ORDINANCE NO. O-2022-27

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION AND USE OF A PARKING LOT EXPANSION, WITH 20 NET NEW PARKING SPACES, FOR THE EXISTING NURSING AND REHABILITATION CENTER (SENIOR HOUSING DEVELOPMENT), ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1325 MANCHESTER ROAD - WHEATON VILLAGE

WHEREAS, written application has been made requesting a special use permit to allow the construction and use of a parking lot expansion, with 20 net new parking spaces, for the existing nursing and rehabilitation center (senior housing development), all on certain property legally described herein and commonly known as 1325 Manchester Road, Wheaton, Illinois 60187; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on May 10, 2022 and May 24, 2022, to consider the special use permit; and the Planning and Zoning Board has recommended approval of the special use permit.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the R-5 Multi-Family Residential District zoning classification:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 18 LINKS TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE DIVISION LINE 747.12 FEET, MORE OR LESS, TO THE CENTER OF THE ROAD (MANCHESTER ROAD); THENCE NORTH 83 DEGREES EAST ALONG THE CENTER OF SAID ROAD 166.25 FEET; THENCE NORTH 81.5 DEGREES EAST ALONG THE CENTER OF SAID ROAD 33 FEET TO A POINT 198 FEET DUE EAST OF SAID DIVISION LINE; THENCE NORTH PARALLEL TO SAID DIVISION LINE AND 198 FEET DISTANT THEREFROM 597.3 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 219.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-114-010

The subject property is commonly known as 1325 Manchester Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit is granted to allow the construction and use of a parking lot expansion, with 20 net new parking spaces, for the existing nursing and rehabilitation center (senior housing development) at 1325 Manchester Road, in full compliance with the following plans: "1325 Manchester Road - Site Improvement Plans", prepared by Haeger Engineering, dated March 21, 2002, sheets C1.0, C2.0, C2.1, C3.0, C4.0, C5.0, C6.0, C7.0, C8.0, and L-1; and "1325 Manchester Road", prepared by Daniel Weinbach and Partners, LTD, dated March 15, 2022, sheets L1.0 and L2.0, subject to the following three conditions:

1. A 6 foot tall solid wood fence shall be installed along the west property line of the subject property adjacent to residential lots 4 - 7, as noted on the attached civil plans, to adequately screen these properties from the headlights in the existing parking lot and the proposed parking lot expansion.

2. Prior to occupancy of the 20 net new parking spaces all outdoor lights located on or around the parking lot, including those on building walls contiguous to the parking lot shall comply with City Code as determined by the Director of Planning and Economic Development.

3. The preliminary engineering plan shall be subject to further staff approval prior to the issuance of a site development permit and shall include work to the existing drive to minimize water runoff to the west and shall include but not limited to the addition of a curb along the driveway as per the Director of Engineering.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

Mayor

ATTEST:

City Clerk

Roll Call Vote

Ayes: Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

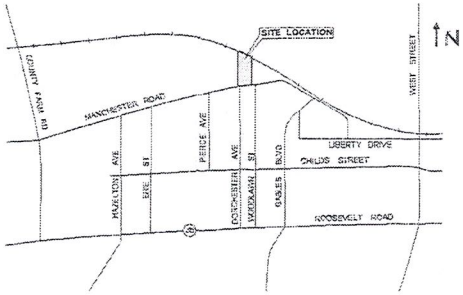
Passed: June 6, 2022
Published: June 7, 2022

1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS

SECTION 17 TOWNSHIP 39 NORTH RANGE 10 EAST
WHEATON, ILLINOIS
DUPAGE COUNTY

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-001810
100 E. State Parkway
Schaumburg, IL 60173
Tel (847) 394-8600
Fax (847) 394-8601
www.haegerengineering.com

CITY OF WHEATON
303 W Wesley St
Wheaton, IL 60187
Tel (630) 260-2000



LOCATION MAP

BENCHMARKS:

CP #8631 (see survey)
Description: MAG Nail
Elevation: 756.03 NAVD 88 (Geoid 12A)

CP #8633 (see survey)
Description: MAG Nail
Elevation: 757.38 NAVD 88 (Geoid 12A)

CP #8635 (see survey)
Description: Cross Notch
Elevation: 759.93 NAVD 88 (Geoid 12A)

CP #8637 (see survey)
Description: Cross Notch
Elevation: 749.34 NAVD 88 (Geoid 12A)

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C2.1	GENERAL NOTES AND SPECIFICATIONS
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C8.0	TYPICAL DETAILS
L-1	SITE LIGHTING AND PHOTOMETRIC PLAN

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Level Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Type bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Hydrante	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Inlet Grate	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

EXPIRES 11-30-23

HAEGER ENGINEERING
consulting engineers, land surveyors
100 E. State Parkway, Schaumburg, IL 60173 • 847.394.8600 • Fax 847.394.8601
www.haegerengineering.com

No.	Date	Revision

TITLE SHEET

1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
WHEATON, ILLINOIS

Project Manager: M.L.A.
Engineer: R.M.L.
Date: 03-21-2022
Project No.: 21301
Sheet: C1.0/28

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect within project from which approval, permit and/or review was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Watershed and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these documents will be collectively referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sediment Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility item shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.
   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications, the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents provided for the work. They shall visit the site of the work and acquaint themselves with all local conditions, duties, and requirements affecting the contract. It is assumed the contractor, they shall not plead misunderstanding or misconception of any conditions or difficulties which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) form shall be submitted to the Engineer for further explanation and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work or any not be specifically noted or shown but are necessary for the proper execution of the project, shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of weather the omitted incidentals cover every individual item in the entire detail.
   d. The Contractor shall investigate subsurface exploration and geotechnical reports for a site boring report) prepared by _____ (enter _____ if no report) or provide behind with the information and conditions for the site. Copies of all such test boring reports for the property can be obtained from the Owner's representative upon request. Regardless of the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a location test pits investigation. The Owner and Engineer shall be held harmless for any claims regarding the number, location, spacing of depth of the test holes, nor the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any shoring, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Contracts or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be construed that the Contractor was satisfied as to the work and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract to payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall furnish all labor, materials, tools, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base mapping for the Topographic Plans (existing conditions, site topography, utilities, right-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering
   100 East State Parkway
   Schaumburg, IL 60173
   Job Number: 21-201
   Date

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. City of Wheaton
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of construction, shall at his own expense, obtain all other permits including permits, licenses, etc. as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, acts, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall be responsible for the payment of all taxes, fees, and assessments as might be issued for this work by other Agencies, and shall pay for all their fees expense any surety, insurance or bonds that may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permits or benefits have been obtained for the item or item to be constructed. If any work shall proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Parties performing the work in question shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without the proper approvals.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, damages, demands, claims, suits, actions, recoveries, and judgments of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, his agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated jurisdictional authorities by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc. as shown on the Plans, has been determined from the best available information and has been included for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility location at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or 312-DIGGER, the Contractor shall contact the Owners of such or sensitive utility density for utility locations at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (plan information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field located by Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and notify the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by those companies of any and all sewers or facilities owned or operated by them within the area or general vicinity of the proposed improvements. Further, all the Contractor or the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc for utility companies to run their proposed utility lines.
15. Before beginning any work which will damage, disturb or remove unsuspected, or unprecedented any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on such line will within the area of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned Utility coordination and relocation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall be assumed by the Contractor.
17. Prior to commencing work, the Contractor to be field check and verify all unique locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall rely and be the attention of the Engineer any errors or discrepancies which may be discovered in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be relayed to be in error have been corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off any drainage and the flowline and drainage ways, field tiles, storm sewers or swales drawing off-site properties. All unused existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage systems. If this can't be accomplished then the field tile should be recovered or re-routed with new piece of similar diameter and original line and not back to remove. The Contractor shall notify the Engineer if any such field tiles are encountered. Unsuitable existing and construction activities may create material as deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is impeded. This material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA Notice of Intent Stormwater Construction System (NPDES) General Permit (ILR10) from the Owner. The Owner together along with the Contractor and/or other entities if the designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the collection of any additional measures that may be required, and inspections of the soil erosion and sediment control measures are met as controlling all of the necessary applicable certifications, reports, and documentation. Inspections are required to be made once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain or equivalent snowfall or greater. The SWPPP and all the required paperwork shall be kept onsite and be accessible and ready for review.
20. No construction activities, disturbance of all shall notice within the limits of natural resources such as wetlands, floodplains, streams, stands of trees, or other environmental resources of importance unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether outside or on adjacent property, to protect them from accidental, false, and, equipment, backfill material, or other hazards that may be a concern. The Contractor shall conduct and schedule the Construction work to avoid adverse impacts on these natural resources areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or have an Easement based where the Owner has made commitments for protection of these areas. Also, if previously undetected natural resource areas, species, or habitat, or areas of breeding or feeding for protected species are discovered during construction, the Contractor shall not disturb these areas without permission to do so is granted by the Owner or appropriate Jurisdictional Agency. If the Owner, Engineer or appropriate Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, species, habitat, or protected species, or essential habitat the Contractor shall implement such additional measures.
21. The Contractor shall control their activities to within the project boundaries, work areas, or easements provided. No work shall be performed on adjacent private property or outside the project work areas without written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, including damage as a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, walks, and pavement markings or textured during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner. Surplus materials will be removed as rapidly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of disturbed areas and right-of-ways, roadways, driveways, sidewalks, ditches, landscaping, trees, mailboxes, signs, fences, sanitary sewer, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from the construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of construction.
26. All construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall adhere to all Occupational Safety and Health Administration (OSHA) standards, rules and regulations as well as any other applicable local, state and federal safety requirements.
28. All grading, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or sidewalk are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have adequate equipment and material including street sweepers and one washer available onsite at all times when management of vehicles using public or private roads under pavement. The Contractor shall immediately remove any sediment or debris including but not limited to silt, mud, clay, residue, construction material, sand, gravel, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all work hours. The Contractor shall water down the site as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
33. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
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38. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all work hours. The Contractor shall water down the site as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is otherwise deemed by the Owner to be improper, defective, or not in accordance with the Contract Documents and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in violation of the approved Plans will be considered defective and rejected.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship for whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other appropriate Jurisdictional Agency, and the Owner, unless otherwise specified upon in writing with the Owner prior to the start of construction.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or their designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have "Redline" or "Record" Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The Redline or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to relocate and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.

43. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is otherwise deemed by the Owner to be improper, defective, or not in accordance with the Contract Documents and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in violation of the approved Plans will be considered defective and rejected.
44. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship for whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other appropriate Jurisdictional Agency, and the Owner, unless otherwise specified upon in writing with the Owner prior to the start of construction.
45. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or their designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
46. If required, the Owner shall have "Redline" or "Record" Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The Redline or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted on the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building presented to the Owner.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of existing sewer, water mains, and other utilities, and further to ensure that proper stormwater conveyance is obtained until the proposed improvements can be completed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, stumps, brush, grass, weeds, and other vegetation and materials as directed by the Contractor. Trees to be saved shall be those within the street rights-of-way, or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of offsite or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to provide the proposed improvements shall be demolished or removed and properly disposed of off-site in an approved manner by the Owner.
6. Existing utilities to be disconnected shall be done so at the option or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Existing pavement, curb, and sidewalk to be removed shall be sawcut along the edge of the proposed removal to provide a clean vertical edge. The cost of sawcutting shall be considered incidental to the cost of each item.
8. All voids left by any item removed under any proposed building, pavement walk or other structure or other items to be removed shall be properly backfilled with suitable backfill material and/or embankment as necessary by the Contractor.
9. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. The program is to be approved by the Village/City prior to the start of any demolition or clearing work.
10. All existing existing sanitary sewer, water main lines to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
11. All existing wells shown on the Plans to be abandoned or that are encountered during the course of construction shall be sealed and closed from (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 690 of the Illinois Water Well Construction Code, latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
12. All existing septic tanks, grease traps or similar sewers in the Plans to be abandoned or that are encountered during the course of construction shall be properly pumped out by a licensed Contractor and legally disposed of off-site by a licensed Commercial waste hauler in accordance with the requirements of the Health Department or as required by the Local, County, State or Federal Laws and regulations. The structures shall then be removed and disposed legally offsite or broken in-place, so as not to hold liquid, and backfilled with suitable materials as the Contractor or as required by the Health Department or by any other Local, County, State or Federal laws and regulations.
13. Any material containing asbestos or other hazardous materials found within existing structures or other item shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of offsite by the Contractor in accordance with applicable County, State or Federal rules or regulations.
14. All the access lanes, drives, or routes located within the existing private area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
15. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their performance of the work including operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their fittings and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. Within or the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable soils and replace the material with granular compacted backfill material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be determined by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and suitable disposal of the unsuitable soil, the additional backfill material, and all labor, materials and equipment required to perform the work as specified.
5. All utility structures be the proposed sanitary sewer, storm sewer, water main and service lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, sidewalk shoulder, roadway, building, utility crossing or other structural zone shall be back filled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to existing sewer shall be made with a manufactured wye or tee connection or approved saddle. Sewer connections in existing sanitary manholes shall be doughtine sealed. All pipe connections to sewers structures shall be made with flexible watertight gasketed or mortar connections conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular removal of sewer main by proper tools "sewer-tap" machine or similar and proper installation of a suitable fitting and saddle.
   b. Remove the entire Section of pipe breaking only the top of one full joint and replace with a wye or tee branch Section.
   c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other methods approved by the Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green and have the letter "S" on the top. The location shall keep accurate records of all service connection locations.
11. All obstructions located but not limited to gas lines and lots or graves, driveways, culverts, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewer, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as required during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects discovered as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All pipe, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or televised and such further inspection made as may appear necessary by the Owner of as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Sewer Main Protection Requirements for additional requirements.

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No.	Date	Revision

GENERAL NOTES AND SPECIFICATIONS
1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
WHEATON, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 05-21-2022
Project No.: 21-201
Sheet: C2.0 / 08

Plot Date: Mar 22, 2022 - 3:07 pm Plotted By: kaer
Filename: P:\2021\21-201 Wheaton\Site Engineering\21-201-Engineering.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe dam shall be per Section 550 of IDOT Standard Specifications, except the pipe shall be a minimum Class III in non-industrial areas (i.e., grass, pavement, etc.) and a minimum of Class IV in either zone of influence of all structures areas (i.e., headwalls, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 joints tested otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements, the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-industrial areas (i.e., grass, pavement, etc.) and a minimum of Class IV in or within zone of influence of all structures areas (i.e., headwalls, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 joints tested otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and ASTM D3139.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-culvert reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete rings and grades with joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and flow combination. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Bottom and defined channel invert flow lines shall be provided at bottom of structure to provide smooth tapered flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have expansion joint joints, except where necessary due to height and depth of structure, where a precast reinforced concrete flat top slab section shall be provided below of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602501 as well as meet the HA2MHS-03 loading requirements. Catch Basins shall have the curbs shaped as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be properly sealed to give another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with water.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the Standard Specifications for Water and Sewer Construction, latest edition and as shown on the Plans. Steps shall be polypropylene coated steel form embedded steps with slip, load, and pullout strength in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the exception of the steps generally perpendicular to the pipe flow direction whenever possible.
7. Open lid storm structures are designated with "OP" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Curb inlet storm structures frames and lids shall be Neenah R-3281-B with Type B lid, or approved equal, unless noted otherwise on the Plans. Curved lid storm lids shall be engraved with the word "STORM" and with the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise on the Plans.
10. Yard area storm structures shall be Modified inline drains or drain basin structures, or approved equal, unless noted otherwise on the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with six and black cast aluminum or another flared end section in place in accordance with IDOT Standard 542301 for precast concrete pipe and IDOT Standard 542306 for reinforced concrete pipe. Grading for flared end sections shall be in accordance with IDOT Standard 542701 and shall be provided at all flared end sections twelve (12) inches in diameter.
12. Yard drain with inlet frame in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No storm water shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be constructed flexible HDPE pipe conforming to AASHTO M252 or M294, permanent underdrains pipe or discharge specified on the Plans with a smooth interior and wrapped in a filter fabric sock required and approved by the Contractor.
16. Elevations of structures located in curb and gutter are flowline elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be installed free and clear of any existing or proposed ditches, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall adequately be referred to as "sewers" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers, as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed sewer, duct bank, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is laid in a separate trench or in the same trench on an undisturbed earth shelf located on one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the water-main equivalent leakage limit to ensure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be maintained at the perpendicular distance from the water main to the sewer. A weighted water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two methods must be used:
      i. The water main shall be installed within a PVC casing pipe that centers the water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved pipes shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent further settling and breaking the water main.
3. The horizontal and vertical separation between water service pipes and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, must be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage treatment by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through absorption through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The casing pipe shall be properly bedded and sanded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A 1/2" pre-molded fiber joint filler shall be used at all expansion joints. Dowelled joints shall be provided at all structures, at all points of tangent, and at the end of each pour. Contraction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 10" long x 10" (24) epoxy coated smooth round dowel bars with dowelled end caps shall be drilled and installed two (2) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All walks and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reinforced plain curb and gutter shall be installed in areas where pavement widens away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Sections 424 of the IDOT Standard Specifications. Concrete sidewalk and walks shall be thickened to a minimum of 10" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class QI, on compacted aggregate base course as shown on the Plans. Control contraction joints shall be provided at the 30 foot intervals or as specified in the Plans. Expansion joints consisting of a 10" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, curbs, manholes, inlets, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the standard with raised truncated dome detectable warning surface of standard size, and color as other connecting curbs shall be provided at all locations where sidewalk meets roadway at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "heavy-curing" or other similar solvent type concrete curing agents will be acceptable.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt, (HMA) of type and composition as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The binder course shall be made with virgin material, no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a designated pavement laboratory to design and supervise the control of the mixing system. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish where specified otherwise in the Plans.
14. The Contractor shall remove the exposed edge of a finished pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or curb in order to provide a smooth, clean edge that is free of loose material. A proper transition between pavement and taper shall also be provided as necessary. Refer to cut joint detail for additional information.
15. The bedding of the subgrade, aggregate base course, bituminous aggregate mixture, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the Applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and compliance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving operations, a subgrade must be presented by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proofroll shall be remediated as approved by the Geotechnical Engineer and approved by the Owner. Any remediate areas shall be retested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and trenching to within 0.1-0.0 of the prepared subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Subgrade shall pass a proofroll and any unsuitable areas in the subgrade shall be remediated as directed by the Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous binding material shall be prepared and applied according to Section 406 of the IDOT Standard Specifications.
   d. Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40°F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45°F and the pavement is for rising temperatures.
20. Pavement markings:
   a. All pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, color and size specified on the Plans.
   b. Pavement marking on pavement shall be placed with truck-mounted equipment. Markings on curbs other than pavement may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of workmanship will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no farther than five (5) feet from the front of the accessible space. The minimum height to the bottom of the sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 730 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 701 of the IDOT Standard Specifications and be installed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and traffic removal shall be in accordance with Section 703 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutter, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Interim Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as required by the Village/City and Engineer. In addition, an area that will ultimately result in the disturbance of one (1) acre or more the pavement outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, an area that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the Notice of Coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if be designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures if necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept onsite and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and mulched inlet or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter sediment control prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto a paved public roadway. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of work parking and before all stock water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly designed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate parking and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or floodplain.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where there are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until that stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation control measures according to Jurisdictional Authority requirements within thirty (30) days. All disturbed areas or topsoil replacement that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood zone areas or buffers protecting wetlands or waters of the United States or County. Contractor shall be protected from erosion by installing silt fence around the perimeter of the stockpile. Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment trap, sediment basin, or other equivalent measure).
15. All storm sewers, detention structures, catch basins, curb inlets and/or retention/detention/conservation basins intended within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Stone water conveyance swales, channels, stream or ditch, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall install the required sediment control devices as it deems necessary. The contractor shall use alternation control device shown in plans to prevent siltation that coverage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not proving satisfactory and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any material repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment traps shall be cleaned out after each storm event. They shall be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dirt which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall prepare responsible for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have complied with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following Typical Construction Sequencing:
   a. Installation of storm soil erosion and sediment control (SESC) Measures.
      1. Selective vegetation removal for site stabilization
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install inlet protection binding and fence removal where appropriate (i.e. grass)
   c. Construct temporary sediment basins (sediment basins, traps, etc.)
   d. Construct detention facilities and outlet control structures with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install storm sewer, storm sewer, watermain and appropriate inlet & outlet protection
   h. Temporarily stabilize detention basins with seed and erosion control blanket
      Temporarily stabilize all areas including lots that have reached temporary grade
   i. Install roadway, parking areas, etc.
   j. Final grade and permanently stabilize all disturbed areas with topsoil and seed
      Install structures and grade individual lots
   k. Permanently stabilize site with topsoil and sod
   l. Remove all temporary SESC measures after the site is stabilized with vegetation

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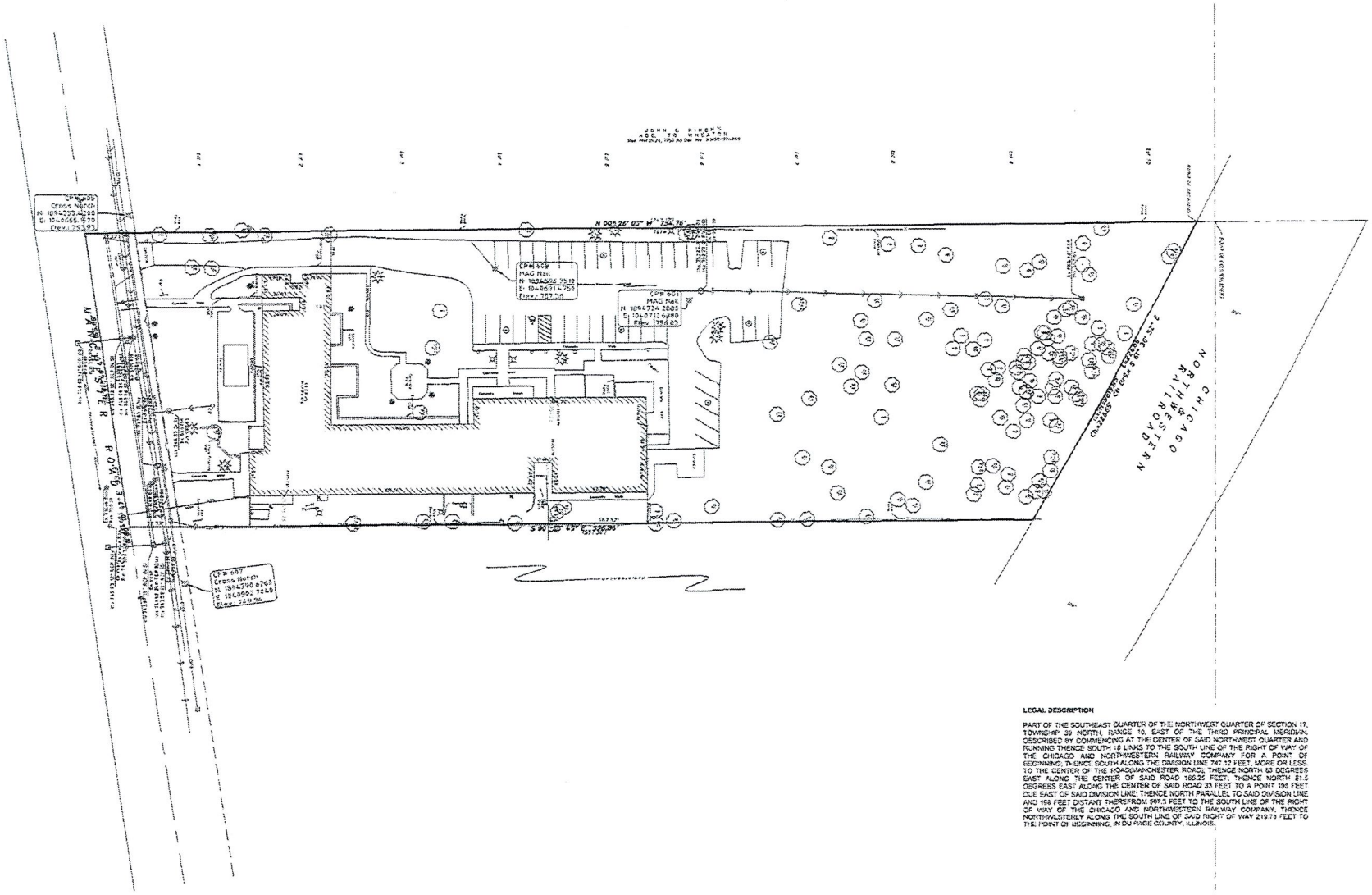
No.	Date	Revision

GENERAL NOTES AND SPECIFICATIONS

1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
WILLIAMSVILLE, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 03.21.2023
Project No.: 21301
Sheet: C2.1 / 23



LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 18 LINKS TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE DIVISION LINE 740.12 FEET, MORE OR LESS, TO THE CENTER OF THE ROAD(MANCHESTER ROAD); THENCE NORTH 88 DEGREES 5 EAST ALONG THE CENTER OF SAID ROAD 166.22 FEET; THENCE NORTH 81.5 DEGREES EAST ALONG THE CENTER OF SAID ROAD 23 FEET TO A POINT 108 FEET DUE EAST OF SAID DIVISION LINE; THENCE NORTH PARALLEL TO SAID DIVISION LINE AND 108 FEET DISTANT THEREFROM 597.3 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 219.79 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

NORTH

Scale 1" = 20'

No	Date	Revision

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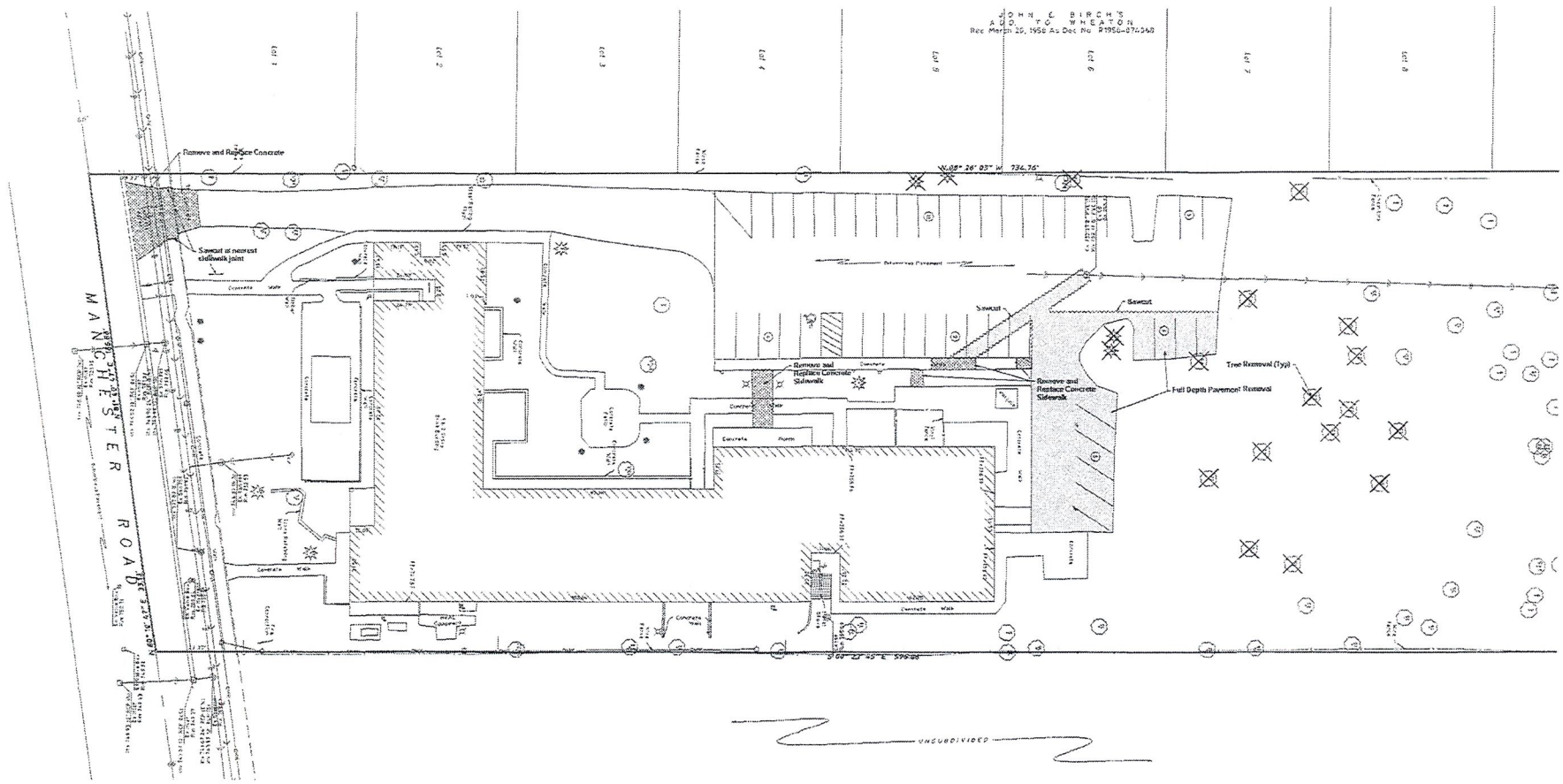
[illegible]

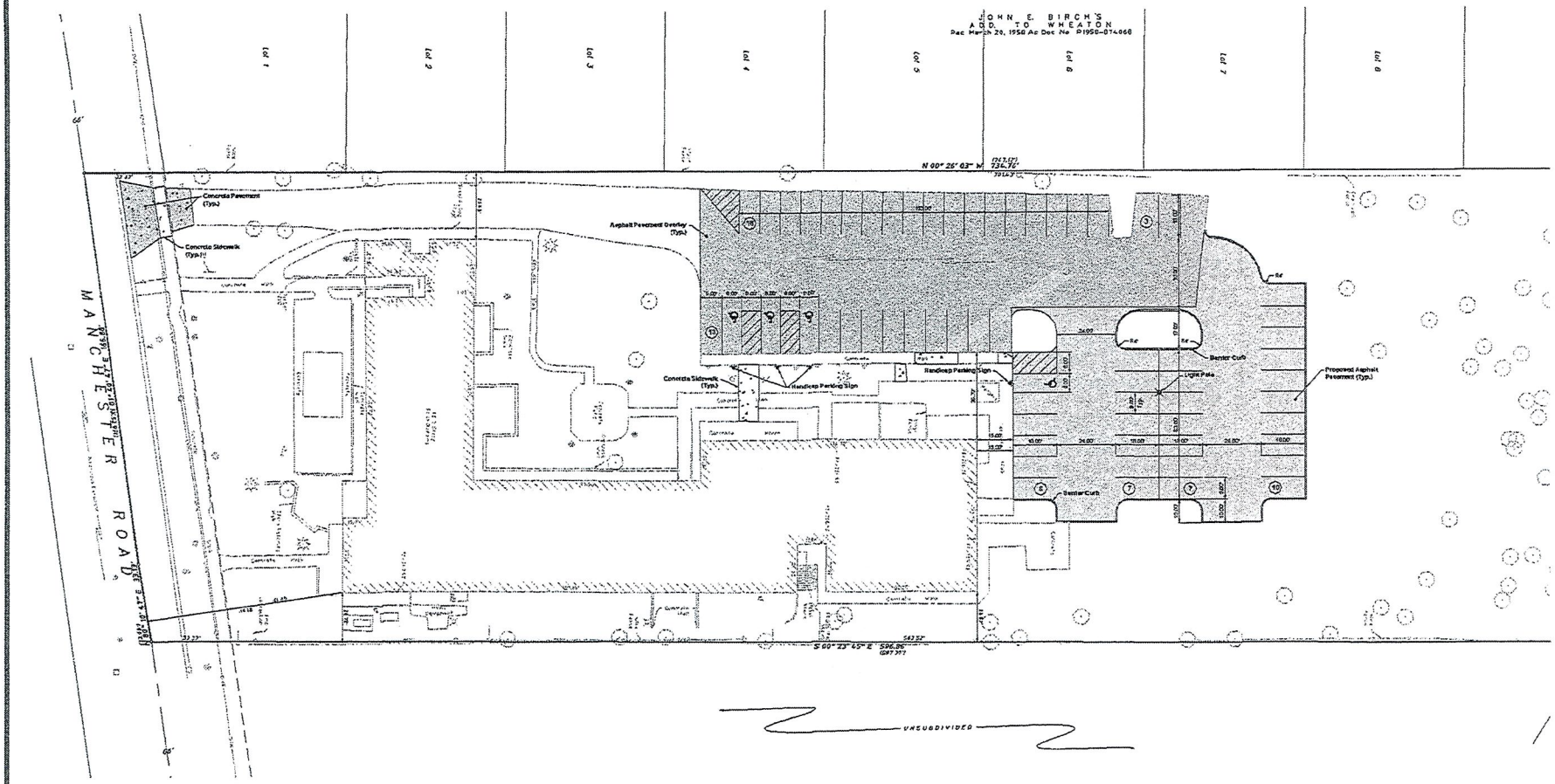
EXISTING CONDITIONS

1325 MANCHESTER ROAD SITE IMPROVEMENT PLANS

WHEATON, ILLINOIS

Project Manager: M.L.A.
Engineer: E.M.L.
Date: 03-21-2022
Project No.: 21321
Sheet: C3.0 / C3


JOHN E. BIRCH'S
ADD. TO WHEATON
Rec March 20, 1956 As Doc No R1956-070348
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
N 88° 26' 03" W 734.76'
MANCHESTER ROAD
Remove and Replace Concrete
Sawcut at nearest sidewalk joint
Sawcut
Sawcut
Remove and Replace Concrete Sidewalk
Remove and Replace Concrete Sidewalk
Tree Removal (Typ)
Full Depth Pavement Removal
Concrete Walk
Concrete Pavement
Concrete Curb
Concrete Walk
Concrete Walk
Concrete Walk



SITE DATA

Total Site Area	125,016 s.f. (2.894 Ac.)
Existing Conditions	
Open Space (Landscape)	77,702 s.f. (1.784 Ac.)
Impervious Area	47,314 s.f. (1.109 Ac.)
Proposed Conditions	
Open Space (Landscape)	69,473 s.f. (1.594 Ac.)
PCBMP Area	1,594 s.f. (0.036 Ac.)
Impervious Area	54,818 s.f. (1.264 Ac.)
Net New Impervious Area	6,735 s.f. (0.154 Ac.)

PARKING SUMMARY

Existing Parking	
Standard Parking Stall	43
Handicapped Parking Stall	1
Total Existing Parking Spaces	44
Proposed Parking	
Standard Parking Stall	83
Handicapped Parking Stall	1
Total Parking Provided	84

PAVING LEGEND

BITUMINOUS PAVEMENT - STANDARD
- 1-1/2" Hot Mix Asphalt (HMA) Surface Course, Mix 'D', N50
- 2-1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50
- 6" Aggregate Base Course, CA-6, Gradiet

BITUMINOUS PAVEMENT OVERLAY
- 1-1/2" Hot Mix Asphalt (HMA) Surface Course, Mix 'D', N50

CONCRETE PAVEMENT
- 8" Portland Cement Concrete (Class PV)
- 4" Aggregate Base Course, CA-6, Gr 9 or Gr 1

CONCRETE SIDEWALK
- 6" Portland Cement Concrete (Class B)
- 3" Aggregate Base Course, CA-6, Gradiet

NORTH
Scale: 1" = 20'

No. | Date | Revision

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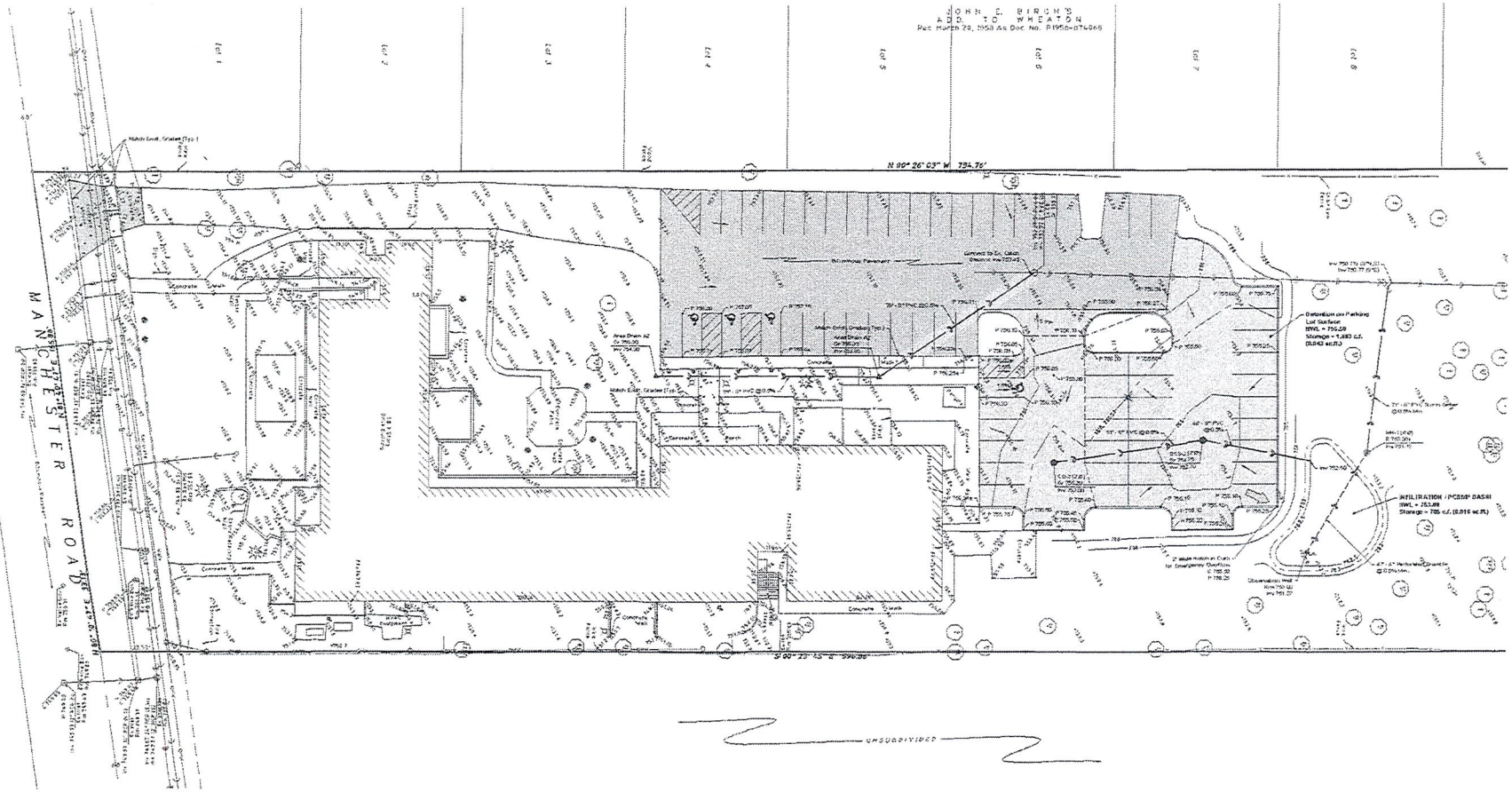
GEOMETRY AND PAVING PLAN

1325 MANCHESTER ROAD SITE IMPROVEMENT PLANS

WILSON, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 03-21-2022
Project No. 2130'
Sheet C5.0/ C8



CALCULATION SUMMARY	
Net New Impervious Area	6,765 s.f. (0.155 Ac.)
PCBMP Requirements:	
New Impervious Area x 1.25 in.	688 c.f. (0.016 Ac.ft.)
Proposed PCBMP Basin Volume	705 c.f. (0.016 Ac.ft.)
Detention Requirements:	
New Impervious Area x 18,250 c.f./ac.	1,571 c.f. (0.036 Ac.ft.)
Proposed Detention Volume	1,880 c.f. (0.043 Ac.ft.)

NORTH

Scale: 1" = 20'

No.	Date	Revision

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Blackstone/Hinckley/Naples Lee Ashton 18.06.033
www.haegerengineering.com

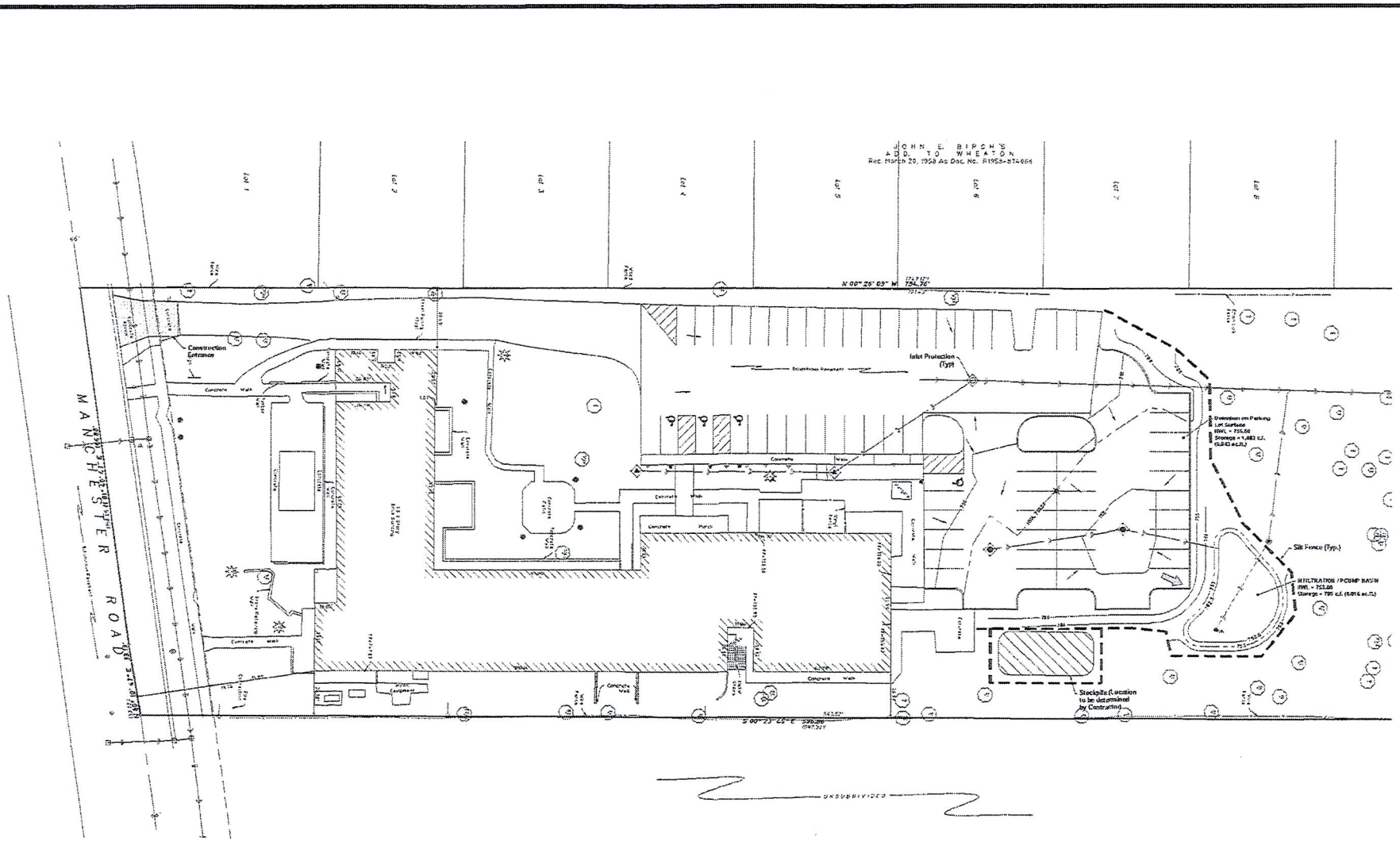
GRADING AND UTILITY PLAN

132.5 MANCHESTER ROAD SITE IMPROVEMENT PLANS

WHEATON, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 03-21-2022
Project No.: 21307
Sheet: C6.0 / 21

Plot Date: Mar 23, 2022 - 8:47pm Plotted By: Kevin
File Name: P:\2021\21307\Drawings\Site Engineering\21307-Engineering.dwg



NORTH

Scale: 1" = 20'

No.	Date	Revision

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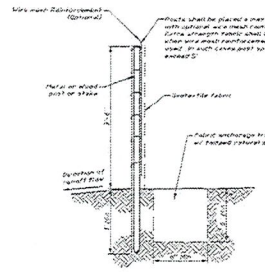
SOIL EROSION CONTROL PLAN

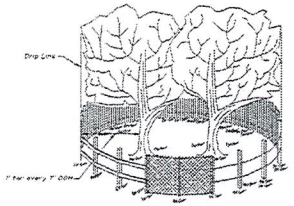
1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
WHEATON, ILLINOIS

Project Manager: M.E.A.
Engineer: K.M.L.
Date: 03-31-2022
Project No. 2130
Sheet C7.0/ 28



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

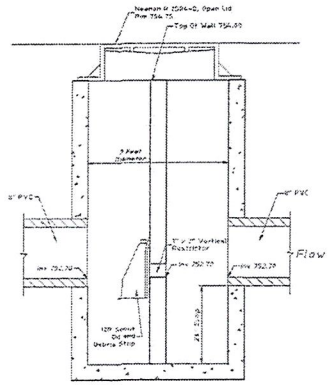


POST AND FENCE DETAIL

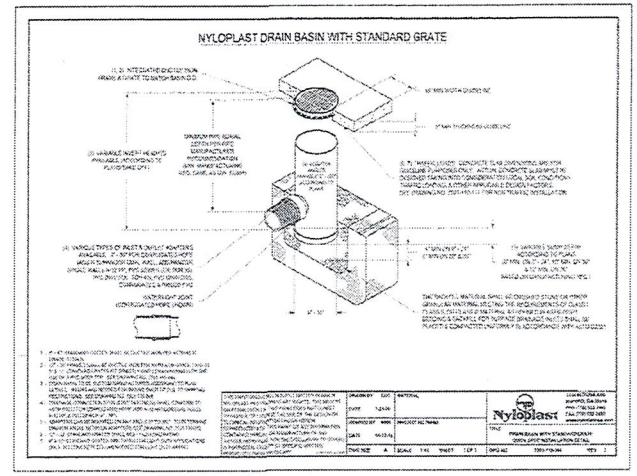
NOTES:

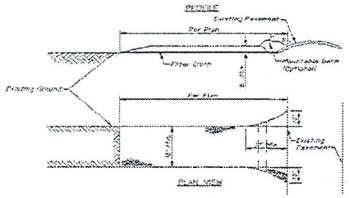
1. The fence shall be located outside the drip line of the tree to be saved and no less closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 2.0 sq. in.
3. The fence may be either 42" high snow fence, 4.5' plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING



OUTLET CONTROL STRUCTURE

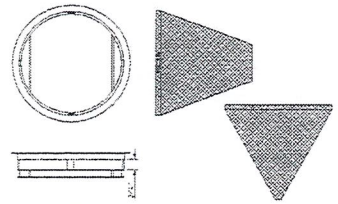




CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 100 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Twenty-four (24) feet minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or thrown onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

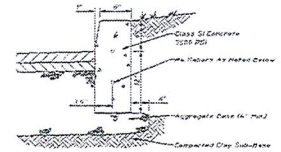


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x3-1/4"x1/8" angle. Base rim fabricated from 1x1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All components steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from a reinforced, nonwoven polypropylene geotextile reinforced with polyester mesh. Bag sutured to base rim with a stainless steel strap and tack. All other structural meet have either a curb cut basin catch-all or an inlet grate basket catch-all inserted prior to construction.

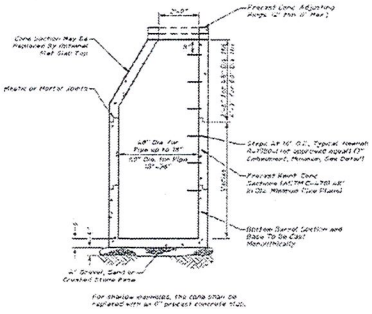
INLET SILT BASKET CATCH-ALL



Notes:

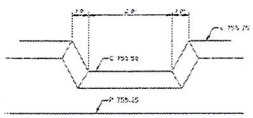
1. Use two #4s rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 50'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 5/8"x18" long coated dowel bar. The dowel bar shall be fitted with a cap with a punched stop which provides a minimum of 1" expansion.
3. Maximum construction/control joint spacing is 30 on 20'.

TYPE B - 6" BARRIER CURB

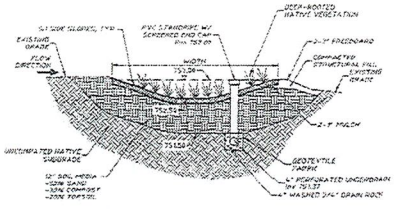


For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

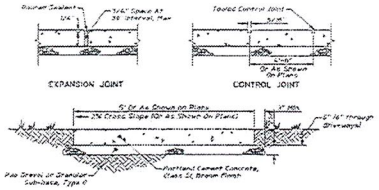
STORM SEWER MANHOLE



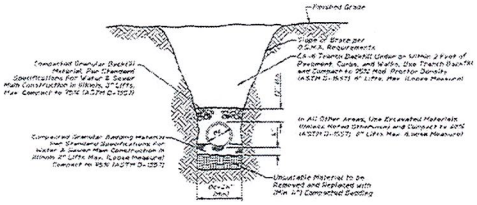
NOTCH IN CURB (OVERFLOW DETAIL)



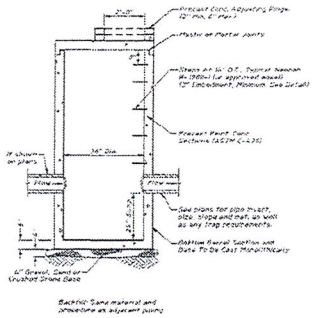
PCBMP / INFILTRATION BASIN



PORTLAND CEMENT CONC. SIDEWALK



TRENCH SECTION - STORM SEWER



Backfill: Same material and compaction as adjacent pavement

CATCH BASIN - TYPE B

NORTH

Scale: 1" = 20'

No.	Date	Revision

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Brian@HaegerEngineering.com • www.HaegerEngineering.com

TYPICAL DETAILS

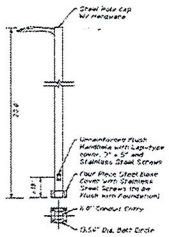
132.5 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
WRIGHTON, ILLINOIS

Project Manager: M.L.A.
Engineer: K.M.L.
Date: 03-21-2022
Project No.: 21301
Sheet: C8.0 / C8

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Lumens	LLF	Wattage
[illegible]	A	4	LED Lighting Supply	SBL1G-LED-SBW22-70K-5-T3	LED	16,032	1.0	101

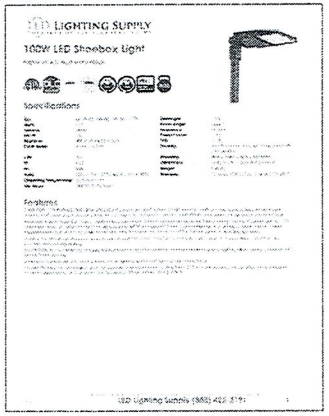
Statistics (Calculation Points Included Grade)						
Description	Ave (fc)	Max (fc)	Min (fc)	Max/Min	Ave/Min	
Property Line Zone	0.0	0.4	0.0	N/A	N/A	
Site Area Zone	Site Plan Grid Points	6.0	39.3	0.8	49.1	15.0:1

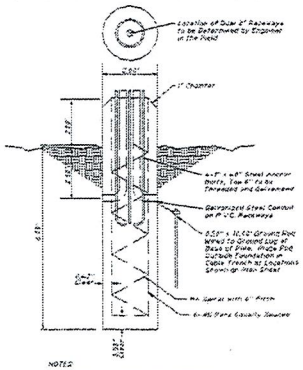
Luminaire Location Summary				
Luminaire Location Summary (Units in Feet)				
Luminaire	Mounting Height	Orientation	Tilt	
A1	20.0	225°	0°	
A2	20.0	135°	0°	
A3	20.0	315°	0°	
A4	20.0	45°	0°	



LIGHT POLE DETAIL

Not to Scale



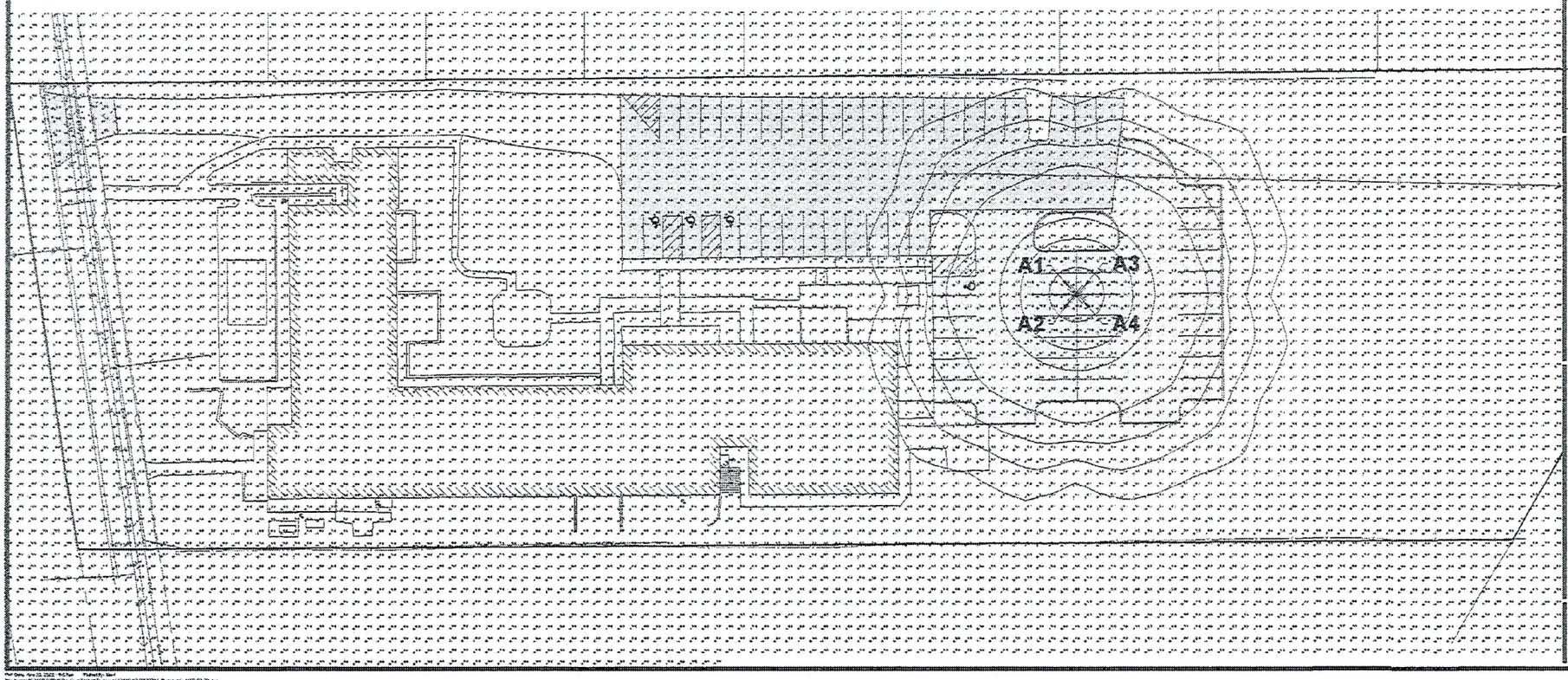


NOTES:

1. Foundation to be Drilled with an Auger Equal to the Fill Diameter of the Foundation.
2. Centerline of all Concrete Foundations Shall be Located as Shown on the Plan Sheets.
3. Manufacturer to Furnish Template Drawing for Setting of Anchor Bolts in all Pole Foundations.

EXPOSED LIGHT POLE FOUNDATION DETAIL

Not to Scale



NORTH

Scale: 1" = 20'

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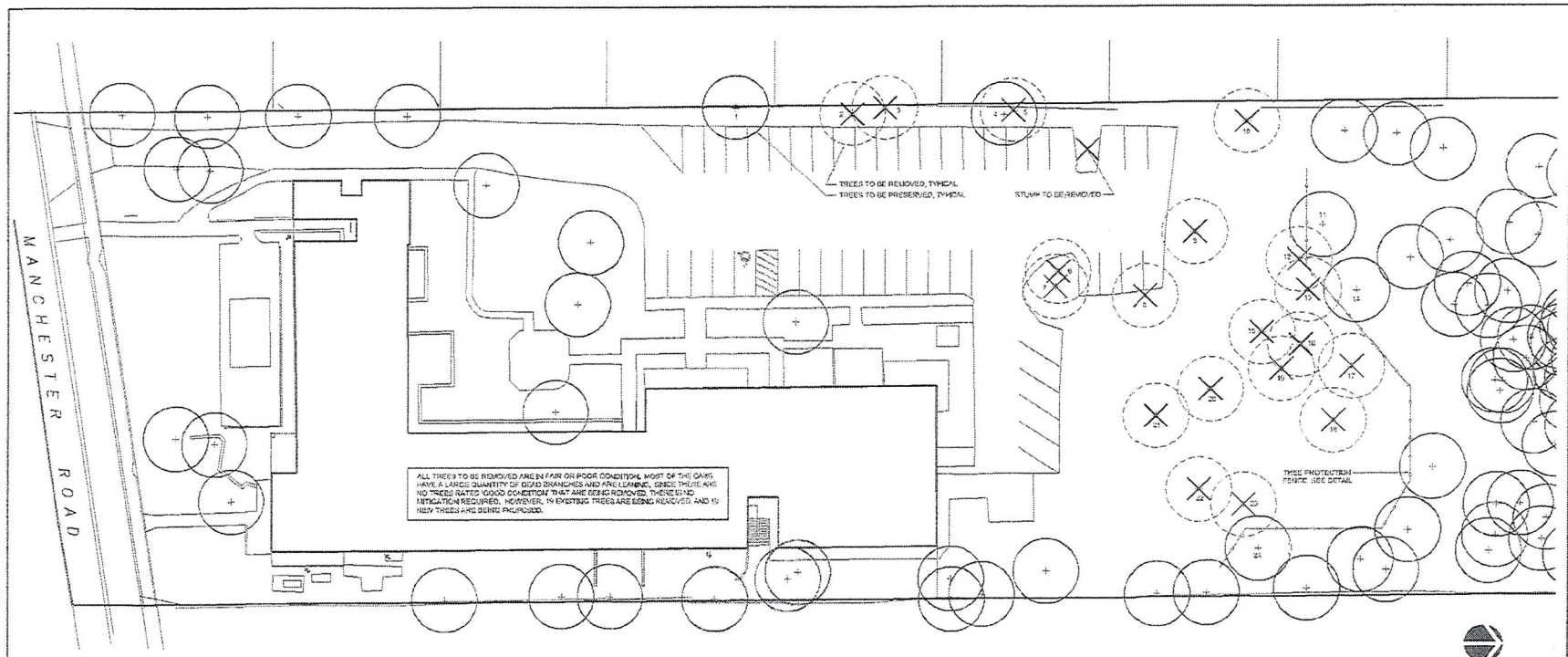
SITE LIGHTING AND PHOTOMETRIC PLAN

1325 MANCHESTER ROAD
SITE IMPROVEMENT PLANS
ST. LOUIS, MISSOURI

Project Manager: ALL A
Engineer: KMS
Date: 03-21-2022
Project No: 2120
Sheet: L-1/02



1 TREE REMOVAL PLAN
SCALE: 1" = 20'-0"

KEY

EXISTING TREES TO BE REMOVED

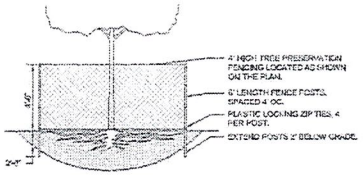
EXISTING TREES TO BE PRESERVED

TREE PROTECTION FENCE, SEE DETAIL

EXISTING TREES WITHIN SCOPE OF WORK

NO.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
1.	ULMUS SPECIES	ELM	22" CAL	FAIR	PRESERVE
2.	ULMUS SPECIES	ELM	MUL STEM	POOR	REMOVE
3.	JUNIPERUS SPECIES	CEDAR	4" CAL	POOR	REMOVE
4.	QUERCUS SPECIES	OAK	MUL STEM	GOOD	PRESERVE
5.	QUERCUS SPECIES	OAK	10" CAL	POOR	REMOVE
6.	JUNIPERUS SPECIES	CEDAR	5/3.5" CAL	FAIR	REMOVE
7.	JUNIPERUS SPECIES	CEDAR	12" CAL	FAIR	REMOVE
8.	QUERCUS SPECIES	OAK	28" CAL	POOR	REMOVE
9.	QUERCUS SPECIES	OAK	(2) 20" CAL	POOR	REMOVE
10.	RHAMNUS SPECIES	BUCKTHORN	5" CAL	POOR	REMOVE
11.	QUERCUS SPECIES	OAK	36" CAL	GOOD	PRESERVE
12.	QUERCUS SPECIES	OAK	15" CAL	POOR	REMOVE
13.	QUERCUS SPECIES	OAK	22" CAL	FAIR	REMOVE
14.	QUERCUS SPECIES	OAK	22" CAL	FAIR	PRESERVE
15.	QUERCUS SPECIES	OAK	22" CAL	FAIR	REMOVE
16.	QUERCUS SPECIES	OAK	22" CAL	FAIR	REMOVE
17.	QUERCUS SPECIES	OAK	22" CAL	FAIR	REMOVE
18.	ULMUS SPECIES	ELM	8" CAL	FAIR	REMOVE
19.	QUERCUS SPECIES	OAK	42" CAL	FAIR	REMOVE
20.	QUERCUS SPECIES	OAK	42" CAL	FAIR	REMOVE
21.	ACER SPECIES	SILVER MAPLE	22" CAL	FAIR	REMOVE
22.	PRUNUS SPECIES	BLACK CHERRY	12" CAL	POOR	REMOVE
23.	ACER SPECIES	SILVER MAPLE	18" CAL	POOR	REMOVE
24.	QUERCUS SPECIES	OAK	30" CAL	POOR	PRESERVE

FENCE IS TO BE INSTALLED IN LOCATIONS AS SHOWN ON THE DRAWING. POSTS SHALL BE PLACED 4' ON CENTER. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC ACROSS THE POSTS TO PREVENT SAGGING. THE FABRIC SHALL BE ATTACHED OUTSIDE THE POSTS, AWAY FROM THE TREE. SAFETY FENCE FABRIC SHALL BE ORANGE CONTRACTOR'S GRADE SMOOTH TOP DIAMOND PLASTIC FENCE. POSTS SHALL BE 6' LONG HEAVY DUTY GALVANIZED STEEL T-POSTS. SET TO A DEPTH OF 2' BELOW GRADE. POST SHALL NOT BE DRIVEN INTO TREE ROOTS OR UTILITY LINES. LOCKING TIES SHALL BE 8" PLASTIC LOCKING ZIP TIES, 4 PER POST.



2 TREE PROTECTION FENCING
NOT TO SCALE

TREE REMOVAL AND PROTECTION NOTES

1. ALL EXISTING TREE LOCATIONS AND SIZES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. LOCATION OF TREE PROTECTION FENCE IS REPRESENTATIVE. CONTRACTOR SHALL VERIFY LOCATIONS IN THE FIELD. SEE TREE PROTECTION FENCE DETAIL.
3. FENCE IS TO REMAIN IN PLACE UNTIL GRADING IS COMPLETE AND THE SITE IS READY FOR SOD INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FENCE AND KEEPING IT INTACT AT ALL TIMES. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
5. VERIFY TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY TREES.
6. TREES TO BE REMOVED ARE TO HAVE THEIR STUMPS REMOVED OR GROUND DOWN TO 12" BELOW GRADE.
7. NO MATERIALS OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN TREE PROTECTION FENCING.
8. ALL GRADING, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE TREE PROTECTION FENCING.
9. CRUSHED LIMESTONE OR ANY MATERIALS THAT MAY BE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE TREE PROTECTION FENCING NOR SHALL THEY BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE(S).
10. IF IT IS THE CONTRACTOR'S OPINION THAT ANY OF THE TREES TO BE PRESERVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
11. ANY TREE ROOTS FROM PRESERVED TREES THAT ARE UNCARTHED DURING CONSTRUCTION, SHALL BE CAREFULLY ROOT PRUNED USING THE STANDARDS OF THE NATIONAL ARBORISTS ASSOCIATION.

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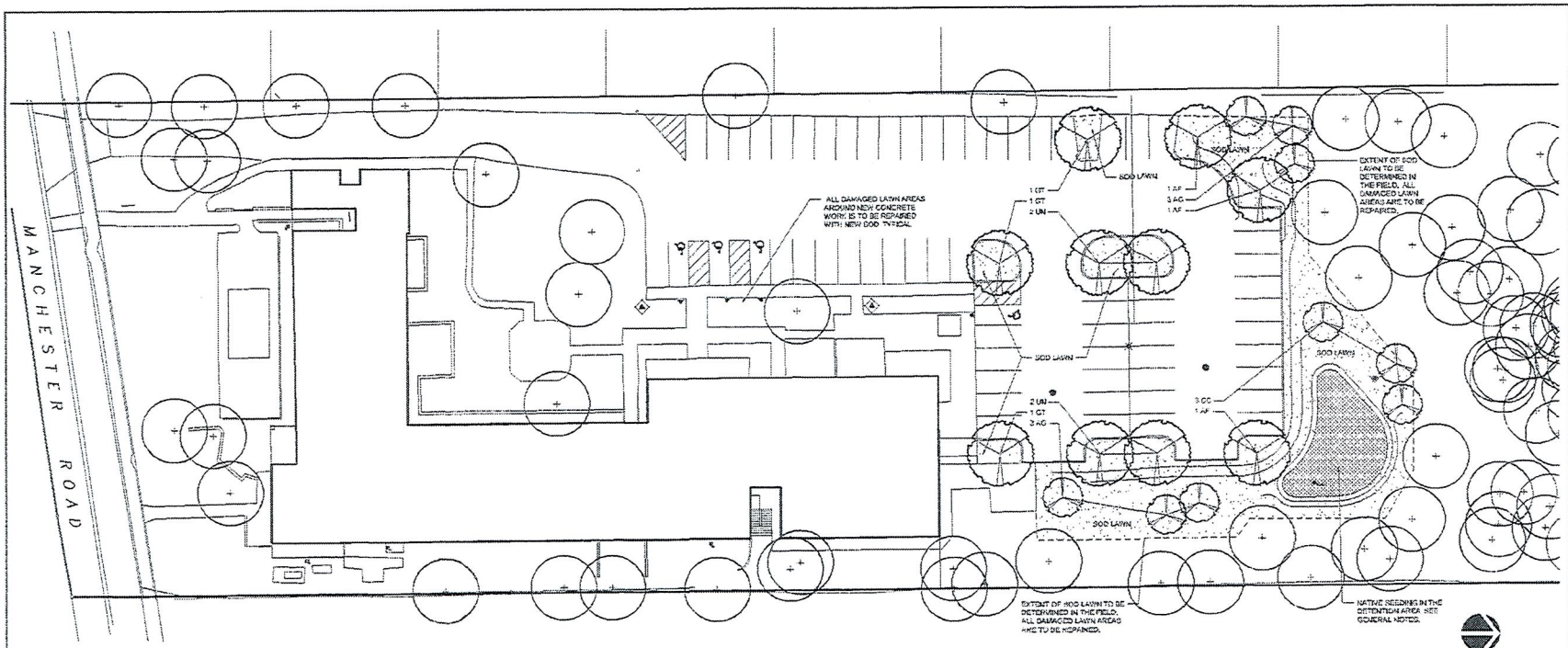
STATE OF ILLINOIS
WILLIAM J. FERGUSON
No. 157-000104
LICENSED LANDSCAPE ARCHITECT

Revisions
8.
7.
6.
5.
4.
3.
2. REVISED PER OWNER 10/5/22
1. VILLAGE APPROVAL 3/15/22

Project
1325 Manchester Road
WILMETTE, ILLINOIS

Sheet Title
TREE REMOVAL PLAN

Date 3/15/22	Project No. 2021-0410
Scale 1" = 20'-0"	Sheet No. L1.0
Drawn By FERGUSON	
Approved	



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 24 10 20 40

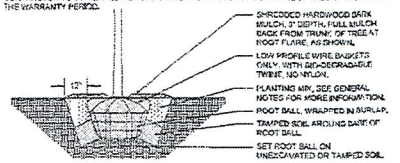
KEY

- EXISTING TREES TO BE PRESERVED
- PROPOSED SHADE TREES. SEE PLANT LIST
- PROPOSED ORNAMENTAL TREES, SEE PLANT LIST
- PROPOSED SOD LAWN

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ADDITIONAL NOTES
	DECIDUOUS TREES-SHADE				
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	3	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	3	BRANCHED UP 6'
UN	ULMUS 'NEW HORIZON'	NEW HORIZON ELM	3" CALIPER	4	BRANCHED UP 6'
	DECIDUOUS TREES-ORNAMENTAL				
AC	AMELANCHIER C. 'COLES SELECT'	COLES SELECT SERVICEBERRY	7' HT x 6' W	3	MULTI STEM
CC	CERCIS CANADENSIS	EASTERN REDBUD	7' HT x 6' W	3	MULTI STEM

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 1/2 HEIGHT, REMOVE APPROXIMATELY 5% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UNTIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

1. ALL OVERHEAD AND UNDERGROUND UTILITIES, DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
2. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 25% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION.
3. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 12" ABOVE TOP OF CURB.
4. SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
5. NATIVE SEEDING IN DETENTION AREA TO BE 'SWALE SEED MIX' FROM CARDINO NATIVE PLANT NURSERY. INSTALL AT 40 PLS POUNDS PER ACRE, AS RECOMMENDED BY CARDINO NURSERY. COVER SEEDED AREAS WITH AN EROSION CONTROL BLANKET.
6. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FOLIAGE. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO ORDERING. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
7. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
   DECIDUOUS TREES AND SHRUBS: MAY 1 THROUGH NOV 1
   SOD LAWN: MAY 1 THROUGH NOV 15
8. PLANTING MIX FOR ALL PLANTINGS SHALL BE 50% TOPSOIL, 10% SAND, 10% PINE FINES. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
9. BARK MULCH FOR TREES SHALL BE FINELY SHREDDED, PREMIUM HARDWOOD BARK MULCH, FREE OF TWIGS, LEAVES OR OTHER DEBRIS.
10. ALL PLANT MATERIAL, INCLUDING SEED AND SOD, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL "ACCEPTANCE" IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING. AFTER ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE MANUAL AND INSTRUCTIONS ON HOW TO PROPERLY MAINTAIN THE LANDSCAPING.
11. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SOD AND SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

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STATE OF ILLINOIS
WILLIAM J. FERGUSON
No. 157-000130
Exp. 09-01-2011
LANDSCAPE ARCHITECT

Revisions
1.
2.
3.
4.
5.
6.
7.
8.
2. REVISED PER OWNER 3/12/20
1. VILLAGE APPROVAL 3/16/20

Project
1325 Manchester Road
WILMETTE, ILLINOIS

Sheet Title
LANDSCAPE PLAN

Date 3/16/20
Project No. 2019-024-00
Scale 1" = 20'-0"
Sheet No. L2.0
Drawn By FERGUSON
Approved