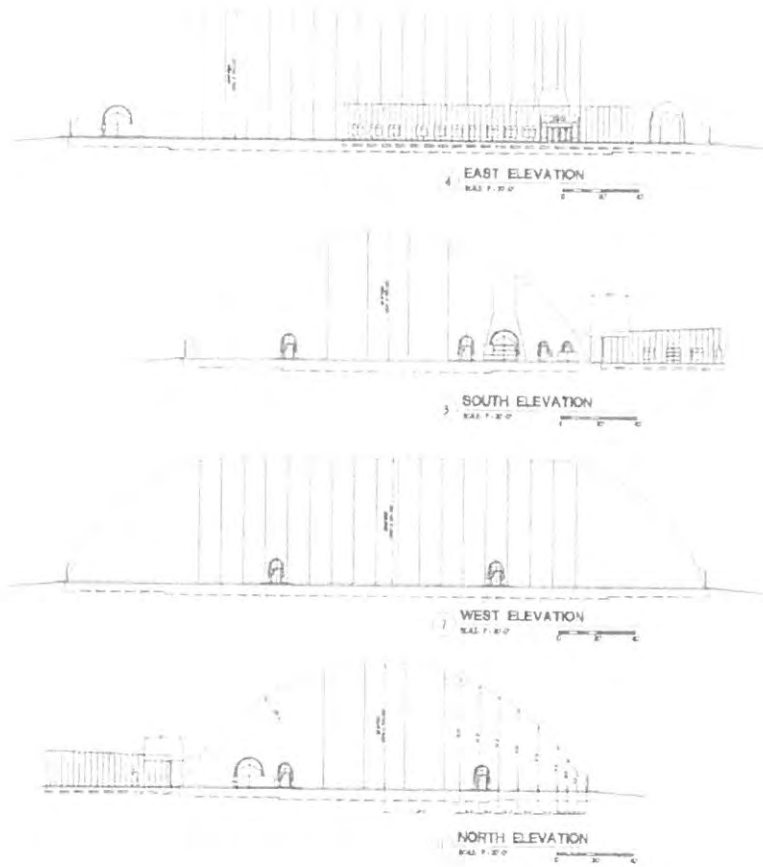
**TOWNSHIP BOARD COMMISSIONER'S CERTIFICATE**

State of Illinois }  
County of Kendall }  
I, \_\_\_\_\_, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, Illinois as they pertain to the aforesaid plat, have been complied with.

|               |                 |
|---------------|-----------------|
| JOB NO.       | 18771           |
| JOB NAME      | GO PRO BASEBALL |
| DWG FILE      | 18771B          |
| REVISION DATE |                 |

**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580



ONE DESIGN BUILD  
ARCHITECTURAL

NEW FACILITY  
FOR  
GO PRO  
BASEBALL  
N.W. CORNER  
COUNTY LINE  
RD NEAR RTE  
52  
RENDALL  
COUNTY IL

CONCEPT  
BUILDING &  
SITE PLAN

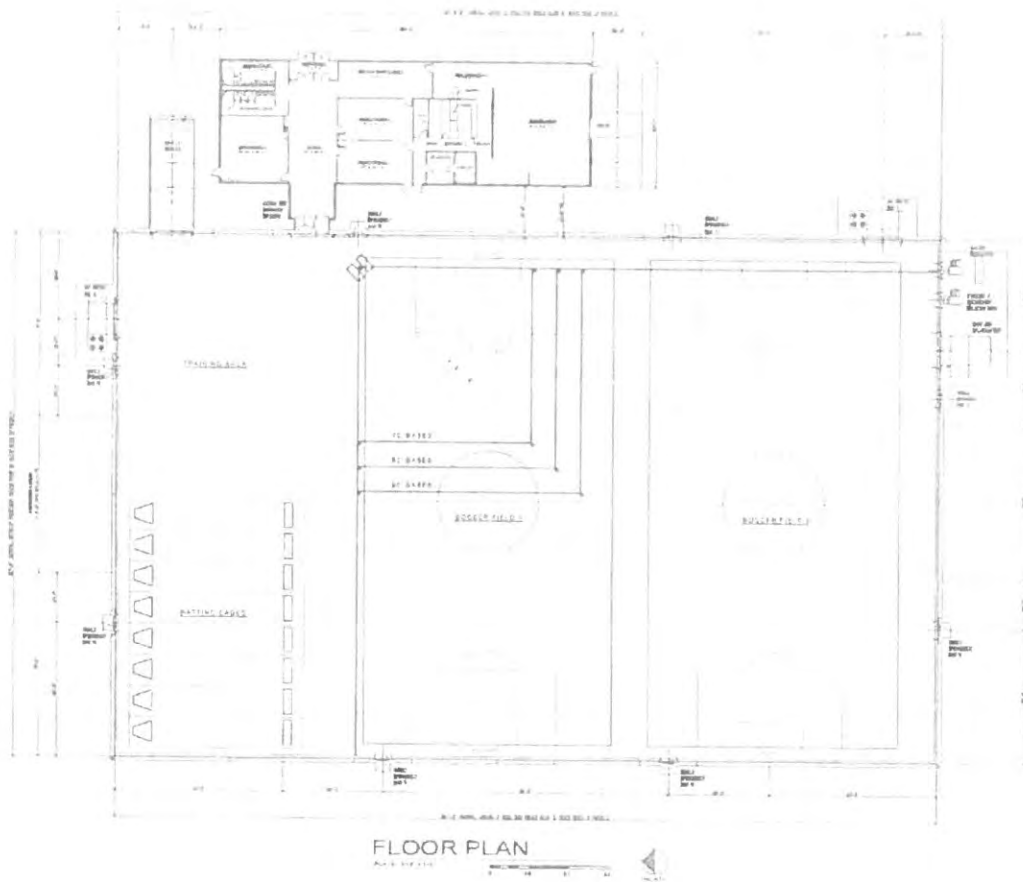
DRAWN

GO PRO SPORTS  
ACADEMY  
24317 143RD ST  
PLAINFIELD IL

EL-1

PROJECT # 18881  
DATE 10/2/12  
DRAWN BY  
SCALE AS SHOWN  
600 X 1200  
PLOT DATE 10/2/12  
AT 40% REDUCED





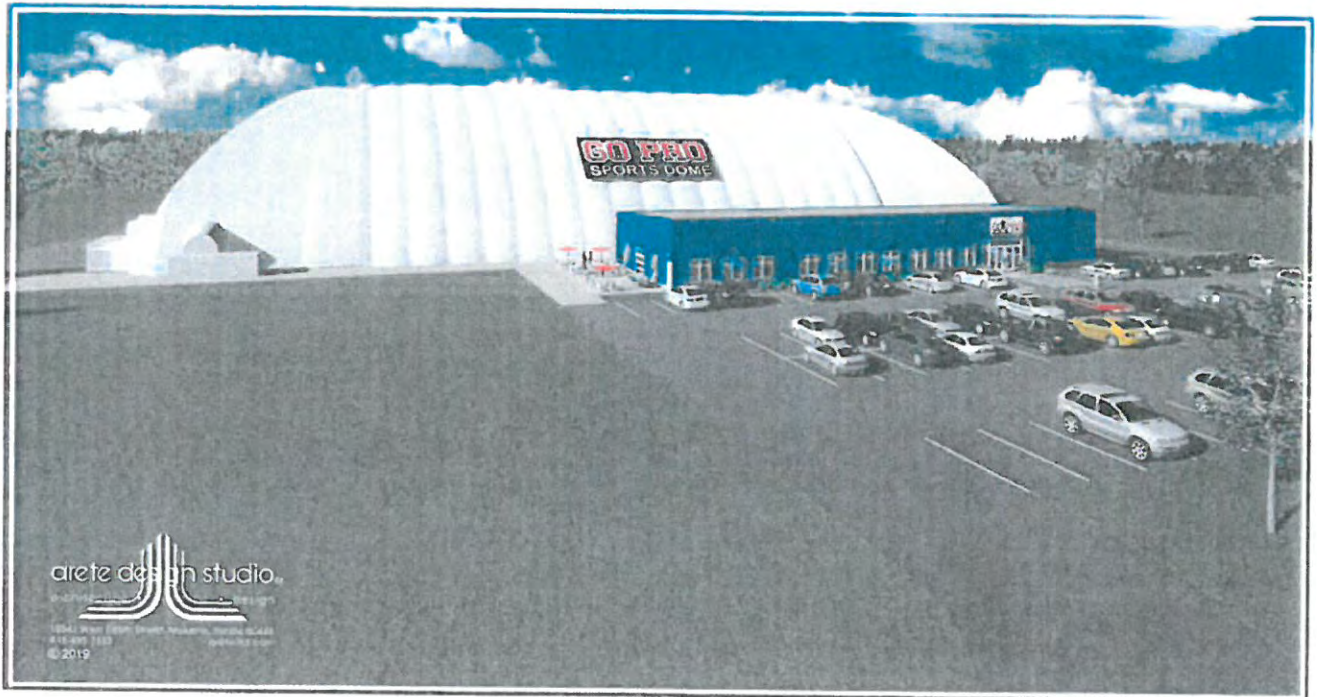
Arch. Design Studio  
1000 N. ...  
...

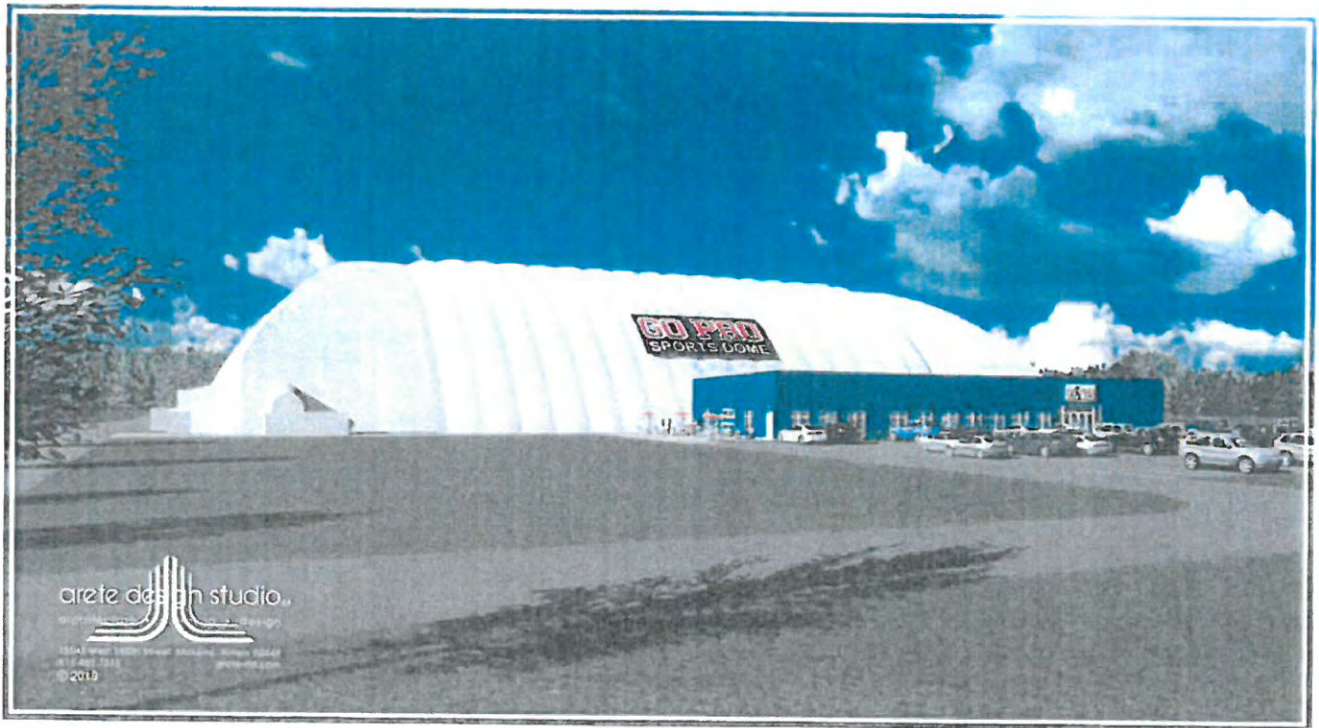
NEW FACILITY FOR  
GO PRO BASEBALL  
NW CORNER  
COUNTY LINE  
RD. NEAR RTE  
52  
KENDALL  
COUNTY, IL

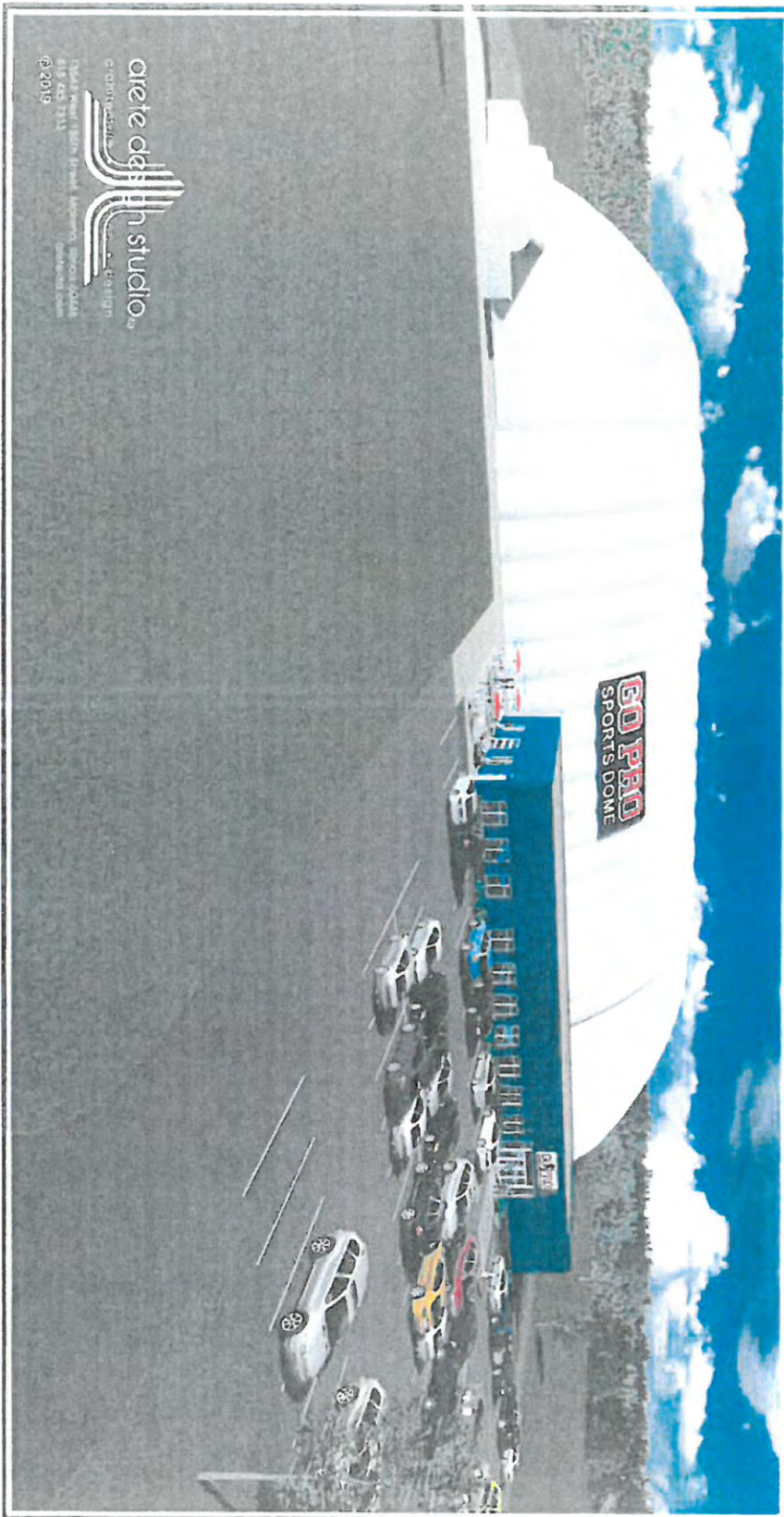
CONCEPT  
BUILDING &  
SITE PLAN

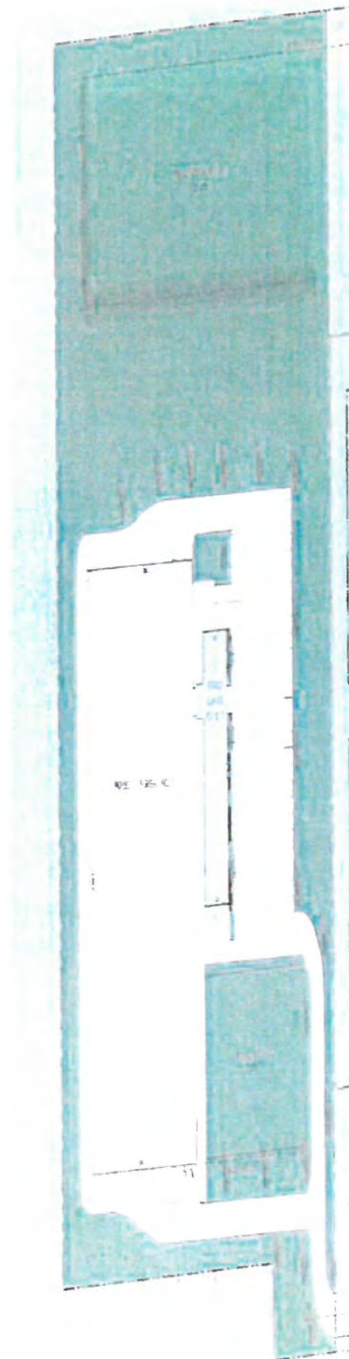
DRAWN BY  
GO PRO SPORTS  
ACADEMY  
24317 143RD ST  
PLAINFIELD, IL

FP-1  
PROJECT # 1000  
DATE 10/14/14  
REVISED  
SCALE AS SHOWN  
NOT TO BE USED  
FOR ANY OTHER  
PROJECT









see sheet 100

NEW FACILITY  
FOR

GO PRO  
BASEBALL

W/ CORNER  
COUNTY LINE  
RD NEAR RTE  
52

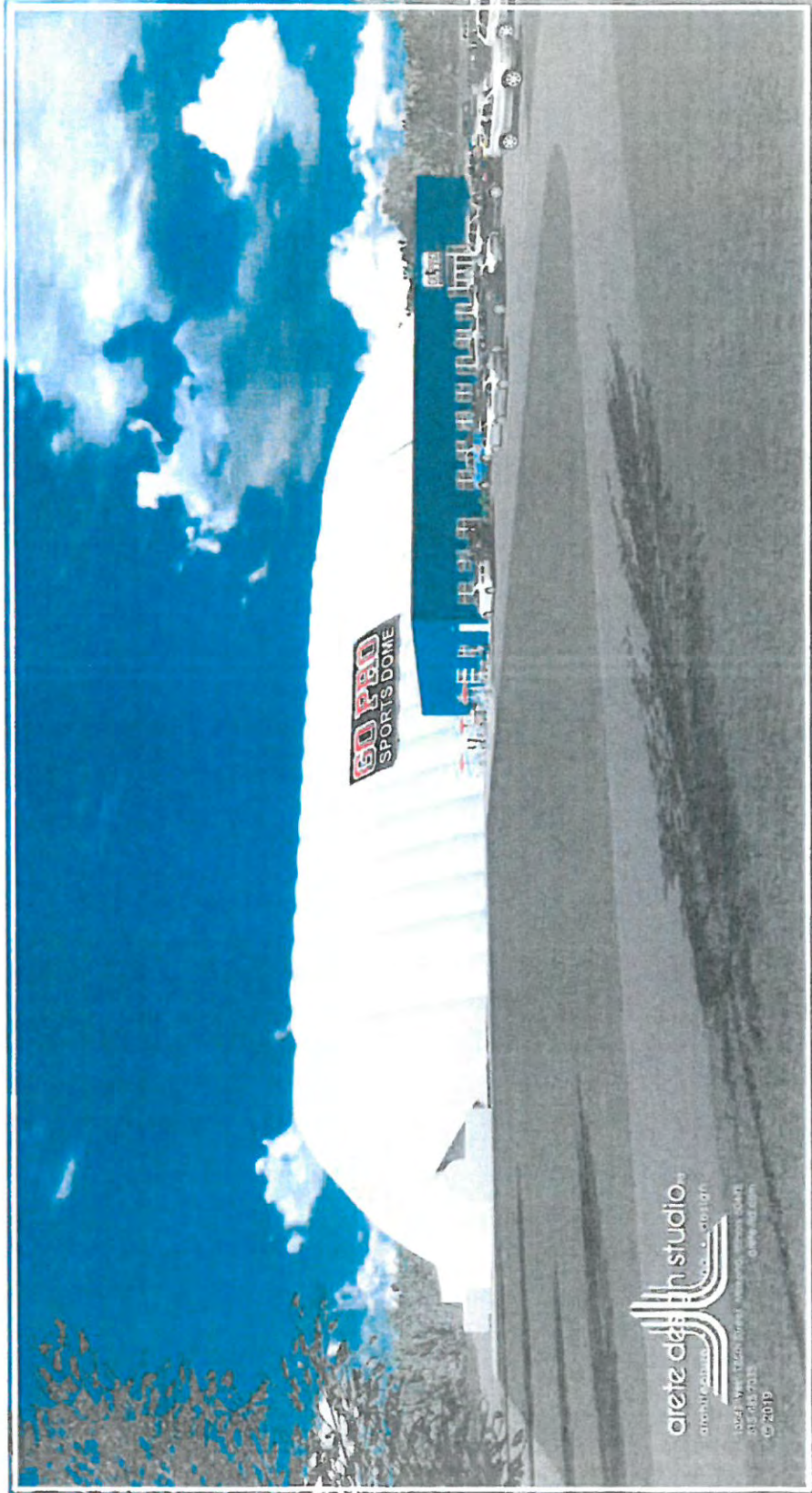
KENDALL  
COUNTY IL

CONCEPT  
BUILDING &  
SITE PLAN

DATE:

GO PRO SPORTS  
ACADEMY  
2437 WARD ST.  
PLAINFIELD, IL

SP-1



# CASE STUDY MULTISPORT

## LOUISVILLE SLUGGER CENTRAL ILLINOIS

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 simultaneously, while removable outfield fencing permits a larger field for baseball, soccer and other sporting events. The dome directly connects to a conventional structure which houses a lobby, changing facilities, and retail. Energy efficient features include Arizon's custom designed and manufactured heating and cooling system, a translucent skylight, and LED lighting.

**ARIZON**  
BUILDING SYSTEMS

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



# Case Study

## Indoor Tennis

# 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

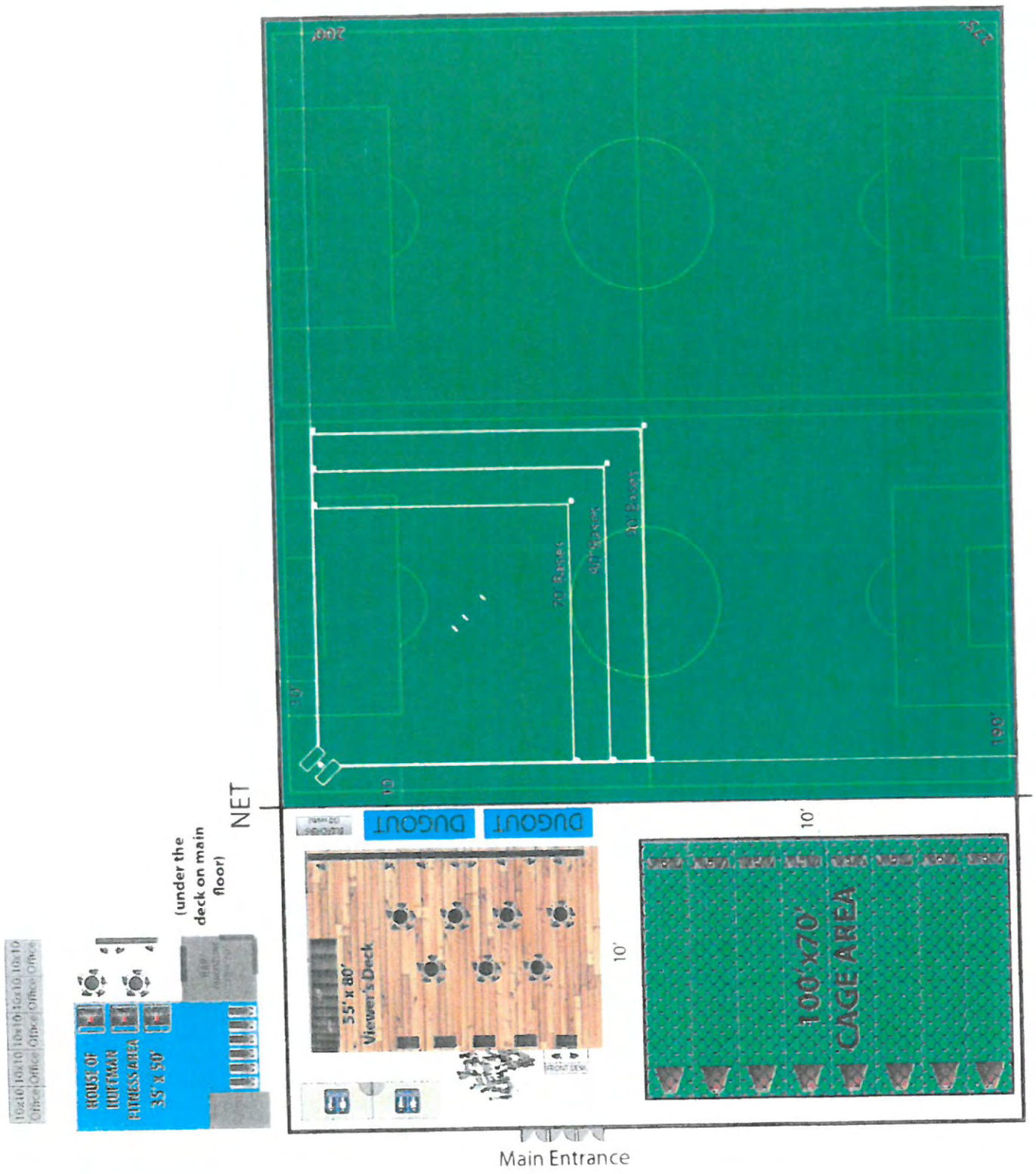
The Dome at the Ballpark is one of the Village of Rosemont's featured attractions, which is rented out to leagues, teams, and community groups—bringing in more than a million dollars in revenue each year. The Chicago Bandits Professional Women's Softball Team also uses the Dome at the Ballpark as the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

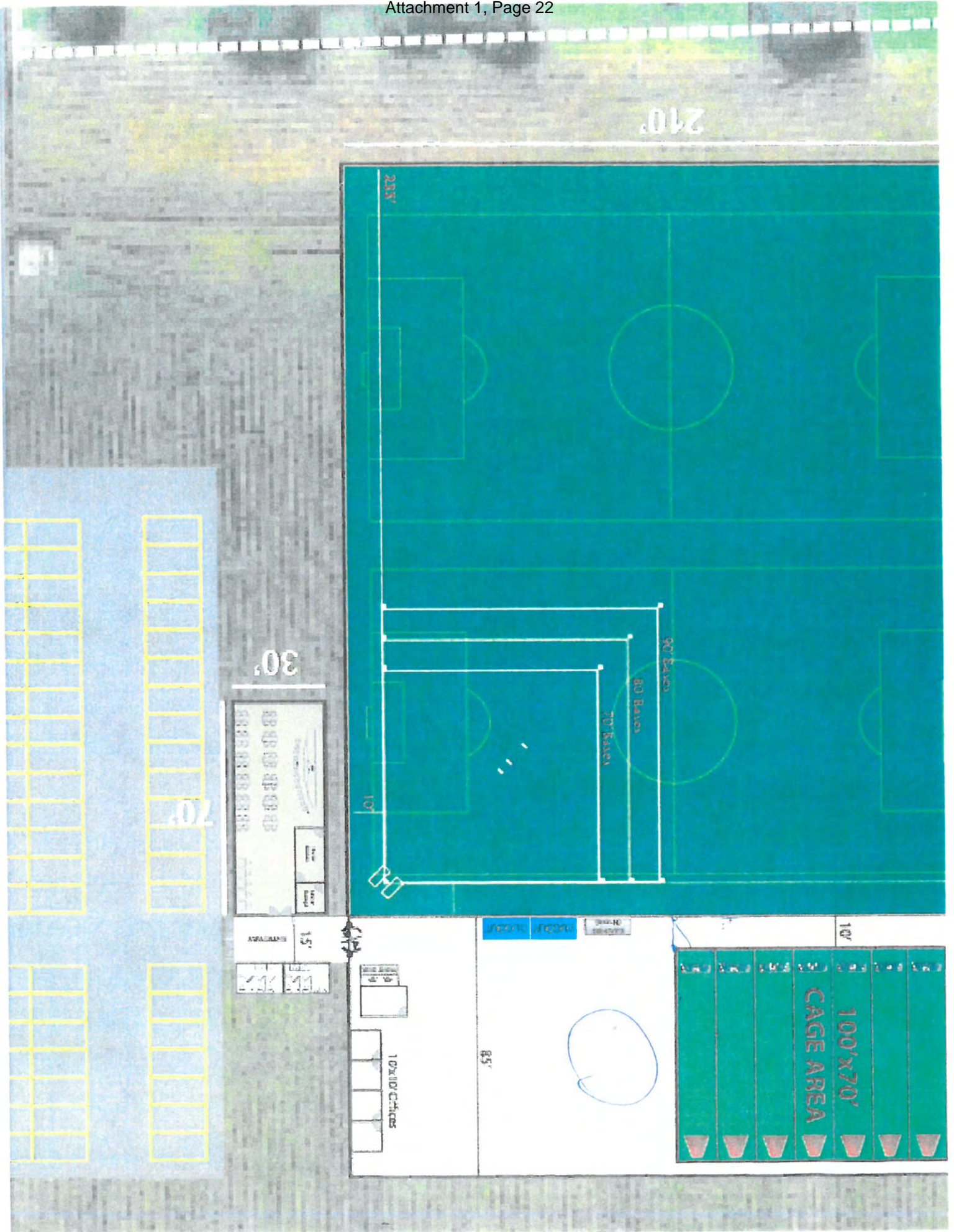


# ARIZON<sup>®</sup>

## STRUCTURES







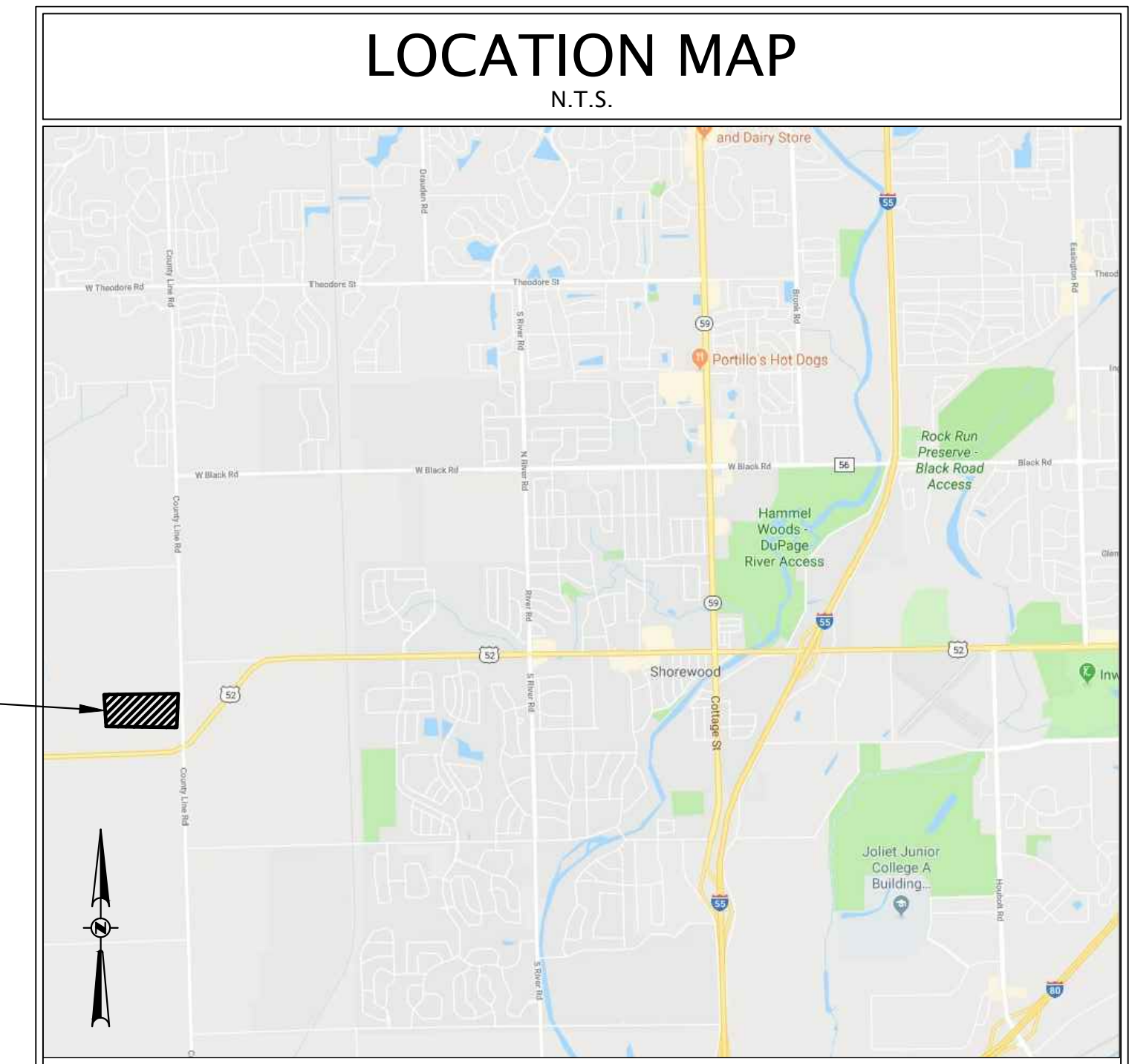
# ENGINEERING PLANS FOR FOUR SEASONS STORAGE FACILITY

SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST  
COUNTY LINE RD & ROUTE 52  
MINOOKA, IL 60447  
KENDALL COUNTY  
JULY, 2020

| LEGEND       |                               |
|--------------|-------------------------------|
| ---          | PROPERTY BOUNDARY             |
| ---600---    | EXISTING CONTOUR LINE         |
| ---STM---    | EXISTING STORM SEWER          |
| ---SAN---    | EXISTING SANITARY SEWER LINE  |
| ---W---      | EXISTING WATERMAIN            |
| ---UE---     | EXISTING UNDERGROUND ELECTRIC |
| ---OHE---    | EXISTING OVERHEAD ELECTRIC    |
| ---GAS---    | EXISTING GAS SERVICE          |
| ---T---      | EXISTING TELEPHONE            |
| ---673---    | PROPOSED CONTOUR LINE         |
| ---W---      | PROPOSED WATERMAIN            |
| ---STM---    | PROPOSED STORM SEWER          |
| ---SAN---    | PROPOSED SANITARY SEWER LINE  |
| ---GREASE--- | PROPOSED GREASE SERVICE LINE  |
| ---VENT---   | PROPOSED VENT LINE            |
| ---F---      | EXISTING FENCELINE            |
| ---SF---     | PROPOSED SILT FENCE           |
| x 686.00     | EXISTING SPOT SHOT            |
| x 686.00     | PROPOSED SPOT GRADE           |
| <b>EXIST</b> | <b>PROP</b>                   |
| WATER:       | B-BOX                         |
|              | HYDRANT                       |
|              | VALVE                         |
|              | VALVE VAULT                   |
| STORM:       | INLET-CURB                    |
|              | INLET OR MANHOLE              |
|              | FLARED END SECTION            |
| SANITARY:    | CLEANOUT                      |
|              | MANHOLE                       |
|              | UTILITY POLE                  |
|              | GUY WIRE LOC.                 |
|              | UTIL CABINET                  |
|              | UTIL PEDESTAL                 |
|              | LIGHT POLE                    |
|              | TRAFFIC SIGNAL                |
|              | ELECTRIC VAULT                |
|              | GAS VALVE                     |
|              |                               |

INDEX TO SHEETS

1. 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

BM#2 - Magnail in Pavement West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property.  
Elevation = 649.49 NAVD 29

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



Know what's below.  
Call before you dig.

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.

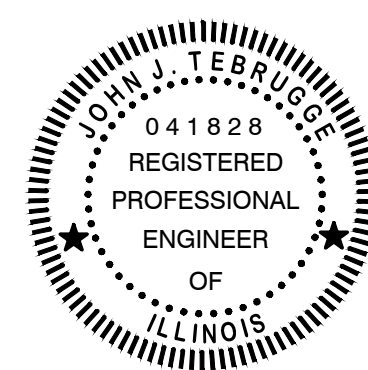
UTILITY STATEMENT

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.

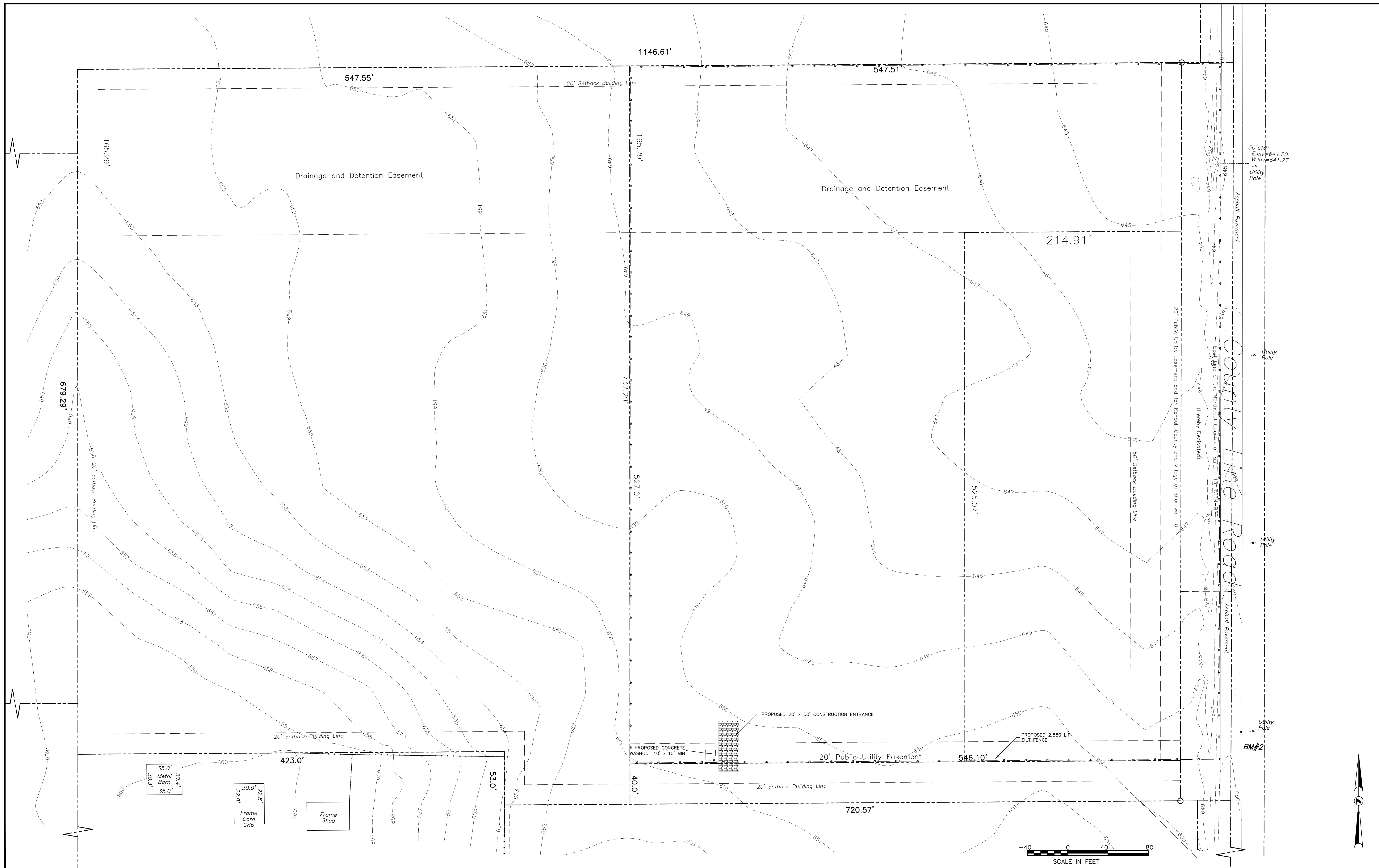
GIVEN UNDER MY HAND & SEAL THIS 21<sup>ST</sup> DAY OF JULY, 2020.



*John J. Tebrugge*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041828 EXPIRES NOV. 30, 2021

COPYRIGHT © 2020 BY TEBRUGGE ENGINEERING  
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

| NO. | DATE    | NOTES                                      |
|-----|---------|--|
| 1   | 7.21.20 | WBK REVIEW LETTER 5.21.20                  |
| 2   | 6.20.20 | VILLAGE OF SHOREWOOD REVIEW LETTER 6.19.20 |
|     |         |  |
|     |         |  |
|     |         |  |
|     |         |  |
|     |         |  |



| NO. | DATE    | NOTES                           |
|-----|---------|---------------------------------|
| 1   | 7.21.18 | WSK REVIEW LETTER 5.21.20       |
| 2   | 6.24.20 | SHOREWOOD REVIEW LETTER 6.19.20 |

TYPICAL SOIL PROTECTION CHART

| Stabilization Type | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Permanent Seeding  | B   | B   | A   | A   | A   | A*  | A*  | A   |     |     | B   | B   |
| Domest Seeding     |     |     | C   | C   | C   | C*  | D*  | D   | D   |     |     |     |
| Temporary Seeding  |     |     | E** | E** | E** | E** | E** | E** | E** |     |     |     |
| Sodding            | F   | F   | F   | F   | F   | F   | F   | F   | F   | F   | F   | F   |
| Mulching           |     |     |     |     |     |     |     |     |     |     |     |     |

- A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre
- B - Kentucky Bluegrass - 130 lbs/acre mixed with perennial ryegrass - 45 lbs/acre
- C - Spring Oats - 100 lbs/acre
- D - Wheat or Cereal Rye - 150 lbs/acre
- E - Sod
- F - Straw Mulch - 2 tons/acre
- \*\* Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

| CONSTRUCTION SEQUENCE                    | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| TEMPORARY CONSTRUCTION EXITS             |     |     |     |     |     |     |     |     |     |     |     |     |
| TEMPORARY CONSTRUCTION MEASURES          |     |     |     |     |     |     |     |     |     |     |     |     |
| SEDIMENT CONTROL BASINS                  |     |     |     |     |     |     |     |     |     |     |     |     |
| STRIP & STOCKPILE TOPSOIL                |     |     |     |     |     |     |     |     |     |     |     |     |
| ROUGH GRADE                              |     |     |     |     |     |     |     |     |     |     |     |     |
| STORM FACILITIES                         |     |     |     |     |     |     |     |     |     |     |     |     |
| SITE CONSTRUCTION                        |     |     |     |     |     |     |     |     |     |     |     |     |
| PERMANENT CONTROL STRUCTURES             |     |     |     |     |     |     |     |     |     |     |     |     |
| FOUNDATION / BUILDING CONSTRUCTION       |     |     |     |     |     |     |     |     |     |     |     |     |
| FINISH GRADING                           |     |     |     |     |     |     |     |     |     |     |     |     |
| LANDSCAPING / SEED / FINAL STABILIZATION |     |     |     |     |     |     |     |     |     |     |     |     |

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
- 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

**CONTRACTOR'S CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

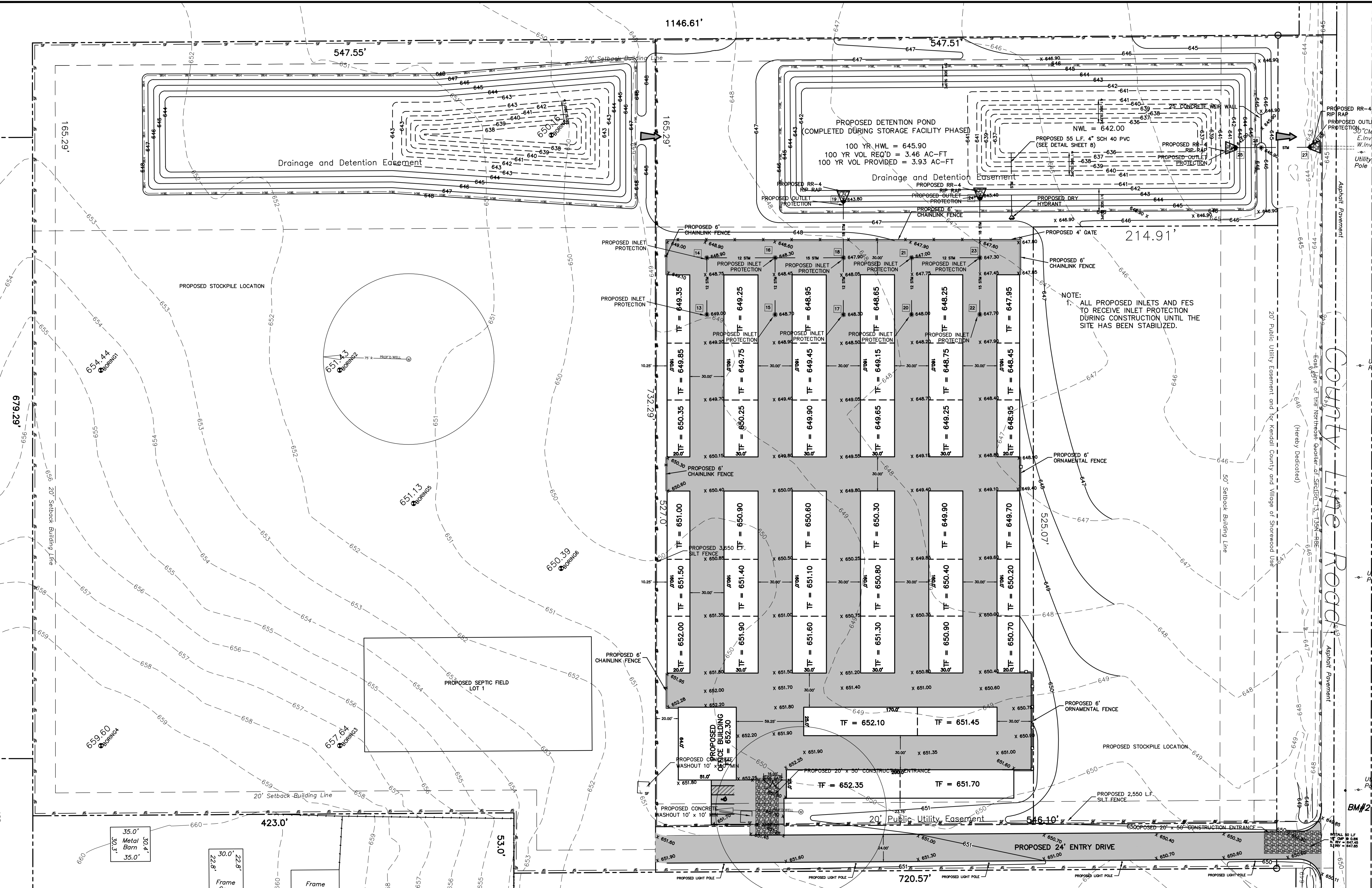
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

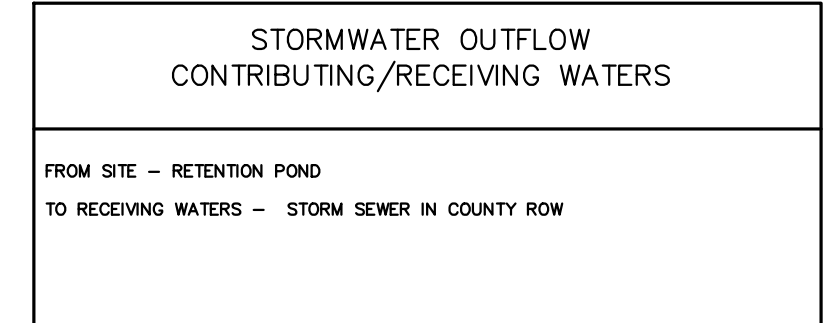
CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



- BEST MANAGEMENT PRACTICE NOTES**
1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
  2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
  3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
  4. EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
  5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
  6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
  7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION.

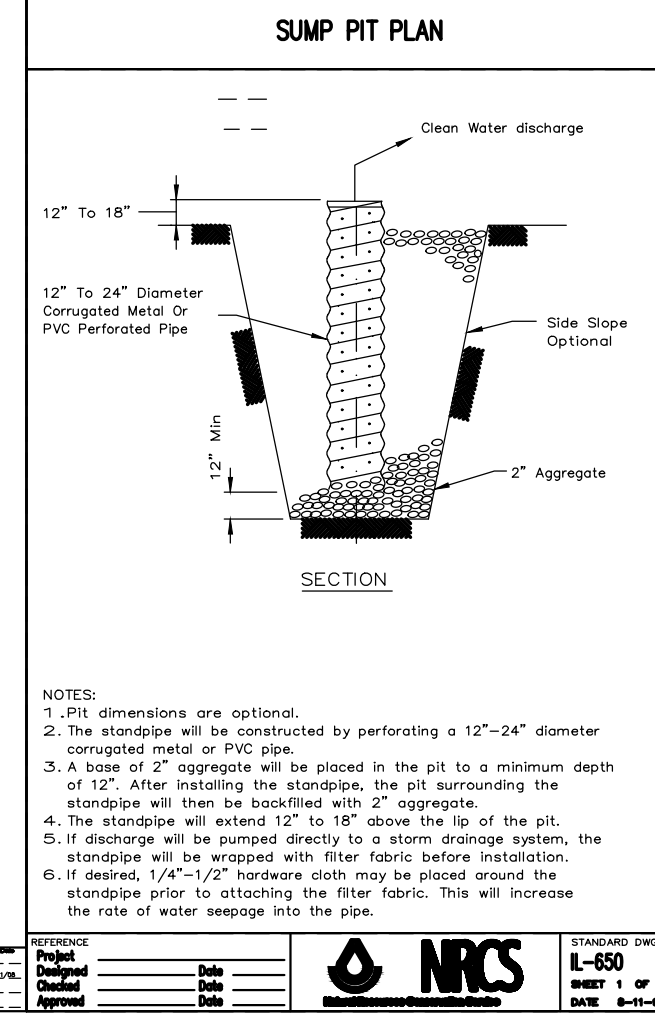
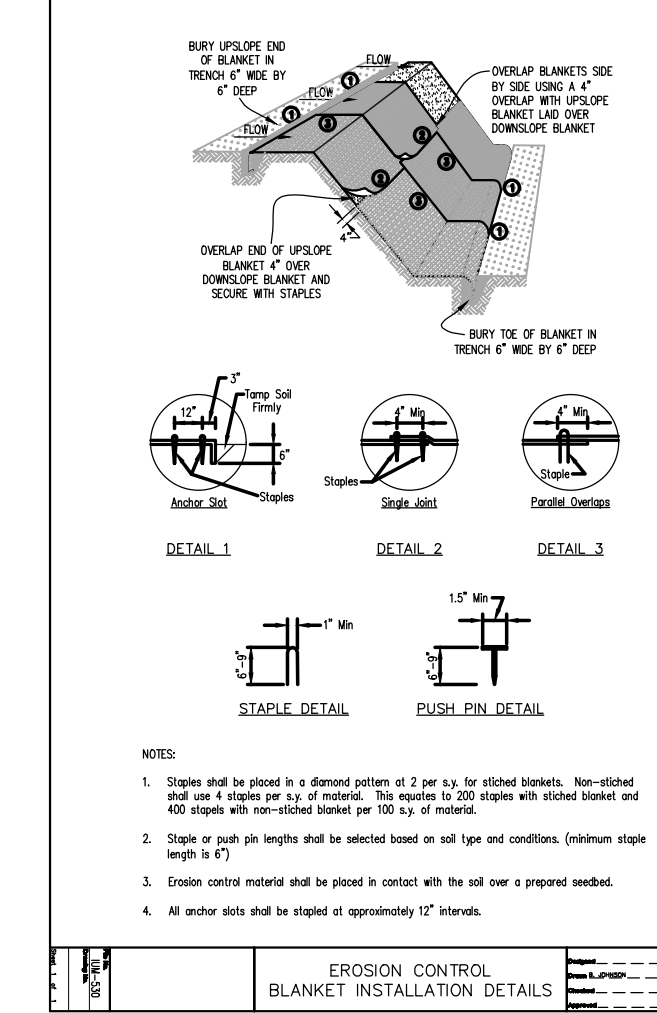
8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED AT MINIMUM ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, REVISED TO THE LATEST VERSION AS AMENDED.
10. AFTER ALL PERIMETER EROSION CONTROL BARRIER IS REMOVED, THE AREAS DAMAGED BY THE PERIMETER EROSION BARRIER MUST BE RESTORED.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DIVERT ALL WATER (GROUND, STORM, CONSTRUCTION) DURING CONSTRUCTION IN ORDER TO KEEP THE CONSTRUCTION AREA FREE OF WATER. BYPASS PUMPING, INCLUDING SILT BAGS AND AN ENERGY DISSIPATION SURFACE FOR THE PUMPS, SHALL BE UTILIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SIZE THE PUMPS APPROPRIATELY. A MINIMUM OF 10' x 15' SEDIMENT FILTER BAG SHALL BE USED DURING DEWATERING ACTIVITIES.
12. DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF ENERGY DISSIPATING DEVICE (EG STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION AND SEDIMENT CONTROLS SHOULD BE USED DURING DEWATERING OPERATIONS AS NECESSARY. DEWATERING SEDIMENT LADEN WATER DIRECTLY INTO FIELD TILES, STORM WATER STRUCTURES, OR "WATERS OF THE US" IS PROHIBITED.



PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC. TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

ILLINOIS URBAN MANUAL PROTECTIONS:  
IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION.  
ON-GRADE INLETS  
IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET  
IP-5. OVER-EXCAVATION INLET PROTECTION  
CIP-1. CULVERT INLET PROTECTION



**ACREAGE SUMMARY**

NOTICE OF INTENT (NOI)  
FOUR SEASONS STORAGE FACILITY  
1223 BUELL AVENUE  
JOLIET, IL 60435  
PHONE (815) 955-9914

LANDOWNER: JAMES & DENISE MAFFEO

|                          |          |
|--------------------------|----------|
| TOTAL SITE AREA          | 8.69 AC± |
| TOTAL DISTURBED AREA     | 6.94 AC± |
| PROPOSED IMPERVIOUS AREA | 3.51 AC± |
| LANDSCAPED AREA          | 5.18 AC± |
| PROPOSED CN              | 87       |

**TEBRUGGE ENGINEERING**  
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548  
PHONE: (815) 786-0195 • TEBRUGGEENGINEERING.COM

| NO. | DATE    | NOTES                           |
|-----|---------|---------------------------------|
| 1   | 7.21.20 | WSK REVIEW LETTER 5.21.20       |
| 2   | 6.24.20 | SHOREWOOD REVIEW LETTER 6.19.20 |

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

**FOUR SEASONS STORAGE FACILITY**  
STORM WATER POLLUTION & PREVENTION PLAN

|             |              |           |             |
|-------------|--------------|-----------|-------------|
| PROJECT NO. | 19 447 02    | SHEET NO. | 3           |
| SCALE:      | 1" = 40'     |           |             |
| DATE:       | JAN 16, 2020 |           | OF 8 SHEETS |

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 Erosion and Demolition Plan with 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 indicated by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

All Contractors and sub-contractors that are responsible for implementing and measuring 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 ILRIO 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 a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollution Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILRIO for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION
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 of the NOI and initial yearly fee.

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 ILRIO 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 updated 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.

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

Agency Information:
Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue, East, Springfield, Illinois 62794-9276. Phone: (217) 782-0610.
Kendall County Planning Building & Zoning, 111 West Fox Street, Yorkville, Illinois 60560. Phone: (630) 653-4441.

B. PUBLIC POSTING

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 filing the Notice of Termination (NOT).

- 1. Notice of Intent signed in accordance with ILRIO.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS

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).

D. CONTRACTOR/SUB-CONTRACTOR LIST

The Contractor must provide names and addresses of all sub-contractors 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.

F. INSPECTIONS

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 discharging from the site.

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

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

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 or someone with the authority to cause such actions to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS

This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractor working on the project that disturb site soil. 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, notes, and/or revised drawings. The site map showing the locations of all storm water controls must be posted 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 VI.B 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.

J. CONTRACTORS RESPONSIBILITY

This SWPPP intends to control water-borne 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 re-evaluate and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

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.

3. PROJECT DESCRIPTION

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 expected to be completed.

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

- 1. Upon implementation and installation of the following areas: trailers, parking, lay down, port-a-potty, 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.
2. Typical Stage of Construction, Items shall be added or deleted as needed for each individual project.

Phase I

- 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).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, weirs, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II

- 7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, undergrounds, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlets.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any area disturbed by the removed BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

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

4. SITE DESCRIPTION

- 1. Site description
2. Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond, and construction of entry dikes and parking lot.
3. Total area of site = 8.69 acres
4. Total disturbed area on site = 6.94 acres
5. Estimated site runoff coefficient after construction activities are complete: CN=87.

- 6. Site map included indicating existing & proposed slopes across site is included in SWPPP.
7. 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

1. Soil Stabilization
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 fibers, tackifiers, netting or blankets.
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 seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

- 2. Structural Controls
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 (2-foot 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 solids 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 dikes and/or non-wire backed silt fences 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 1 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 construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The 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 to vehicle tires.

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.

- c) Storm Sewer Inlet Protection -- Curbs and grates inlets are protected from the intrusion of sediment through 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 solids before discharging into the storm sewer. If it is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices send paving of storm water. This should be taken into consideration when deciding on which device or devices should be used.

All sites access must be confined to the Construction Exit(s). Barriercs, additional to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

- d) Storm Sewer Inlet Protection -- Curbs and grates inlets are protected from the intrusion of sediment through 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 solids before discharging into the storm sewer. If it is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices send paving of storm water. This should be taken into consideration when deciding on which device or devices should be used.

- e) Inspection and any necessary cleaning of the underground storm system shall be included as part of this swpp.

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, rocked, or having a building on them.

B. OTHER POLLUTION CONTROLS

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

- 1. Dust Control
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 regulations.

- 2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in 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 waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means 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 and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

- 3. Sanitary Facilities
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 on the Site Map.

- 4. Non-Storm Water Discharge
Non-storm water components of site discharges are not permitted under ILRIO 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 washdowns; water used to clean floors; water used for site maintenance; water used for washing equipment; water used for fire fighting activities; water used for fire hydrant flushings; etc. However, water, fittings, caps, filter nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

- 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 ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

- 6. Mason's Area
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 terms 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. Recreables for debris and trash disposal shall also be provided.

- 7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment 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 extinguishers, etc. Hoses, valves, fittings, caps, filter nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

- 8. Spill Prevention, Control and Countermeasure (SPCC) Plan
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).

- 9. Hazardous Material Management and Spill Reporting Plan
Any hazardous or potentially hazardous material that is brought 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 properly stored, transported, disposed 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 the occurrence of the spill.

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 ILCS Admin. Code 750.410 requires notification of IEPA (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 (22 ILCS Admin. Code 430.30). Oil spills are reportable if they meet or exceed the following criteria: a) one or more of the following: 1) spilled or discharged into or may be harmful to the public health or welfare (40 CFR 110); 2) spilled or discharged into or may be harmful to the public health or welfare (40 CFR 110); 3) spilled or discharged into or may be harmful to the public health or welfare (40 CFR 110); 4) spilled or discharged into or may be harmful to the public health or welfare (40 CFR 110). The reportable quantity for hazardous materials can be found in 40 CFR 302, or by contacting the IEPA (1-800-785-9898).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction 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 as close to time of use as practical.

- 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 provided at the storage site.

- 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 discharge.

- e) All products will be stored in and used from the original container with the original product label.

- 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.

- h. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.76.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)

During the construction phase, the Contractor shall implement the following measures:

- 1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from the project activities. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.
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 temporary perimeter barriers. Materials shall not occur within 150 feet of any water, wetland, or in areas located as far as practical from storm water inlets.

- 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 contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical waste 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 of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are 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 and permit conditions applicable to such sites.

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 provide for both temporary stabilization and for permanent re-vegetation after all disturbances has ended.

4. LOCAL PLANS

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 rainfall. 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 re-visit 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 correct, modify, supplement or to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

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 circumstances.

- A. CONSTRUCTION EXIT AND TRACK OUT
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 replaced if evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every workday 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 barrier 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 sediment barriers must be constructed as needed.

- C. MATERIAL STORAGE AREAS
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 should 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.

- D. VEGETATION
Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum 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 re-seeded as needed to achieve this requirement.

- E. DISCHARGE POINTS
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, any modification necessary to increase effectiveness of this SWPPP must be made immediately. The report shall be no longer than 48 hours of inspection. The inspections reports must be complete and additional information should be included as needed to fully describe the 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 is in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

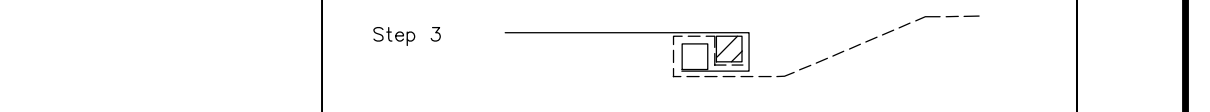
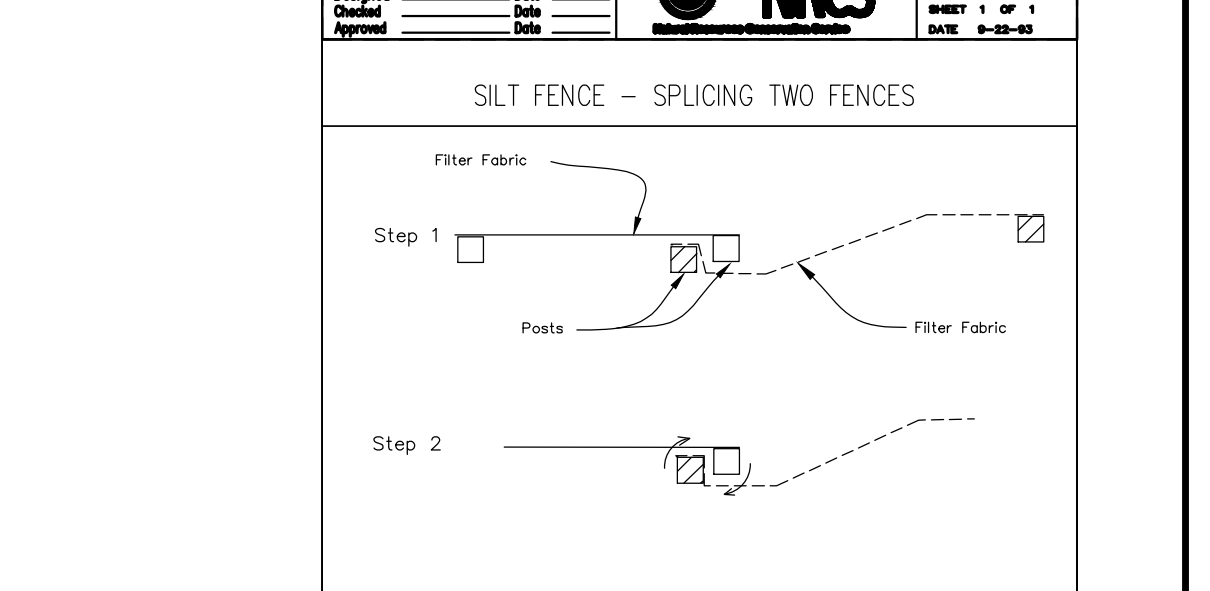
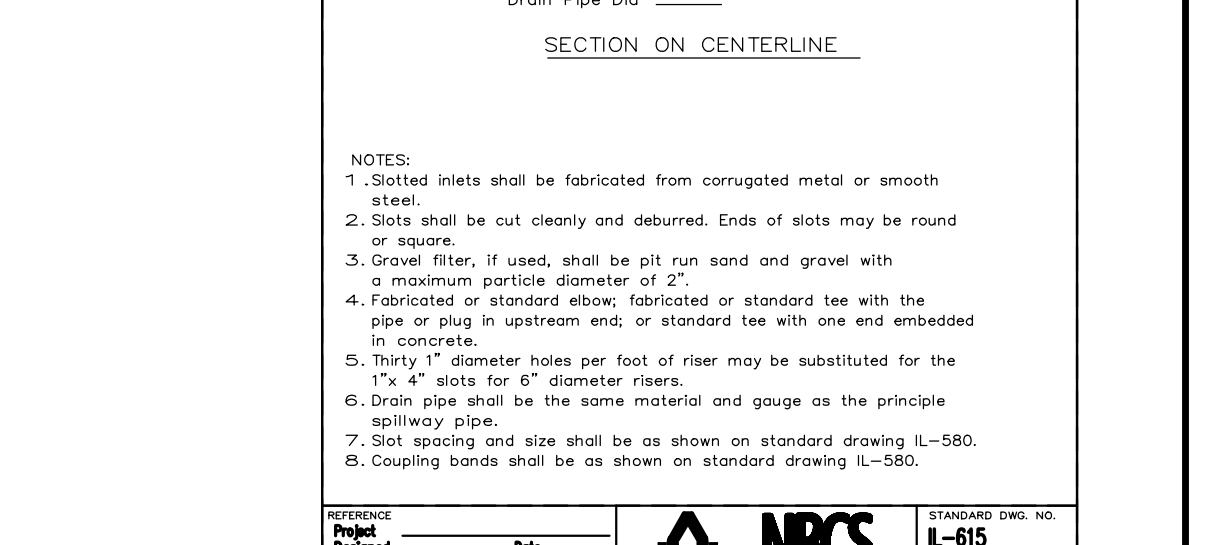
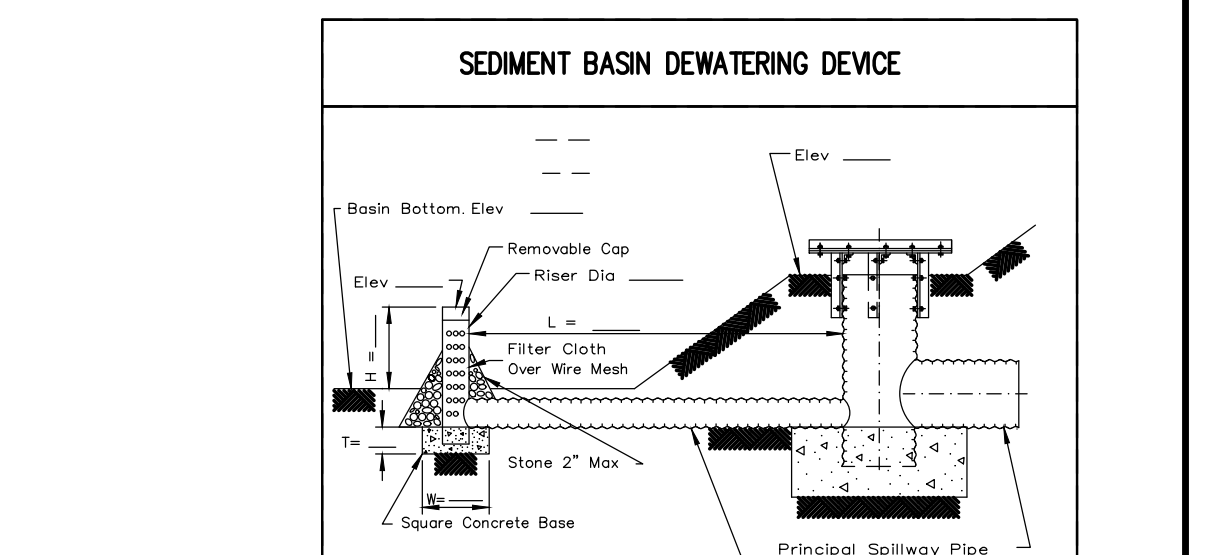
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b) shall be made and retained 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 VI.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 plan, 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 use 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 of noncompliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
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.

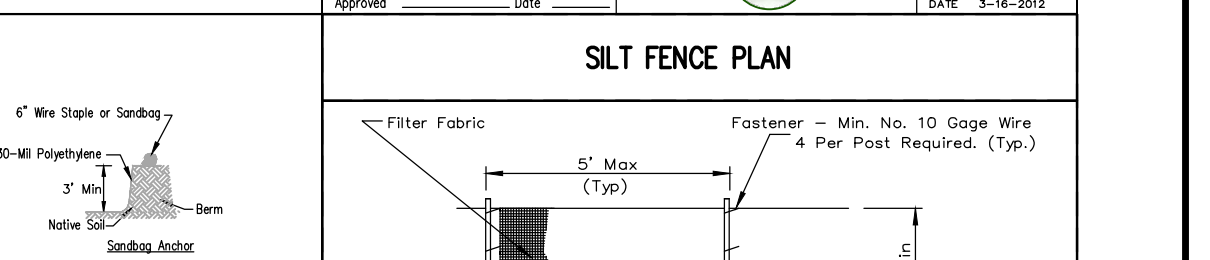
Concrete Washout Note:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).



- 1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" diameter post.
4. Drive both posts a minimum of 18 inches into the ground and bury the stems.
5. Connect fabric (particularly at joints) completely to prevent stormwater bypass.

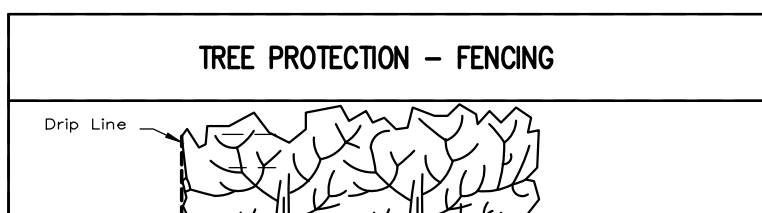
NOTE: 1. Temporary sediment fence will be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 392 GEOTEXILE, Table 1 or 2, Class 1, II or IV, and shall be placed over the cleared area prior to the clearing of rock.
3. Fabric posts shall be placed in a row with a minimum cross-sectional area of 3.0 sq. in.

STANDARD SPEC. NO. IL-615
SECTION 01 05 00
PART 1 OF 1
DATE: 3-20-20



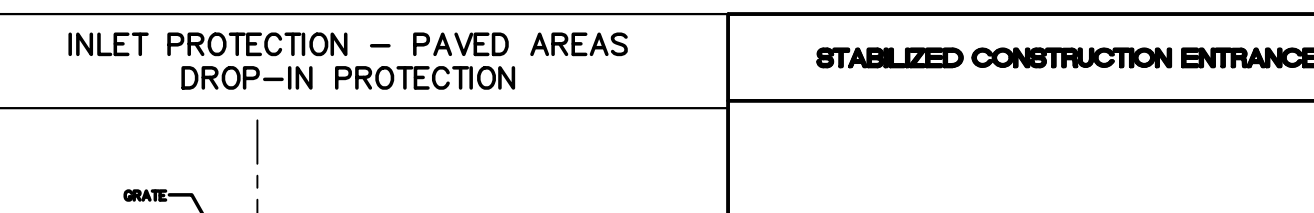
NOTE: 1. Washing temporary concrete washout basins and traps retaining and disposal of treated concrete washout water and residue in the treated area.
2. Fabric posts shall be placed in a row with a minimum cross-sectional area of 3.0 sq. in.

STANDARD SPEC. NO. IL-620
SECTION 05 00 00
PART 1 OF 1
DATE: 3-20-20

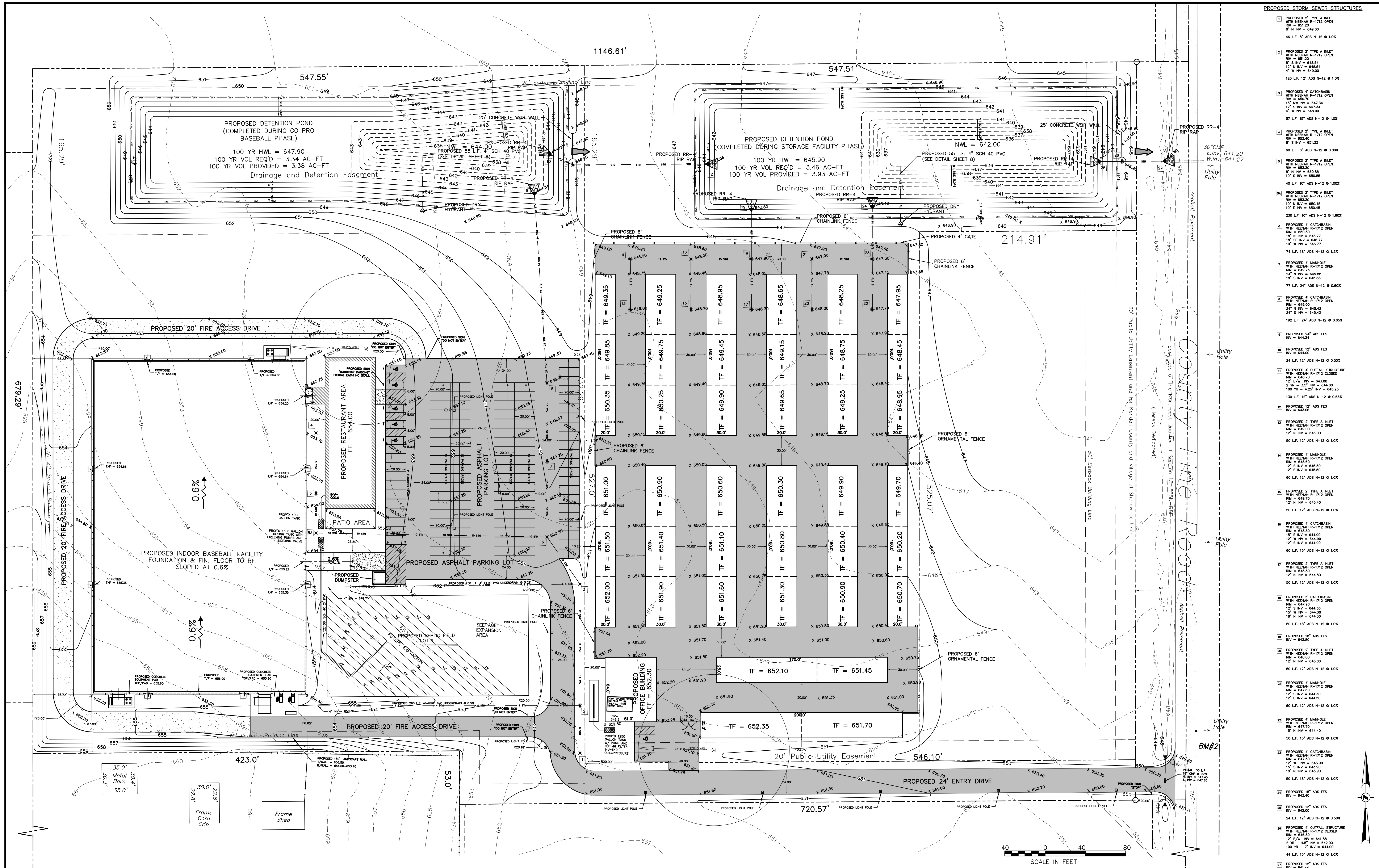


- NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk.
2. Fence posts shall be either standard steel posts or wood posts with minimum diameter of 3.0 in.
3. The fence may be either 40\"/>

STANDARD SPEC. NO. IL-690
SECTION 05 00 00
PART 1 OF 1
DATE: 3-20-20



NOTES:
1. The grate shall be installed in the inlet structure and secured with the castings.



- 1 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.20 8" S INV = 649.00 46 LF. 6" ADS N-12 @ 1.0%
- 2 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.20 8" S INV = 648.54 12" W INV = 648.54 4" W INV = 649.00 120 LF. 12" ADS N-12 @ 1.0%
- 3 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 650.70 15" W INV = 647.34 12" S INV = 647.34 4" W INV = 648.00 57 LF. 15" ADS N-12 @ 1.0%
- 4 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.30 8" S INV = 651.30 60 LF. 6" ADS N-12 @ 0.80%
- 5 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.30 8" S INV = 650.85 10" S INV = 650.85 40 LF. 10" ADS N-12 @ 1.00%
- 6A PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 653.30 8" S INV = 653.30 10" S INV = 650.45 230 LF. 10" ADS N-12 @ 1.60%
- 8 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 646.75 18" S INV = 646.77 10" W INV = 646.77 74 LF. 18" ADS N-12 @ 1.2%
- 7 PROPOSED 4' MANHOLE WITH NEENAH R-1712 OPEN RM = 646.75 24" S INV = 645.88 18" S INV = 645.88 77 LF. 24" ADS N-12 @ 0.60%
- 8 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 649.00 18" S INV = 645.42 24" S INV = 645.42 192 LF. 24" ADS N-12 @ 0.65%
- 9 PROPOSED 24" ADS FES INV = 644.34
- 10 PROPOSED 12" ADS FES INV = 643.75
- 11 PROPOSED 4' OUTLET STRUCTURE WITH NEENAH R-1712 CLOSED 2' W INV = 643.88 2' W INV = 644.00 100 YR - 4.57 INV = 645.25 130 LF. 12" ADS N-12 @ 0.63%
- 12 PROPOSED 12" ADS FES INV = 643.06
- 13 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" S INV = 646.00 50 LF. 12" ADS N-12 @ 1.0%
- 14 PROPOSED 4' MANHOLE WITH NEENAH R-1712 OPEN RM = 648.50 12" S INV = 645.50 12" E INV = 645.50 60 LF. 12" ADS N-12 @ 1.0%
- 15 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" S INV = 645.40 50 LF. 12" ADS N-12 @ 1.0%
- 16 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 648.30 15" E INV = 644.90 12" W INV = 644.90 12" S INV = 644.90 60 LF. 15" ADS N-12 @ 1.0%
- 17 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 648.00 12" S INV = 644.80 50 LF. 12" ADS N-12 @ 1.0%
- 18 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 648.00 12" S INV = 644.30 18" N INV = 644.30 50 LF. 18" ADS N-12 @ 1.0%
- 19 PROPOSED 18" ADS FES INV = 643.30
- 20 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" S INV = 645.00 50 LF. 12" ADS N-12 @ 1.0%
- 21 PROPOSED 4' MANHOLE WITH NEENAH R-1712 OPEN RM = 647.60 12" S INV = 644.50 12" E INV = 644.50 80 LF. 12" ADS N-12 @ 1.0%
- 22 PROPOSED 4' MANHOLE WITH NEENAH R-1712 OPEN RM = 647.70 15" S INV = 644.40 50 LF. 15" ADS N-12 @ 1.0%
- 23 PROPOSED 4' CATCHBASIN WITH NEENAH R-1712 OPEN RM = 647.30 15" W INV = 643.90 15" S INV = 643.90 50 LF. 15" ADS N-12 @ 1.0%
- 24 PROPOSED 18" ADS FES INV = 643.40
- 25 PROPOSED 12" ADS FES INV = 642.00
- 26 PROPOSED 4' OUTLET STRUCTURE WITH NEENAH R-1712 CLOSED 2' W INV = 641.80 2' W INV = 641.80 100 YR - 7" INV = 644.00 44 LF. 15" ADS N-12 @ 1.0%
- 27 PROPOSED 12" ADS FES INV = 641.44

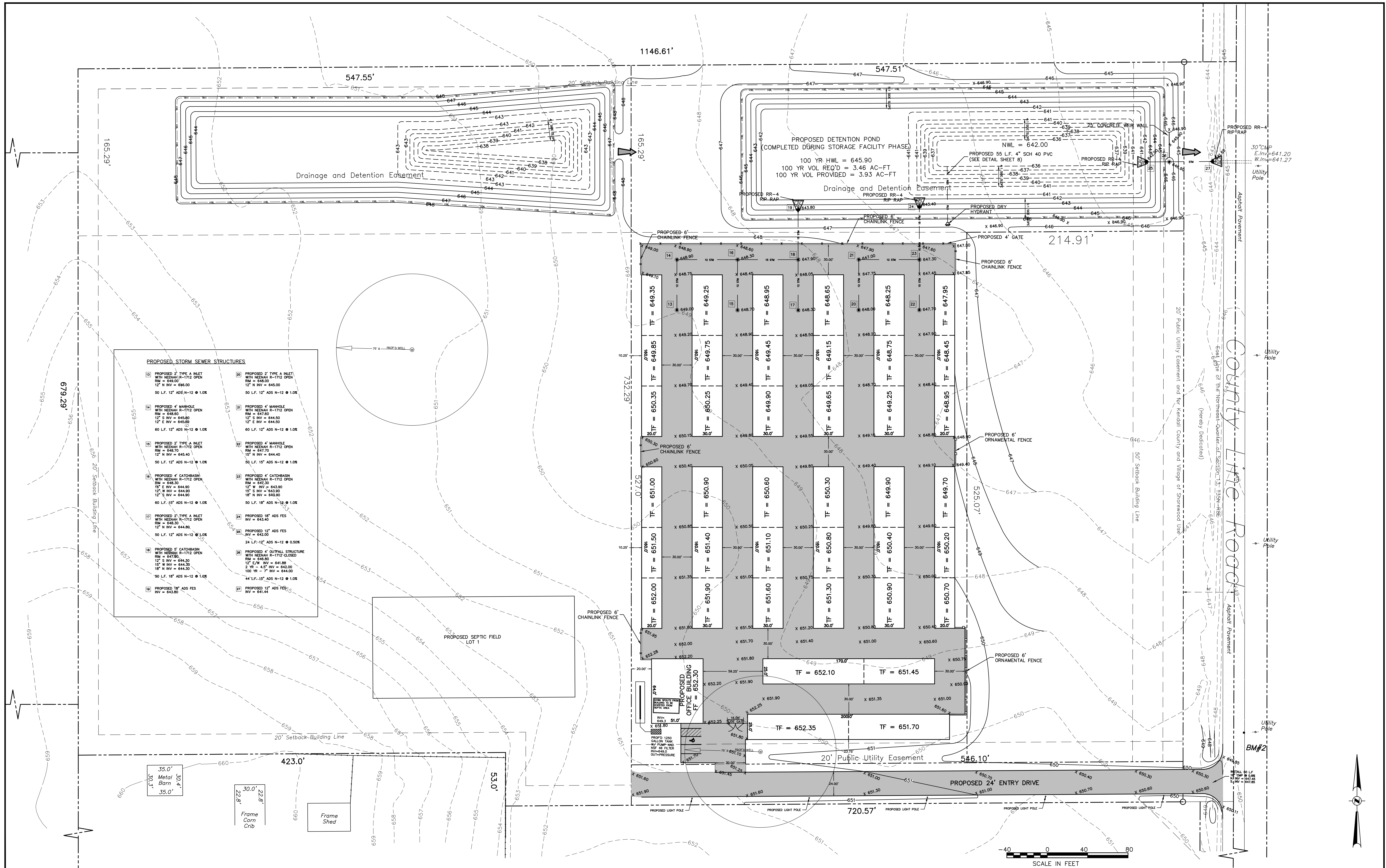
**TEBRUGGE ENGINEERING**  
 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548  
 PHONE: (815) 786-0195    TEBRUGGEENGINEERING.COM

| NO. | DATE    | NOTES                           |
|-----|---------|---------------------------------|
| 1   | 7.21.20 | WEEK REVIEW LETTER 5.21.20      |
| 2   | 6.24.20 | SHOREWOOD REVIEW LETTER 6.19.20 |

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

**FOUR SEASONS STORAGE FACILITY**  
**OVERALL CIVIL SITE PLAN**

|             |              |             |   |
|-------------|--------------|-------------|---|
| PROJECT NO. | 19 447 02    | SHEET NO.   | 5 |
| SCALE:      | 1" = 40'     | OF 8 SHEETS |   |
| DATE:       | JAN 16, 2020 |             |   |



- PROPOSED STORM SEWER STRUCTURES**
- 13 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 649.00 12" N INV = 646.00 50 LF. 12" ADS N-12 @ 1.0%
  - 14 PROPOSED 4" MANHOLE WITH NEDNAH R-1712 OPEN RM = 648.80 12" S INV = 645.80 12" E INV = 645.50 60 LF. 12" ADS N-12 @ 1.0%
  - 15 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.70 12" N INV = 645.40 50 LF. 12" ADS N-12 @ 1.0%
  - 16 PROPOSED 4" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 648.30 12" S INV = 644.30 12" E INV = 644.30 60 LF. 15" ADS N-12 @ 1.0%
  - 17 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.30 12" N INV = 644.80 50 LF. 12" ADS N-12 @ 1.0%
  - 18 PROPOSED 5" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 648.30 12" S INV = 644.30 12" E INV = 644.30 100 YR = 7" INV = 644.00 50 LF. 15" ADS N-12 @ 1.0%
  - 19 PROPOSED 18" ADS FES INV = 643.80
  - 20 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.00 12" N INV = 645.00 50 LF. 12" ADS N-12 @ 1.0%
  - 21 PROPOSED 4" MANHOLE WITH NEDNAH R-1712 OPEN RM = 647.80 12" S INV = 644.80 12" E INV = 644.50 60 LF. 12" ADS N-12 @ 1.0%
  - 22 PROPOSED 4" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 647.30 12" S INV = 643.30 12" E INV = 643.30 60 LF. 15" ADS N-12 @ 1.0%
  - 23 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 647.30 12" N INV = 644.30 50 LF. 12" ADS N-12 @ 1.0%
  - 24 PROPOSED 18" ADS FES INV = 642.00
  - 25 PROPOSED 4" OUTFALL STRUCTURE WITH NEDNAH R-1712 CLOSED RM = 648.00 12" S INV = 641.80 12" E INV = 644.30 100 YR = 7" INV = 644.00 44 LF. 15" ADS N-12 @ 1.0%
  - 26 PROPOSED 12" ADS FES INV = 641.44

| NO. | DATE    | NOTES                           |
|-----|---------|---------------------------------|
| 1   | 7.21.20 | W&K REVIEW LETTER 5.21.20       |
| 2   | 6.24.20 | SHOREWOOD REVIEW LETTER 6.19.20 |



**GENERAL CONDITIONS**

1. 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 DETAILS 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 DETAILS 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.
4. 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 PROTECTING EXISTING TRAFFIC, 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 THESE UTILITIES FIELD LOCATED.
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 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 ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE 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 TO THE OWNER.
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**

1. 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.
2. 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 WATERMANS 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 LID (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 NENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NENAH R-3015 (OR EQUAL) FOR 86.12 CURB AREAS, AND NENAH 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 WATERMANS 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 RESPECTIVE UNDERGROUND UTILITY.
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-WAYS 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 MANHOLE 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 PUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. 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, WATER-BLUE, AND STORM-RED.
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 THE OWNER.

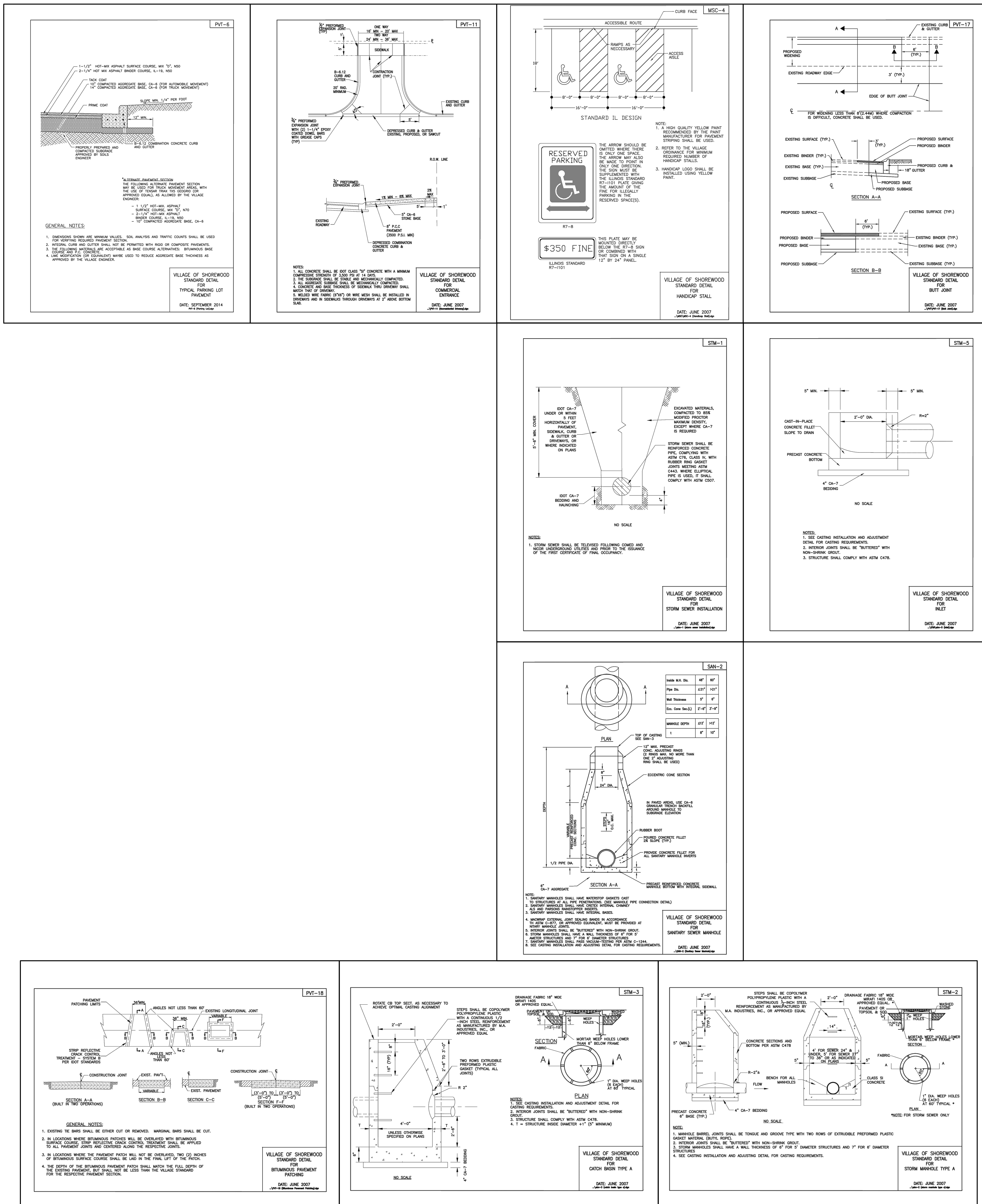
**EARTHWORK**

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 WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL PROFILES IN 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 SCHEDULE.
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 RESPONSIBILITY OF THE SOILS ENGINEER.
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 SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
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 APPROPRIATE BY THE SOIL ENGINEER.
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 THE SOILS ENGINEER.
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. ANY 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**

1. 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 WORK.
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 COURSE 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 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 THE OWNER.
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 TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-202 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 RAMP, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS SHALL BE SEEDED WITH DOT CLASS 1 SEEDMIX



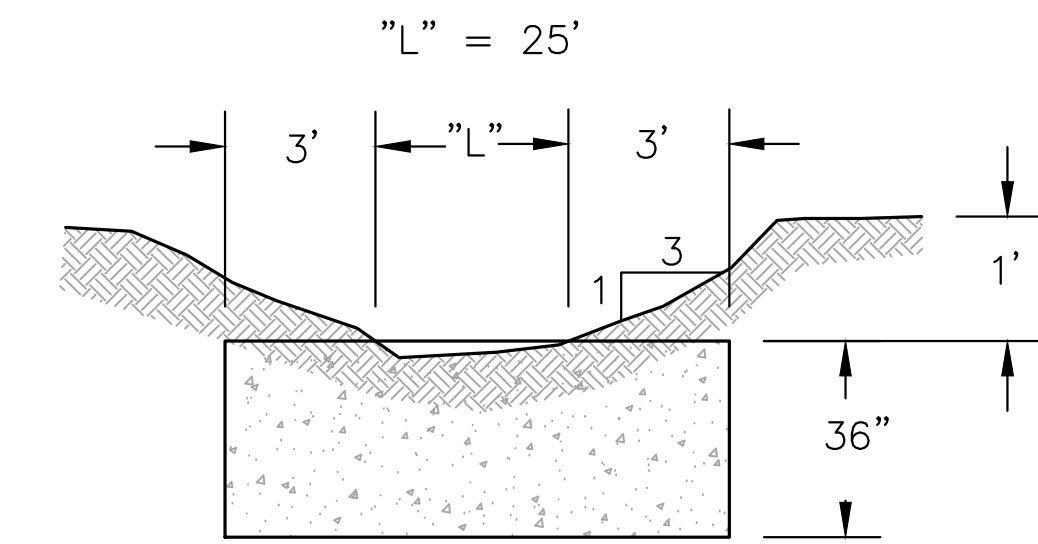
**TEBRUGGE ENGINEERING**  
 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548  
 PHONE: (815) 786-0195    TEBRUGGEENGINEERING.COM

| NO. | DATE    | NOTES                           |
|-----|---------|---------------------------------|
| 1   | 7.21.20 | WEEK REVIEW LETTER 5.21.20      |
| 2   | 6.24.20 | SHOREWOOD REVIEW LETTER 6.19.20 |

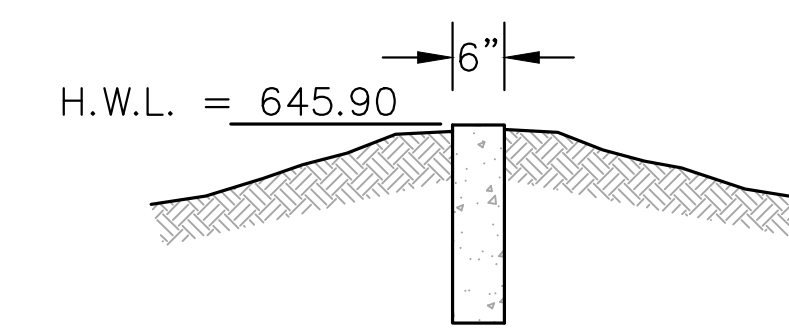
PREPARED FOR:  
**JAMES & DENISE MAFFEO**  
 1223 BUELL AVE, JOLIET, IL

**FOUR SEASONS STORAGE FACILITY**  
 GENERAL NOTES & DETAILS

|             |              |             |   |
|-------------|--------------|-------------|---|
| PROJECT NO. | 19 447 02    | SHEET NO.   | 7 |
| SCALE:      | NTS          | OF 8 SHEETS |   |
| DATE:       | JAN 16, 2020 |             |   |



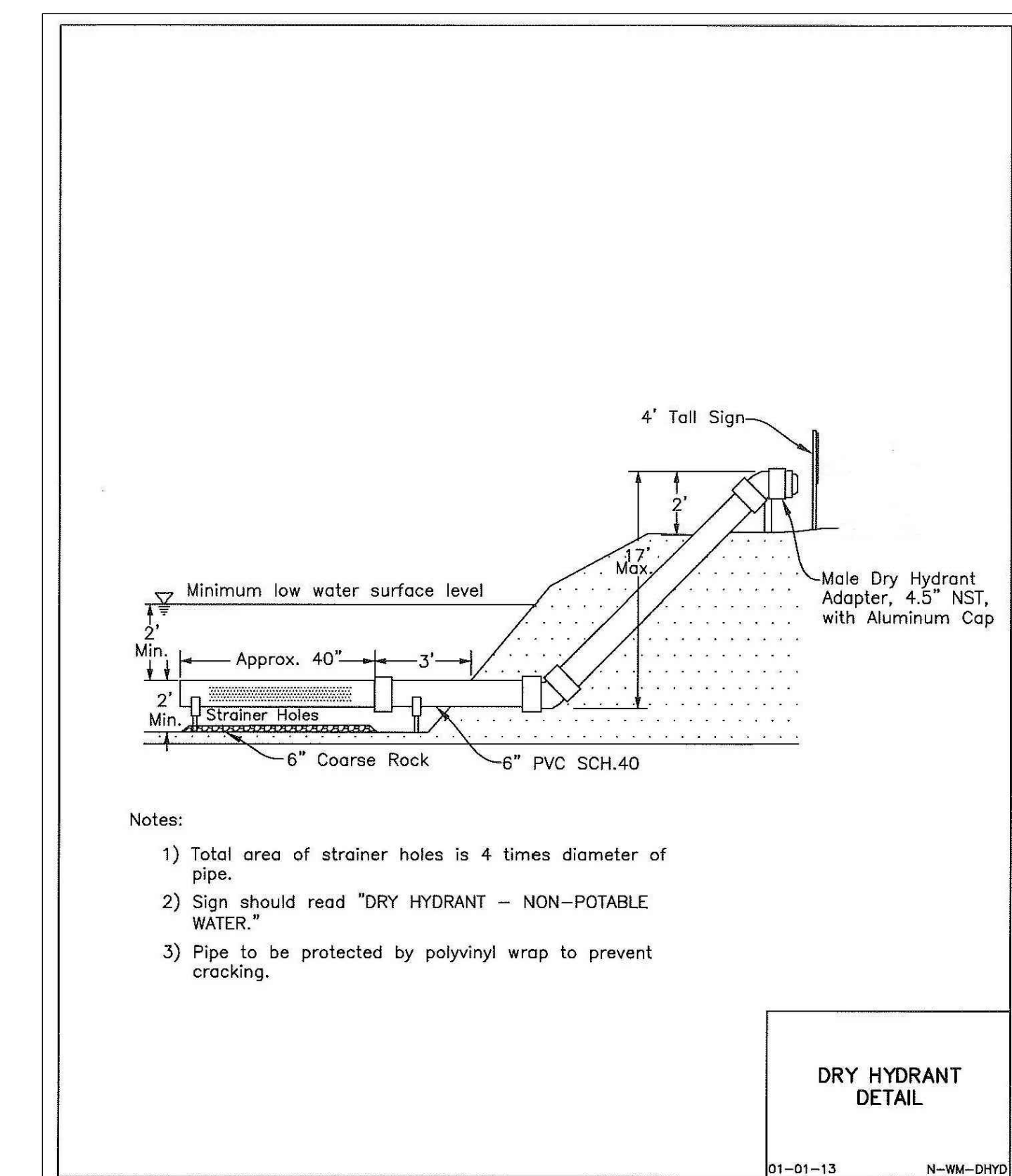
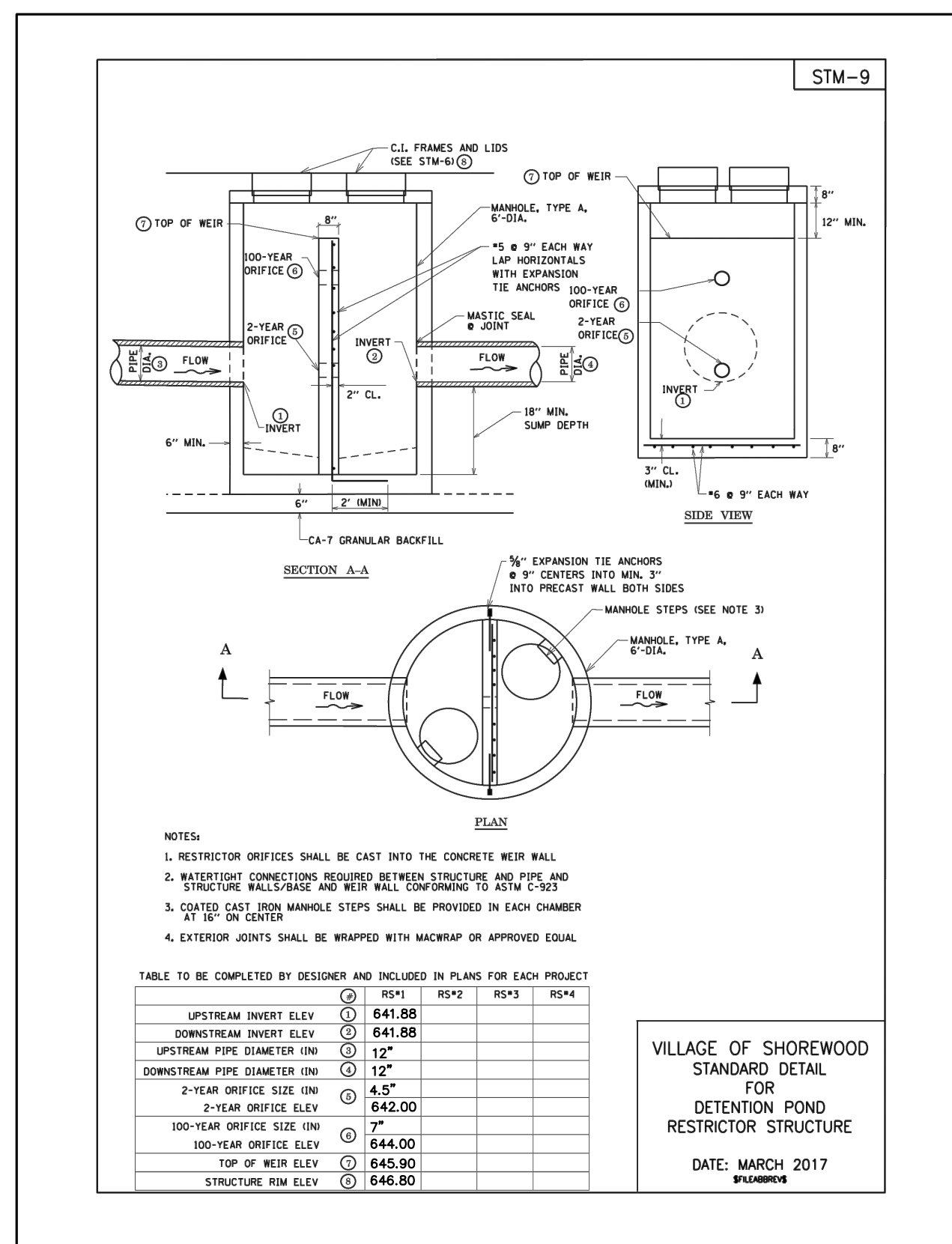
FRONT VIEW



SIDE VIEW

CONCRETE OVERFLOW DETAIL  
N.T.S.


NOTE:  
"L" IS SIZED TO PASS  
100 YR EVENT WITH  
ONE FOOT DEPTH OF  
WATER



# Kendall County Web GIS



July 17, 2020

 Current Ownership Parcels

 Kendall County Addresses

Zoning

 A1

 B4

