

**VILLAGE OF VERNON HILLS
ORDINANCE 2022-064**

**AN ORDINANCE AUTHORIZING CERTAIN APPROVALS FOR A NEW DEVELOPMENT
ON PROPERTY LOCATED AT 130 LAKEVIEW PARKWAY, IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of JRW Property Holdings LLC, concerning property located at 130 Lakeview Parkway, has petitioned the Village of Vernon Hills for approval of the following:

1. Preliminary and final site plan approvals; and
2. Preliminary and final landscape plan approvals; and
3. Preliminary and final architecture plan approvals; and
4. Preliminary and final plat of resubdivision approvals

WHEREAS, after a meeting held on April 13, 2022 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report and recommendation concerning said petition referenced herein; and

WHEREAS, based upon the evidence adduced at said meeting and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on April 19, 2022, found that sufficient facts were presented which, in its judgment, would justify approving the development referenced herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of site, landscape and architectural plans to allow construction of a new building at 130 Lakeview Parkway is hereby granted subject to the terms and conditions of approval set forth in Exhibit A, attached hereto.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of a plat of resubdivision is hereby granted subject to the terms and conditions of approval set forth in Exhibit A, attached hereto.

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of

its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION V. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION VI EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

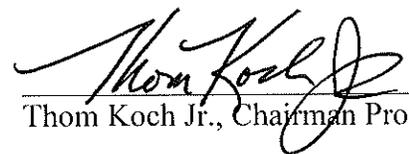
SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2022-064.

Adopted by roll call vote as follows:

AYES: 5 - Marquardt, Forster, Oppenheim, Koch, Schenk

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne



Thom Koch Jr., Chairman Pro Tem

PASSED: 05/03/2022

APPROVED: 05/03/2022

PUBLISHED IN PAMPHLET FORM: 05/03/2022

ATTEST: 05/03/2022



Kevin Timony, Village Clerk



Exhibit A

DEVELOPMENT PERMIT For Lakeview Parkway

Pursuant to the Entitlement Package dated 05/03/2022

General Compliance with the Following Plans:

1. General compliance with the civil engineering plans, consisting of fifteen (15) pages, prepared by Spaceco, Inc, dated April 1, 2022; and
2. General Compliance with the Landscape Plan, consisting of five (5) pages, prepared by The JNL Design Group, dated March 30, 2022; and
3. General compliance with the architectural plans, consisting of fourteen (14) pages, prepared by Cornerstone Architecture Ltd, dated March 2, 2022; and
4. General compliance with the photometric plan consisting of one (1) page, prepared by Spaceco, Inc, dated January 21, 2022; and
5. Compliance with the plat of subdivision, consisting of two (2) pages, prepared by Spaceco, dated January 26, 2022; and
6. Architectural elevations shall generally comply with the color renderings, consisting of one (1) page, prepared by Cornerstone Architecture Ltd, dated February 14, 2022.

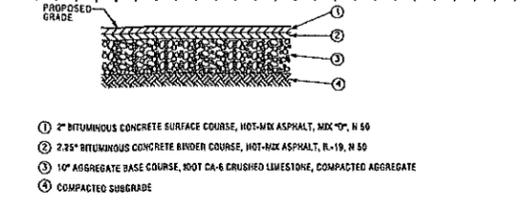
Conditions of Approval:

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Review and approval of site lighting and parking lot light fixtures by the Director of Public Works and Director of Community Development prior to issuance of building permit; and
4. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
5. The plat of subdivision is subject to review and approval by the Village Attorney and the Village Engineer; and
6. Compliance with all ordinances and standards of the Village.

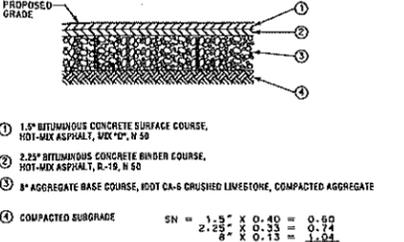
GENERAL NOTES

- REFERENCED CODES
 - ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND REQUIREMENTS FOR PROVISIONS; ADOPTED APRIL 1, 2018 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERE TO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
 - ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION BY ILLINOIS, PUBLISHED JANUARY AND THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
 - ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE RESTRICTIVE SHALL GOVERN.
 - THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THEIR CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- UTILITY LOCATIONS
 - THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFORM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL 811, ILL. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY THE NIGHT PRIOR TO STARTING ANY CONSTRUCTION.
 - EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE FIELD LOCATION OF THESE UTILITIES AND THEIR PROTECTION AND PRESERVATION DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- UTILITY COORDINATION
 - OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELATED WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK AND SHALL PREPARE AND OBTAIN APPROVAL OF THE CONSTRUCTION PLAN AS DIRECTED BY THE OWNER.
 - THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT THAT TIME, THE CONTRACTOR SHALL FURNISH A LABOR REPORT TO THE UTILITY AGENCIES. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
- NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE BEGINNING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY DISCREPANCIES. FAILURE TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR REPORT TO THE UTILITY AGENCIES AND THE MUNICIPALITY. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOBS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.
- CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- COMMENCING CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, OTHER MUNICIPALITIES OR OWNERS, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MAKE THE APPROVAL OF THE OWNER.
 - FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION PERTAINING TO TESTING UNIT. TESTING AGENCY CAR ESSENTIAL TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR OBTURED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDING ANY AND ALL PERMITS NECESSARY FOR THE MARKING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. CLEANING ON THE SITE IS NOT PERMITTED.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (65SRBC) ARTICLE 201.05.
- LIMA PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNERS APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
- ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGER BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

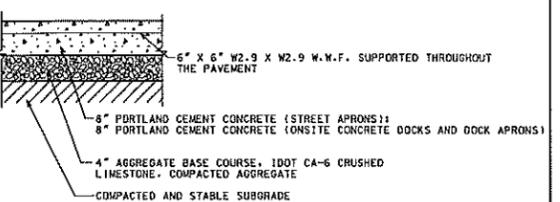
- GENERAL EXCAVATION/UNDERGROUND NOTES
 - SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
 - PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRUTS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.
 - PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DUE TO STABILITY OF GROUND AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMP, SUCTON AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND MAINWATER TO COLLECTING OR HOLD-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DEWATERING DEVICES OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DEVICES.
 - IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.
- FINAL ACCEPTANCE
 - ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS LIABILITY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.
 - BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
 - NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED PRIOR TO INSTALLING PAVEMENT BASE, FINISH, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
 - AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- UNDERGROUND NOTES
 - UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
 - WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEARED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID FOR FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
 - ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHORING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSE ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE OWNER (AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
 - TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING DOT CA-6 SPECIFICATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (ISRB) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
 - THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8" (ROUND) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.
 - AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.
 - HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES, WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.
 - ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISH GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADES.
 - SLEEVES FOR UTILITY (CABLE, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 30" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
 - THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
- IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OR REPRESENTATIVES OF THE OWNER. NOW-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECORDED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



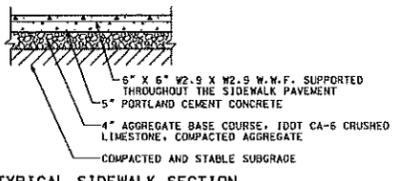
TYPICAL HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



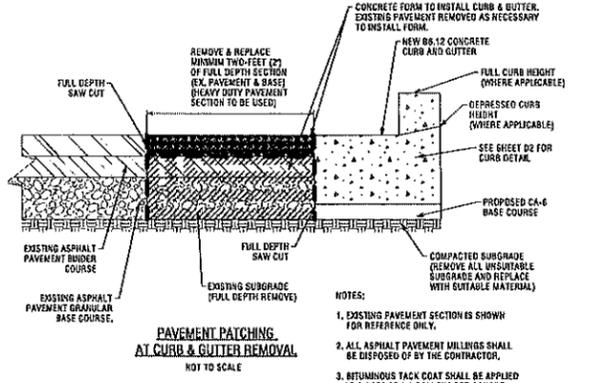
TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.



NOTES:
1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW SMA SURFACE COURSE INSTALLATION.

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

ABBREVIATIONS

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

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR SHPO	003102021		11/19/2021
IDNR ECOCAT	2205986		10/05/2021
IEPA NPDES		ILR1028FE	03/25/2022
IEPA WATERMAIN			
IEPA SANITARY			

TYPICAL SECTIONS AND GENERAL NOTES

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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Rosemont, Illinois 60018
Phone: (847) 696-4050 Fax: (847) 696-4065

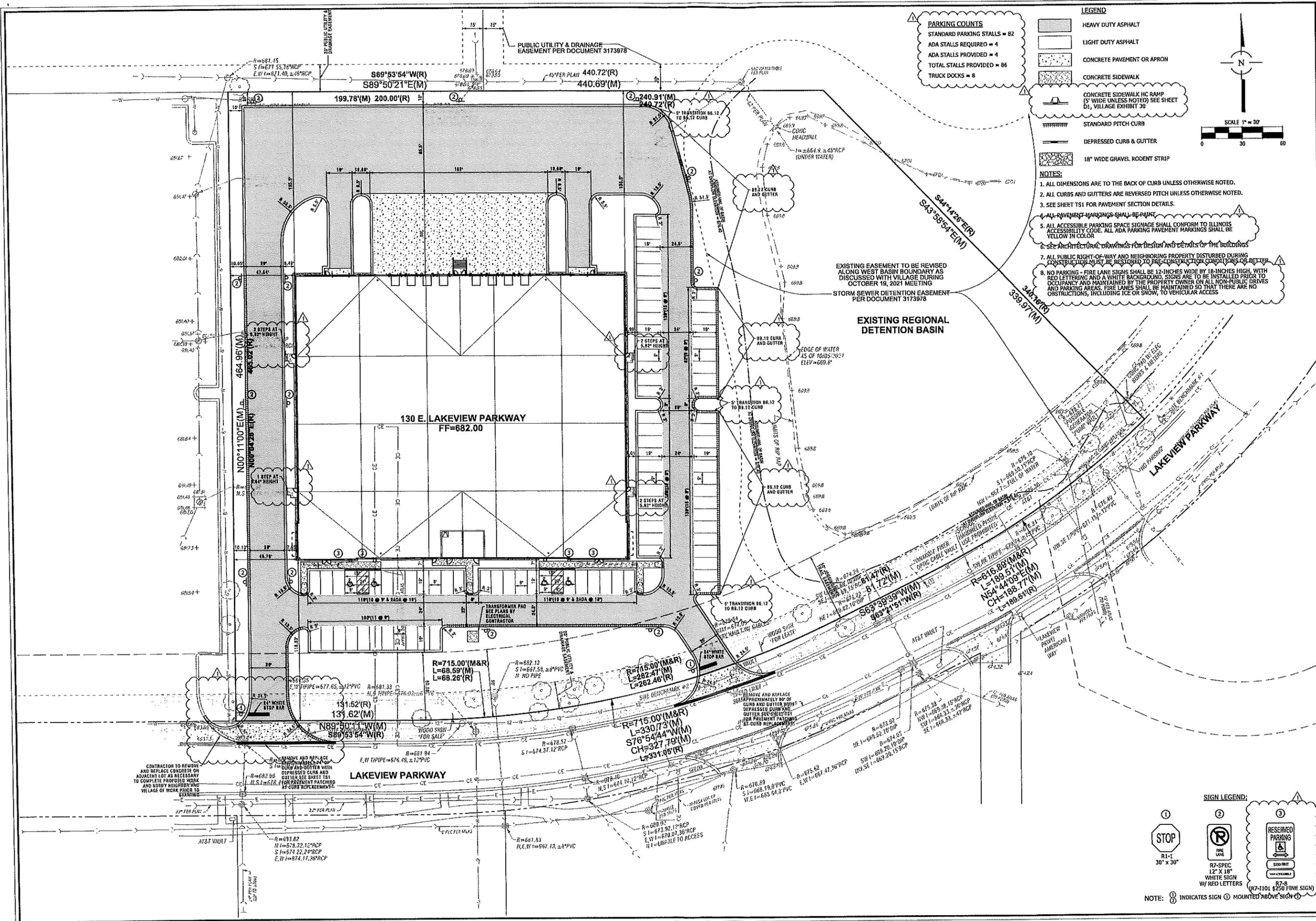


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01/21/2022

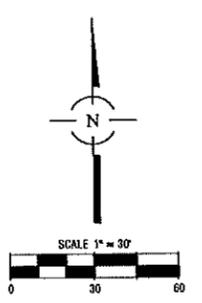
JOB NO.
11742

SHEET
TS1
2 OF 15



PARKING COUNTS
 STANDARD PARKING STALLS = 82
 ADA STALLS REQUIRED = 4
 ADA STALLS PROVIDED = 4
 TOTAL STALLS PROVIDED = 86
 TRUCK DOCKS = 8

- LEGEND**
- HEAVY DUTY ASPHALT
 - LIGHT DUTY ASPHALT
 - CONCRETE PAVEMENT OR APRON
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED) SEE SHEET D1, VILLAGE EXHIBIT 30
 - STANDARD PITCH CURB
 - DEPRESSED CURB & GUTTER
 - 18" WIDE GRAVEL RODENT STRIP



- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBS AND GUTTERS ARE REVERSED PITCH UNLESS OTHERWISE NOTED.
 3. SEE SHEET TS1 FOR PAVEMENT SECTION DETAILS.
 4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
 5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE. ALL ADA PARKING PAVEMENT MARKINGS SHALL BE YELLOW IN COLOR.
 6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
 7. ALL PUBLIC RIGHT-OF-WAY AND NEIGHBORING PROPERTY DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
 8. NO PARKING - FIRE LANE SIGNS SHALL BE 12-INCHES WIDE BY 18-INCHES HIGH, WITH RED LETTERING AND A WHITE BACKGROUND. SIGNS ARE TO BE INSTALLED PRIOR TO OCCUPANCY AND MAINTAINED BY THE PROPERTY OWNER ON ALL NON-PUBLIC DRIVES AND PARKING AREAS. FIRE LANES SHALL BE MAINTAINED SO THAT THERE ARE NO OBSTRUCTIONS, INCLUDING ICE OR SNOW, TO VEHICULAR ACCESS.

EXISTING EASEMENT TO BE REVISED ALONG WEST BASIN BOUNDARY AS DISCUSSED WITH VILLAGE DURING OCTOBER 19, 2021 MEETING
 STORM SEWER DETENTION EASEMENT PER DOCUMENT 3173978
 EXISTING REGIONAL DETENTION BASIN

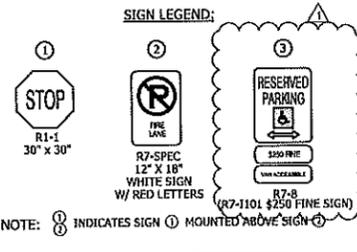
NO.	DATE	REVISIONS PER VILLAGE	REMARKS
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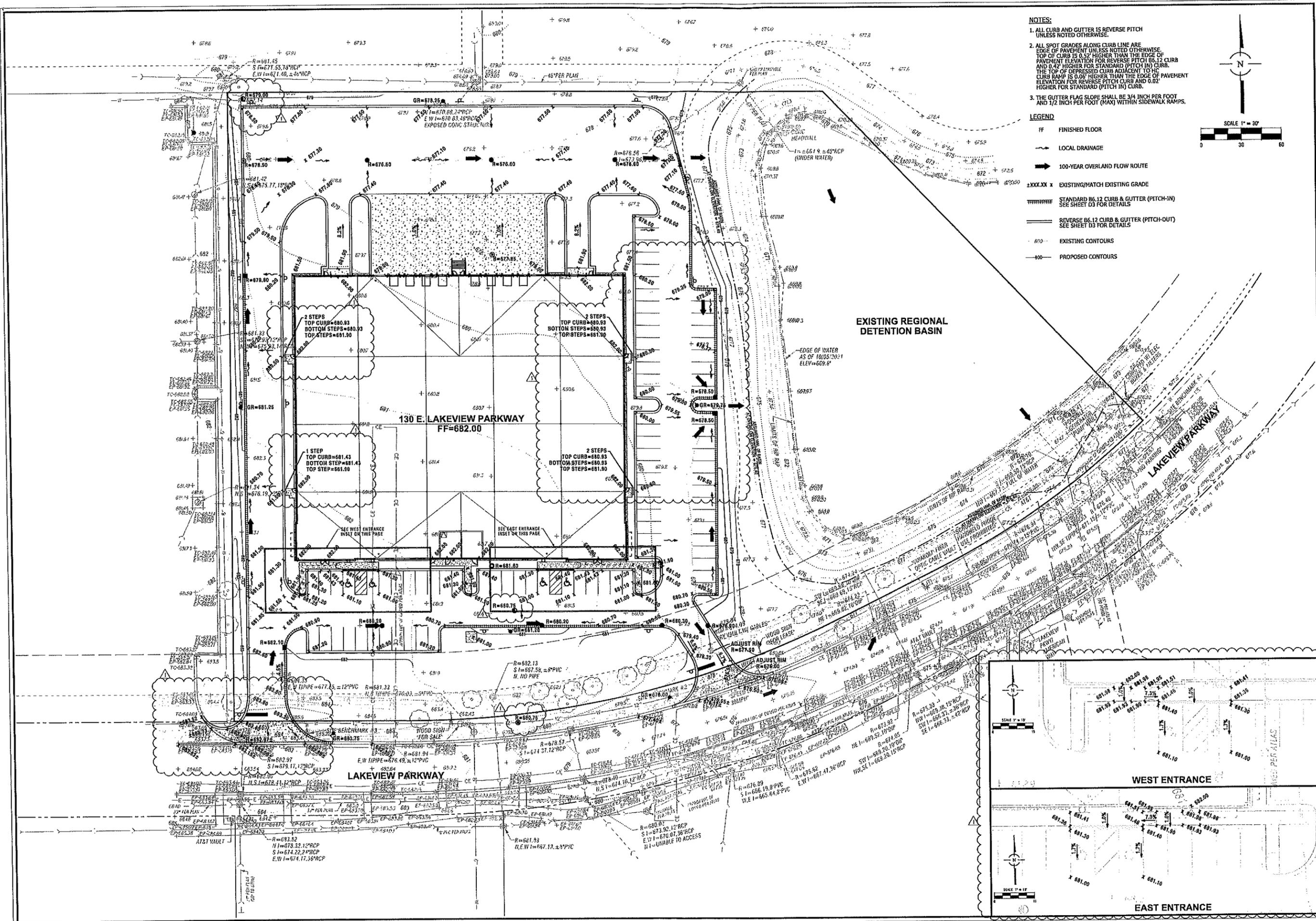
GEOMETRIC PLAN
130 E. LAKEVIEW PARKWAY
 VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS



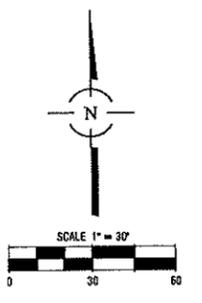
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 DATE: 01/21/2022
 JOB NO. 11742
 SHEET **GM**
 5 OF 15





- NOTES:**
1. ALL CURB AND GUTTER IS REVERSE PITCH UNLESS NOTED OTHERWISE.
 2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. TOP OF CURB IS 0.52' HIGHER THAN THE EDGE OF PAVEMENT ELEVATION FOR REVERSE PITCH B6.12 CURB AND 0.42' HIGHER FOR STANDARD (PITCH-IN) CURB. THE TOP OF DEPRESSED CURB ADJACENT TO HC CURB RAMP IS 0.06' HIGHER THAN THE EDGE OF PAVEMENT ELEVATION FOR REVERSE PITCH CURB AND 0.02' HIGHER FOR STANDARD (PITCH-IN) CURB.
 3. THE GUTTER FLAG SLOPE SHALL BE 3/4 INCH PER FOOT AND 1/2 INCH PER FOOT (MAX) WITHIN SIDEWALK RAMP.

- LEGEND**
- FF FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - ±XXX.XX X EXISTING/MATCH EXISTING GRADE
 - STANDARD B6.12 CURB & GUTTER (PITCH-IN) SEE SHEET D3 FOR DETAILS
 - REVERSE B6.12 CURB & GUTTER (PITCH-OUT) SEE SHEET D3 FOR DETAILS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



NO.	DATE	REVISIONS PER VILLAGE	REMARKS
1	04/01/22		

NO.	DATE	REVISIONS PER VILLAGE	REMARKS

GRADING PLAN
130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
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LAND SURVEYORS

5675 W. Higgins Road, Suite 700
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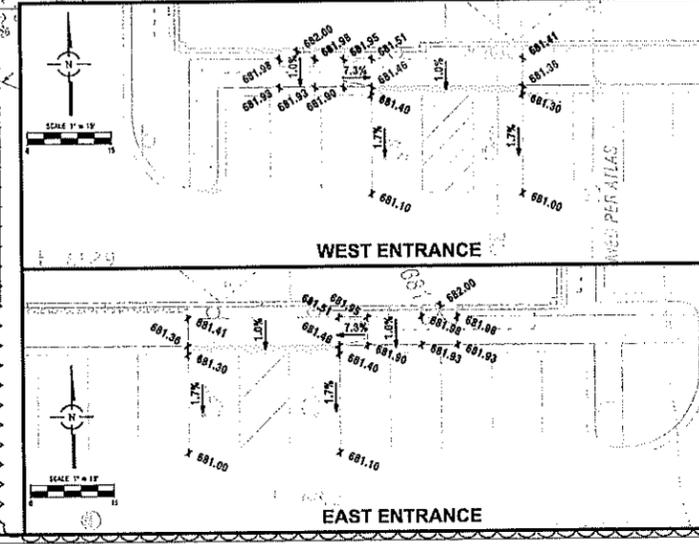
SPAGECO INC.

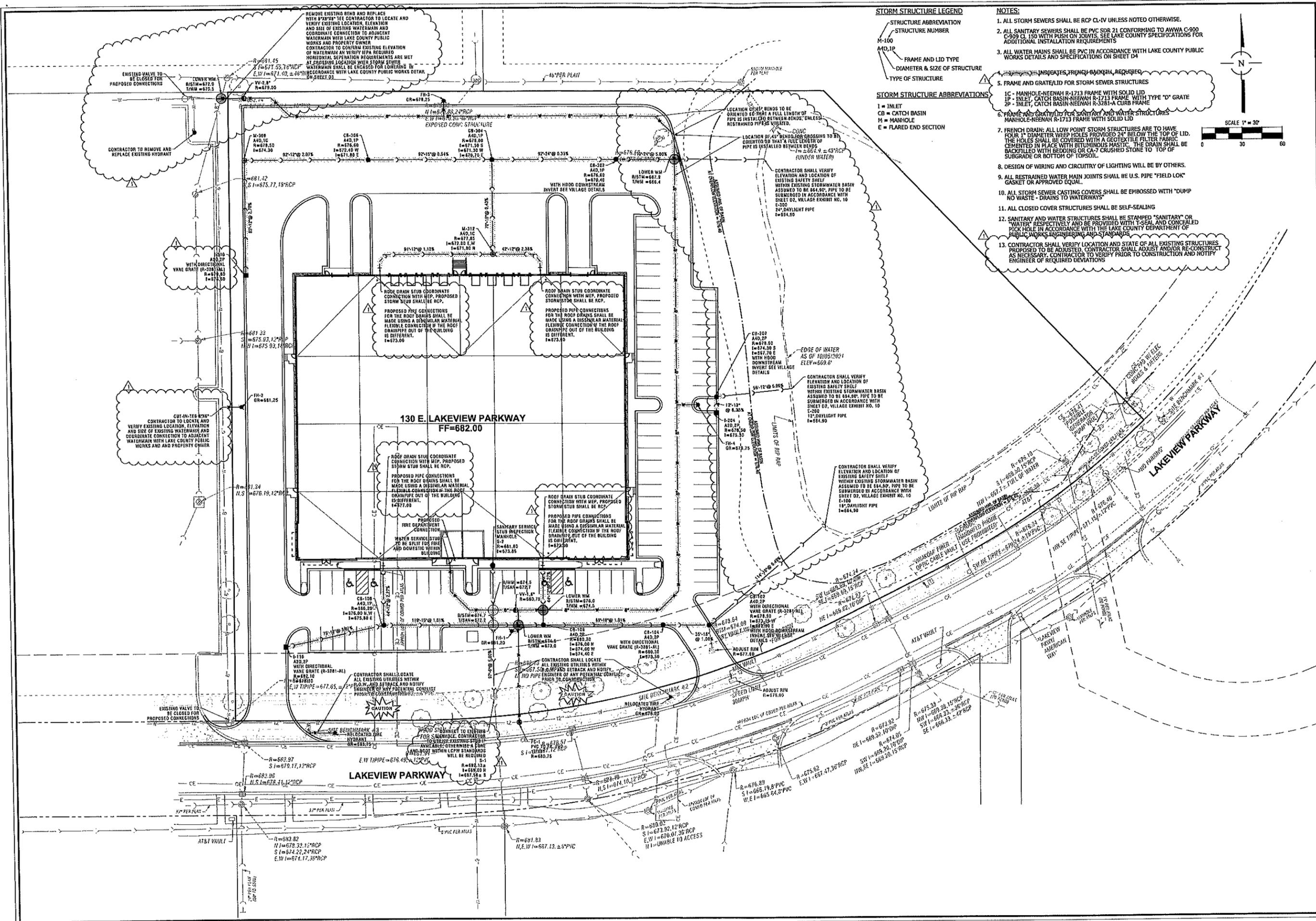
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01/21/2022

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11742

SHEET
GR
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STORM STRUCTURE LEGEND

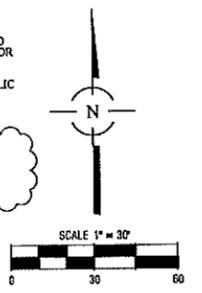
STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
ADD, IP
AD, IP

FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

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

- NOTES:**
1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC SDR 21 CONFORMING TO AWWA C-900 C-909 CL. 150 WITH PUSH ON JOINTS. SEE LAKE COUNTY SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 3. ALL WATER MAINS SHALL BE PVC IN ACCORDANCE WITH LAKE COUNTY PUBLIC WORKS DETAILS AND SPECIFICATIONS ON SHEET D4.
 4. INDICATES FRENCH BACKFILL REQUIRED.
 5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
IC - MANHOLE-NEENAH R-1713 FRAME WITH SOLID LID
IP - INLET, CATCH BASIN-NEENAH R-1713 FRAME WITH TYPE "D" GRATE
2P - INLET, CATCH BASIN-NEENAH R-3281 A CURB FRAME
 6. FRAME AND GRATE/LID FOR SANITARY AND WATER STRUCTURES
MANHOLE-NEENAH R-1713 FRAME WITH SOLID LID
 7. FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 2" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR C-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
 8. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
 9. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
 10. ALL STORM SEWER CASTING COVERS SHALL BE EMBOSSED WITH "DUMP NO WASTE - DRAINS TO WATERWAYS"
 11. ALL CLOSED COVER STRUCTURES SHALL BE SELF-SEALING
 12. SANITARY AND WATER STRUCTURES SHALL BE STAMPED "SANITARY" OR "WATER" RESPECTIVELY AND BE PROVIDED WITH T-SEAL AND CONCEALED PICK HOLE IN ACCORDANCE WITH THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING STANDARDS.
 13. CONTRACTOR SHALL VERIFY LOCATION AND STATE OF ALL EXISTING STRUCTURES PROPOSED TO BE REMOVED. CONTRACTOR SHALL ADJUST AND/OR RE-CONSTRUCT AS NECESSARY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF REQUIRED DEVIATIONS.



NO.	DATE	REVISIONS PER VILLAGE	REMARKS
1	04/01/22		

UTILITY PLAN

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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SPACECO INC.

FILENAME:
1174201

DATE:
01/21/2022

JOB NO.
11742

SHEET
UT
7 OF 15

This Soil Erosion and Sediment Control (SESC) Plan has been prepared to meet one of the requirements of the National Pollution Discharge Elimination System (NPDES) General Permit No. ILR100025. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in site conditions, operations, or maintenance activities which have a significant effect on the potential for the discharge of pollutants to the waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, however, shall not be amended to reduce the level of control or to increase the level of control beyond what is required by the NPDES permit. The SWPPP shall be amended to identify any new contractor and/or subcontractor and to implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of an industrial/warehouse building with the associated parking and site work.

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

Describe proposed construction sequence, simple follow:

- 1) Install perimeter sediment control measures
- 2) Selective vegetation removal for all fence installation
- 3) SW fence installation
- 4) Construction hoarding around areas not to be disturbed
- 5) Stabilized construction entrance
- 6) Clear and grub (as necessary)
- 7) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
- 8) Construct detention basins and outlet control structures with restrictor to temporary sedimentation
- 9) Strip topsoil, stockpile topsoil and grade site
- 10) Temporarily stabilize topsoil stockpiles (seed and soil fence around top of slope)
- 11) Install storm water, utility event, watermain and associated inlet & outlet protection
- 12) Permanently stabilize detention basins with areas and erosion control blanket
- 13) Temporarily stabilize all areas including lots that have reached mass grade
- 14) Install curbs
- 15) Permanently stabilize all wetland areas
- 16) Install walkways and grade stabilization
- 17) Permanently stabilize lots
- 18) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 3.82 acres. Construction activity will disturb approximately 3.82 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.40.
2) Existing data describing the soil or quality of any discharge from the site is included in:

E. Refer to sheets 001, for a site plan including:
1) drainage patterns;
2) approximate depths anticipated before and after major grading activities;
3) locations where vehicles enter or exit the site and controls to minimize off-site sediment loading;
4) areas of soil disturbance;
5) the location of major structural and nonstructural controls;
6) the location of areas where stabilization practices are expected to occur;
7) surface waters (including wetlands), and;
8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is/are: Illinois River/Union River.
2) The name of the watershed area in which the site is located is/are:
3) The extent of wetland storage as shown in the SWPPP.

G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- raw materials (e.g., bagged Portland cement)
- construction debris
- household waste
- concrete and concrete trucks
- litter

2. CONTROLS

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

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service (NRCS) Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or the permits for storm water management site plans or site specific approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not included in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:
1. The County
2. IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Pre-construction controls of the site should be installed prior to soil disturbance (including soil disturbance necessary to install the controls), including erosion control. Pre-construction controls, including all fences, should be actively maintained until final stabilization of those portions of the site covered by the permit control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate installation and maintenance of sediment control devices and other structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be installed where construction activities have temporarily or permanently ceased, in accordance with local and state requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary pre-construction controls should be removed after final stabilization of those portions of the site approved by the permit control.

C. Erosion and Sediment Controls

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

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

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

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

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the termination of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to drain flows from paved roads, stone flows or concrete block curbs and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on a regular basis to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- SW fence
- sediment traps (provide function and dimensions in plan set)
- other measures

D. Storm Water Management

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

1) The practices selected for implementation were determined on the basis of technical guidance contained in the National Urban Manual, Federal, State, and/or Local Regulations. The storm water management measures include:
- detention basins
- other measures

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

E. Waste Management

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

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

F. Concrete Waste Management

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

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The excess concrete waste material should be placed up and disposed of properly when it is no longer needed. Retrieved concrete can be recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Curing

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

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain. When not in use, vehicles should be stored on a paved surface, such as a parking lot or other paved area. Controls should be installed to minimize the potential of runoff from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Trip mats or absorbent pads should be used for all vehicles and equipment maintenance activities that involve grease, oil, antifreeze, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks. Leaks should be repaired immediately or the vehicle should be removed from site. Disposal of all used oil, antifreeze, antifreeze and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and local, state, and federal regulations per Illinois State Street (ISSS) and other manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and containers should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with labels intact, and if possible, under a roof or other enclosure. Leaks should be repaired or cleaned up immediately. Areas where materials are stored are an acceptable control measure to prevent contamination of storm water. MSDS should be available for reviewing the procedures. Any material that is not used should be immediately cleaned up and disposed of properly. Contractors should immediately report spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-usable. The original labels and MSDS should be maintained. Hazardous materials, including any liquids, tanks should be equipped with spill containment and stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or local and state recommended methods.

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

J. Management of Portable Sanitary Stations

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

K. Spill Prevention and Cleanup Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Emergency spill kits should be available on site. Spill kits should include spill kits, rags, cloths, paper, poppers, rags, mats, absorbent pads and/or metal mesh containers specifically for this purpose. Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to contain, contain, and remove spills, if they occur. Spills should be cleaned up immediately (with caution) in accordance with MSDS and should not be hauled on site or washed into storm water drainage inlets, drainage ways, or Waters of the State.

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

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following spill prevention practices should be followed to reduce the risk of spill:
- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-watering Operations

During de-watering/pumping operations, only unconfined water should be allowed to discharge to protected natural areas. Waters of the State, or to a storm sewer system (in accordance with local permits). Inlet hoses should be placed in a stabilized berm or other structure to prevent the hose from being pulled into the storm sewer. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment trap, or curb. Adequate erosion controls should be used during de-watering operations as necessary. Sediment control measures should be installed to direct flow to the desired location as specified below. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan Details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the surface with sand or crushed stone and removing top layer of stone and sediment, as needed. Vehicles having trackable material on them from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

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

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be applied to the site (or more frequently) to be effective. Carbon should be used not to overwater, as that may cause erosion.

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

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

3. MAINTENANCE

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

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

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

SW fence: SW fences should be inspected regularly for understanding where the fence meets the ground, overlapping, and tears along the length of the fence. Deficiencies should be repaired immediately. Barriers accumulating sediments from the fence base when the fence height. Surface final stabilization, properly done, will prevent any sediment that has accumulated on the SW fence. Alternative sediment control measures should be considered for areas where SW fence continuously fails.

Stabilized construction entrance: The stabilized construction entrance should be maintained to prevent tracking of sediment into public streets. Maintenance includes top dressing with additional stone and removing top layer of stone and sediment. The vehicle tracking device should be replaced immediately.

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

4. INSPECTIONS

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

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

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:
A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures specified in the SWPPP should be checked to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion and sediment measures are effective in preventing pollutants from entering the receiving water bodies. Locations where erosion occurs or exit the site should be inspected for off-site sediment loading. All pumping operations and other potential non-storm water discharge sources should also be inspected.

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

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

D. The Permittee shall notify the appropriate agency (see appropriate section office by e-mail at: nonpoint@dep.state.il.gov, telephone or fax within 24 hours of any instance of non-compliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (INOC) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be in forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further cause of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

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

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Peoria Office Box 10216
Springfield, Illinois 62714-0216

5. NON-STORM WATER DISCHARGES

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

- fire fighting activities
- the hydraulic dredging
- Wash used to wash vehicles where detergents are not used
- Wash used to control dust
- Potable water sources including unconsolidated waterline washings
- Landscaping irrigation drainages
- Effluent from cooling water towers which does not use detergents
- Pavement wash waters where spills of fuels or hazardous materials have not occurred
- Grease collection materials have been removed and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Spills
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanup of stucco, paint
- Form release oils
- Drying compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soap, solvents, or detergents
- Tents or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

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

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

- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
- C SPRING OATS 100 LBS/ACRE
- D WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E SOD
- F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

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

PROJECT: 130 E. LAKEVIEW PARKWAY

PERMIT #: ILR10025E

DATE: _____

CONTRACTOR SIGNATURE: _____ TELEPHONE NUMBER: _____

PRINTED NAME & TITLE: _____

NAME OF CONTRACTING FIRM: _____

STREET ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TRADE/RESPONSIBILITY: _____

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

OWNER SWPPP CERTIFICATION

PROJECT: 130 E. LAKEVIEW PARKWAY

PERMIT #: ILR10025E

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

SIGNATURE OF OWNER: _____ DATE: _____

PRINTED NAME OF OWNER: _____

NOTE: THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PARAGRAPH 6 OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REVISIONS PER VILLAGE	REMARKS
1	04/07/22		

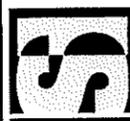
NO.	DATE	REVISIONS PER VILLAGE	REMARKS
1	04/07/22		

SOIL EROSION AND SEDIMENT CONTROL PLAN

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9675 W. Higgins Road, Suite 700,
Chicago, IL 60634
Phone: (847) 986-4080 Fax: (847) 986-4085



FILENAME: 11742SE1

DATE: 01/21/2022

JOB NO. 11742

SHEET SE1

8 OF 16

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES
(SMC - 2013 revision)**

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CALSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DEFLECTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

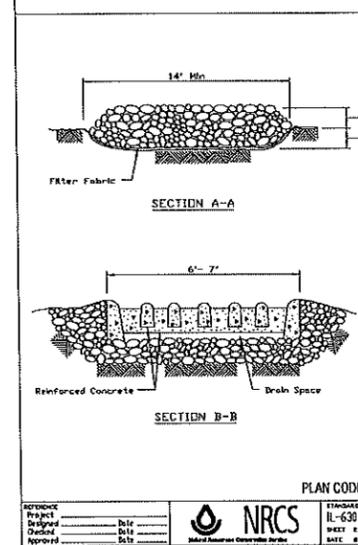
O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

**LAKE COUNTY DIVISION OF TRANSPORTATION
SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES
(LCDOT - 2/4/15 revision)**

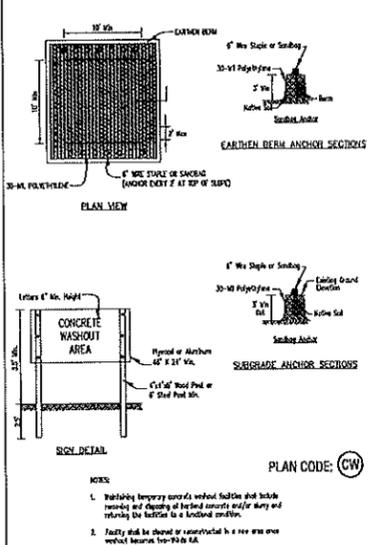
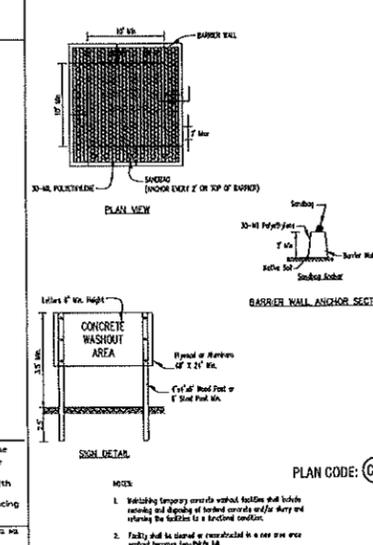
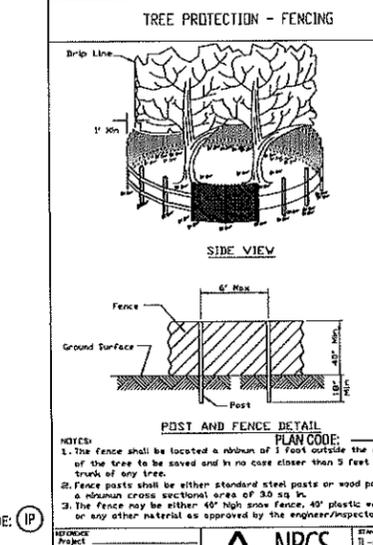
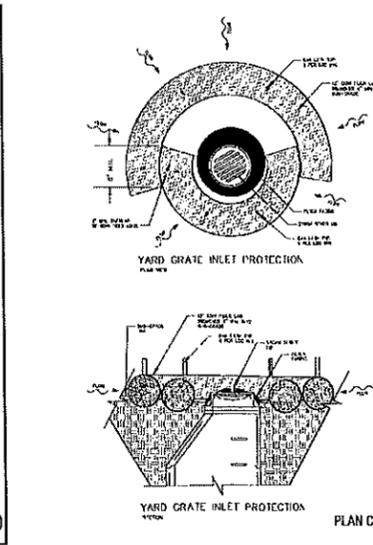
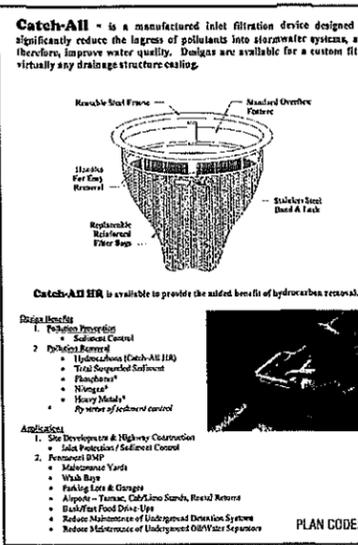
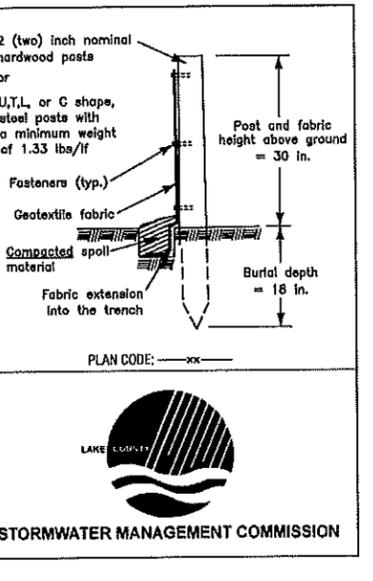
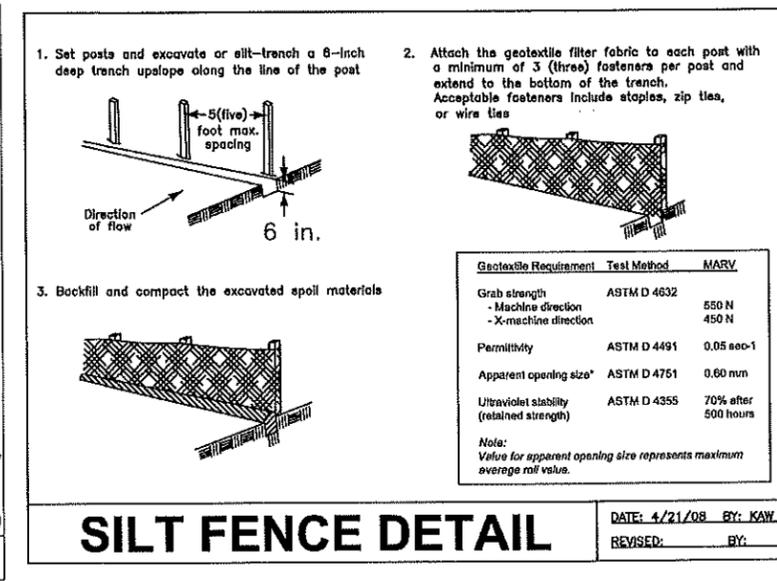
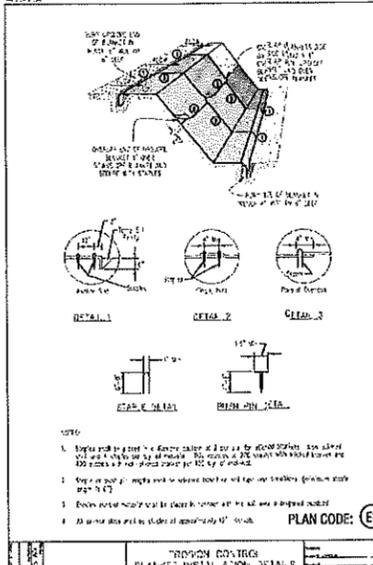
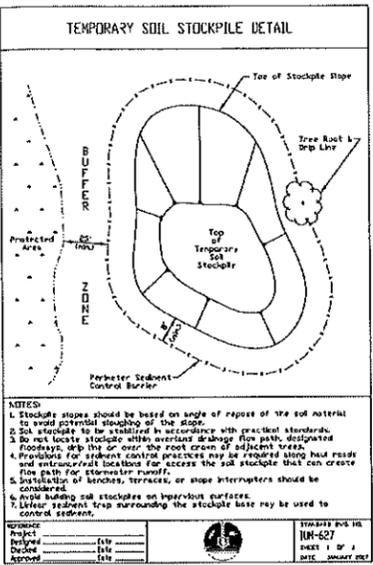
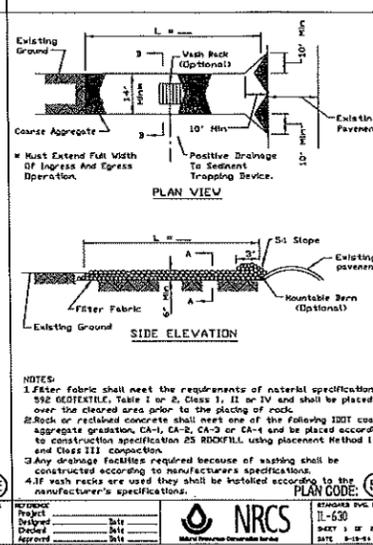
- AREAS OR EMBANKMENTS WITH 2:1 SLOPES OR STEEPER SHALL BE STABILIZED WITH SOD OR EROSION CONTROL BLANKET (SPECIAL) IN COMBINATION WITH SEEDING.
- ANY SEDIMENT OR SOIL TRACKED OFF THE SITE SHALL BE REMOVED BY SCRAPING OR STREET SWEEPING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING AREAS (TO REMAIN) AFFECTED BY CONSTRUCTION ACTIVITIES, EQUIPMENT, OR LABORERS TO THE ORIGINAL UNDISTURBED CONDITIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL NEW WORK UNTIL THE COMPLETION OF THE CONTRACT.
- PERIMETER EROSION BARRIER SHALL BE INSTALLED AT LOCATIONS SPECIFIED IN THE PLANS AT 1 FOOT OUTSIDE THE TOE OF SLOPE OR INSIDE THE RIGHT-OF-WAY WHICHEVER IS CLOSER TO THE CENTERLINE, OR AS DIRECTED BY THE ENGINEER PRIOR TO THE START OF ANY EARTHWORK, CULVERT, OR STORM SEWER CONSTRUCTION.
- THE PERIMETER EROSION BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION. AT THIS TIME, THE PERIMETER EROSION BARRIER SHALL BE REMOVED AND AREAS DAMAGED BY THE PERIMETER EROSION BARRIER REMOVAL SHALL BE RESTORED. THE RESTORATION OF THE AREA DISTURBED BY THE PERIMETER EROSION BARRIER REMOVAL SHALL BE INCLUDED IN THE PAY ITEM OF PERIMETER EROSION BARRIER.
- THE INSTALLATION & REMOVAL OF PERIMETER EROSION BARRIER SHALL BE PAID FOR UNDER THE ITEM OF PERIMETER EROSION BARRIER. MAINTENANCE OF PERIMETER EROSION BARRIER SHALL BE PAID FOR UNDER THE ITEM OF MAINTENANCE OF TEMPORARY EROSION CONTROL SYSTEMS.
- TEMPORARY DITCH CHECKS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD DETAIL SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE DITCH CHECKS SHALL BE INSTALLED AS GRADING PROGRESSES THROUGH THE PROJECT.
- ALL SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL BLANKET.

SOIL EROSION AND SEDIMENT CONTROL PROJECT SPECIFIC NOTES

STABILIZED CONSTRUCTION ENTRANCE PLAN



STABILIZED CONSTRUCTION ENTRANCE PLAN



SOIL EROSION AND SEDIMENT CONTROL PLAN

**130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS**

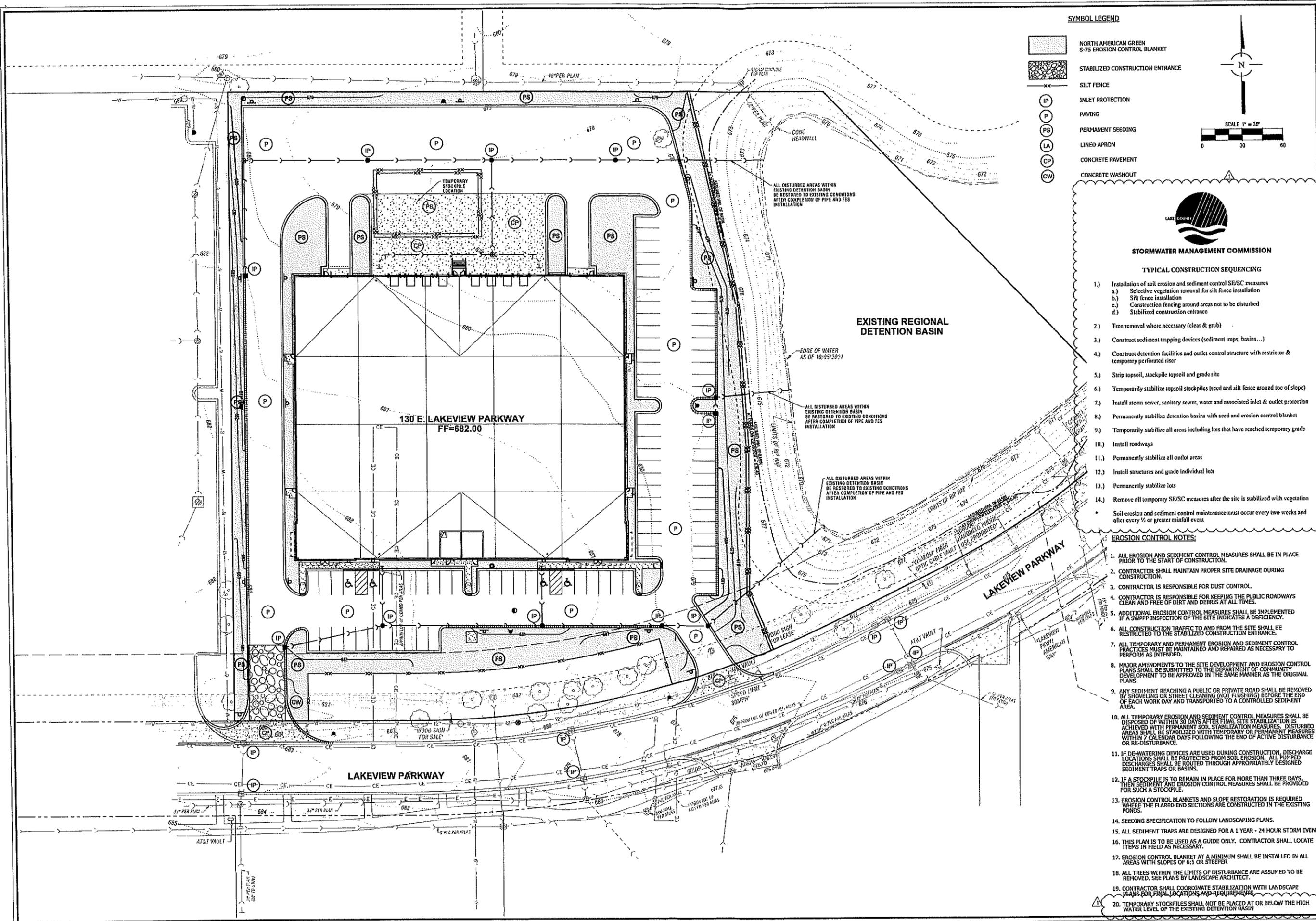
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 958-4080 Fax: (847) 958-4066

SPACEO INC.

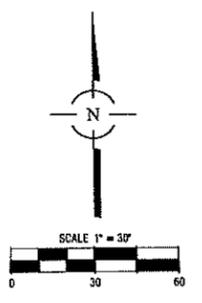
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DATE: 01/21/2022
JOB NO. 11742
SHEET SE2
9 OF 15

NO.	DATE	REVISIONS PER VILLAGE	REMARKS
1	04/01/22		



SYMBOL LEGEND

-  NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET
-  STABILIZED CONSTRUCTION ENTRANCE
-  SILT FENCE
-  INLET PROTECTION
-  PAVING
-  PERMANENT SEEDING
-  LINED APRON
-  CONCRETE PAVEMENT
-  CONCRETE WASHOUT



STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

- 1.) Installation of soil erosion and sediment control SE/SC measures
 - a.) Selective vegetation removal for silt fence installation
 - b.) Silt fence installation
 - c.) Construction fencing around areas not to be disturbed
 - d.) Stabilized construction entrance
 - 2.) Tree removal where necessary (clear & grub)
 - 3.) Construct sediment trapping devices (sediment traps, basins...)
 - 4.) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
 - 5.) Strip topsoil, stockpile topsoil and grade site
 - 6.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - 7.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
 - 8.) Permanently stabilize detention basins with seed and erosion control blanket
 - 9.) Temporarily stabilize all areas including lots that have reached temporary grade
 - 10.) Install roadways
 - 11.) Permanently stabilize all outlet areas
 - 12.) Install structures and grade individual lots
 - 13.) Permanently stabilize lots
 - 14.) Remove all temporary SE/SC measures after the site is stabilized with vegetation
- Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2 or greater rainfall event

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
4. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IF A SWPPP INSPECTION OF THE SITE INDICATES A DEFICIENCY.
6. ALL CONSTRUCTION TRAFFIC TO AND FROM THE SITE SHALL BE RESTRICTED TO THE STABILIZED CONSTRUCTION ENTRANCE.
7. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NECESSARY TO PERFORM AS INTENDED.
8. MAJOR AMENDMENTS TO THE SITE DEVELOPMENT AND EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
9. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY AND TRANSPORTED TO A CONTROLLED SEDIMENT AREA.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR RE-DISTURBANCE.
11. IF DE-WATERING DEVICES ARE USED DURING CONSTRUCTION, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM SOIL EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
12. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR SUCH A STOCKPILE.
13. EROSION CONTROL BLANKETS AND SLOPE RESTORATION IS REQUIRED WHERE THE FLARED END SECTIONS ARE CONSTRUCTED IN THE EXISTING PONDS.
14. SEEDING SPECIFICATION TO FOLLOW LANDSCAPING PLANS.
15. ALL SEDIMENT TRAPS ARE DESIGNED FOR A 1 YEAR - 24 HOUR STORM EVENT.
16. THIS PLAN IS TO BE USED AS A GUIDE ONLY. CONTRACTOR SHALL LOCATE ITEMS IN FIELD AS NECESSARY.
17. EROSION CONTROL BLANKET AT A MINIMUM SHALL BE INSTALLED IN ALL AREAS WITH SLOPES OF 6:1 OR STEEPER.
18. ALL TREES WITHIN THE LIMITS OF DISTURBANCE ARE ASSUMED TO BE REMOVED. SEE PLANS BY LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL COORDINATE STABILIZATION WITH LANDSCAPE PLANS FOR FINAL LOCATIONS AND REQUIREMENTS.
20. TEMPORARY STOCKPILES SHALL NOT BE PLACED AT OR BELOW THE HIGH WATER LEVEL OF THE EXISTING DETENTION BASIN

SOIL EROSION AND SEDIMENT CONTROL PLAN

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



9875 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (630) 686-4000 Fax: (630) 686-4065

FILENAME:
11742SE3

DATE:
01/21/2022

JOB NO.
11742

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SE3
10 OF 15

NO.	DATE	REVISIONS PER BILLBOARD	REMARKS
1	04/01/22		

EARTHWORK NOTES

1. GENERAL

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

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

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

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

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

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

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

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

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

2. TOPSOIL EXCAVATION INCLUDES:

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

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

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

D. TOPSOIL REUSE SHALL INCLUDE MAINTAINING AND SPREADING 4" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

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

3. EARTH EXCAVATION INCLUDES:

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

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

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

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

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

4. UNSUITABLE MATERIAL

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

5. MISCELLANEOUS THE CONTRACTOR SHALL:

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

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

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

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

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

6. TESTING AND FINAL ACCEPTANCE

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

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

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

SIGNING AND PAVEMENT MARKING

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

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

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.089 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.6 POUNDS/FOOT 60X4 AS A TYPE B METAL POST PER (SSRBC) SECTION 720.1 (20# 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 720).

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

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 100, EXCEPT AS MODIFIED BY THE PLANS. NOTES TO ENGINEER: IDOT PREFERRED REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 740, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

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

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND FINISH. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 60° F AND RISING.

PAVING NOTES

1. GENERAL

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

B. COMPACTION REQUIREMENTS: REFERENCE ASTM D-1557 (MODIFIED PROCTOR) SUB-GRADE + 93%; SUB-BASE + 93%; AGGREGATE BASE COURSE + 93%; BITUMINOUS COURSES + REFER TO (SSRBC) ARTICLE 408.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

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

2. SUB-GRADE PREPARATION

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

B. PRIOR TO THE PLACEMENT OF THE EXCESSIVE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE WELFARE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

1. SCARY DISC AND AERATE.
2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4. USE OF GEOTEXTILE FABRIC.

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

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.4 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS AND COMPACTION OF ALL MATERIALS. FOR EXCESS QUANTITIES OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

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

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS 40 OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROWN FINISHED TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.5% OF COLLOIDAL, FLUORIDATED, POLYPROPYLENE UHFIBER FIBERS 50 TO 0.75 MICRONS IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERGLASS" OR EQUIV.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS TO BE CAUTIONED AS TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOULDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 1/8" EPDM COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) INCH INTERVALS AND AT ALL P.C.S., P.T.S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/BIKEWAYS/BIKE PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. USE CONSTRUCTION STANDARDS FOR DETAILS. BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

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

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE CONCRETE JOINTS AT 5 FOOT INTERVALS AND 12" PREMOULDED FIBER EXPANSION JOINTS AT 8 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6' X 4' NO. 8 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2" PREMOULDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT INTERVALS.

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

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD F, R, OR W.

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

4. FLEXIBLE PAVEMENT

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

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. + 10.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 408.07.

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

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

5. TESTING AND FINAL ACCEPTANCE

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

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

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

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

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

SEE SHEET D4 FOR LAKE COUNTY PUBLIC WORKS SANITARY AND WATERMAIN SPECIFICATIONS. LAKE COUNTY PUBLIC WORKS SPECIFICATIONS SHALL GOVERN FOR SANITARY AND WATERMAIN

SANITARY SEWER NOTES

1. GENERAL

A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-2111 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-2111 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

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

HP: POLYETHYLENE TEREPHTHALATE (PET) PIPE, CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11).

C. "HAND SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "HAND SEAL," "FERRO" AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNLESS AUTHORIZED BY THE MUNICIPALITY.

G. WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

- 1) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
- 2) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELVE A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4) INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4" - 3/4" IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12) INCHES FOR PVC PIPE AND TO THE SPRING LIVE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-418 SIZE #7 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 8" SPREADS (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

A. SANITARY SEWER MANHOLES SHALL BE 4'-0" PRECAST CONCRETE STRUCTURES CONFORMING TO ASTM D-14 WITH PREFORMED BITUMINOUS OR "DIP" JOINTS. IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN EIGHTING CODE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 18" O.C. SIMILAR TO BEMAH R-1840.

B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE REHAM R-1772 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCAVE) PICK HOLES AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE STRUCTURE SHALL BE SEALED WITH A BUTYL ROPE.

B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-568.

8. TELEVISION:

A. ALL SANITARY SEWERS SHALL BE TELEVISIONED AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERTICALLY AND HORIZONTALLY USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/VIDS.

9. TEST RESULTS:

A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

10. CERTIFICATION:

A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD WITH ALL GOOD PROPERTIES OF FLUOROPOLYMER PIPE BY THE USE OF A "SEWER LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

11. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO BE SPACED. SPACEO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLE AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. GENERAL:

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

PLAN CODE MATERIAL

RCP: REINFORCED CONCRETE PIPE (ASTM C-75) WITH D-RING GASKETTED JOINTS, (ASTM C-143), TYPE 1, CLASS IF, PER (SSRBC) SECTION 103. RCP PIPE SHALL BE TYPE 1, PER (SSRBC) SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE NASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF STORM SEWER COMPLETE IN PLACE.

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

HP: POLYETHYLENE TEREPHTHALATE (PET) PIPE, CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11).

HPVC: HIGH DENSITY POLYETHYLENE CORROGATED PIPE WITH SMOOTH INTERIOR FINISHING AS SHOWN ON THE PLANS. SUCH AS ADS M-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR M-10 BY HANCOCK, FINLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UP: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2231), SDR 35, OR SCHEDULE 40, WITH SLOTTED WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HOPE PIPE ALSO ACCEPTABLE.

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

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

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

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

STORM SEWER NOTES

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 18" TO 24" IN SIZE (CA-12) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 80% OF MODIFIED PROCTOR AND WALKS. AFTER THE BEDDING IS EXTENDED TO THE SPRINGLINE ON ALL RCP AND DIP PIPE, BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HOPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE, NO SEPARATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

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

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

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

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

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR (4) DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEILING IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

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

6. CLEANING:

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

7. TELEVISION:

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

WATERMAIN NOTES

1. PIPE MATERIALS:

A. WATERMANS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINING DUCTILE IRON PIPE, CLASS 12, CONFORMING TO ANSI A21.52 (AWWA C-150) AND ANSI A21.51 (AWWA C-141). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.51 (AWWA C-141). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON MECHANICAL JOINTS CONFORMING TO ANSI A21.11 (AWWA C-111).

2. FITTINGS:

A. ALL FITTINGS SHALL BE CAST IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED. COATED, CEMENT LINING DUCTILE IRON PIPE, CLASS 12, CONFORMING TO ANSI A21.52 (AWWA C-150) AND ANSI A21.51 (AWWA C-141). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.51 (AWWA C-141). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON MECHANICAL JOINTS CONFORMING TO ANSI A21.11 (AWWA C-111).

B. ALL BUTTERFLY VALVES AND FITTINGS SHALL BE CAST IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED. COATED, CEMENT LINING DUCTILE IRON PIPE, CLASS 12, CONFORMING TO ANSI A21.52 (AWWA C-150) AND ANSI A21.51 (AWWA C-141). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.51 (AWWA C-141). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON MECHANICAL JOINTS CONFORMING TO ANSI A21.11 (AWWA C-111).

3. WATER SERVICES:

A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-261, WITH COMPRESSION OR FLARED JOINTS.

4. VALVES:

A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTERCLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY WITH BRONZE GATE VALVES WITH BRONZE MOUNTED SEATE AND NON-RISING STEAK CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS:

A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE REHAM R-1772, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS:

A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

B. PROVIDE THE ROADS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

7. CORPORATION STOPS:

A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-440, AND SHALL INCLUDE 7/8" BRONZE TAP PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUNCTION WITH THE CORPORATION STOP.

8. SERVICE BOX:

A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RUBBER FOOT FOR 6" FEET OF BURR.

B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING:

A. ALL DUCTILE IRON WATERMAIN SHALL HAVE CA-7 BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE, NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

C. A MINIMUM DEPTH OF COVER OF 5'-0" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET EXCEPT AT SPECIAL CROSSINGS.

D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEES, ELBOWS, ETC.

10. IEPA WATERMAIN PROTECTION:

A. HORIZONTAL SEPARATION

- 1) WATERMANS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
- 2) WATERMANS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
 - 1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
 - 2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
 - 3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SURFACE LOCATED TO ONE SIDE OF THE SEWER.
- 3) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO THE WATERMAIN STANDARDS OF CONSTRUCTION UNLESS IT IS SPECIFIED OTHERWISE IN THE PLANS OR AS SHOWN ON THE PLANS.
- 4) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

B. VERTICAL SEPARATION

- 1) A WATERMAIN SHALL BE LAID 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICES CONNECTIONS.
- 2) THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- 3) BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
 - 1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
 - 2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
- 4) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN UNLESS TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
- 5) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. TESTING:

A. ALL WATERMANS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.

CONSULTING ENGINEERS
LAND SURVEYORS
SITE DEVELOPMENT ENGINEERS

9575 W. Higgins Road, Suite 700, Skokie, IL 60077
 Phone: (847) 966-4000 Fax: (847) 966-4005

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

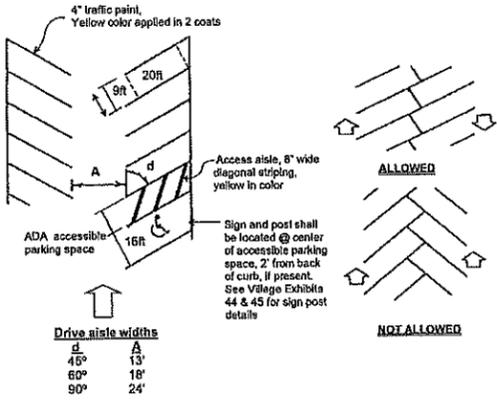
NO.	DATE	REVISIONS PER	REMARKS
1	01/01/22	REVISIONS PER	VILLAGE

SPACECO INC.

FILE NAME: 11742.S1
 DATE: 01/21/2022
 JOB NO. 11742
 SHEET S1
 11 OF 15

VILLAGE OF VERNON HILLS
EXHIBIT NO. 36

PARKING AREA LAYOUT

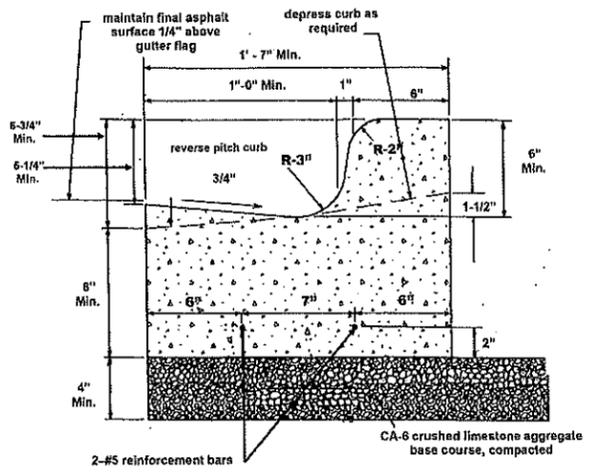


- Notes:**
- Each ADA accessible parking space shall consist of a 16' wide parking space including an 8' wide diagonally striped access aisle. Adjacent parking spaces shall not share a common access aisle.
 - All striping shall conform to the current ADAAG, State of Illinois Accessibility Code, and Village codes. A high quality yellow pavement marking paint shall be used, applied in 2 coats.
 - All accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.
 - Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 2% (1:50) in all directions.
 - All two-way aisles shall be 24' wide.
 - Parking space length shall not be less than that shown above. No deduction shall be made for perimeter parking space overhang distance.
 - Parking provisions of the zoning ordinance shall take precedence over provisions illustrated here if they are more restrictive.

CDB-120.9

VILLAGE OF VERNON HILLS
EXHIBIT NO. 28

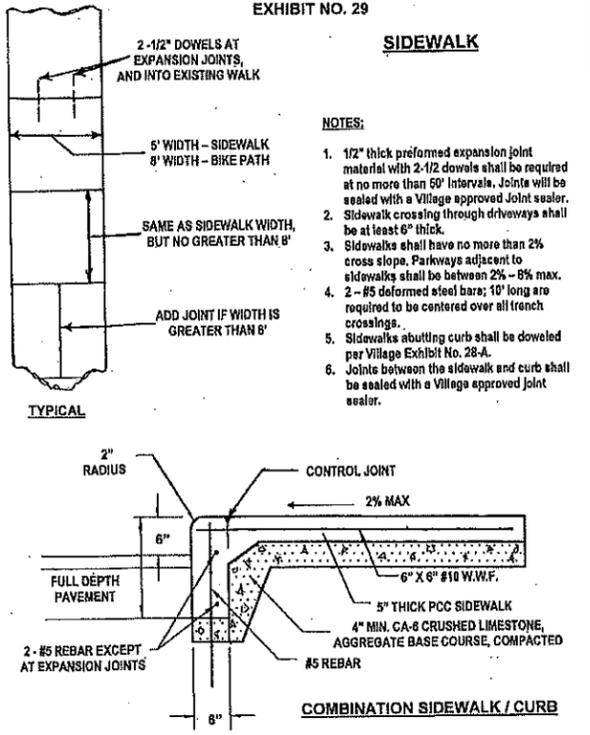
COMBINATION CURB AND GUTTER



- NOTES:**
- Two (2) continuous #5 deformed steel reinforcement bars are required for all curb/gutter within Public Improvements. 2-#5 steel reinforcement bars, 10' in length, shall be centered over all utility trench crossings.
 - Control Joints shall be saw cut within 24 hours at 16' (max) intervals, 1-1/2" in depth.
 - Expansion joints shall be installed at all P.C./P.T.'s, 5' on either side of castings, and at 60' (max) for lineal curb. A 3/4" thick preformed bituminous joint material with 2-3/4" smooth dowels w/caps shall be used. All expansion joints shall be cleaned and filled with a Village approved poured joint sealer in accordance with IDOT Standard Specifications, Section 452 or current, before applying concrete sealers.
 - Provide a method of curing per IDOT Standard Specifications, Section 1023 or current.
 - Two (2) applications of a Village approved protective coat is required for all curbs within the Public ROW. Applications shall be in accordance with IDOT Standard Specifications, Section 420 or current.
 - Carefully backfill curbs immediately after 72 hours.
 - All honeycombed curbs shall be mortared upon removal of the forms and before backfilling.
 - See Village Exhibit 28-A for additional curb details.
 - See Village Exhibit 30 for curb/sidewalk ramp details.

VILLAGE OF VERNON HILLS
EXHIBIT NO. 29

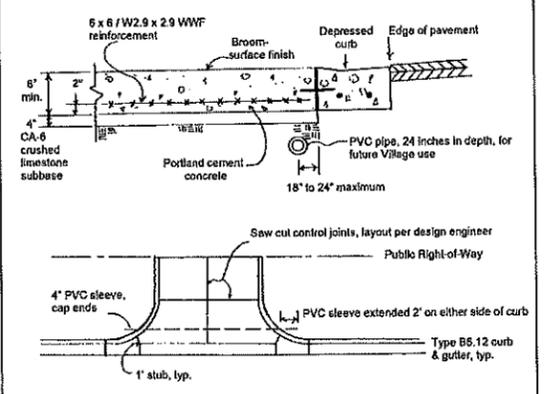
SIDEWALK



NOTE: SEE VILLAGE EXHIBIT 29-A FOR SIDEWALK CURB RAMPS

VILLAGE OF VERNON HILLS
EXHIBIT NO. 35

COMMERCIAL DRIVEWAY ENTRANCES

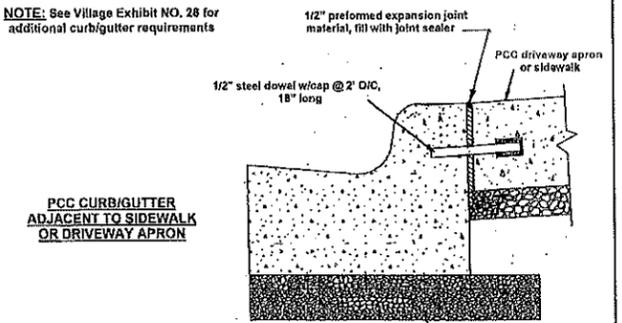
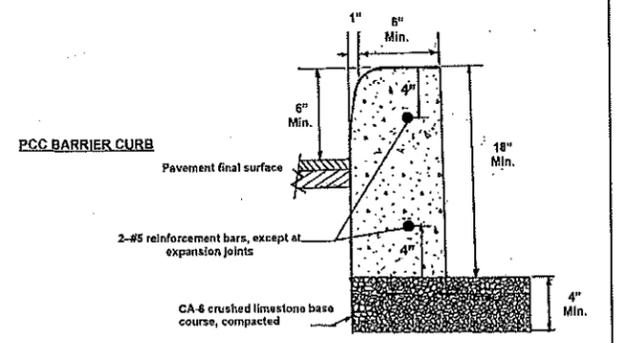


- Notes:**
- Concrete driveway entrances shall be doveled into the abutting curbs by 1/2" dia. steel bars, 18" long at 24" centers with 3/4" thick preformed bituminous expansion joint material. Trim expansion joint material and caulk.
 - Wire mesh reinforcement shall be tied at all overlaps and supported at mid-pavement depth during pour.
 - A four (4) inch diameter PVC sleeve, SDR 26 or Schedule 80, shall be installed across all driveway openings that abut Public streets for future Village use.

CDB-120.8

VILLAGE OF VERNON HILLS
EXHIBIT NO. 28-A

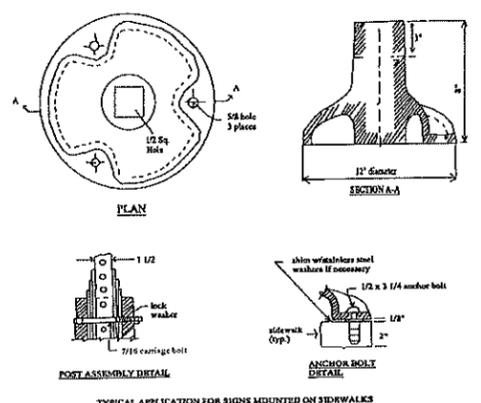
BARRIER CURB AND GUTTER



NOTE: See Village Exhibit NO. 28 for additional curb/gutter requirements

VILLAGE OF VERNON HILLS
EXHIBIT NO. 46

SURFACE MOUNTED SIGN POST BASE

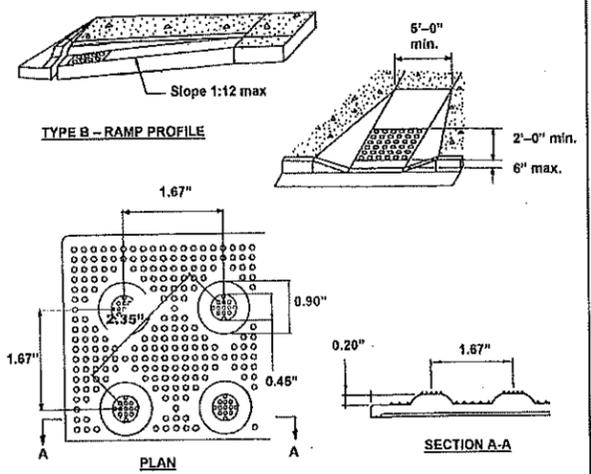


- Notes:**
- For signs and posts located within pavement, refer to Exhibit No. 44.
 - Signs and posts not within pavement shall be set 2.5' behind back of curb.
 - Minimum mounting height for sign panels is 7' from bottom of sign panel to finished grade.
 - Minimum mounting height for Handicap Parking signs is 4' from bottom of R7-8 sign panel to finished grade.
 - A galvanized metal sign post is recommended to prevent rust.

CDB:

VILLAGE OF VERNON HILLS
EXHIBIT NO. 30

SIDEWALK CURB RAMPS



- NOTES:**
- Precast Detectable Warnings Tile(s), Federal color 'Brick Red' minimum 2'-0" x 3'-0" dimension, submit for Village Engineer's approval.
 - This detail shall be used with Village Exhibit NO. 29.
 - Sidewalk ramps shall meet current Federal, State, ADAGG and Village Requirements.

DETAIL 1

130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

5875 W. Higgins Road, Suite 700,
Chicago, Illinois 60631
Phone: (847) 666-4060 Fax: (847) 666-4066

SPACECO INC.

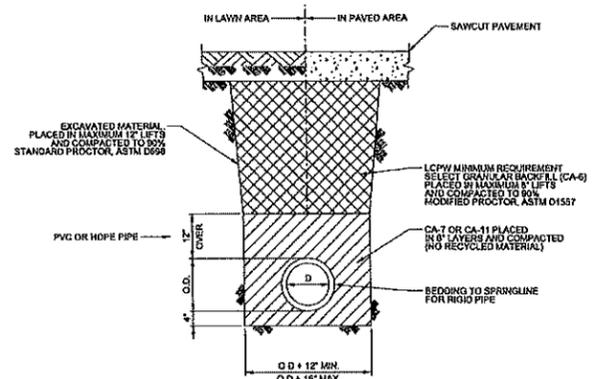
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01/21/2022

JOB NO.
11742

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12 OF 15

**SANITARY AND WATERMAIN
WILL UTILIZE LAKE COUNTY PUBLIC WORKS
DETAILS AND SPECIFICATIONS**



NOTE:
CONFIRM REQUIREMENTS OF LOCAL MUNICIPALITY AND ROADWAY AUTHORITY REGARDING THEIR SPECIFIC BEDDING AND BACKFILL MATERIAL STANDARDS

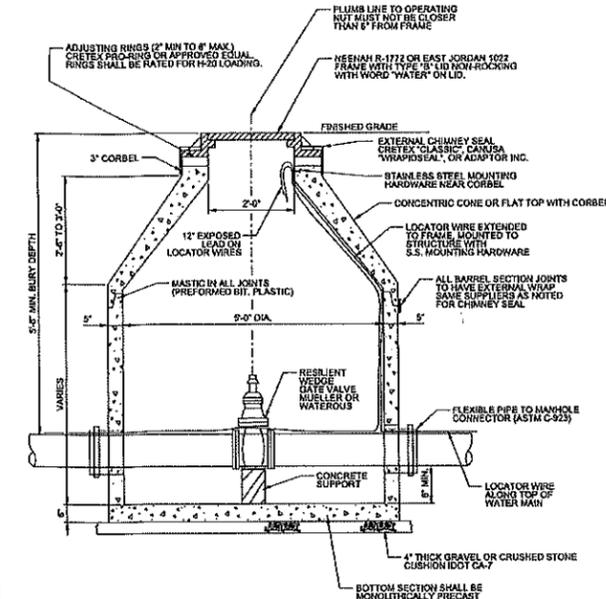
Lake County Department of Public Works

PIPE BEDDING TRENCH BACKFILL

DATE: 6/26/15 ID: 3

REVISIONS DATE

ENG-MAN. UPDATE 7/24/15
ENG-MAN. UPDATE 9/20/15
ENG-MAN. UPDATE 12/14/20



NOTES:
1. GATE VALVE SHALL HAVE STAINLESS STEEL HARDWARE
2. STAINLESS STEEL VALVE STEM EXTENSION MAY BE REQUIRED IF STANDARD 8 FT VALVE KEY WILL NOT EXTEND 3 FT ABOVE FINISHED GROUND DURING OPERATION. USE OF VALVE STEM EXTENSION SHALL BE AT THE DISCRETION OF LCPW.

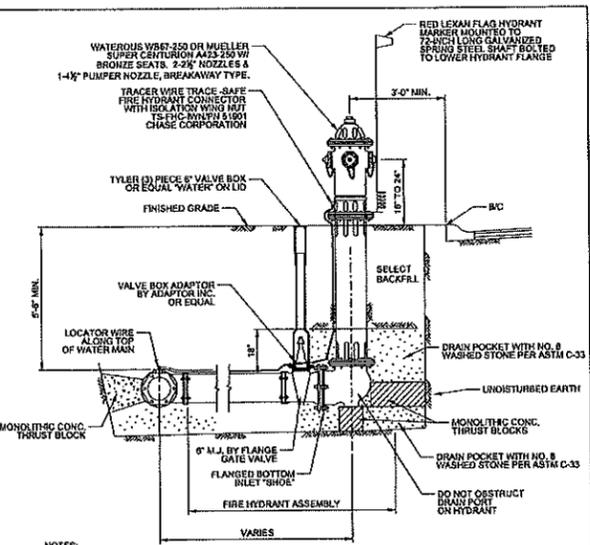
Lake County Department of Public Works

VALVE VAULT

DATE: 6/26/15 ID: 5

REVISIONS DATE

ENG-MAN. UPDATE 6/20/18
ENG-MAN. UPDATE 12/14/20



NOTES:
1. CONTRACTORS WILL SUPPLY HYDRANTS WITH ATTACHED AUXILIARY VALVES.
2. COLOR OF HYDRANT TO BE SAFETY YELLOW, SHERWIN WILLIAMS ENVIROLAST 840 (DTM) POLYPARTIC URETHANE.
3. IF DITCH ELEVATION PREVENTS 6" MINIMUM COVER OVER HYDRANT LEAD, CONTRACTOR SHALL ROLL HYDRANT TEE DOWN AND PROVIDE VERTICAL BENDS BETWEEN TEE AND AUXILIARY VALVE.
4. HYDRANT AND VALVE AND ALL FITTINGS SHALL HAVE STAINLESS STEEL HARDWARE. RESTRAINING GLANDS SHALL BE MEGALUG.
5. CAP COLORS: BLUE >1500 GPM; GREEN 1,000-1,499 GPM; ORANGE 500-999 GPM; RED <500 GPM
6. AT ALL FIRE HYDRANT LEADS TRACER WIRE SHALL BE LOOPED ALONG THE HYDRANT LEAD TO THE TRACER WIRE BOX AND BACK TO THE MAIN.
7. FIRE HYDRANTS SHALL BE PLACED SO THAT NO EXISTING ABOVE GROUND FIXED OBJECT IS WITHIN 48 INCHES OF THE HYDRANT AS MEASURED HORIZONTALLY PER ILLINOIS PUBLIC ACT 83-343.

Lake County Department of Public Works

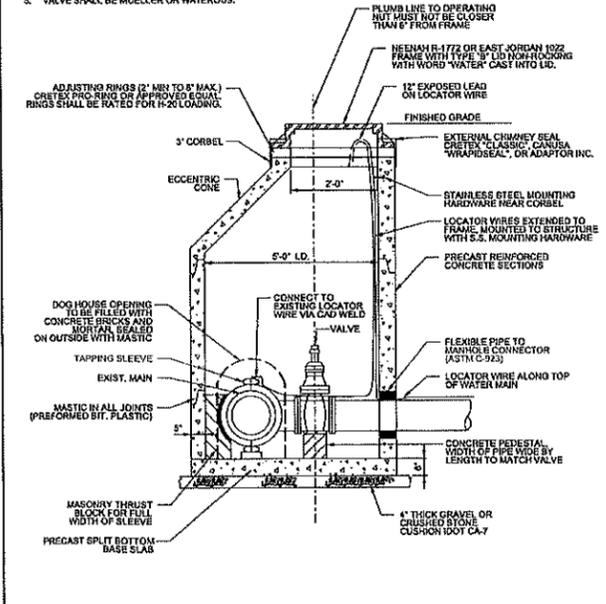
FIRE HYDRANT

DATE: 6/26/15 ID: 9

REVISIONS DATE

ENG-MAN. UPDATE 8/11/18
ENG-MAN. UPDATE 9/25/18
ENG-MAN. UPDATE 12/14/20

NOTES:
1. TAPPING SADDLES FOR CONNECTIONS SHALL BE FULL BODY STAINLESS STEEL (SMITH BLAIR #663) OR APPROVED EQUAL.
2. THE TAPPING SLEEVE SHALL HAVE A TEST PORT/ PLUG.
3. AFTER THE TAPPING SLEEVE HAS BEEN ASSEMBLED IT SHALL PASS THE MANUFACTURERS RECOMMENDED TEST BEFORE THE PRESSURE CONNECTION COMMENCES.
4. TAPPING VALVE SHALL HAVE STAINLESS STEEL HARDWARE.
5. VALVE SHALL BE MUELLER OR WATEROUS.
6. STAINLESS STEEL VALVE STEM EXTENSION MAY BE REQUIRED IF STANDARD 8 FT VALVE KEY WILL NOT EXTEND 3 FT ABOVE FINISHED GROUND DURING OPERATION. USE OF VALVE STEM EXTENSION SHALL BE AT THE DISCRETION OF LCPW.



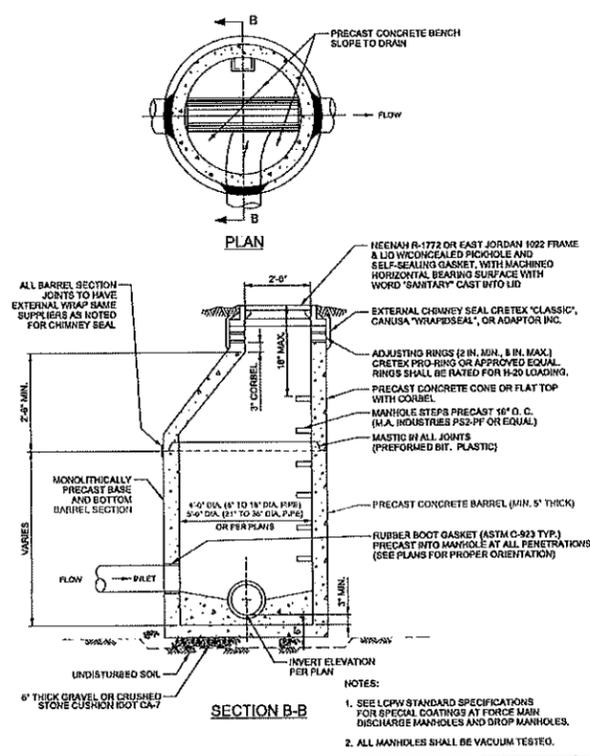
Lake County Department of Public Works

PRESSURE CONNECTION VAULT

DATE: 6/26/15 ID: 4

REVISIONS DATE

ENG-MAN. UPDATE 7/24/15
ENG-MAN. UPDATE 9/20/15
ENG-MAN. UPDATE 12/14/20



Lake County Department of Public Works

SANITARY MANHOLE

DATE: 6/26/15 ID: 1

REVISIONS DATE

ENG-MAN. UPDATE 7/24/15
ENG-MAN. UPDATE 12/14/20

DETAIL 3

**130 E. LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS**

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Chicago, Illinois 60638
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
11742DET3

DATE:
01/21/2022

JOB NO.
11742

SHEET
D3

14 OF 15

Lake County Public Works Notes for Sanitary Sewer Improvements

General

- All sewer and water mains shall be constructed in accordance with the standard specifications and construction details and ordinances of Lake County Public Works (LCPW), Illinois Recommended Standards for Sewage Works, latest edition and the Standard Specifications for Sewer and Water Construction in Illinois, latest edition, and the Standard Specifications for Road and Bridge Construction in Illinois, latest edition.
- Contractor shall notify LCPW at least two (2) working days (48 hours) prior to the start of water and/or sewer construction at 847-377-7500.
- LCPW shall be granted access to all parts of the construction site and shall have the authority to inspect, approve, and/or reject all water main, water service, sanitary sewer and sanitary service improvements.
- All sanitary sewer and water main shall be inspected and approved by LCPW prior to backfill.

Sanitary Sewer

- Sanitary sewers and sewer services up to a depth of 14 feet shall be constructed of polyvinyl chloride plastic gravity sewer pipe (PVC) conforming to ASTM designation D3034 with an SDR of 26 with push-on elastomeric gasket joints conforming to ASTM D3212. See LCPW Standard specifications for pipe material over 14 feet in depth.
- All sanitary service connections to new mainline sewer shall be made with precast wyes or tees manufactured specifically for that purpose. Sanitary sewer riser and service material shall be same as mainline sewer. Pipe and fittings shall be a minimum of SDR 26.
- Sanitary services shall be laid to a minimum grade of 1.00%. The end of each service shall be sealed with a manufacturer's watertight plug. Sanitary service stubs shall be marked with a 4"x4" post that extends a minimum of 3 feet into the ground and 4 feet above finish grade with the top 12-inches painted red.
- Sewer service riser shall be used when mainline sewer exceeds 12-feet in depth.
- A current color video recording and a type written transcription of the internal inspection of the newly constructed sanitary sewer system shall be submitted to LCPW and the municipality as applicable. This work shall include the rotation of the lens to look up at each service.
- All sanitary sewers including service lines shall be cleaned and subjected to an air test, applicable deflection test and TV inspection by the contractor.
- Sanitary manholes shall be vacuum tested in accordance with ASTM C969 or ASTM C1244.
- An acceptable inflatable sewer pressure plug shall be installed in the downstream connection manhole on the new pipe. The sewer plug shall have a gauge placed just under the manhole rim for visual inspection of plug inflation without requiring manhole access.

U:\08_Eng\Library\Engineering Standards\1 LCPW Standards\LCPW Draft General Requirements and Tech Spec\LCPW Standard Plan Notes for Only Sanitary 5-12-20.docx Page 1 of 2

Lake County Public Works Notes for Water Main Improvements

General

- All sewer and water mains shall be constructed in accordance with the standard specifications and construction details and ordinances of Lake County Public Works (LCPW), Illinois Recommended Standards for Sewage Works, latest edition and the Standard Specifications for Sewer and Water Construction in Illinois, latest edition, and the Standard Specifications for Road and Bridge Construction in Illinois, latest edition.
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- LCPW shall be granted access to all parts of the construction site and shall have the authority to inspect, approve, and/or reject all water main, water service, sanitary sewer and sanitary service improvements.
- All sanitary sewer and water main shall be inspected and approved by LCPW prior to backfill.

Water Main

- Water main shall be polyvinyl chloride (PVC) pressure rated pipe conforming to ASTM D1784 and AWWA C900, having a minimum wall thickness corresponding to a DR of 18. In lieu of PVC pipe, Ductile Iron Class 52 pipe conforming to AWWA C151, with cement mortar lining conforming to AWWA C104 and push on type joints conforming to AWWA C111.
- Water main fittings shall be ductile iron conforming to ANSI A21.11 and AWWA C110 and AWWA C111. Ductile iron fittings shall be cement lined conforming to ANSI A21.4 and AWWA C104.
- All water main fittings shall have mega-lug glands with stainless steel nuts and bolts. All fasteners shall be type 304, austenitic, stainless steel installed with anti-seize coating (TS Moly-Lubricants, TS-74 or approved equal).
- For open cut construction, a continuous, insulated, 12-gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. A mechanically secure or soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" x 1/8" PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs. (Lexco, Chicago, IL). Before acceptance and final approval of any water main, there will be a LCPW monitored tracer wire continuity test performed by the contractor to confirm that a signal can be observed the entire length of the tracer wire. (See applicable details for tracer wire access and terminations)
- All water mains shall be flushed prior to pressure testing and disinfection. All water mains shall be pressure tested at 150 psi for a period of 2 hours with the allowable leakage calculated per section 41-2.13c of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All water mains shall be disinfected in accordance with section 41-2.14 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- A minimum of 15 feet of restrained pipe length shall be provided on each side of every bend.
- Gate valves shall be resilient wedge epoxy coated gate valves for all water mains less than 18-inch diameter. Gate valves shall be Mueller A2381 or Waterous 2500 meeting AWWA C508 or C515.

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Record Drawings

- Drawings must be signed and sealed by a Professional Engineer or Professional Land Surveyor Licensed in the State of Illinois. Drawings shall be created using CAD, approved record drawing files shall be submitted in either ArcGIS (preferred), MicroStation, or AutoCAD format with one paper copy. Under either circumstance, an Adobe PDF of the Record Documents shall be included.
- Submitted drawings shall be no smaller than 11" x 17" or larger than 24" x 36". The scale shall be 1" = 50' or greater.
- State Plane Coordinates, Eastern Zone, NAD 83 NSRS2007, with minimum sub foot accuracy. Vertical datum shall be NAVD88.
- The drawings shall include any and all approved field changes.
- All structures (manholes, valve vaults, valve boxes, hydrants, b-boxes) shall have GPS coordinates including northing, easting and vertical elevation.

Sanitary Sewer Improvements - Record Drawings

- All Manholes shall be numbered with record rim and invert elevations.
- All pipes shall include lineal footage between center of manholes, diameter of pipe, material type, and record slope.
- All sewer services shall be identified by stationing from the nearest downstream manhole and the end of the service shall have GPS coordinates (northing and easting). Information required includes lineal footage of lateral and height of riser.

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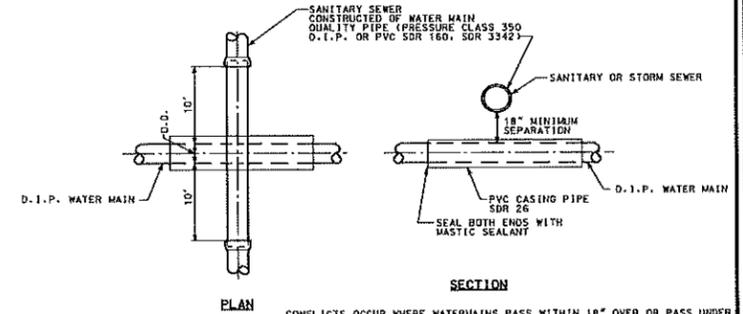
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- Submitted drawings shall be no smaller than 11" x 17" or larger than 24" x 36". The scale shall be 1" = 50' or greater.
- State Plane Coordinates, Eastern Zone, NAD 83 NSRS2007, with minimum sub foot accuracy. Vertical datum shall be NAVD88.
- The drawings shall include any and all approved field changes.
- All structures (manholes, valve vaults, valve boxes, hydrants, b-boxes) shall have GPS coordinates including northing, easting and vertical elevation.

Water Main Improvements - Record Drawings

- All valve vaults or valve boxes shall be numbered with record rim and top of pipe elevations.
- All water mains shall be identified by pipe diameter and material type.
- All water services shall be identified by pipe diameter, pipe material, and location of B-Box.
- In addition, any deviations from the approved profile shall be shown on the record drawings.

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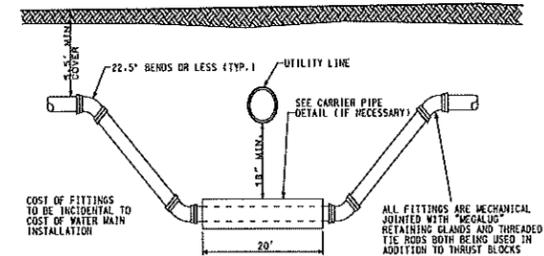


CONFLICTS OCCUR WHERE WATERMANS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:

SANITARY SEWER CONFLICTS:
 PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER TO EITHER SIDE OF WATERMAIN CROSSING USING WISSON TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS. OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

STORM SEWER CONFLICTS:
 PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM G-361 TO FIT EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER

CAO-DFLS/WATER/EO10.DTL SEWER/WATER MAIN CROSSING NOT TO SCALE



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

WATER MAIN OFF-SET DETAIL NOT TO SCALE

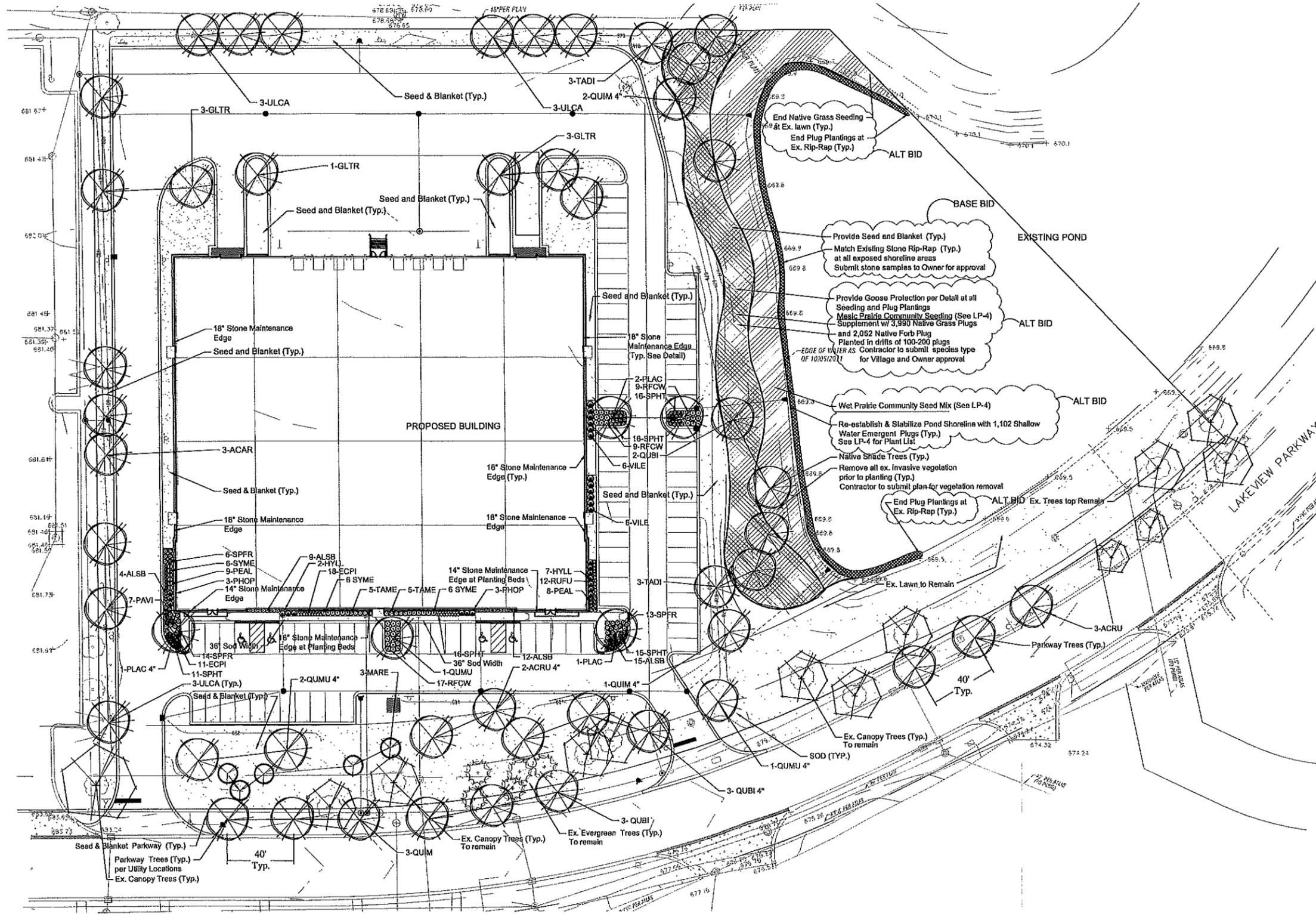
NO.	DATE	REMARKS
1	04/01/22	REVISIONS PER VILLAGE

DETAIL 4
 130 E. LAKEVIEW PARKWAY
 VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 8675 W. Higgins Road, Suite 700,
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FILENAME:
 11742DET4
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 D4
 15 OF 15



1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

The JNL Design Group, Inc.
Planning + Landscape Architecture
1555 Raymond Drive
Suite 119
Northbrook, Illinois 60062
724-269-0290

Cornerstone
Architects Ltd.

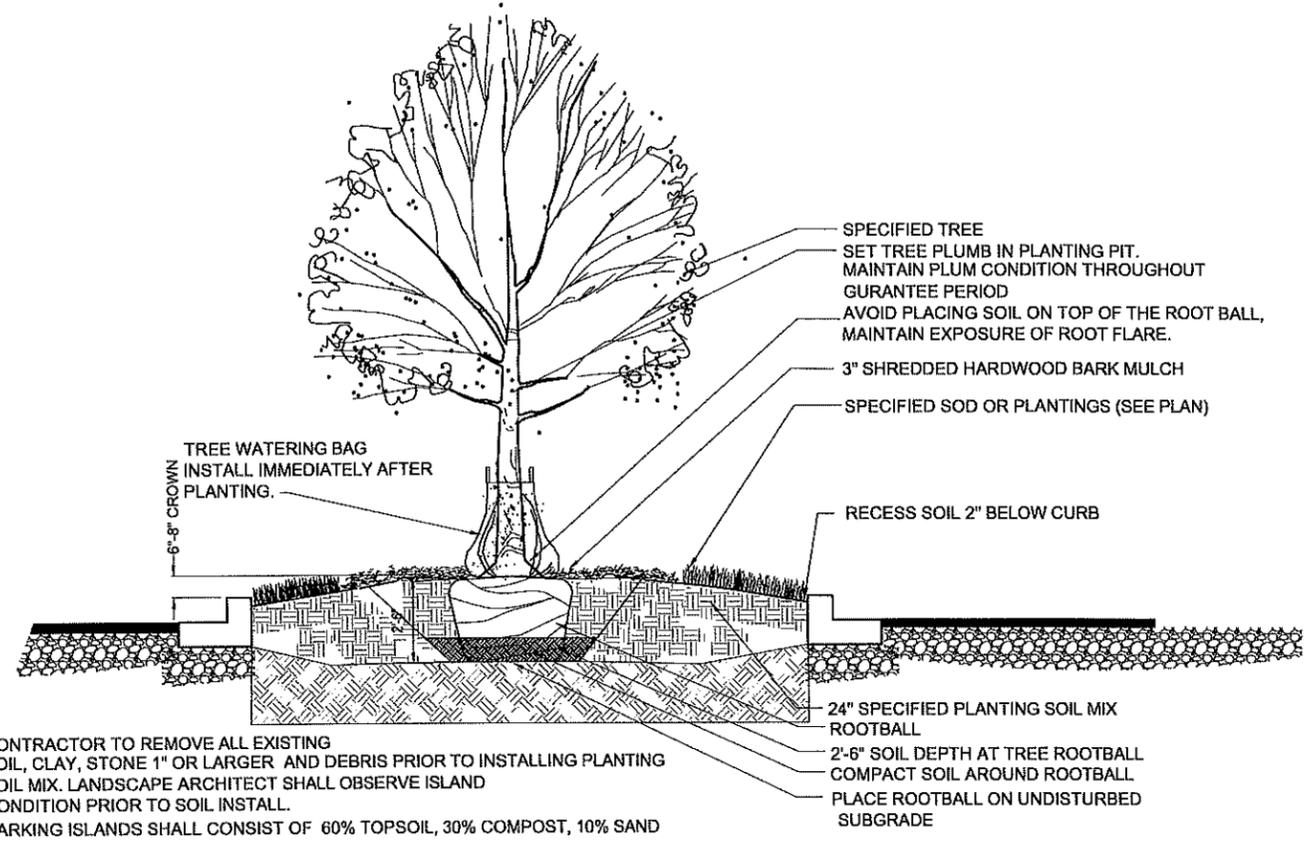
LANDSCAPE PLAN
PROPOSED FACILITY
130 LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

REVISION	DATE
Technical Review Revisions	3-30-2022
Technical Review	2-24-2022
Revised For Bids	2-14-2022
Revised For Bids	1-28-2022
Village Submittal	11-18-2021
Concept Village Submittal	10-1-2021

PROJECT NUMBER: 2021.10	DESIGNED BY: LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 9-23-2021	PROJECT MANAGER: LD

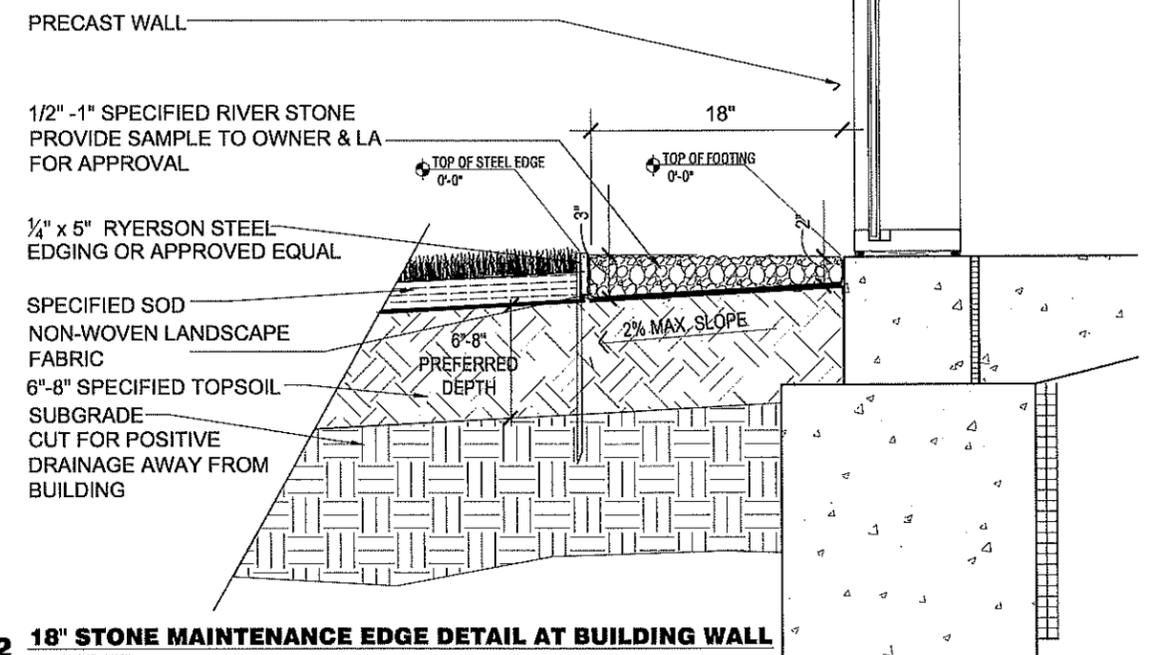


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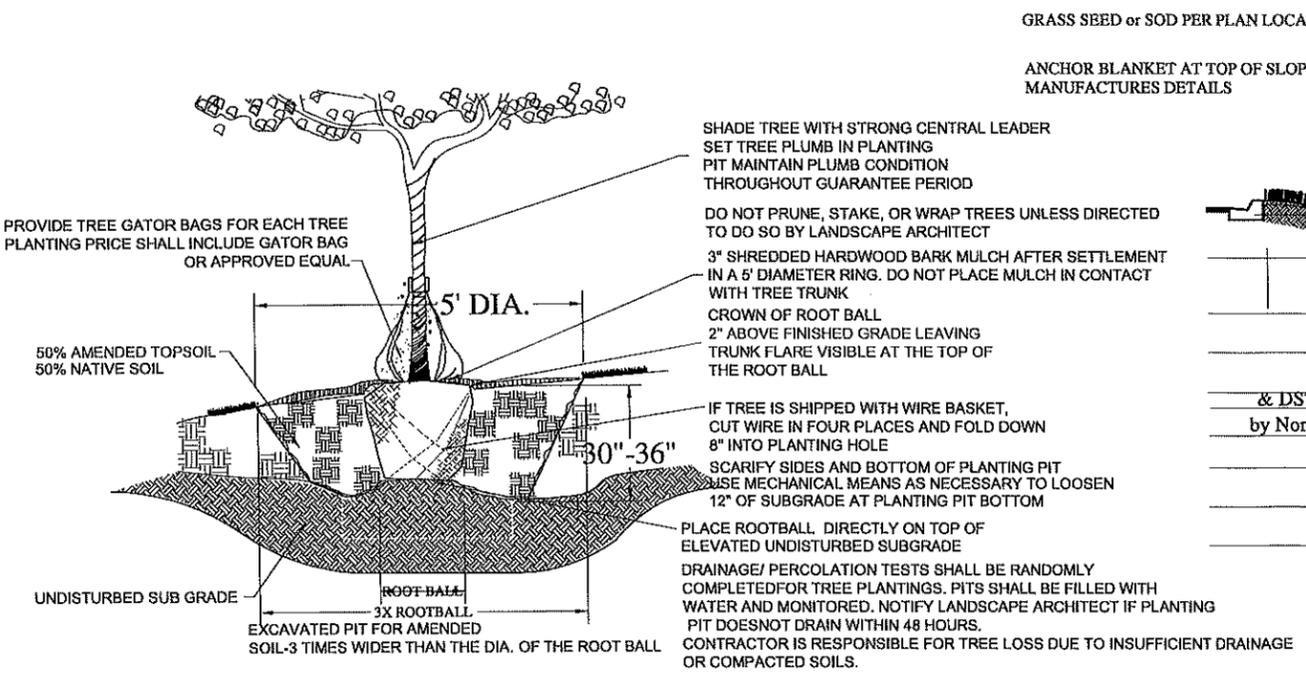


CONTRACTOR TO REMOVE ALL EXISTING SOIL, CLAY, STONE 1" OR LARGER AND DEBRIS PRIOR TO INSTALLING PLANTING SOIL MIX. LANDSCAPE ARCHITECT SHALL OBSERVE ISLAND CONDITION PRIOR TO SOIL INSTALL.
PARKING ISLANDS SHALL CONSIST OF 60% TOPSOIL, 30% COMPOST, 10% SAND

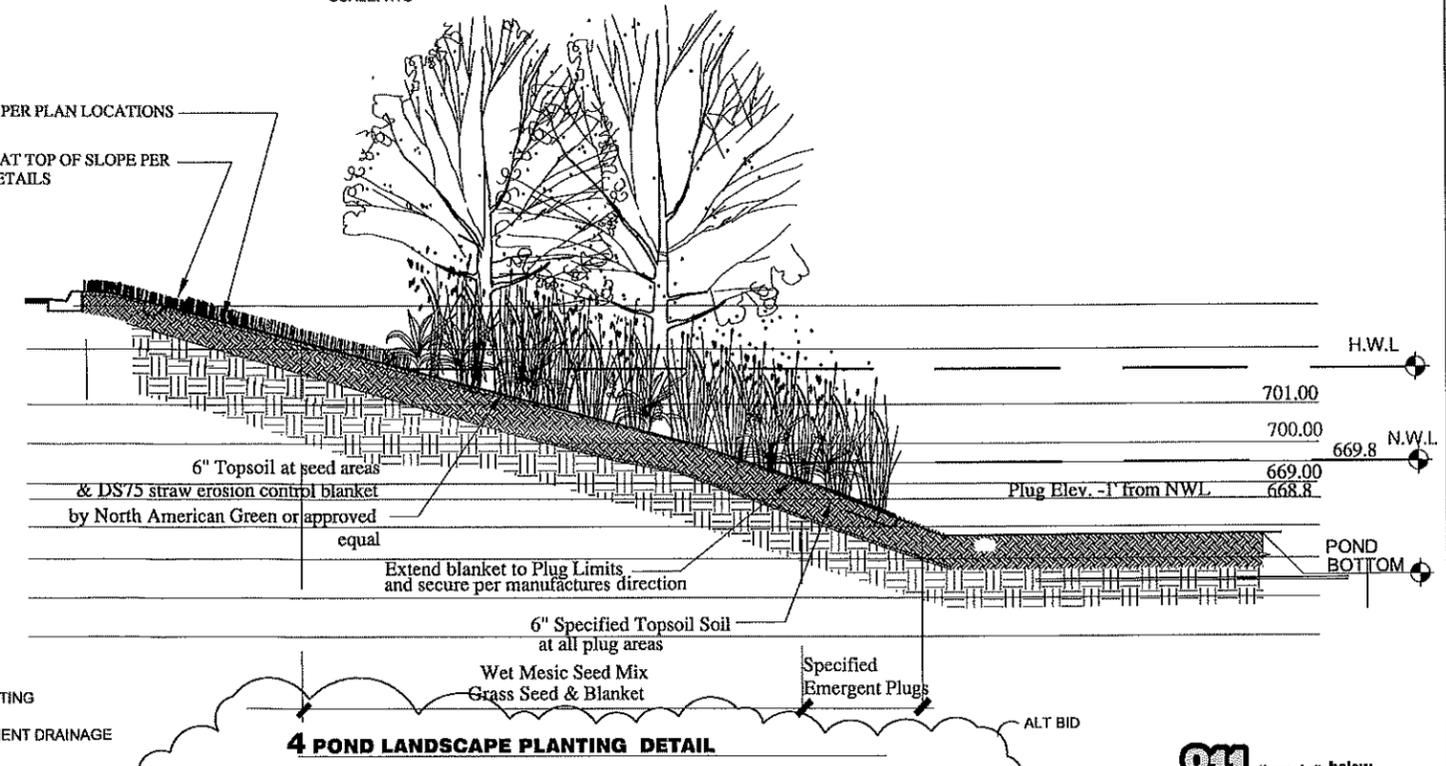
1 PARKING ISLAND PLANTING DETAIL
SCALE: NTS



2 18" STONE MAINTENANCE EDGE DETAIL AT BUILDING WALL
SCALE: NTS



3 TYPICAL SHADE TREE PLANTING DETAIL
SCALE: NTS



4 POND LANDSCAPE PLANTING DETAIL
FOR INFORMATION ONLY SEE LP-4 FOR POND SECTION

The JNL Design Group, Inc.
Planning + Landscape Architecture
1555 Raymond Drive
Suite 119
Normal, IL 61754-4286
231.253.4286

Cornerstone
Architects Ltd.

PLANTING DETAILS
PROPOSED FACILITY
130 LAKEVIEW PARKWAY
VERNON HILLS, ILLINOIS

ISSUED FOR:	DATE:
Technical Review Revisions	3-30-2022
Technical Review	2-24-2022
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PROJECT NUMBER:	DESIGNED BY:
2021.10	LD
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
9-23-2021	LD
SHEET NUMBER:	



GENERAL NOTES

- ALL WORK SHALL BE LAID OUT BY LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO INSTALLATION. ALL MATERIAL SHALL BE SUBJECT TO OWNER APPROVAL.
- WRITTEN APPROVAL IS REQUIRED BY THE OWNER FOR ANY SUBSTITUTIONS OR CHANGES IN MATERIAL.
- LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDINGS OR STRUCTURES ON THE SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY THIS WORK.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR (12) TWELVE MONTHS AFTER ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. CONTRACTOR SHALL WATER ALL MATERIAL DURING PERIOD OF PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. PLANTS BLOWN OVER BY WIND SHALL NOT CAUSE ADDITIONAL EXPENSE TO THE OWNER BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREE, PLANTS, GROUNDCOVERS, OR LAWN DUE TO FIRES, FLOODS, UNSEASONAL FREEZING TEMPERATURES, LIGHTING, OR ANY NATURAL DISASTER.
- UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF THE PLANTING OF ANY SEEDED AREAS. FINE GRADING SHALL CONSIST OF THE FINAL .10 FOOT OF THE GRADE TO BE ACHIEVED.
- TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANS, SHALL BE FREE OF HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 3/4" DIAMETER, NOXIOUS WEEDS AND PLANTS, SOD, PARTIALLY DISINTEGRATED DEBRIS, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, PLANTS OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO PROPER GROWTH.
- THE LANDSCAPE CONTRACTOR SHALL BE ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES AND SUCH DAMAGE SHALL NOT CAUSE AN ADDITIONAL EXPENSE TO THE OWNER. ANY DAMAGE TO UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANTED AND GUARANTEED UNIT PRICES FOR ALL WORK.
- PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF PLANT MATERIAL QUANTITIES ON PLAN. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CLAUSE FOR ADDITIONAL EXPENSE TO THE OWNER.
- PLANTS SHOULD CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE).
- THE LANDSCAPE CONTRACTOR SHALL ADJUST PLANTING AS NEEDED TO ALLOW FOR THE SCREENING OF PROPOSED ELECTRICAL TRANSFORMERS AND IRRIGATION METER ENCLOSURE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE PLACEMENT OF PLANT MATERIAL WITH THE SITE AND BUILDING LIGHTING LOCATIONS AS PER CIVIL AND ARCHITECTURAL PLANS.
- LAWN AREAS TO BE SODDED SHALL BE RAKED FREE OF STONES AND DEBRIS. DEBRIS AND STONES OVER 3/4" INCH DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE AT SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
- ALL AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH TIME CLOCK. LANDSCAPE CONTRACTOR TO VERIFY AND ADJUST FOR ANY SITE VISIBILITY ANGLES.
- ALL IRRIGATION MAINLINES SHALL BE INSTALLED 18" BELOW GRADE.
- ALL LATERALS SHALL BE INSTALLED 12" BELOW GRADE.
- IRRIGATION SLEEVES SHALL BE INSTALLED 18" BELOW GRADE.

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACRU	3	Acer rubrum Redpointe 'Frank Jr.'	Redpointe Red Maple	3' Cal. BB	Specimen
ACRU 4"	2	Acer rubrum Redpointe 'Frank Jr.'	Redpointe Red Maple	4' Cal. BB	Specimen
ACAR	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	3' Cal. BB	Specimen
GLTR 4"	3	Gleditsia triacanthos var. inermis 'Skycolt'	Skyline Honey Locust	4' Cal. BB	Specimen
GLTR	4	Gleditsia triacanthos var. inermis 'Skycolt'	Skyline Honey Locust	3' Cal. BB	Specimen
PLAC	4	Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	3' Cal. BB	Specimen
QUBI 4"	3	Quercus bicolor	Swamp White Oak	4' Cal. BB	Specimen
QUBI	5	Quercus bicolor	Swamp White Oak	3' Cal. BB	Specimen
QUIMU 4"	3	Quercus muehlenbergii	Chinkapin Oak	4' Cal. BB	Specimen
QUIMU	1	Quercus muehlenbergii	Chinkapin Oak	3' Cal. BB	Specimen
QUIM	7	Quercus imbricaria	Shingle Oak	3' Cal. BB	Specimen
QUIM 4"	2	Quercus imbricaria	Shingle Oak	4' Cal. BB	Specimen
ULCA 4"	6	Ulmus carpinifolia 'Morton Glossy'	Triumph Smoothleaf Elm	4' Cal. BB	Specimen
ULCA	3	Ulmus carpinifolia 'Morton Glossy'	Triumph Smoothleaf Elm	3' Cal. BB	Specimen
TADI	6	Taxodium distichum Shawnee Brave	Shawnee Brave Bladyypress	3' Cal. BB	Specimen
ORNAMENTAL TREES					
MARO	2	Malus Royal Raindrops	Royal Raindrops	8' Ht. BB	Multi-Stem
MARE	3	Malus Red Jewel	Red Jewel Crabapple	8' Ht. BB	Multi-Stem
DECIDUOUS SHRUBS					
HYLL	10	Hydrangea paniculata 'Uane'	Little Lime Hydrangea	24" Cont.	
PHOP	6	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB	
RFCW	35	Rosa var. 'Noaschness'	White Flower Carpet Rose	5 Gal.	
SPFR	31	Spiraea x bumalda 'Froebelii'	Froebel Spirea	36" BB	
SYME	18	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" BB	
VICA	7	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum	24" BB	
VILE	24	Viburnum lentago	Nannyberry Viburnum	36" BB	
EVERGREEN SHRUBS					
TAME	10	Taxus media 'Runyan'	Runyan Intermediate Yew	24" BB	
PERENNIALS and ORNAMENTAL GRASSES					
ECP1	29	Echinacea 'Pride Meadowbrite'	Meadowbrite Coneflower	1 Gal. Cont.	18" o.c.
RUFU	12	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 Gal. Cont.	18" o.c.
SPHT	74	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal. Cont.	18" o.c.
PEAL	17	Pennisetum alopecuroides	Fountain Grass	2 Gal. Cont.	18" o.c.
ALSB	30	Allium Summer Beauty	Summer Beauty Allium	1 Gal. Cont.	18" o.c.
PAVI	7	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal. Cont.	18" o.c.
Bulbs					
HYAC	500	Hyacinthus White Mix	Hyacinthus White	Top Size	10" o.c.
NARC	500	Narcissus Mix 'Yellow Cheerfulness'	Yellow Double Daffodil	Top Size	10" o.c.

Not to exceed 20% of total shade trees

Not to exceed 20% of total shade trees

Not to exceed 20% of total shade trees

Not to exceed 20% of total Ornamental Trees

Not to exceed 20% of total Ornamental Trees

Not to exceed 20% of total shrubs

1 OVERALL PLANT LIST

GENERAL PLANT MATERIAL NOTES:

All 4 Inch caliper trees are required pursuant to the Continental Executive Parke Declaration of Protected Covenants. 1) 1- 4 inch diameter tree per (40) lineal feet of building site frontage. 2) At least a 10' buffer strip located from the building site side or rear lot lines shall contain at least 1 street tree, at least 4 inches in diameter, for every (40) lineal feet of parking area and adjacent building sites. Trees shall be located along the property frontage and the buffer strip between parking areas and adjacent building sites.

A minimum of 40% of the number of proposed species in each plant category (Shade, Ornamental, Evergreen, Shrubs and Perennials) shall be native to the 22-County Chicago region as defined in Swink and Wilhelm, Plants of the Chicago Region, 4th Edition.

IRRIGATE ALL LAWN, SHRUB & PERENNIAL AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM

- An automatic irrigation system shall be installed for all lawn, shrub and perennial areas. The system will include separate irrigation zones for all lawn, perennial and shrub areas. See detailed landscape plans for planting types and planting bed limits.
- The irrigation system shall incorporate pressure regulating spray heads, pressure reducing valves and pressure regulating modules installed on valves.
- Check valves shall be installed along all lateral lines. Hunter HCV Check Valve or approved equal.
- The irrigation system shall incorporate high efficiency nozzles on spray heads and rotors ensuring uniform coverage.
- A drip irrigation system shall be designed for all shrub and perennial planting areas.
- Automatic shut - offs such as a rain sensor or moisture sensor shall be specified for each irrigation zone. A Rain-Click sensor shall be intalled by Hunter or approved equal at a exposed area on the building overhang.
- The Controller shall be a ACC2 modular two-wire decoder by Hunter or approved equal. Minimum stations is 75. Multiple Start Times; Rain Delay; Multiple Independent Programs; Cycle & Soak; Flow Management and Evapotranspiration Programming shall be included.
- The specified irrigation components and requirements are to be incorporated into the irrigation design for the purpose of reducing water usage as compared to conventional systems. Irrigation Contractor shall submit a detailed irrigation plan showing all head and rotor placements, drip irrigation lines, valve placements, spray patterns, quick coupler valves, main and lateral lines locations. Specification sheets on all irrigation components shall be submitted for Owner and Landscape Architects review and approval prior to installation.
- All pavement sleeves for walks and drive crossing shall be 4" Schedule 40 PVC. Mainlines shall be Schedule 40 PVC with a minimum cover of 18". All lateral lines shall be PVC 200 SDR 21 with a minimum cover of 12". Irrigation depths shall be verified in the field by the landscape architect or owner's representative.
- All wire splices or connections shall be made with approved waterproof wire connections and be placed in a valve or splice box.
- All control wiring downstream of the controller is to be 2-wire, UL approved direct bury.
- Provide a Intermatic AG 3401 surge protector on the 120V power supply at the controller.
- All products shall be installed in accordance with the manufactures recommendations and according to local building, electrical and plumbing codes.
- The irrigation contractor will arrange with the GC inspections required by local agencies and ordinances during the course of construction as required. All wiring to be per local code. Backflow installation is to be by the plumbing contractor and shall be FEBCO 825YA or approved equal.
- An irrigation mock-up shall be required on-site in an area that will not be disturbed by future construction that demonstrates the depth of the decoder box, decoder installation, water proof 2-wire connectors, pop-up sprinkler and drip tree ring. The mock-up will remain on-site until preliminary acceptance of the irrigation system occurs. Once the mock-up is approved, it will be used to compare the remaining installation system for compliance.

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 Planning + Landscape Architecture
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 Northbrook, IL 60062
 224-661-6200

Cornerstone
 Architects Ltd.



PROPOSED FACILITY
 130 LAKEVIEW PARKWAY
 VERNON HILLS, ILLINOIS

PLANT LIST & IRRIGATION NOTES

REVISION	DATE
Technical Review/Revisions	3-30-2022
Technical Review	3-24-2022
Revised For Bids	2-14-2022
Issued For Bids	1-26-2022
Version Submitted	11-16-2021
Concept Village Submitted	10-1-2021

PROJECT NUMBER	DESIGNED BY
2021.10	LD
SCALE	REVIEWED BY
AS NOTED	LD
DATE	PROJECT MANAGER
9-23-2021	LD



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ITASCA, ILLINOIS 60143
PHONE: 630-773-8363

STRUCTURAL

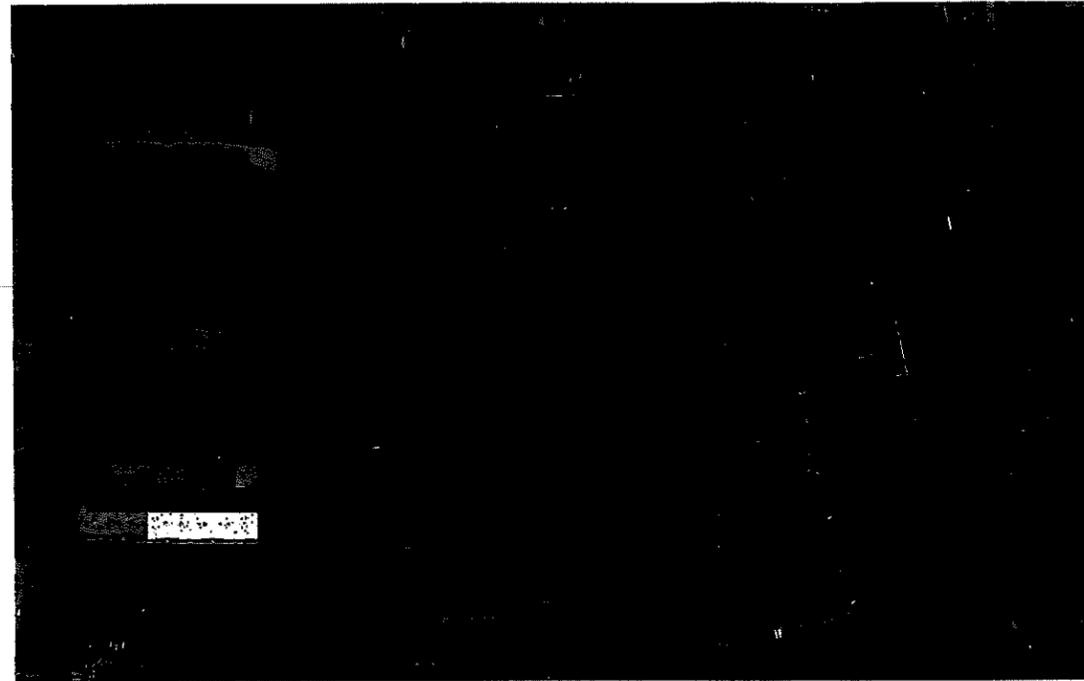
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LANDSCAPE

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SPECULATIVE FACILITY

130 LAKEVIEW
VERNON HILLS, ILLINOIS



SITE LOCATION PLAN NORTH PROJECT LOCATION

DRAWING INDEX

ARCHITECTURE

- CVR COVER SHEET
- A100A SITE PLAN & SITE DETAILS
- A100B SITE DETAILS
- A101 FLOOR PLAN
- A102 PARTIAL FLOOR PLAN
- A103 ROOF PLAN & ROOF DETAILS
- A104 ROOF DETAILS
- A105 CANOPY PLANS AND DETAILS
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A300 WALL SECTIONS
- A400 PUMP ROOM ELEVATIONS AND DETAILS
- A301 WALL SECTIONS
- A500 DOOR SCHEDULE AND DETAILS
- A900 EGRESS PLAN

STRUCTURAL

- S1.0 FOUNDATION PLAN
- S2.0 ROOF FRAMING PLAN
- S3.0 FOUNDATION DETAILS
- S3.1 FOUNDATION DETAILS
- S4.0 FRAMING DETAILS
- S4.1 FRAMING DETAILS
- S5.0 GENERAL STRUCTURAL NOTES
- S5.1 GENERAL STRUCTURAL NOTES

LANDSCAPE

- CVR DRAWING INDEX/REQUIREMENTS & GENERAL NOTES
- LP-1 PRELIMINARY LANDSCAPE PLAN
- LP-2 PLANTING DETAILS
- LP-3 PLANT LIST & NATIVE SEEDS MIXES

INDEX OF APPLICABLE CODES

CURRENT CODES ADOPTED BY VILLAGE OF VERNON HILLS:
2018 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE W/LOCAL AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 WILDLAND-URBAN INTERFACE CODE
CURRENT ILLINOIS STATE PLUMBING CODE W/ LOCAL AMENDMENTS
CURRENT ILLINOIS ACCESSIBILITY CODE

ZONING INFORMATION

1. CURRENT ZONING:
ZONE: BP (BUSINESS PARK)
2. PERMITTED USE:
WHOLESALE SALES, WAREHOUSE, SALESROOMS, LITHOGRAPHING, BOOKBINDING, PUBLISHING.
3. OFF-STREET PARKING
ONE SPACE PER EACH 165 SQUARE FEET OF GROSS FLOOR AREA.

CODE INFORMATION

CODE SUMMARY
NEW 51,953 SQ.FT. FACILITY, CLASSIFIED MODERATE-HAZARD STORAGE (S-1). WILL BE CONSTRUCTED USING TYPE IIB CONSTRUCTION. FUTURE OFFICE AREAS, CLASSIFIED BUSINESS USE (B) WILL BE PERMITTED AT THE TIME OF TENANT BUILD-OUT.

2018 INTERNATIONAL BUILDING CODE

1. USE GROUP PER CHAPTER 3
A. MODERATE-HAZARD STORAGE: S-1

2. CONSTRUCTION CLASS PER CHAPTER 6
A. TYPE 2B-NON-COMBUSTIBLE

TENANT AREA	USE	FLOOR AREA	TYPE OF CONSTRUCTION	TOTAL AREA
NEW	STORAGE (S-1)	51,953 S.F.	TYPE IIB	51,953 S.F.

3. FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS (IN HOURS)
TYPE II - B CONSTRUCTION

1. EXTERIOR BEARING WALLS = 0
2. INTERIOR BEARING WALLS, COLUMNS, GIRDERS, FRAMING = 0
3. FLOOR CONSTRUCTION = 0
4. ROOF CONSTRUCTION = 0

4. BUILDINGS REQUIREMENTS PER CHAPTER 9

- A. AUTOMATIC SPRINKLER SYSTEMS (SECTION 903)- REQUIRED
- B. PORTABLE FIRE EXTINGUISHERS (SECTION 906)- REQUIRED
- C. FIRE ALARM AND DETECTION SYSTEMS (SECTION 907)- REQUIRED
- D. STANDPIPE SYSTEMS (SECTION 905)- REQUIRED

5. EGRESS REQUIREMENTS

1004 MAX. FLOOR AREA ALLOWANCE PER OCCUPANT (TABLE 1004.5)
STORAGE (S-1) (500 GSF/PERSON) = 104 OCCUPANTS

1005 EGRESS WIDTH PER OCCUPANT SERVED (1005.3.2)
UNIT OF EXIT WIDTH = .2" PER PERSON (WITH SPRINKLER SYSTEM)

WAREHOUSE			
104 OCCUPANTS x .2	20.8"	REQUIRED	
7-EXITS @ 34"	= 238"		
2-EXITS @ 68"	= 136"		
	= 374"	PROVIDED	

1017 EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
MODERATE-HAZARD STORAGE (S-1): MAX. TRAVEL DISTANCE = 250'
(WITH SPRINKLER SYSTEM)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2.2)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400'

2018 ILLINOIS STATE PLUMBING CODE

PLUMBING COUNT TO BE ADDED IN TENANT BUILD-OUT PERMIT SET

no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

date: 12-14-2021
drawn: DMS
checked: MJB

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25], AND THE ILLINOIS ACCESSIBILITY CODE, (71 ILL. ADM. CODE 400).

SIGNED: ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-015132
EXPIRATION DATE: 11/30/22
DATE: 3/2/2022
FIRM REGISTRATION NO.: 184-003165

GENERAL NOTES:

1. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR DIMENSIONAL CONTROL, PLAN, SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS, AND BEARING ANGLES. FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.

2. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.

3. GENERAL CONTRACTOR TO INSTALL SIGNAGE FOR ACCESSIBLE PARKING PER CITY AND STATE STANDARDS. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.

4. KNOX BOX/KEY BOX LOCATION TO BE FIELD VERIFIED AND COORDINATED WITH THE LOCAL FIRE DEPARTMENT PRIOR TO BUILDING OCCUPANCY. HEIGHT ABOVE FINISH GRADE TO BE 59'-6" (UNIVERSAL KEY ACCESS TO ALL AREAS).

IMPACT LOADS/STAIR NOTES:

1. ALL STAIRWAYS, PLATFORMS AND LANDINGS SHALL BE ADEQUATE TO SUPPORT A LIVE LOAD OF 100 LBS. PER SQUARE FOOT AND A CONCENTRATED LOAD OF 300 LBS.

2. ALL HANDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION.

3. ALL GUARDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP MEMBER.

4. THE INFILL AREA OF A GUARDRAIL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR A HORIZONTAL CONCENTRATED LOAD OF 200 LBS. APPLIED ON A 1 SQUARE FOOT AREA AT ANY POINT IN THE SYSTEM.

5. ALL MEANS OF EGRESS STAIRWAYS ARE NOT TO BE LESS THAN 44" IN WIDTH. RISER HEIGHT SHALL BE 4" MIN. - 7" MAX. TREAD DEPTH SHALL BE 11" MIN. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE GREATER THAN 1/2". BEVELS OF NOSING SHALL NOT BE GREATER THAN 1/2". THE STAIR RISER SHALL BE SOLID AND SLOPED SUCH THAT THE LEADING EDGE OF THE TREAD SHALL NOT PROJECT MORE THAN 1" OVER THE TREAD BELOW AND THE SLOPE SHALL NOT BE OF AN ANGLE GREATER THAN 30° FROM THE VERTICAL. HANDRAILS SHOULD BE PROVIDED ON BOTH SIDES AND SHALL CONFORM TO ALL CURRENT CODES.

6. THE HANDRAIL HEIGHTS ARE TO BE 34"-38". FIELD VERIFY HANDRAILS ARE RETURNED TO A POST OR WALL.

7. ALL RAILING CONSTRUCTION & DIMENSIONAL DETAIL SHALL COMPLY WITH APPLICABLE CODES.

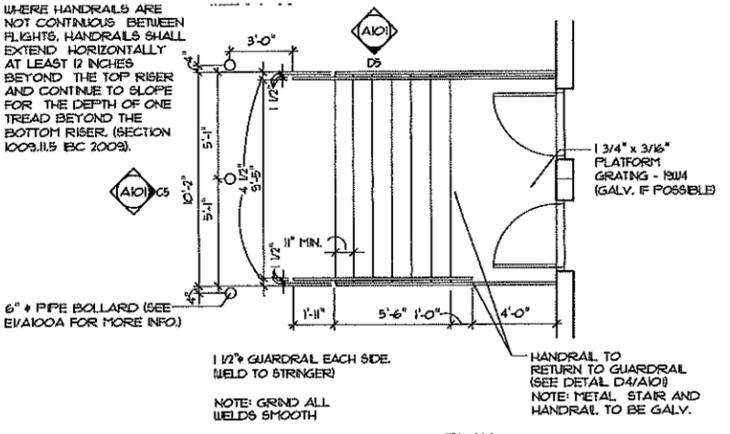


date	revision description
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1/26/2022	ISSUED FOR BID

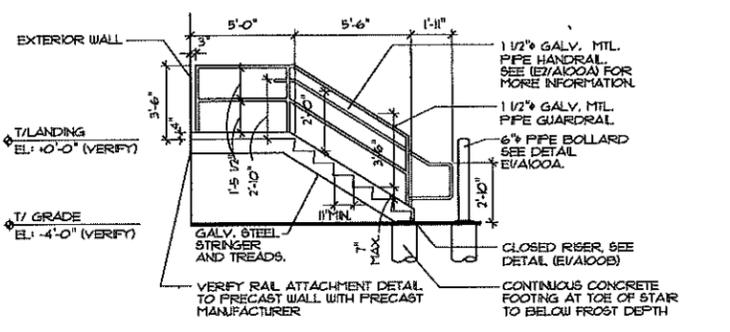
date: 12-14-2021
drawn: DMS
checked: MJB

SITE/BUILDING DATA:	
SITE DATA	QUANTITY
TOTAL SITE AREA: (5.65 ACRES)	245,889 SQ.FT.
F.A.R.	.48
BUILDING DATA	QUANTITY
TOTAL BUILDING AREA	51,450 SQ.FT.
EXTERIOR DOCKS:	8 DOCKS
DRIVE-IN-DOORS:	2 DOORS
CAR PARKING:	86 CARS

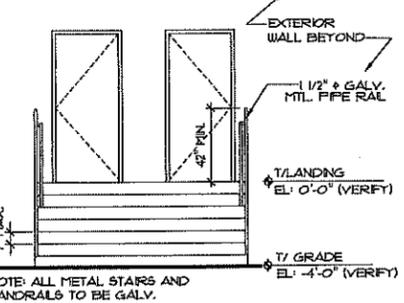
Job no. 15295 sheet no. A100A



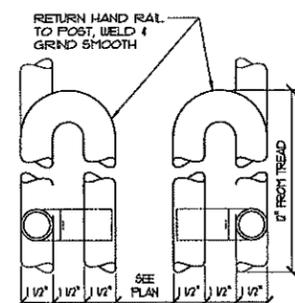
(B1) EXTERIOR STAIR PLAN
SCALE: 1/4" = 1'-0"



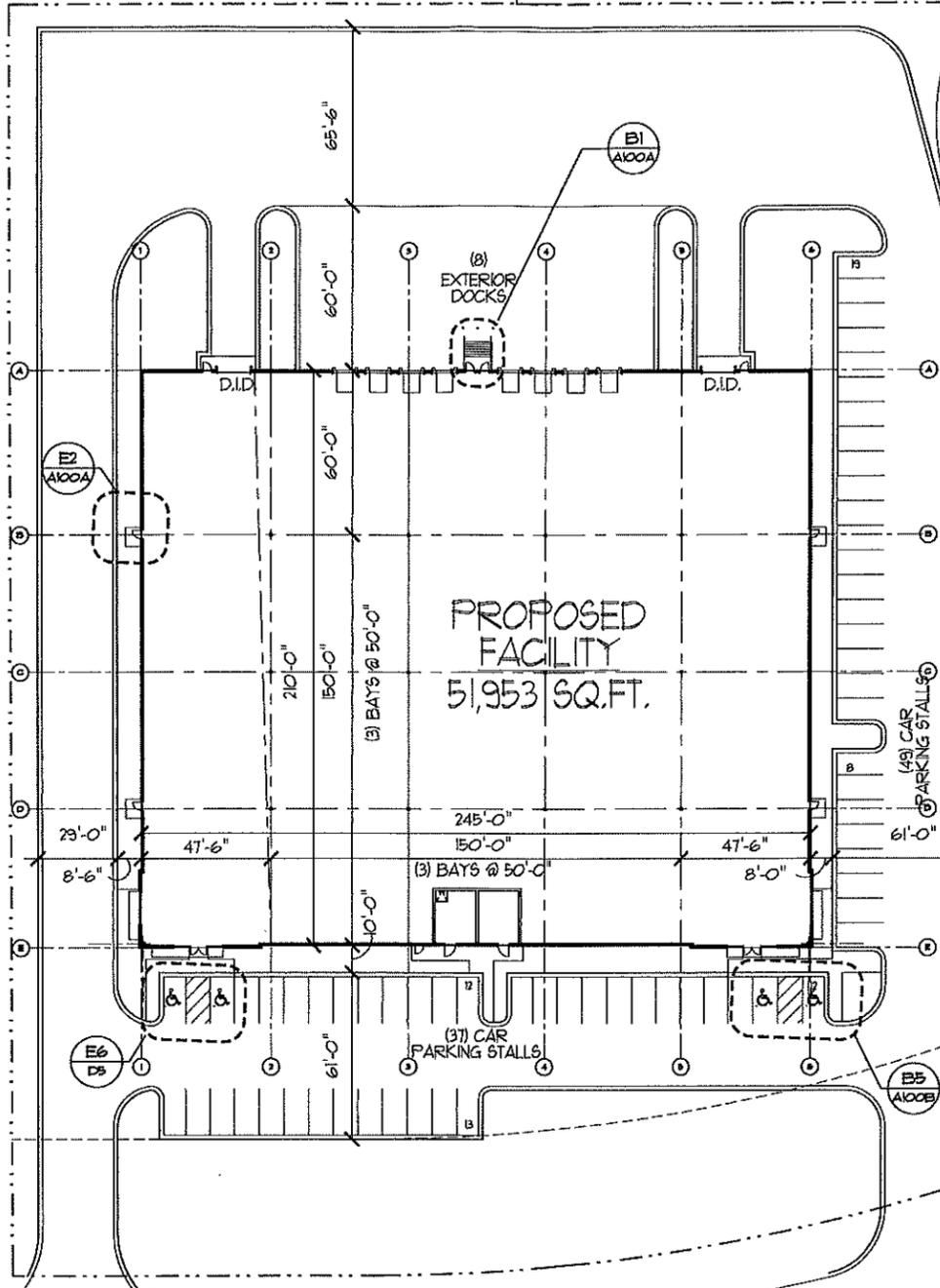
(C1) EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



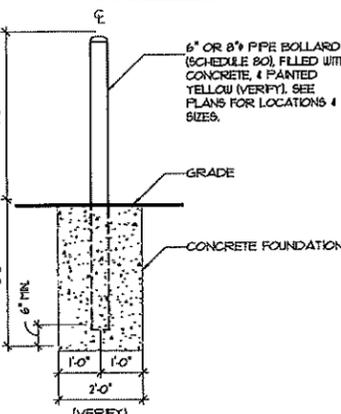
(D1) EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



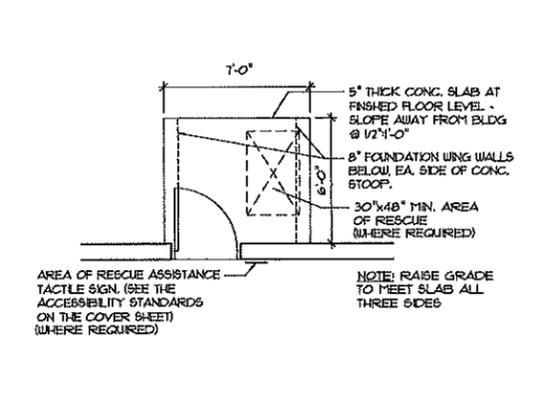
(D2) PIPE RETURN DETAIL
SCALE: 3/8" = 1'-0"



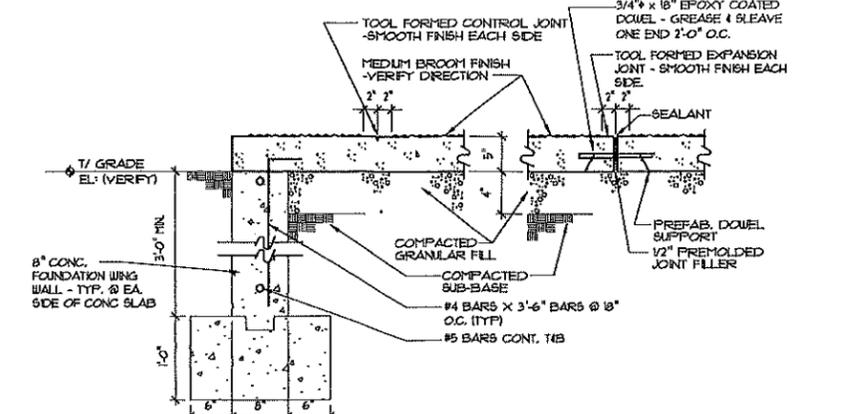
(D3) SITE PLAN
SCALE: 1" = 30'-0"



(E1) PIPE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

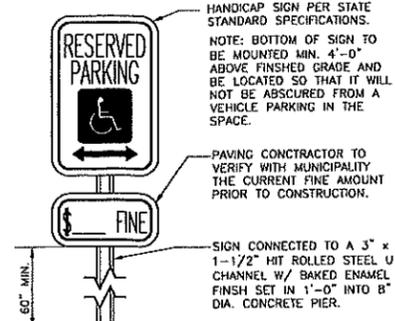


(E2) CONCRETE STOOP PLAN DETAIL
SCALE: 1/4" = 1'-0"

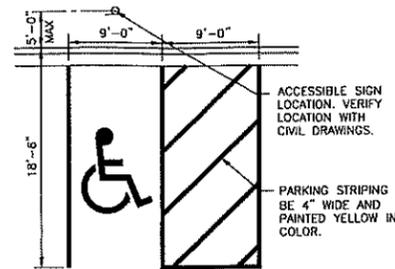


(E4) CONCRETE STOOP DETAIL
SCALE: 1" = 1'-0"

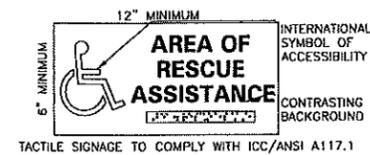
ACCESSIBILITY STANDARDS



ACCESSIBLE PARKING SIGNAGE
(FOR GRAPHICAL USE ONLY)



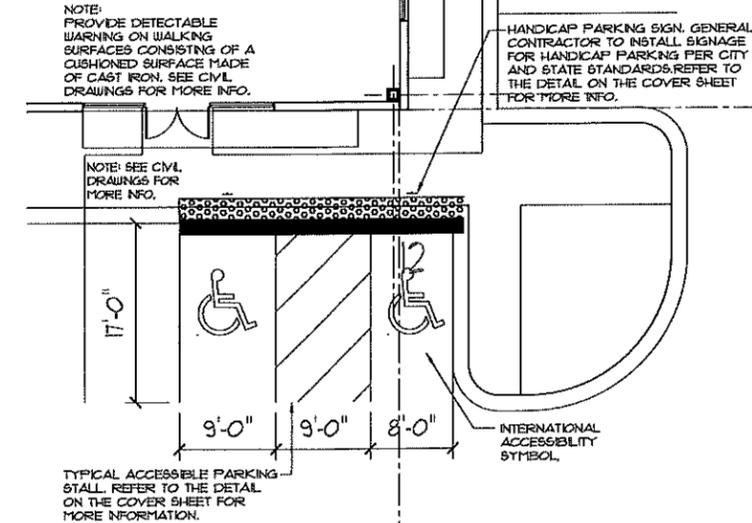
ACCESSIBLE PARKING STALL
(FOR GRAPHICAL USE ONLY)



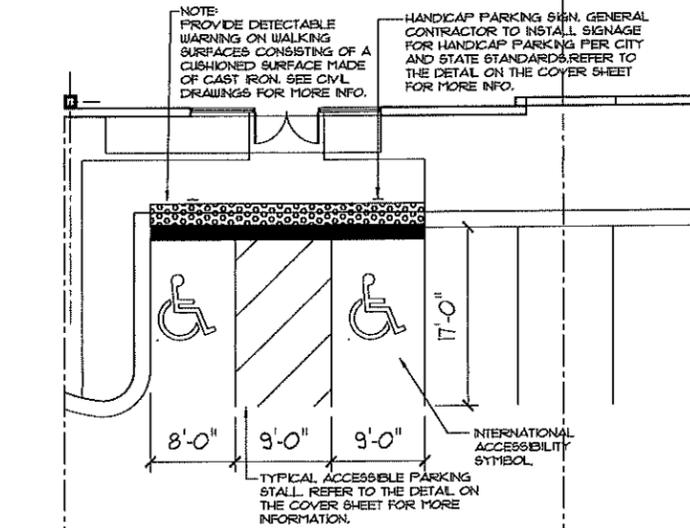
ALL SIGNAGE TO BE MOUNTED VERTICALLY 60" A.F.F. TO THE CENTER OF THE SIGN, AND HORIZONTALLY 9" FROM THE DOOR FRAME TO THE CENTER OF THE SIGN. THE SIGN IS TO BE LOCATED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE SIGN IS TO BE TACTILE. (ALSO PROVIDE ILLUMINATED SIGNAGE AT THE EGRESS DOOR LEADING TO THE AREA OF REFUGE.)

NOTE: CHARACTERS TO COMPLY WITH ADAAG 4.30.2

ACCESSIBLE SIGNAGE - TYP.
(FOR GRAPHICAL USE ONLY)



B5 ACCESSIBLE PARKING PLAN
SCALE: 1/8" = 1'-0"



B5 ACCESSIBLE PARKING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR DIMENSIONAL CONTROL, PLAN, SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS, AND BEARING ANGLES. FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.
2. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.
3. GENERAL CONTRACTOR TO INSTALL SIGNAGE FOR ACCESSIBLE PARKING PER CITY AND STATE STANDARDS. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.
4. KNOX BOX/KEY BOX LOCATION TO BE FIELD VERIFIED AND COORDINATED WITH THE LOCAL FIRE DEPARTMENT PRIOR TO BUILDING OCCUPANCY. HEIGHT ABOVE FINISH GRADE TO BE 55"-65" (UNIVERSAL KEY ACCESS TO ALL AREAS).

IMPACT LOADS/STAIR NOTES:

1. ALL STAIRWAYS, PLATFORMS AND LANDINGS SHALL BE ADEQUATE TO SUPPORT A LIVE LOAD OF 100 LBS. PER SQUARE FOOT AND A CONCENTRATED LOAD OF 300 LBS.
2. ALL HANDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION.
3. ALL GUARDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP MEMBER.
4. THE INFL AREA OF A GUARDRAIL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR A HORIZONTAL CONCENTRATED LOAD OF 200 LBS. APPLIED ON A 1 SQUARE FOOT AREA AT ANY POINT IN THE SYSTEM.
5. ALL MEANS OF EGRESS STAIRWAYS ARE NOT TO BE LESS THAN 44" IN WIDTH. RISER HEIGHT SHALL BE 4" MIN. - 7" MAX. TREAD DEPTH SHALL BE 1" MIN. THE RADII OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE GREATER THAN 1/2". BEVELING OF NOSING SHALL NOT BE GREATER THAN 1/2". THE STAIR RISER SHALL BE SOLID AND SLOPED SUCH THAT THE LEADING EDGE OF THE TREAD SHALL NOT PROJECT MORE THAN 1" OVER THE TREAD BELOW AND THE SLOPE SHALL NOT BE OF AN ANGLE GREATER THAN 30° FROM THE VERTICAL. HANDRAILS SHOULD BE PROVIDED ON BOTH SIDES AND SHALL CONFORM TO ALL CURRENT CODES.
6. THE HANDRAIL HEIGHTS ARE TO BE 34"-36". FIELD VERIFY HANDRAILS ARE RETURNED TO A POST OR WALL.
7. ALL RAILING CONSTRUCTION 4 DIMENSIONAL DETAIL SHALL COMPLY WITH APPLICABLE CODES.



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

date: 12-14-2021
drawn: DMS
checked: WJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

SITE DETAILS

job no. 15295
sheet no. A100B

GENERAL NOTES:



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

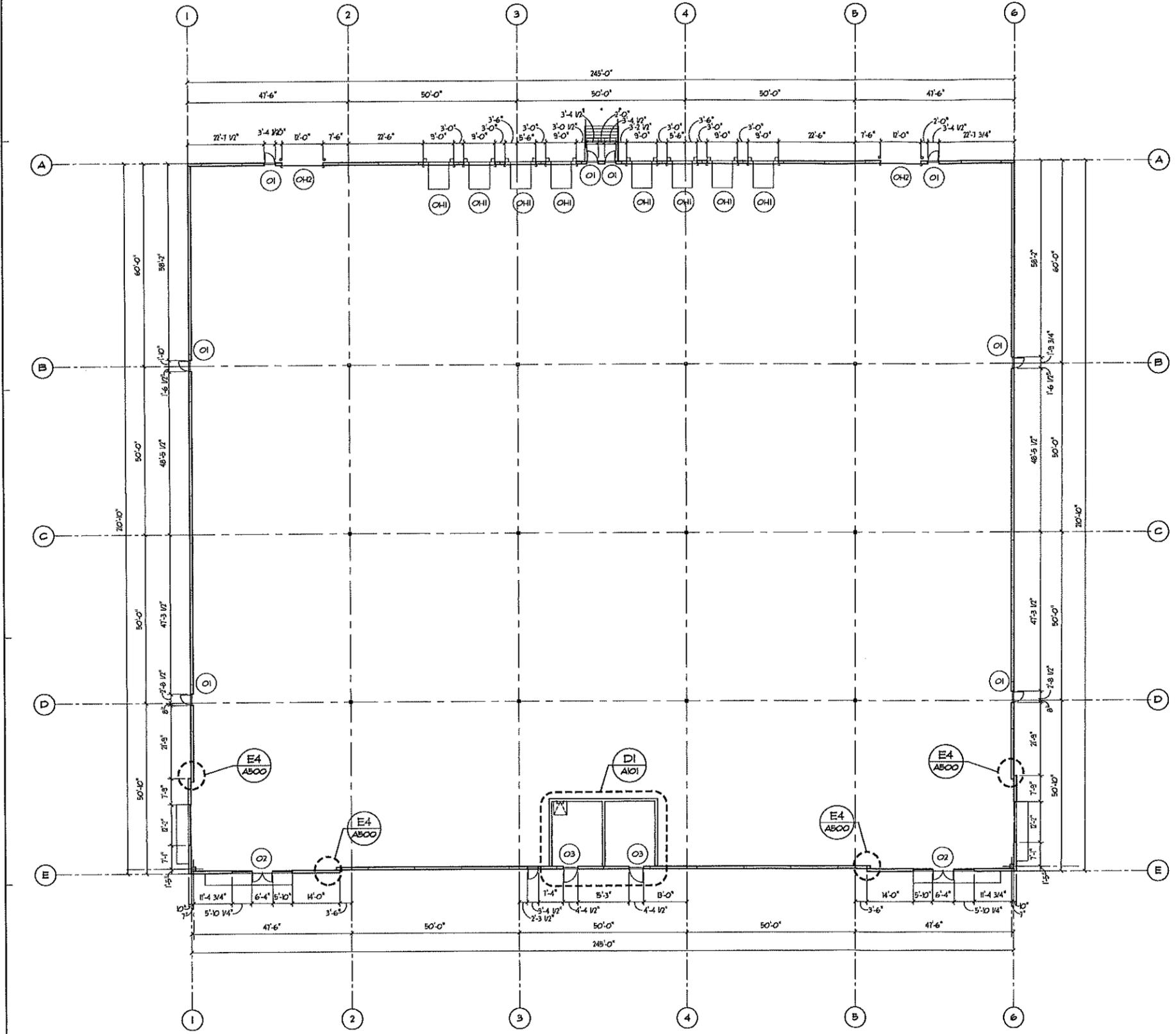
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drawn: DWS
checked: MJB

SPECULATIVE FACILITY

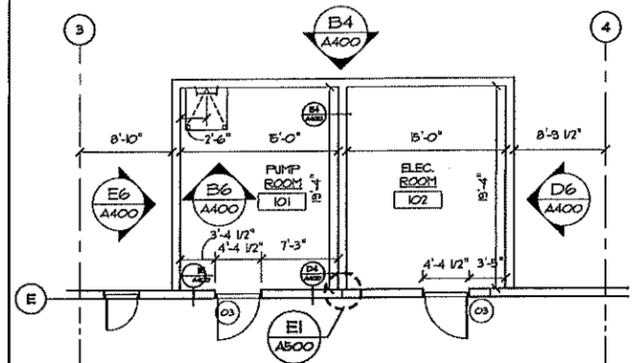
130 LAKEVIEW
VERNON HILLS, ILLINOIS

FLOOR PLAN

Job no. 15295 sheet no. A101



E2 PARTIAL FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH



D1 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"
PLAN NORTH

GENERAL NOTES:

- THIS ROOF PLAN IS DESIGNED FOR INDEPENDENT DRAINAGE SYSTEMS.
 - ALL ROOF ELEVATIONS ARE TO BOTTOM OF DECK. (SEE STRUCTURAL DRAWINGS)
 - ROOF DRAINAGE, OVER-FLOW DRAINS & DRAINAGE PIPE SIZES TO BE DESIGNED BY OTHERS IN ACCORDANCE WITH GOVERNING CODES AND AUTHORITIES.
 - ALL SECONDARY OVERFLOW DRAINS TO BE PIPED TO EXTERIOR WALL AND DRAIN TO DAYLIGHT.
 - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON ROOF PENETRATIONS, EQUIPMENT AND SCREENS.
 - PROVIDE SADDLES AT ALL RTU'S, ROOF HATCHES, AND ALL OTHER ROOF PENETRATIONS AS REQ'D TO PROVIDE PROPER DRAINAGE.
 - INDEPENDENT SECONDARY DRAINAGE SYSTEM SHALL BE PROVIDED, SIZED AND LOCATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE SUCH THAT THE DEPTH OF THE WATER FROM THE INLET OF THE PRIMARY DRAINAGE SYSTEM TO THE INLET OF THE SECONDARY DRAINAGE SYSTEM PLUS THE ADDITIONAL WATER THAT ACCUMULATES ABOVE THE SECONDARY DRAINAGE SYSTEM AT IT'S DESIGN FLOW SHALL NOT EXCEED 6".
 - ALL DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY DRAIN LOCATIONS & SIZE WITH STRUCTURAL AND PLUMBING ENGINEERS.
 - ← = ROOF PITCH TOWARD ROOF (PRIMARY ROOF SLOPE TO BE A MINIMUM 1/4" PER FOOT)
- ABBREVIATIONS:**
 R.D. = PRIMARY ROOF DRAINS
 O.D. = SECONDARY (EMERGENCY) OVERFLOW DRAINS
 L.P. = LOW POINT
 I.P. = INTERMEDIATE POINT
 H.P. = HIGH POINT
- FASTENERS @ CORNERS TO BE INSTALLED @ 1'-0" o.c. @ 8'-0" EACH DIRECTION.
 - VERIFY ALL ROOFING MATERIALS WITH G.C. SPECIFICATIONS BEFORE INSTALLATION.
 - SEE ROOFING CONTRACTOR DETAILS FOR CONSTRUCTION SPECIFICATIONS.
 - SECONDARY OVERFLOW DRAIN ELEVATIONS TO BE FIELD VERIFIED. ALL OVERFLOWS TO BE PIPED TO DAYLIGHT. VERIFY EXIT ELEVATION WITH G.C. COUNG TONGUE, OR SIMILAR SCUPPER DESIGN, TO BE SUBMITTED FOR APPROVAL.



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
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date: 12-14-2021

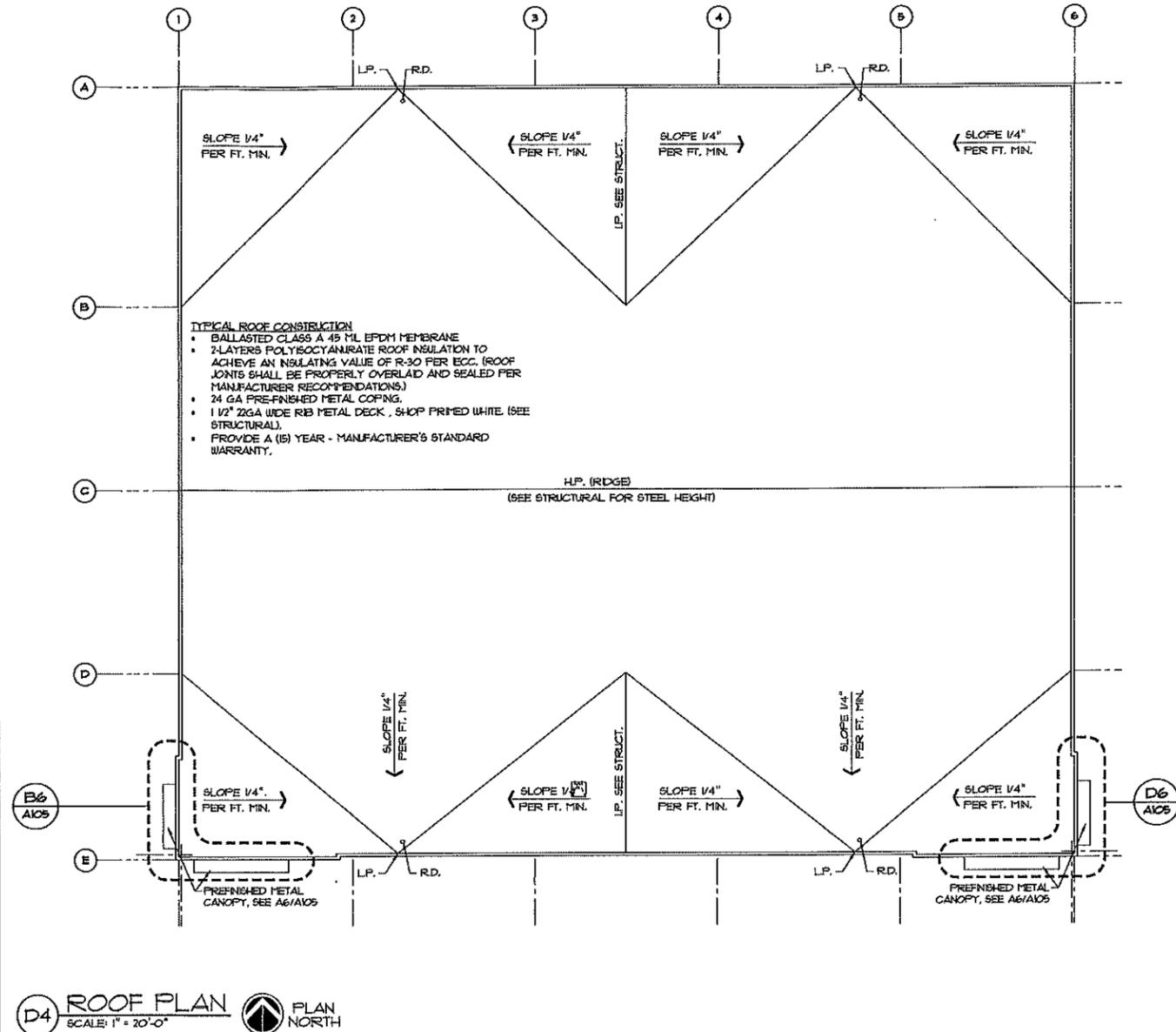
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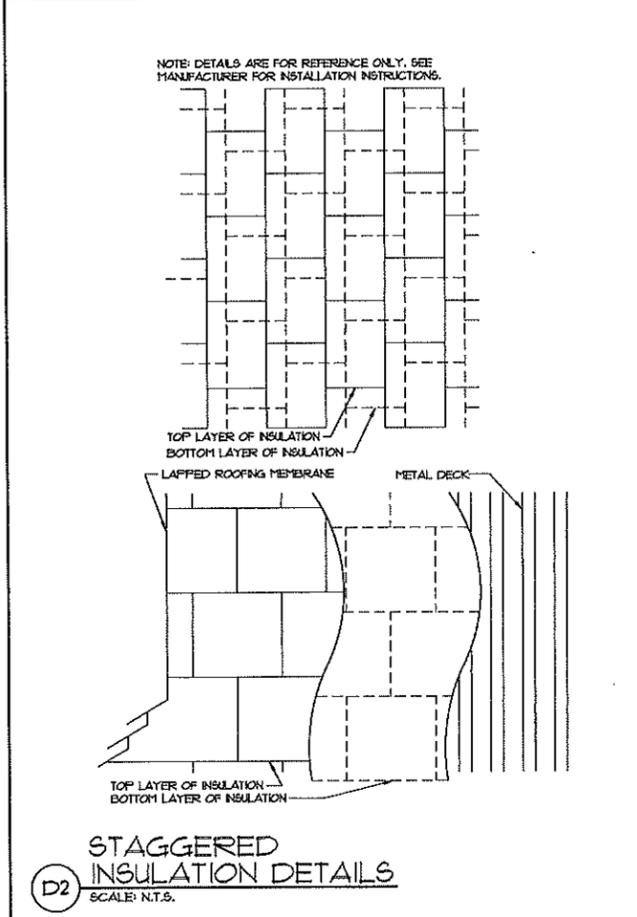
SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

ROOF PLAN AND ROOF DETAILS

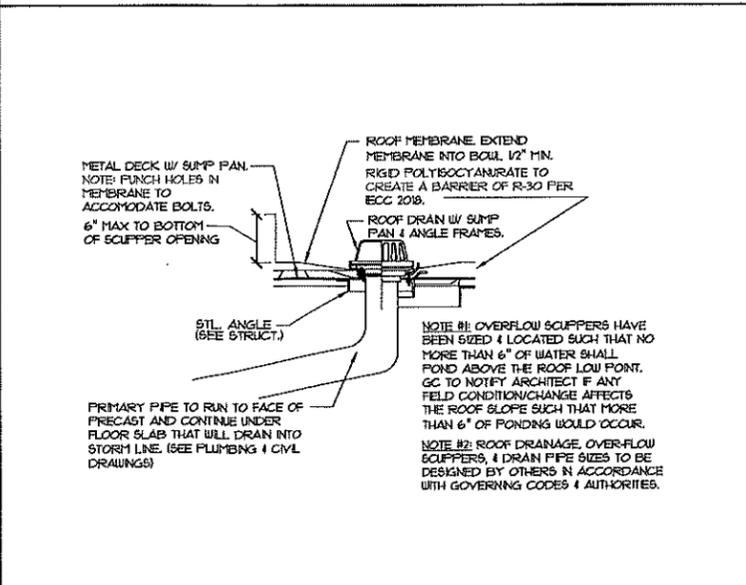
job no.	sheet no.
15295	A103



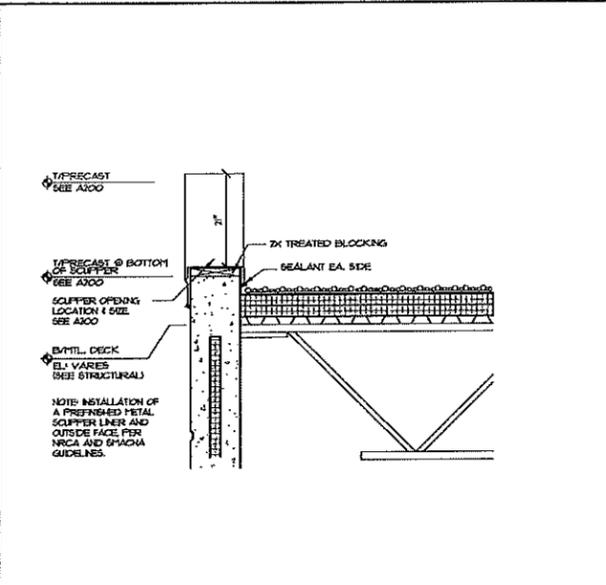
D4 ROOF PLAN
SCALE: 1" = 20'-0"
PLAN NORTH



D2 STAGGERED INSULATION DETAILS
SCALE: N.T.S.



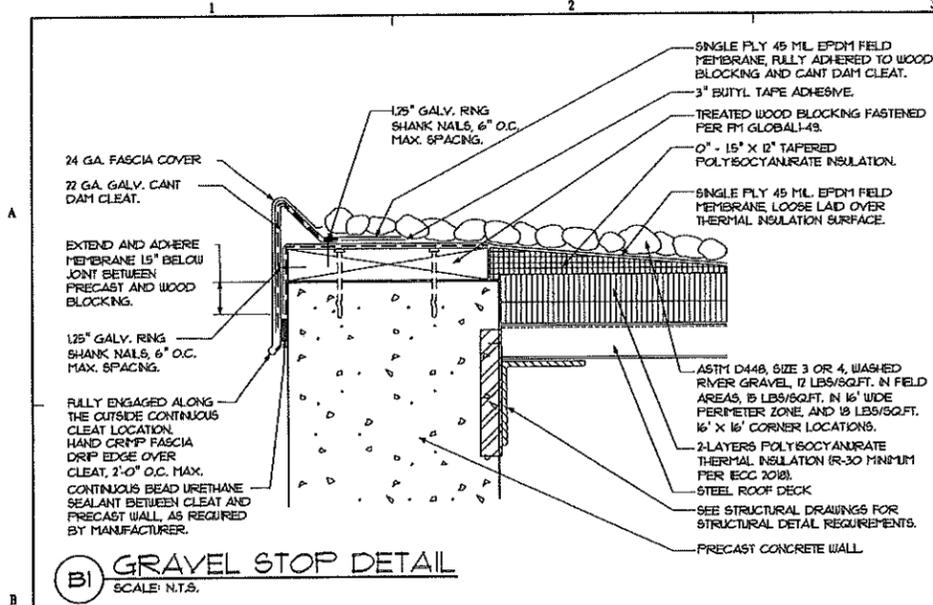
D2 ROOF DRAIN DETAIL
SCALE: 3/4" = 1'-0"



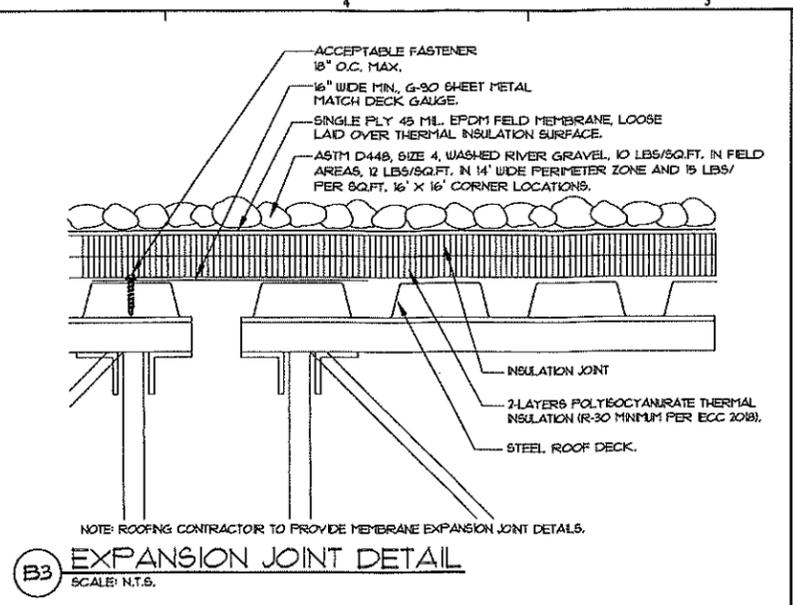
E6 SCUPPER DETAIL
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

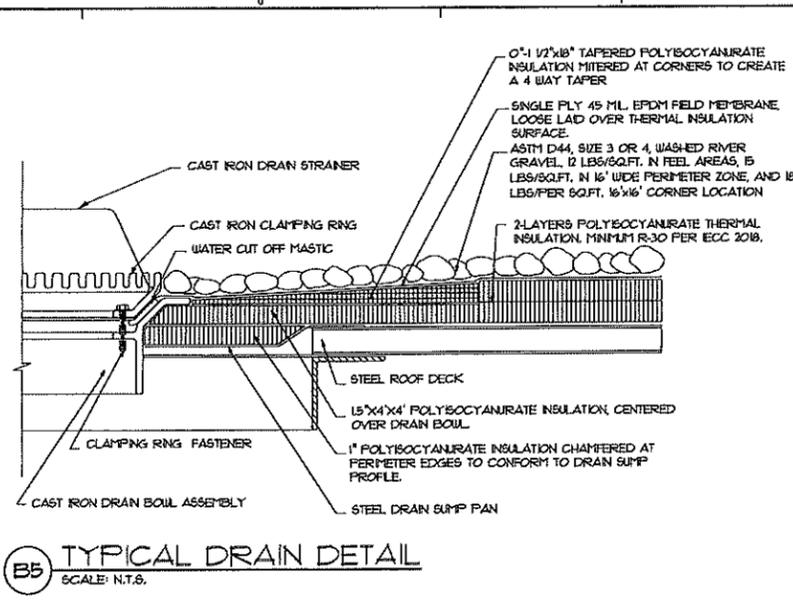
1. VERIFY ALL ROOFING MATERIALS WITH G.C. SPECIFICATIONS BEFORE INSTALLATION.
2. SEE ROOFING CONTRACTOR DETAILS FOR CONSTRUCTION SPECIFICATIONS.
3. ONLY NON-CORROSIVE FASTENERS TO BE USED ON PRESSURE TREATED WOOD NAILERS.



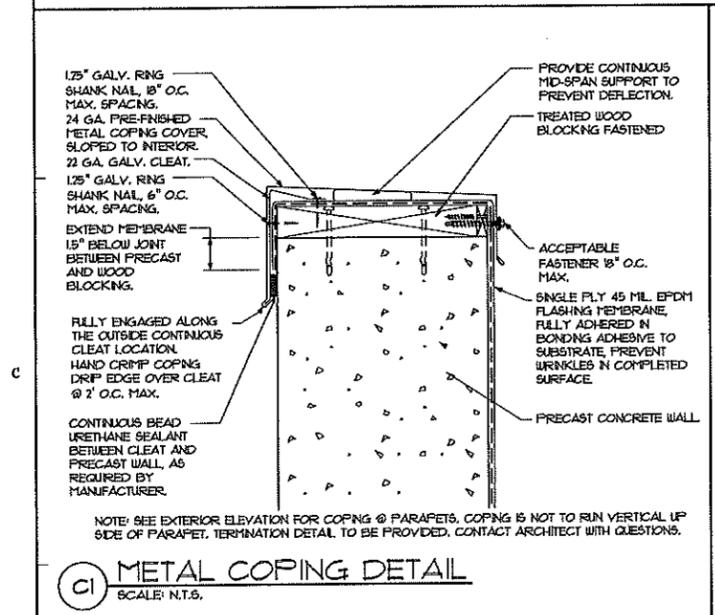
B1 GRAVEL STOP DETAIL
SCALE: N.T.S.



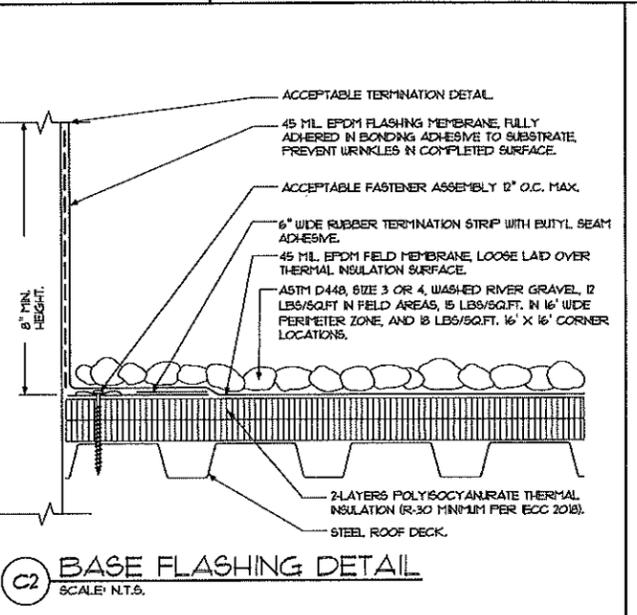
B3 EXPANSION JOINT DETAIL
SCALE: N.T.S.



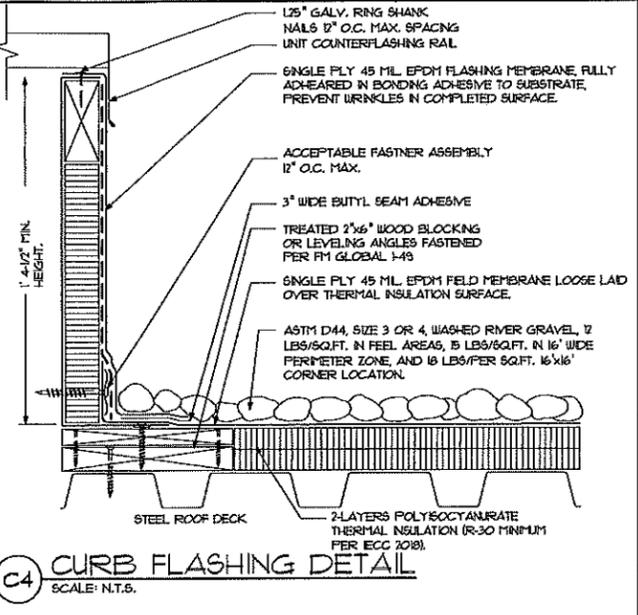
B5 TYPICAL DRAIN DETAIL
SCALE: N.T.S.



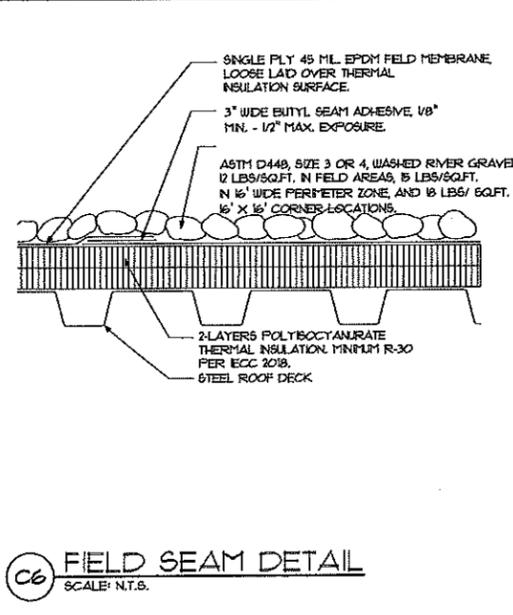
C1 METAL COPING DETAIL
SCALE: N.T.S.



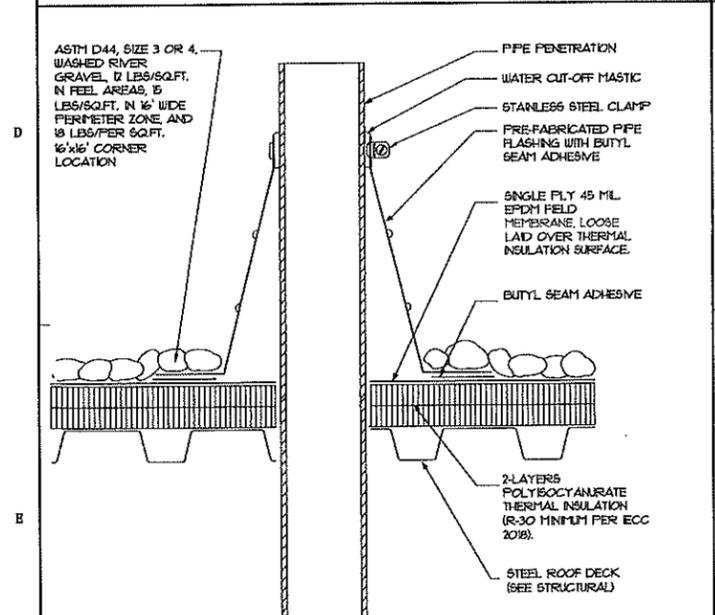
C2 BASE FLASHING DETAIL
SCALE: N.T.S.



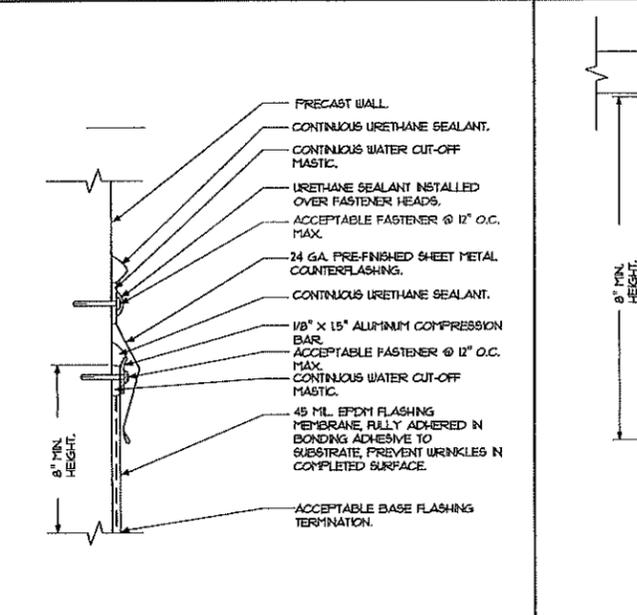
C4 CURB FLASHING DETAIL
SCALE: N.T.S.



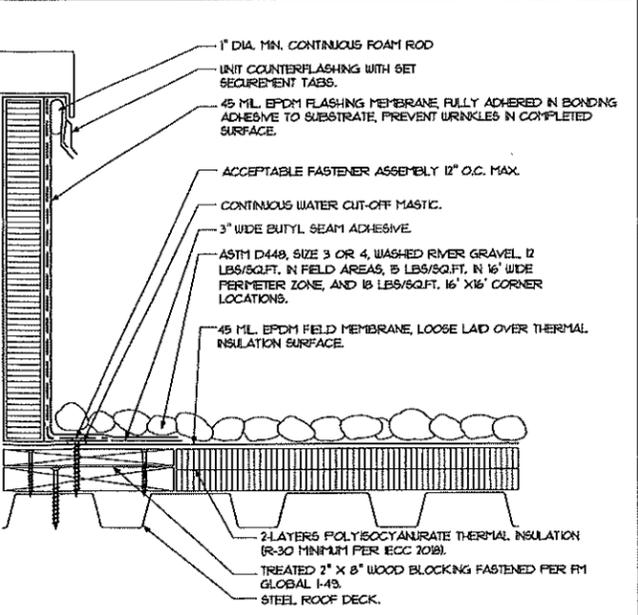
C6 FIELD SEAM DETAIL
SCALE: N.T.S.



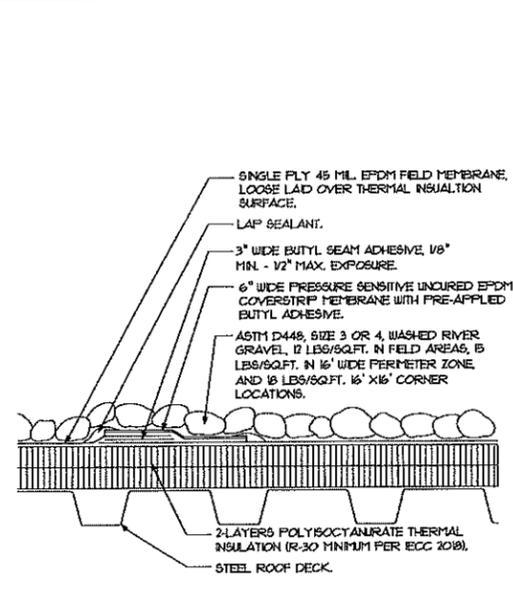
E1 PIPE FLASHING DETAIL
SCALE: N.T.S.



E3 WALL FLASHING TERMINATION DETAIL
SCALE: 3\"/>



E5 ROOF HATCH FLASHING DETAIL
SCALE: N.T.S.



E6 T-JOINT SEAM DETAIL
SCALE: N.T.S.



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

date: 12-14-2021
drawn: DWS
checked: MJJ

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

ROOF DETAILS

job no. 15295
sheet no. A104

GENERAL NOTES:

1. PRECAST STAIN TO BE APPLIED IN SMALL MOCK-UP AREA FOR OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO STARTING ENTIRE BUILDING.
2. PRIMARY DRAINAGE DOWNSPOUT PIPE SIZES TO BE DESIGNED & VERIFIED BY PLUMBING SUBCONTRACTOR IN ACCORDANCE WITH THE GOVERNING CODES & AUTHORITIES.
3. SCUPPER DETAIL SEE E2/A103

PAINT COLORS

COPING: T.B.D.

ALUMINUM CLEAR ANODIZED STOREFRONT DOORS, PUNCHED WINDOWS AND CLERESTORY WINDOWS.

BUILDING:

COLOR P1 = SITE WHITE - SW 7074
COLOR P2 = ONLINE - SW 7072
COLOR P3 = SOFTWARE - SW 7074

S = SPANDREL GLASS
VT = VISION TEMPERED SAFETY GLASS

ALL HOLLOW METAL DOORS TO BE PAINTED P3

NOTE:
BOTTOM OF PRECAST OPENING AT SCUPPERS = +35'-4 1/2"



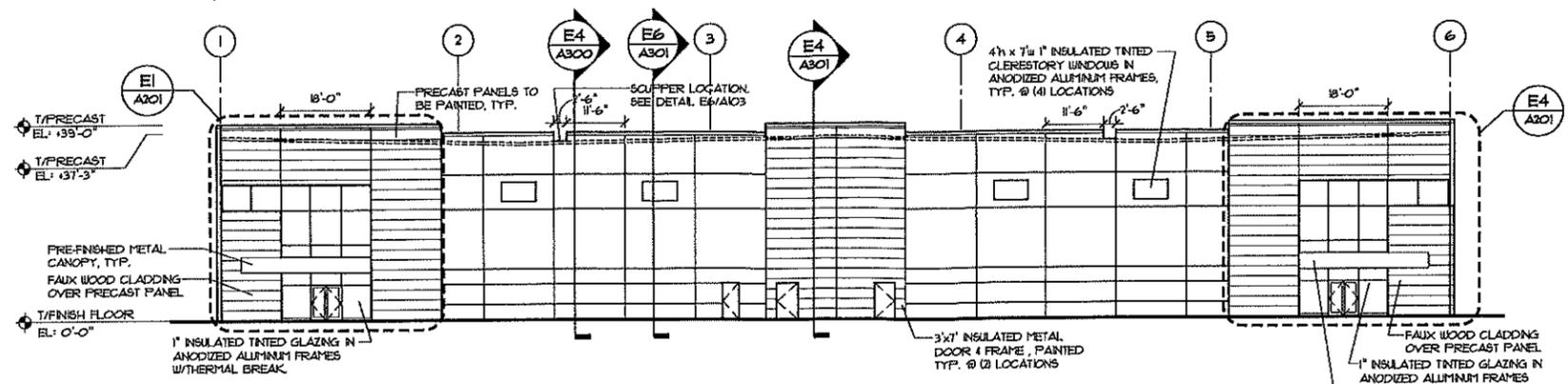
no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

date: 12-14-2021
drawn: DMS
checked: WJS

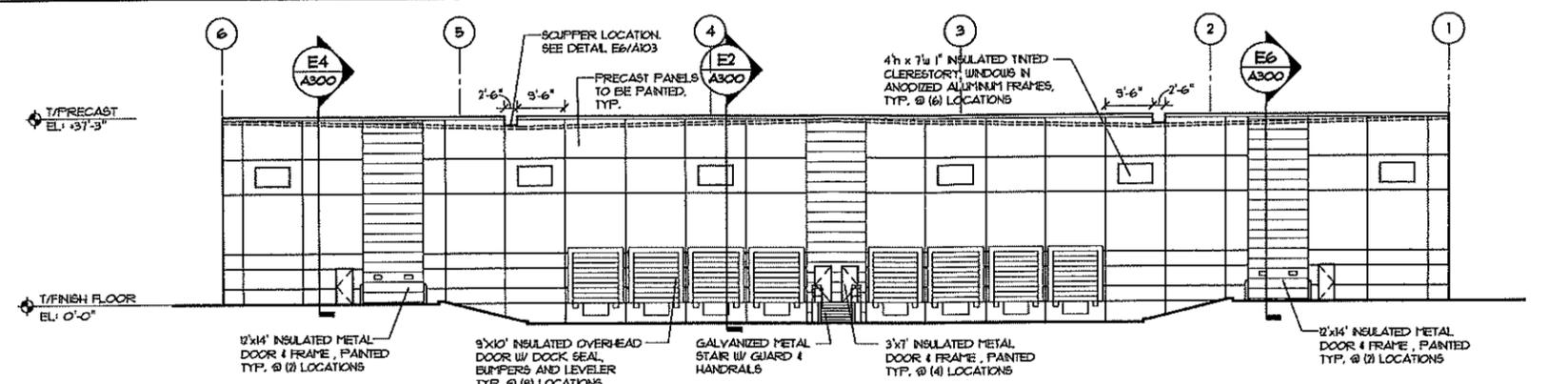
SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

EXTERIOR ELEVATIONS

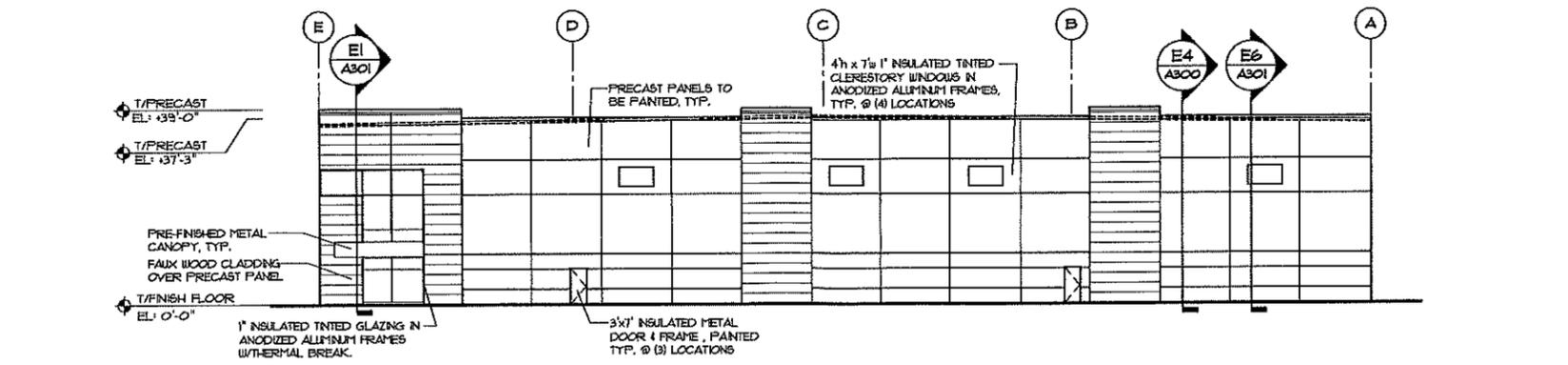
job no. 15295
sheet no. A200



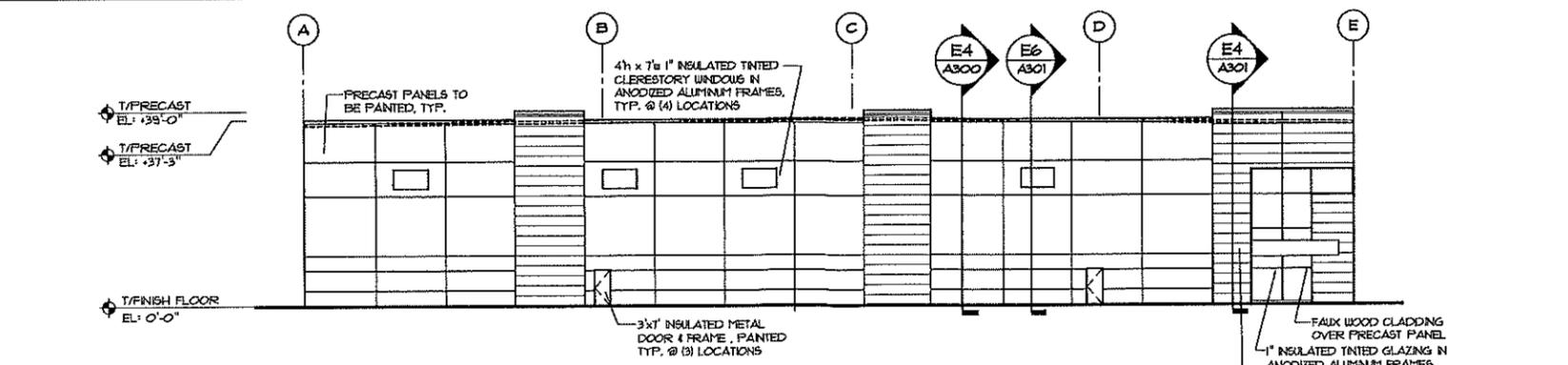
(B) PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



(C) PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



(D) PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



(E) PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. PRECAST STAIN TO BE APPLIED IN SMALL MOCK-UP AREA FOR OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO STARTING ENTIRE BUILDING.
2. PRIMARY DRAINAGE DOWNSPOUT PIPE SIZES TO BE DESIGNED & VERIFIED BY PLUMBING SUBCONTRACTOR IN ACCORDANCE WITH THE GOVERNING CODES & AUTHORITIES.
3. SCUPPER DETAIL SEE E2/A103

PAIN COLORS

COPING: T.B.D.

ALUMINUM CLEAR ANODIZED STOREFRONT DOORS, PUNCHED WINDOWS AND CLERESTORY WINDOWS.

BUILDING:

COLOR P1 = SITE WHITE - SW T070
COLOR P2 = ONLINE - SW T072
COLOR P3 = SOFTWARE - SW T074

6 = 6PANDREL GLASS
VT = VISION TEMPERED SAFETY GLASS

ALL HOLLOW METAL DOORS TO BE PAINTED P3



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
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drawn: DMS

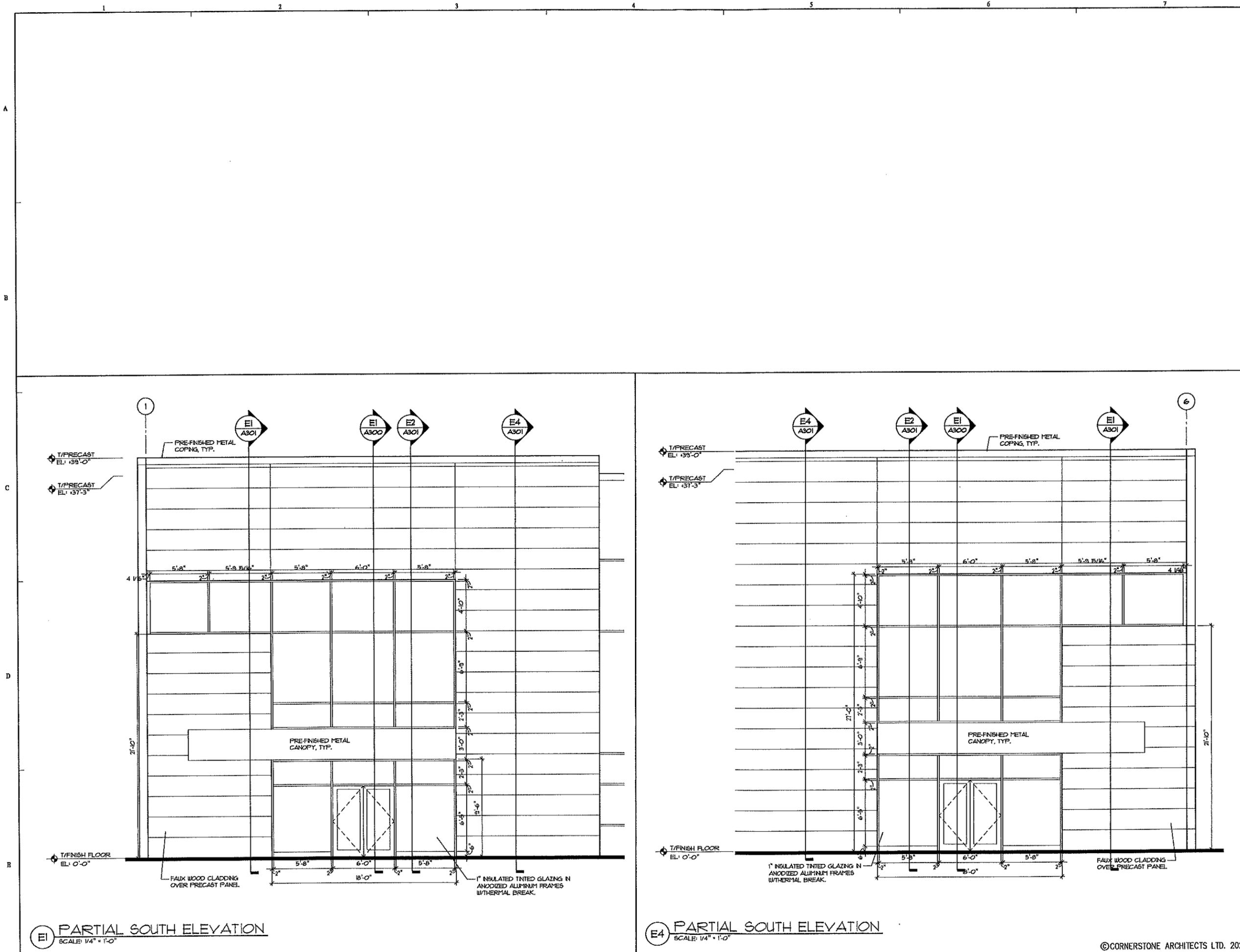
checked: MJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

EXTERIOR ELEVATIONS

job no.
15295

sheet no.
A201



E1 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

E4 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- TYPICAL ROOF CONSTRUCTION**
- BALLASTED CLASS A 48 MIL EPDM MEMBRANE
 - 2 LAYERS POLYISOCYANURATE ROOF INSULATION TO ACHIEVE AN INSULATING VALUE OF R-30 PER E.C.C. (ROOF JOINTS SHALL BE PROPERLY OVERLAP AND SEALED PER MANUFACTURER RECOMMENDATIONS)
 - 24 GA. PREFINISHED METAL COPING
 - 1 1/2" X 26 GA. WIDE RIB METAL DECK, SHOP PRIMED WHITE. (SEE STRUCTURAL)
 - PROVIDE A (5) YEAR - MANUFACTURER'S STANDARD WARRANTY.



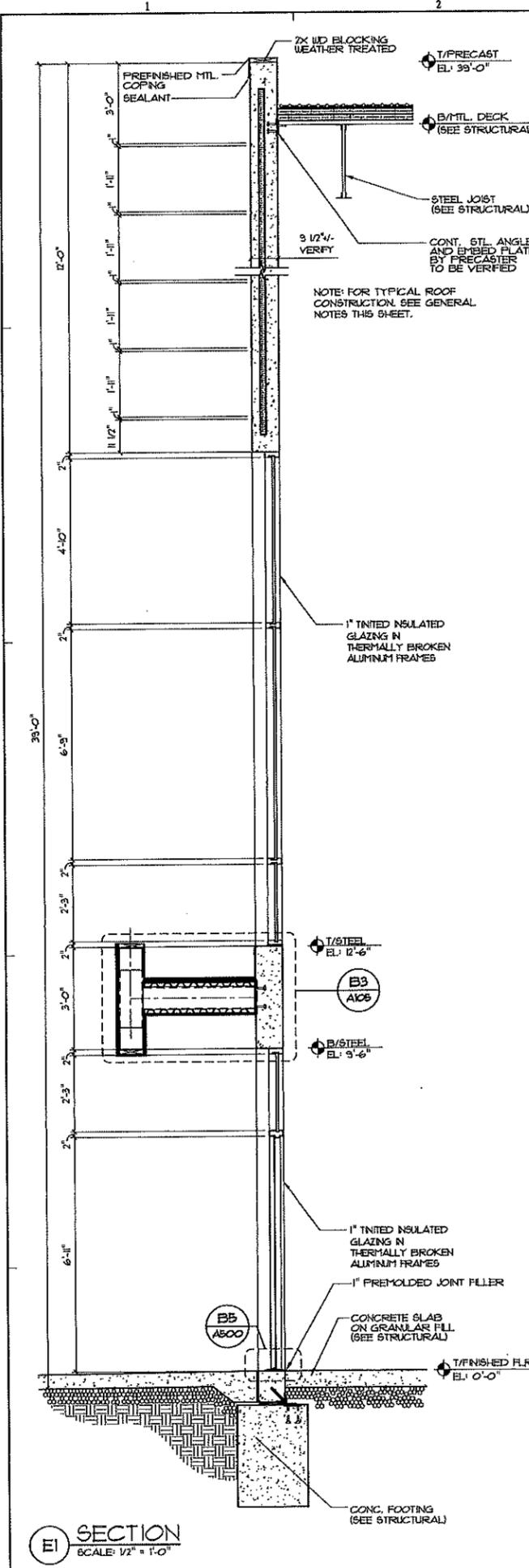
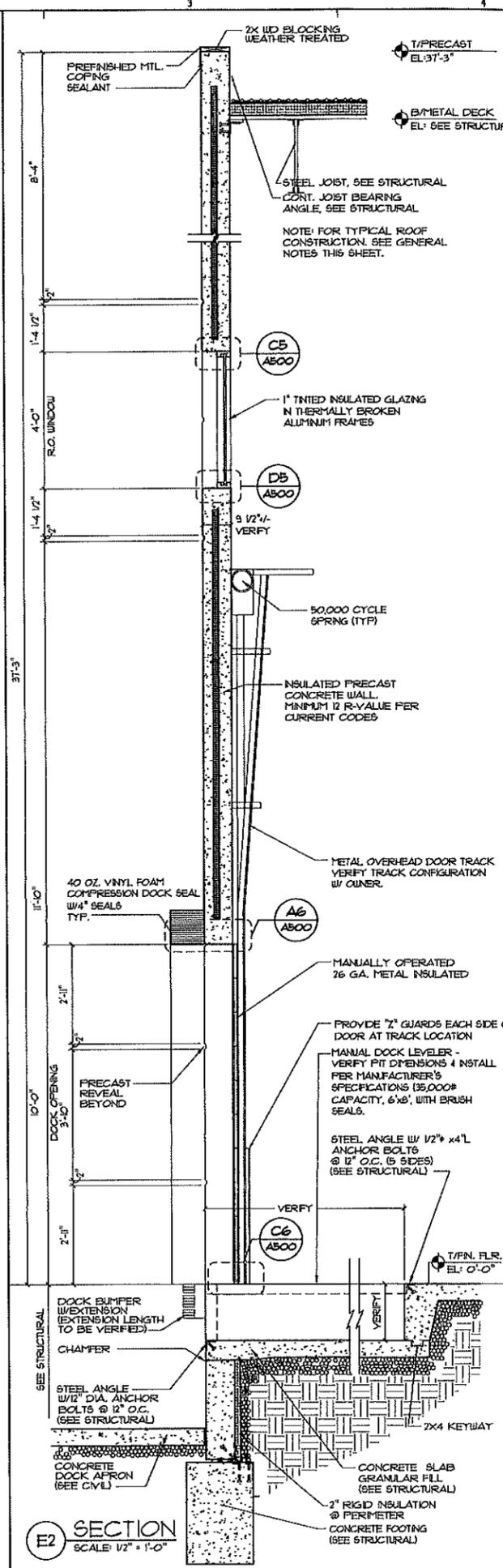
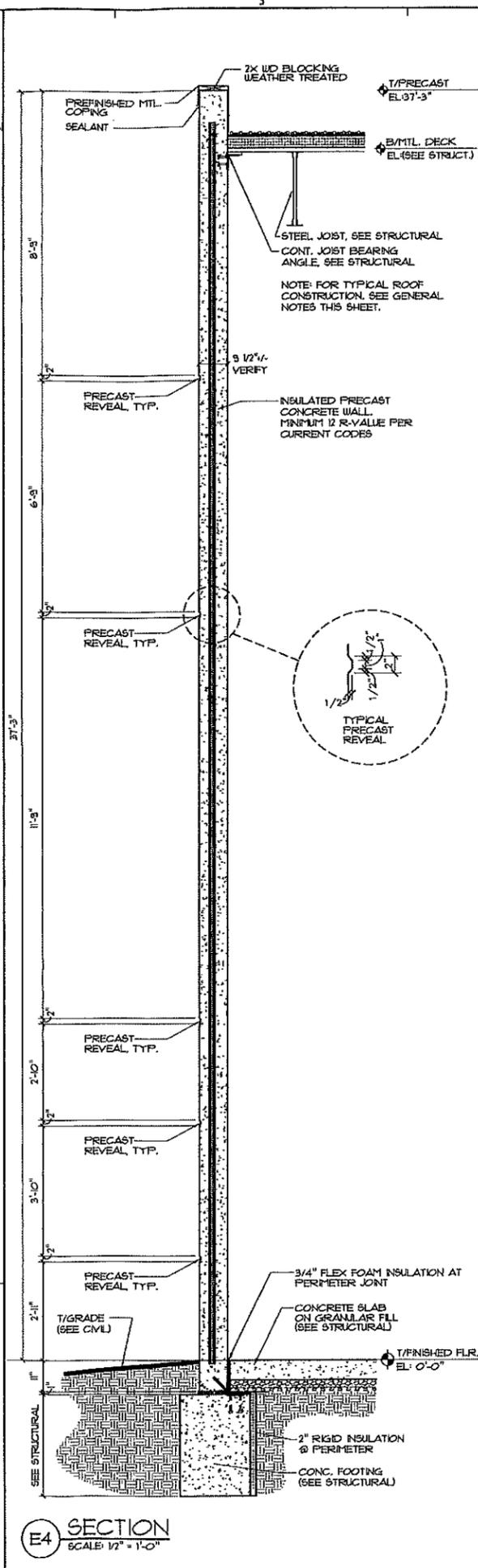
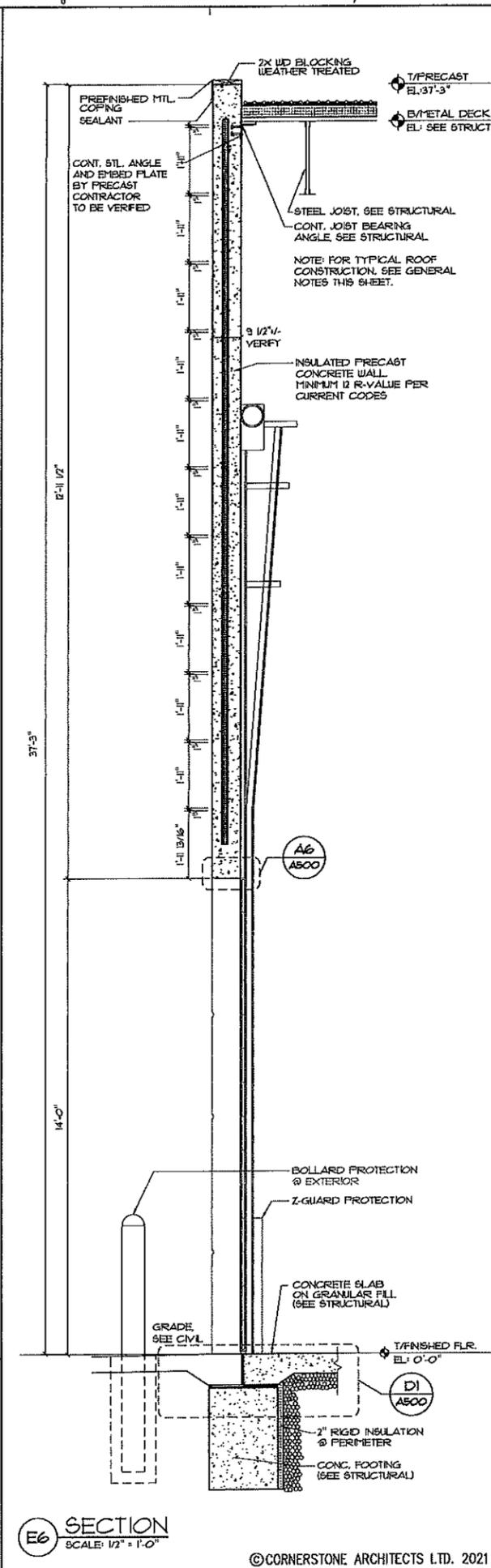
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drawn: DWS
checked: MJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

WALL SECTIONS

job no.	sheet no.
15295	A300



E1 SECTION
SCALE: 1/2" = 1'-0"

E2 SECTION
SCALE: 1/2" = 1'-0"

E4 SECTION
SCALE: 1/2" = 1'-0"

E6 SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

- TYPICAL ROOF CONSTRUCTION**
- BALLASTED CLASS A 45 MIL EPDM MEMBRANE
 - 2 LAYERS POLYISOCYANURATE ROOF INSULATION TO ACHIEVE AN INSULATING VALUE OF R-30 PER ECC. (ROOF JOINTS SHALL BE PROPERLY OVERLAPED AND SEALED PER MANUFACTURER RECOMMENDATIONS.)
 - 24 GA PRE-FINISHED METAL COPING
 - 1 1/2" ZIG ZAG WIDE RB METAL DECK, SHOP PRIMED WHITE. (SEE STRUCTURAL)
 - PROVIDE A (5) YEAR - MANUFACTURER'S STANDARD WARRANTY.



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
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date: 12-14-2021

drawn: OWS

checked: MJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

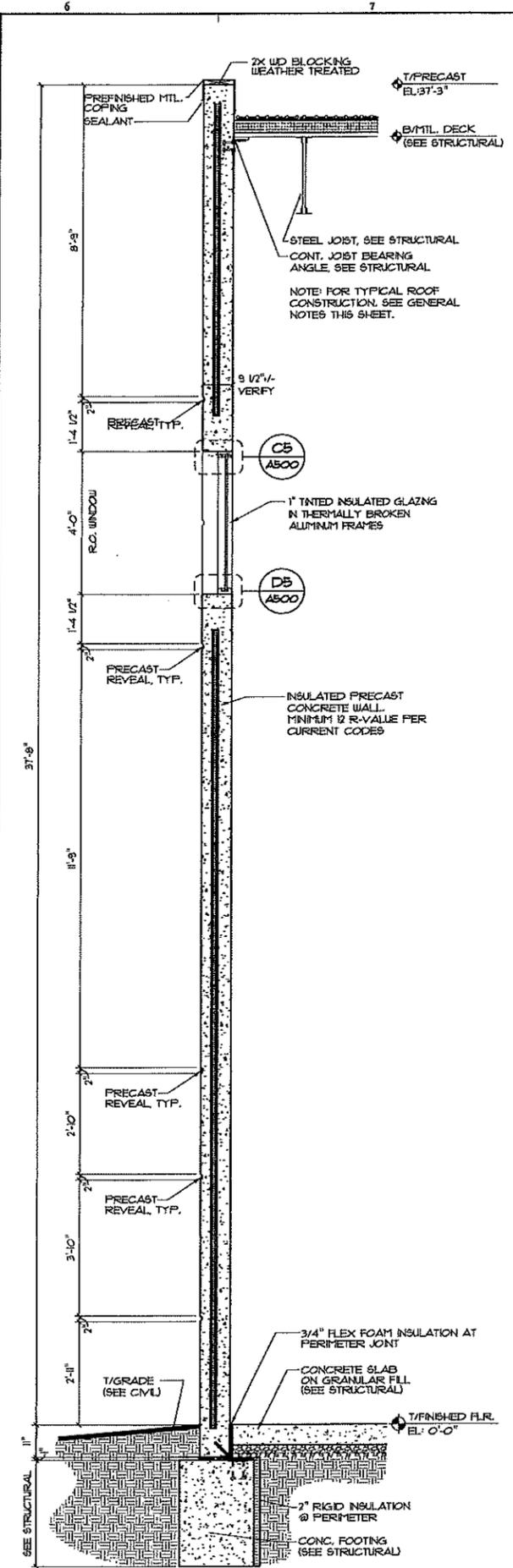
WALL SECTIONS

job no.

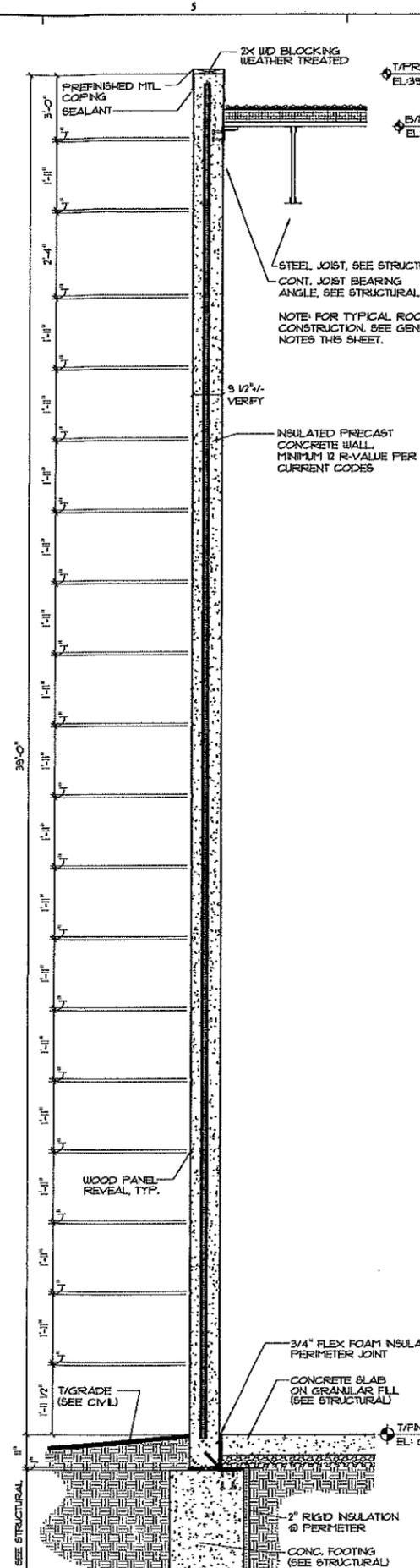
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15295

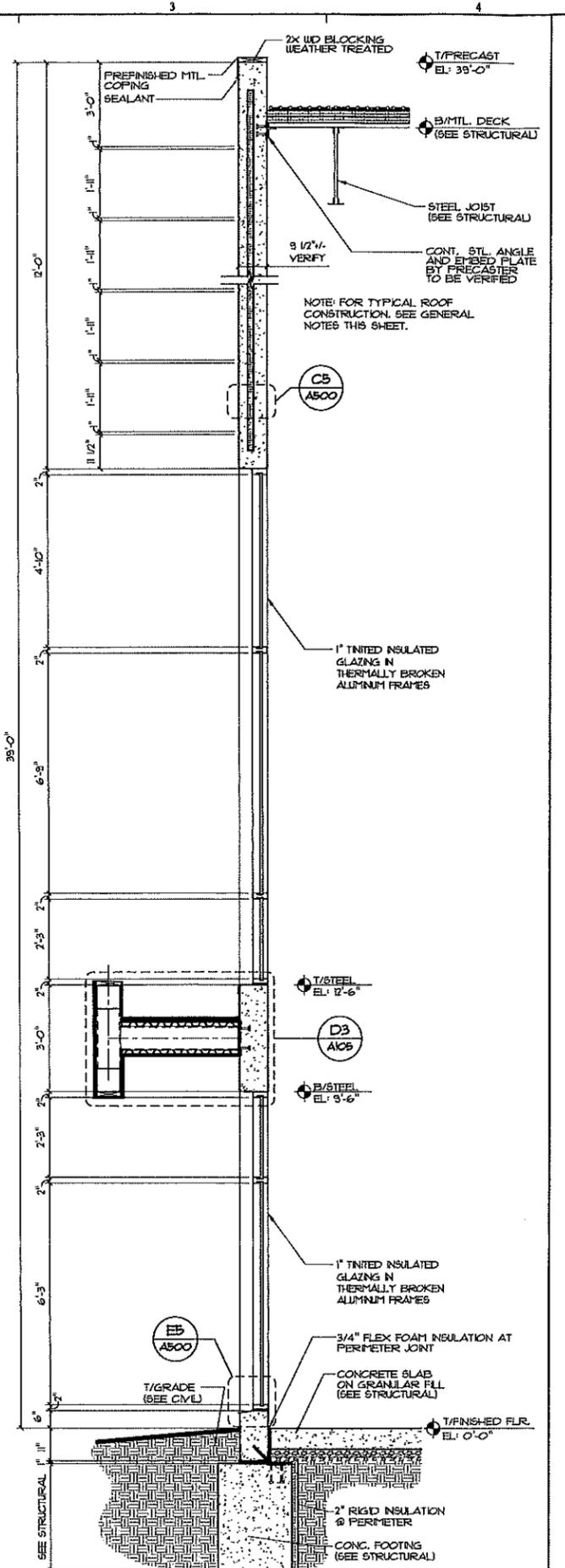
A301



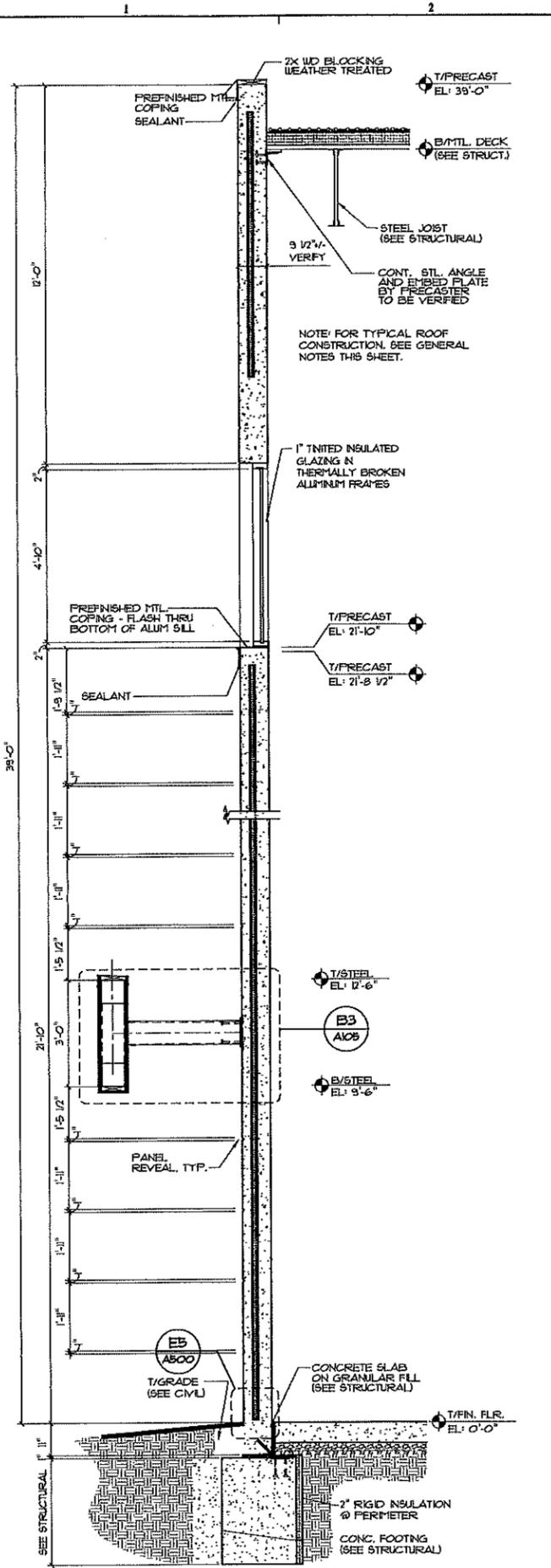
E6 SECTION
SCALE: 1/2" = 1'-0"



E4 SECTION
SCALE: 1/2" = 1'-0"



E2 SECTION
SCALE: 1/2" = 1'-0"



E1 SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

NOTE 1:

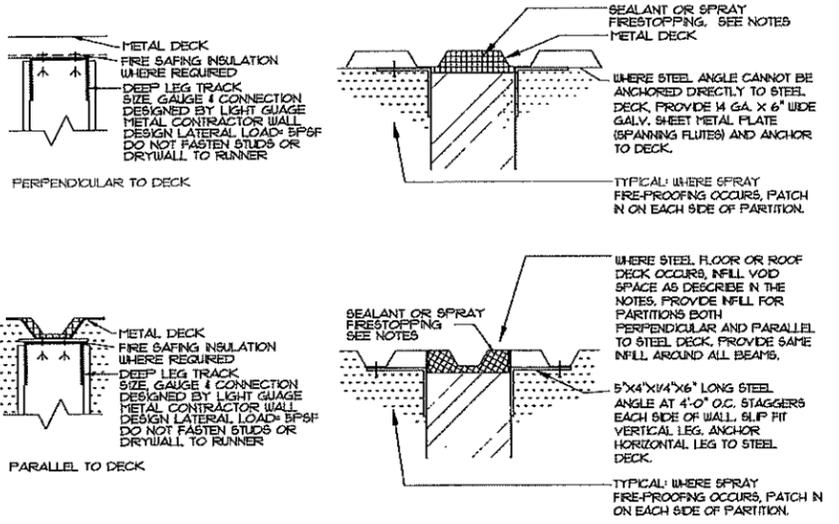
A. PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF DECK IS EXPOSED TO VIEW (NO CEILINGS OR FLOATING CEILINGS HELD AWAY FROM THE PARTITION).
AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE BARRIER SEALANT ON EACH SIDE OF THE PARTITION FOR A 1- OR 2- HOUR RATING. USE UL SYSTEM HJ-D-000/HJ-D-0002 FOR GYPSUM BOARD PARTITIONS. USE UL SYSTEM HJ-D-0086 FOR CMU PARTITIONS.

AT BOTH SIDES OF ALL NON-RATED CORRIDOR PARTITIONS AND AROUND ALL FOUR WALLS OF ANY TYPE OF CLOSET, DINING, ELECTRICAL LABORATORY, LAUNDRY, LOCKER, KITCHEN, MAINTENANCE, MECHANICAL, SHOP, STORAGE OF UTILITY ROOM, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE.

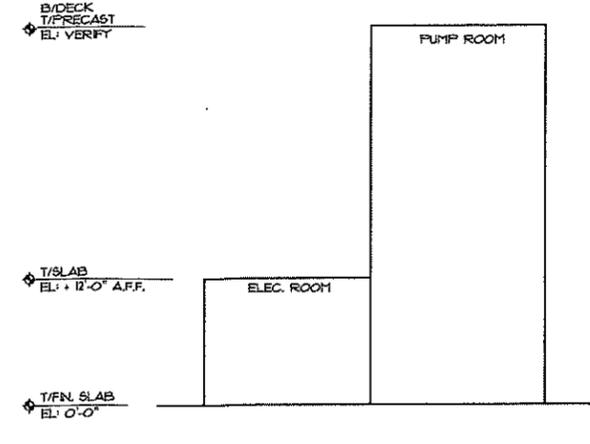
FOR ALL OTHER NON-RATED PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND PROVIDE 1/2" DEEP NON-SAG ELASTOMERIC ACOUSTICAL SEALANT.

B. PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF DECK IS CONCEALED TO VIEW (ABOVE CEILINGS THAT ARE INSTALLED WALL TO WALL).
AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITIONS AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY ON EACH SIDE OF THE PARTITION FOR A 1- OR 2- HOUR RATING. USE UL SYSTEM HJ-D-0002 FOR GYPSUM BOARD PARTITIONS.

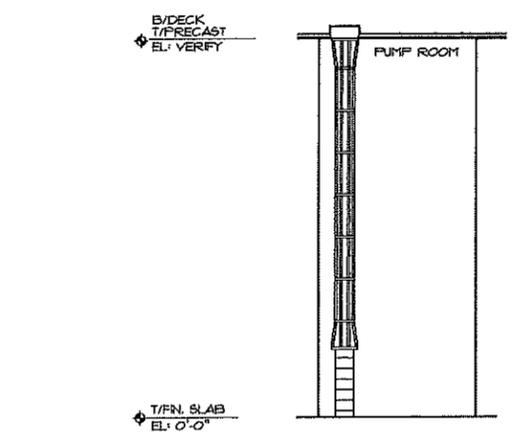
AT ALL OTHER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY ON EACH SIDE OF THE PARTITION USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE.



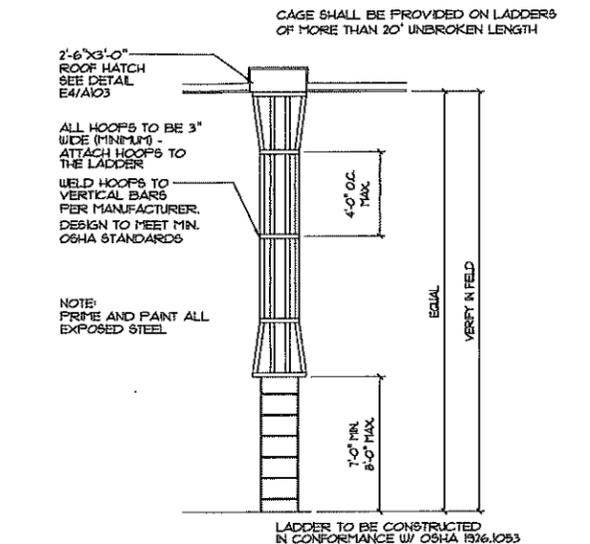
E1 TYPICAL FIRE SAFING DETAILS & NOTES
SCALE: NO SCALE



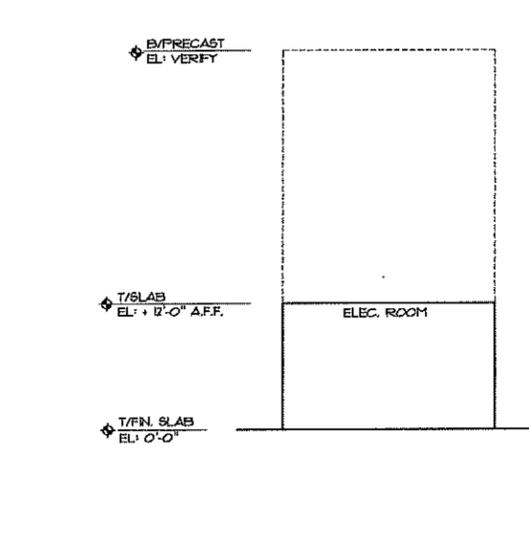
B4 PUMP ROOM EXT. ELEV.
SCALE: 1/8" = 1'-0"



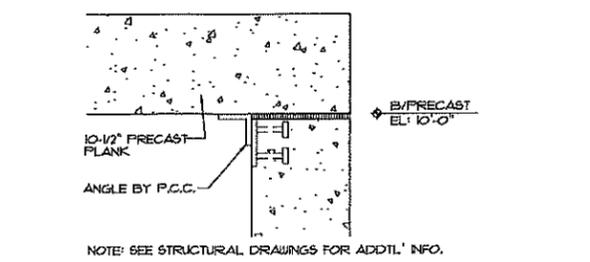
B6 PUMP ROOM EXT. ELEV.
SCALE: 1/8" = 1'-0"



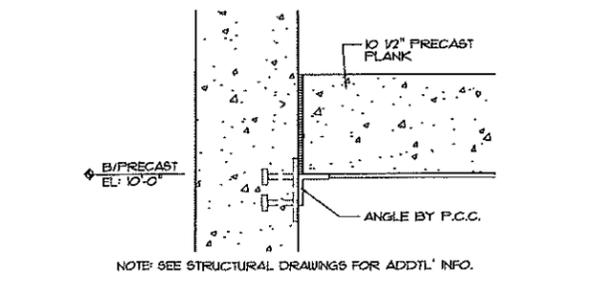
D4 LADDER DETAILS
SCALE: 1/4" = 1'-0"



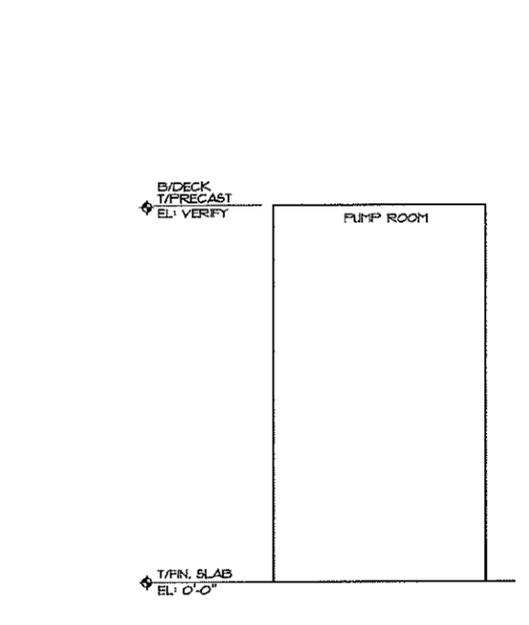
D6 PUMP ROOM INT. ELEV.
SCALE: 1/8" = 1'-0"



D4 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



E4 JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



E6 PUMP ROOM EXT. ELEV.
SCALE: 1/8" = 1'-0"



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-	3/2/2022	ISSUED FOR PERMIT
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checked: MJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

PUMP ROOM ELEVATIONS AND DETAILS

job no. 15295
sheet no. A400

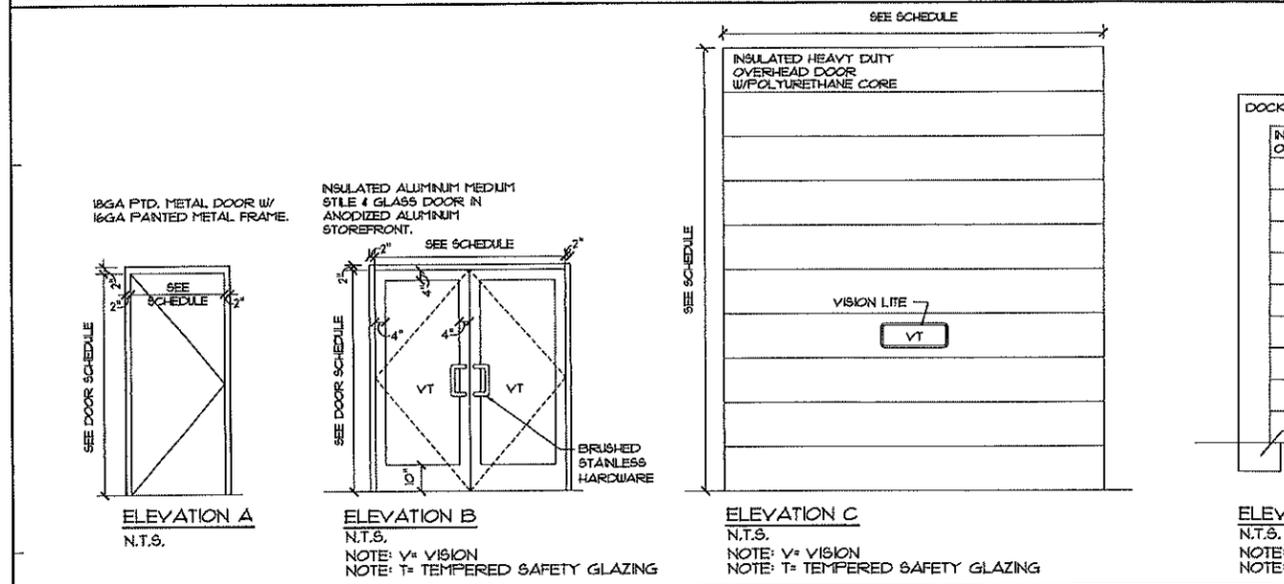
DOOR SCHEDULE

LOCATION (ROOM)	DOOR NUMBER	DOOR		FRAME		GLASS		DETAILS			HOURS	NOTES		
		WIDTH	HEIGHT	TYPE	MATERIAL	MATERIAL	CLASS	HEAD	JAMB	SILL				
100	01	3'-0"	7'-0"	9	B	H.M.	---	H.M.	---	D6	D6	E6	2	---
100	02	PR 3'-0"	7'-0"	2	A	ALUM.	YES	ALUM.	YES	A5	A5	B5	1	---
101	03	4'-0"	7'-0"	1	A	H.M.	---	H.M.	---	D6	D6	E6	2	---
102	03	4'-0"	7'-0"	1	A	H.M.	---	H.M.	---	D6	D6	E6	2	---
100	OH1	9'-0"	10'-0"	8	D	I.M.	---	---	---	A6	B6	C6	4	---
100	OH2	12'-0"	14'-0"	2	C	I.M.	---	---	---	A6	B6	E2	3	---

ABBREVIATIONS & NOTES

DOOR SCHEDULE:
 H.M. --- HOLLOW METAL DOOR OR FRAME
 I.M. --- INSULATED METAL DOOR
 ALUM. --- ALUMINUM DOOR OR FRAME
 V.T. --- VISION TEMPERED GLASS

DOOR TYPES & FRAMES



A5 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

A6 OH DOOR HEAD DTL
SCALE: 3" = 1'-0"

B5 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

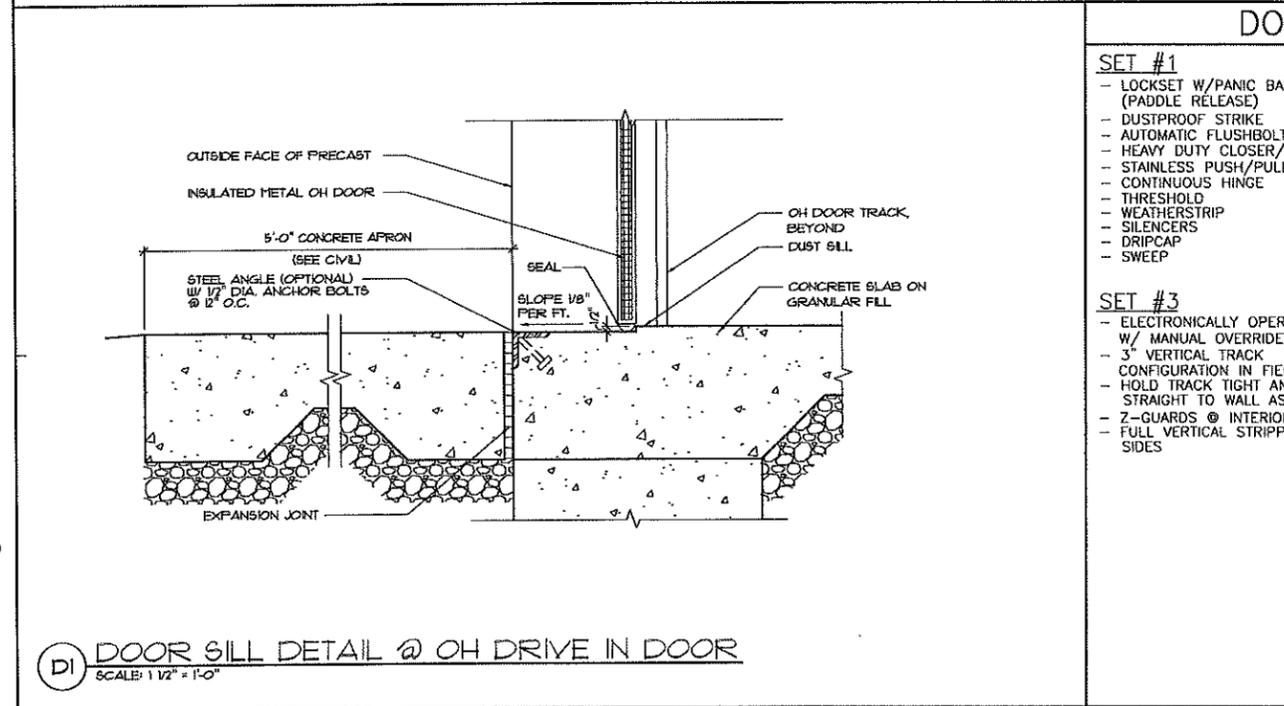
B6 OH DOOR JAMB DTL
SCALE: 3" = 1'-0"

C5 WINDOW HEAD DTL
SCALE: 1 1/2" = 1'-0"

C6 OH DOOR SILL DTL
SCALE: 3" = 1'-0"

D5 WINDOW SILL DTL
SCALE: 1 1/2" = 1'-0"

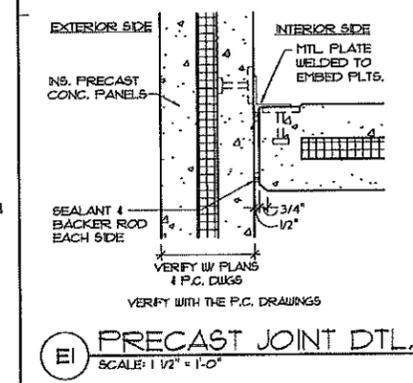
D6 DOOR HEAD/JAMB DETAIL
SCALE: 3" = 1'-0"



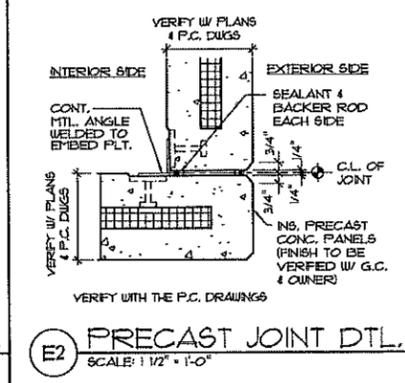
D1 DOOR SILL DETAIL @ OH DRIVE IN DOOR
SCALE: 1 1/2" = 1'-0"

DOOR HARDWARE

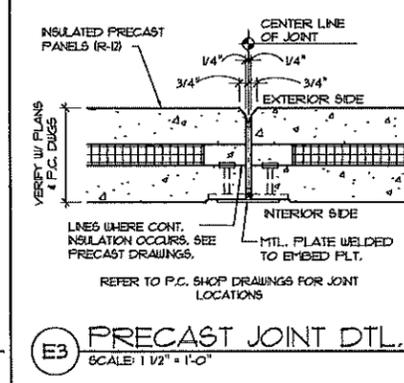
- SET #1**
- LOCKSET W/PANIC BAR (PADDLE RELEASE)
 - DUSTPROOF STRIKE
 - AUTOMATIC FLUSHBOLT
 - HEAVY DUTY CLOSER/STOPS
 - STAINLESS PUSH/PULL
 - CONTINUOUS HINGE
 - THRESHOLD
 - WEATHERSTRIP
 - SILENCERS
 - DRIPCAP
 - SWEEP
- SET #2**
- LEVER HANDLE LOCKSET
 - MORTISE LOCKSET
 - CLASSROOM FUNCTION
 - HEAVY HYDROLIC CLOSER
 - 1 1/2 PR. BUTT HINGES
 - LOCK SHIELD @ EXTERIOR
 - LATCH GUARD
 - THRESHOLD
 - WEATHERSTRIP
 - SILENCERS
 - SWEEP
- SET #3**
- ELECTRONICALLY OPERATED W/ MANUAL OVERRIDE.
 - 3" VERTICAL TRACK CONFIGURATION IN FIELD
 - HOLD TRACK TIGHT AND STRAIGHT TO WALL AS POSSIBLE
 - Z-GUARDS @ INTERIOR EACH SIDE
 - FULL VERTICAL STRIPPING BOTH SIDES
- SET #4**
- MANUALLY OPERATED
 - VERIFY RAIL TRACK CONFIGURATION IN FIELD
 - HOLD TRACK TIGHT AND STRAIGHT TO WALL AS POSSIBLE
 - Z-GUARDS @ INTERIOR EACH SIDE
 - DOCK LEVELER W/ BRUSH SEAL
 - DOCK BUMPERS W/ EXTENSIONS
 - DOCK SEAL
 - FULL VERTICAL STRIPPING BOTH SIDES



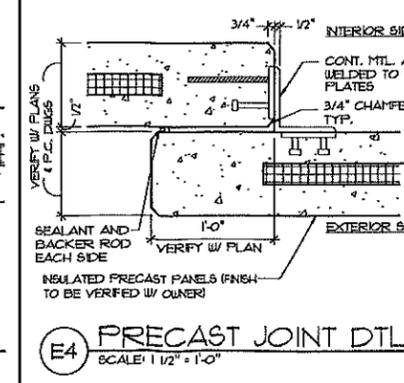
E1 PRECAST JOINT DTL
SCALE: 1 1/2" = 1'-0"



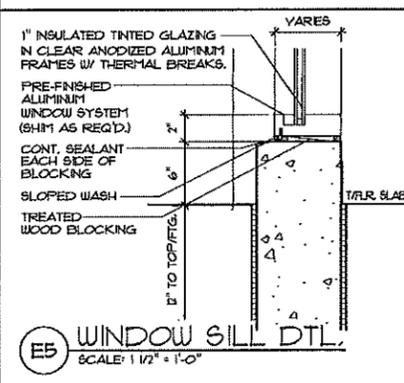
E2 PRECAST JOINT DTL
SCALE: 1 1/2" = 1'-0"



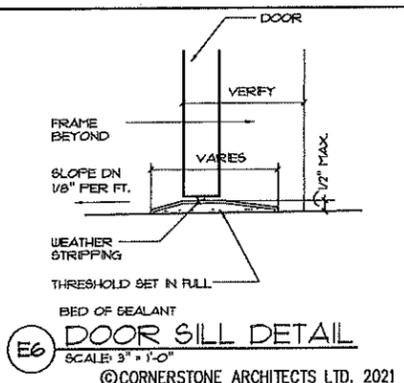
E3 PRECAST JOINT DTL
SCALE: 1 1/2" = 1'-0"



E4 PRECAST JOINT DTL
SCALE: 1 1/2" = 1'-0"



E5 WINDOW SILL DTL
SCALE: 1 1/2" = 1'-0"

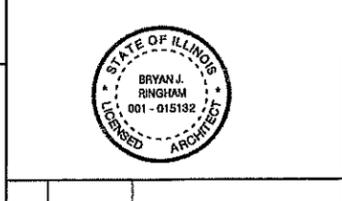


E6 DOOR SILL DETAIL
SCALE: 3" = 1'-0"

Cornerstone Architects Ltd.
 1162 SPRING LAKE DRIVE
 ITASCA, ILLINOIS 60143
 PHONE 630.773.8363
 FAX 630.773.8365

ARCHITECTS . ENGINEERS . INTERIOR DESIGNERS . LAND PLANNERS

- GENERAL NOTES:**
- THE SCHEDULES ARE NOT SPECIFIC TO HAND, BACKSET OR METHOD OF FASTENING. THE HARDWARE SUPPLIER TO REVIEW SETS W/ THE DOOR TYPES, SIZES & DETAILS TO VERIFY THE PROPER APPLICATION FOR EACH ITEM.
 - ALL LOCKSETS TO PROVIDE FREE PASSAGE IN THE DIRECTION OF EXIT TRAVEL.
 - ALL SCHEDULED DOOR SIZES ARE NOMINAL.
 - ALL LOCKSETS TO HAVE REMOVABLE TUMBLERS.
 - ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE OF EGRESS WITHOUT USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
 - ALL EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH APPROVED AUTOMATIC CLOSING DEVICES.
 - ALL FIRE DOORS SHOULD BE SELF-CLOSING OR AUTOMATIC-CLOSING.
 - ALL DOORS IN EXIT ENCLOSURES SHALL BE LABELED MEANS OF EGRESS.
 - PROVIDE KNURLED HARDWARE AT ELECTRICAL ROOMS & ALL OTHER HAZARDOUS LOCATIONS.
 - DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT FINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT. THRESHOLDS EXCEEDING 1/4" IN HEIGHT SHALL HAVE A 1/2" BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
 - THE CLOSERS & THRESHOLDS FOR THE EXIT DOORS SHALL COMPLY WITH IAC 400.3U
 - DOORS FROM THE ELECTRIC & PUMP ROOMS SHALL OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY.
 - ALL PENETRATIONS AT PUMP AND ELECTRICAL ROOMS HAVE TO BE FIRE SEALED.
 - FIRE RATED SEALANT REQUIRED AT PRECAST JOINTS OF PUMP AND ELECTRICAL ROOMS.
 - ALL DOOR FRAMES TO BE PAINTED.



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SPECULATIVE FACILITY
 130 LAKEVIEW
 VERNON HILLS, ILLINOIS

DOOR SCHEDULE AND DETAILS

job no. 15295 sheet no. A500
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GENERAL NOTES:

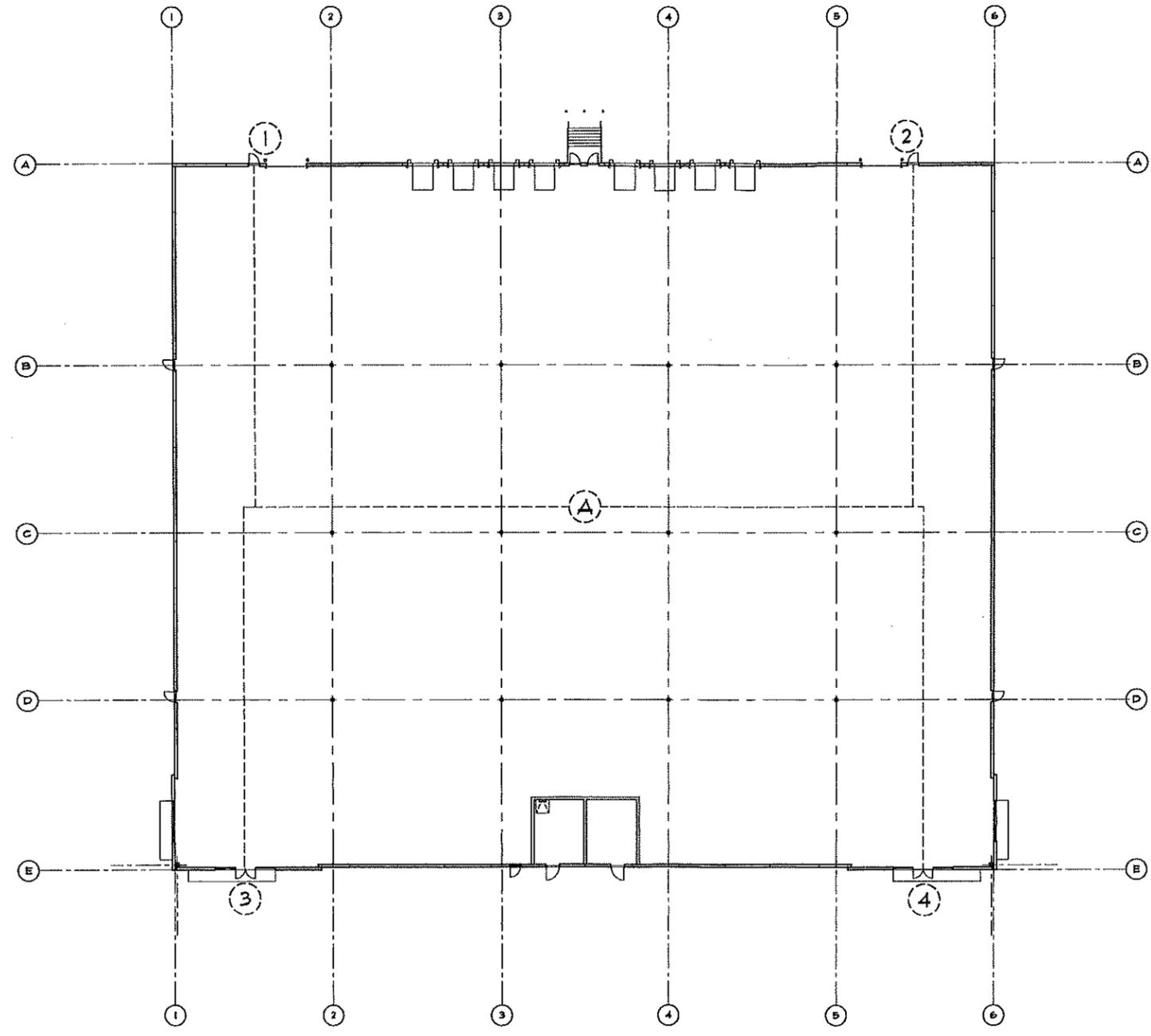
- ALL DISTANCES ARE ROUNDED UP TO THE NEAREST FOOT.
- ALL TRAVEL PATHS USE THE RECTILINEAR DESIGN UNLESS CLEAR UNOBSTRUCTED FLOOR SPACE CAN BE INSURED.

MAXIMUM TRAVEL DISTANCE PER IBC 2018:
USE GROUP S-1 = 250' FULLY SPRINKLERED
COMMON PATH OF TRAVEL = 100FT
- ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. FLOOR SURFACES SHALL BE SLIP RESISTANT
B. CHANGES IN FLOOR LEVEL UP TO 1/4" MAY BE VERTICAL. CHANGES IN FLOOR LEVELS BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN FLOOR LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY A RAMP, CURB RAMP, ELEVATOR OR PLATFORM LIFT. STAIRS ARE NOT PERMITTED.
- SEE COVER SHEET FOR ADDITIONAL INFORMATION.

----- EGRESS PATH

TRAVEL DISTANCE

PATH A-1	195 FEET
PATH A-2	195 FEET
PATH A-3	205 FEET
PATH A-4	205 FEET



no.	date	revision description
-	3/2/2022	ISSUED FOR PERMIT
-	1/26/2022	ISSUED FOR BID

date: 12-14-2021
drawn: DMS
checked: MJB

SPECULATIVE FACILITY
130 LAKEVIEW
VERNON HILLS, ILLINOIS

EGRESS PLAN

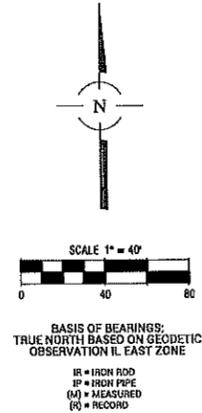
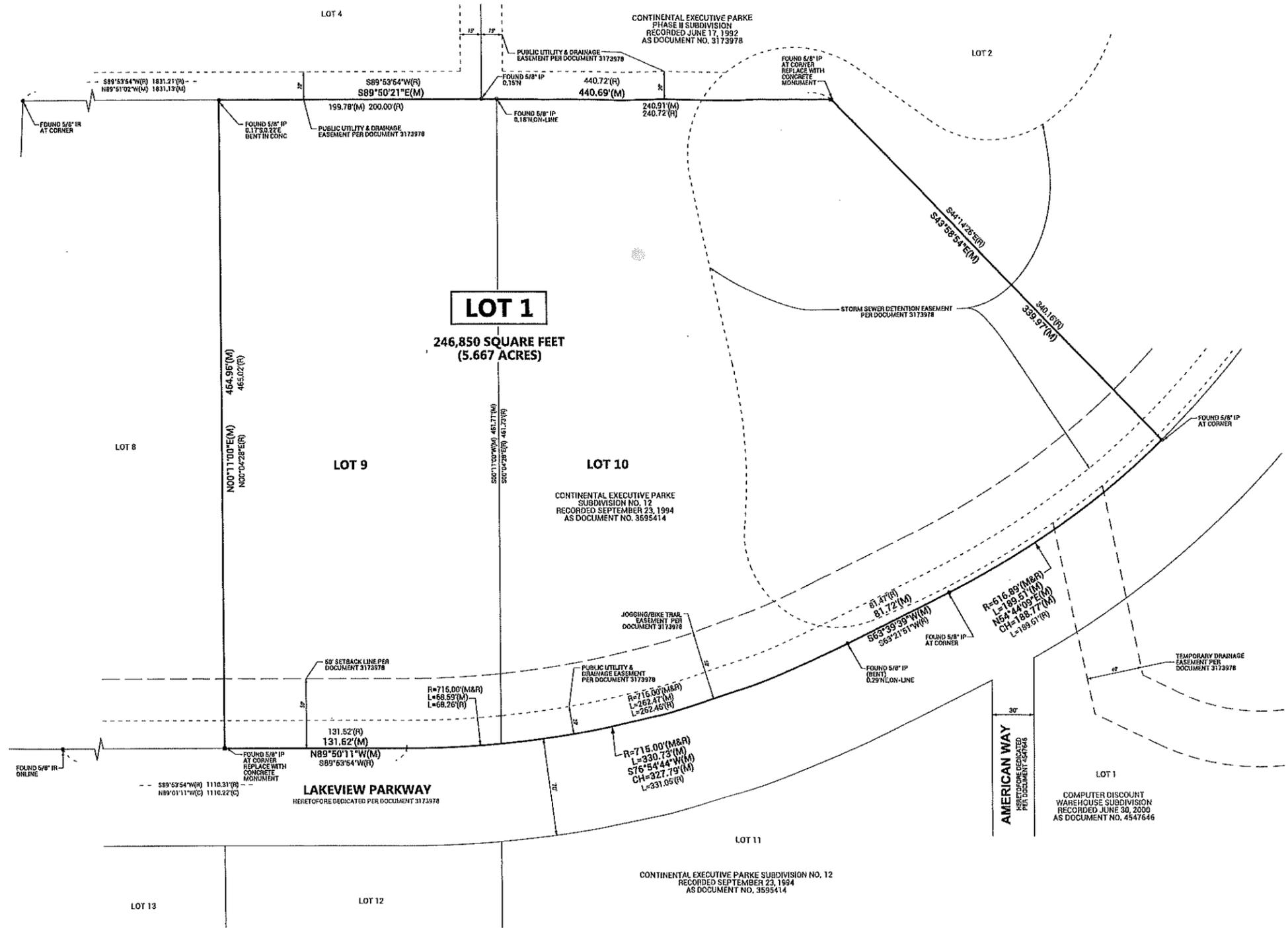
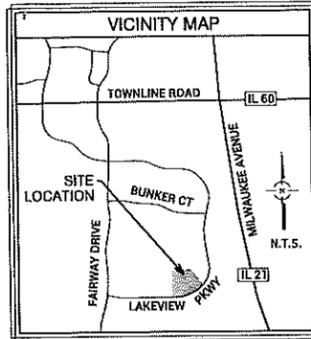
job no.	sheet no.
15295	A900

FINAL PLAT OF SUBDIVISION

CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 19

BEING A CONSOLIDATION OF LOTS 9 AND 10 IN CONTINENTAL EXECUTIVE PARKE SUBDIVISION NO. 12, IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIA, LAKE COUNTY, ILLINOIS.

P.I.N.:
15-04-401-080 (LOT 9)
15-04-401-081 (LOT 10)



PREPARED FOR:
CORNERSTONE ARCHITECTS
1152 SPRING LAKE DRIVE
ITASCA, IL 60143

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (647) 695-4060 Fax: (647) 695-4065

DATE: 01/28/2022
JOB NO: 11742
FILENAME: 11742SUB-01
SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION

CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 19

BEING A CONSOLIDATION OF LOTS 9 AND 10 IN CONTINENTAL EXECUTIVE PARKE SUBDIVISION NO. 12, IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIA, LAKE COUNTY, ILLINOIS.

P.I.N.:
15-04-401-080 (LOT 9)
15-04-401-081 (LOT 10)

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

_____ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN:
HAWTHORN COMM CONS SCH DIST #173
LIBERTYVILLE COMM HIGH SCHOOL DISTRICT #128
COLLEGE OF LAKE COUNTY #532.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

_____ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN:
HAWTHORN COMM CONS SCH DIST #173
LIBERTYVILLE COMM HIGH SCHOOL DISTRICT #128
COLLEGE OF LAKE COUNTY #532.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, UNPAID SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

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

LAKE COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____, PERSONALLY KNOWN TO ME TO BE THE _____, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF SAID CORPORATION, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND SECRETARY, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____, PERSONALLY KNOWN TO ME TO BE THE _____, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF SAID CORPORATION, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND SECRETARY, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS.

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

VILLAGE ENGINEER

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

DESIGN ENGINEER
PRESIDENT, SPACECO, INC.
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

OWNER OR ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____, A.D.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS.

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

CHAIRMAN

SECRETARY

PROPERTY DESCRIPTION:
LOTS 9 AND 10 IN CONTINENTAL EXECUTIVE PARKE SUBDIVISION NO. 12, BEING A RESUBDIVISION OF LOTS 121, 122 AND 123 IN CONTINENTAL EXECUTIVE PARKE PHASE II IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 24, 1994 AS DOCUMENT NO. 3595414, IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, COLLECTOR FOR THE VILLAGE OF VERNON HILLS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEERED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT VERNON HILLS, ILLINOIS THIS _____ DAY OF _____, 20____, A.D.

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 246,850 SQUARE FEET, OR 5.667 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF VERNON HILLS WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17097C0222K MAP WITH AN EFFECTIVE DATE/MAP REVISED OF SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN (UNSHADDED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-INFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

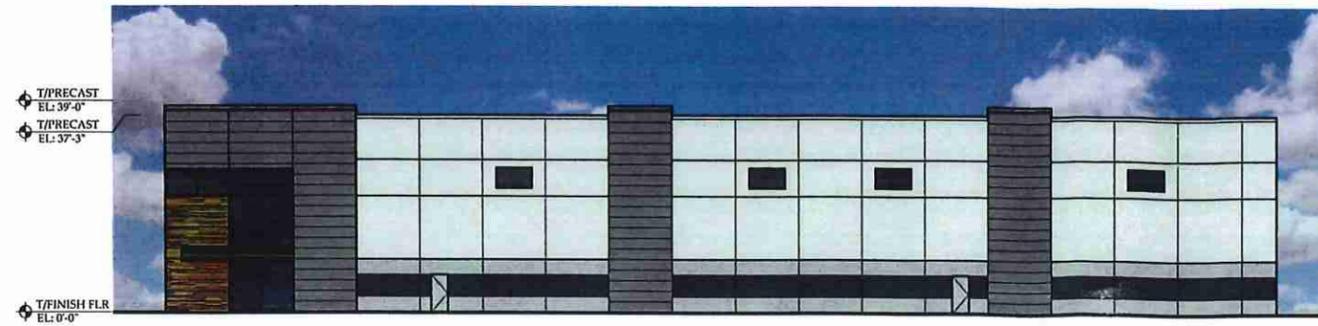
GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS, THIS _____ DAY OF _____, 20____.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2022
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

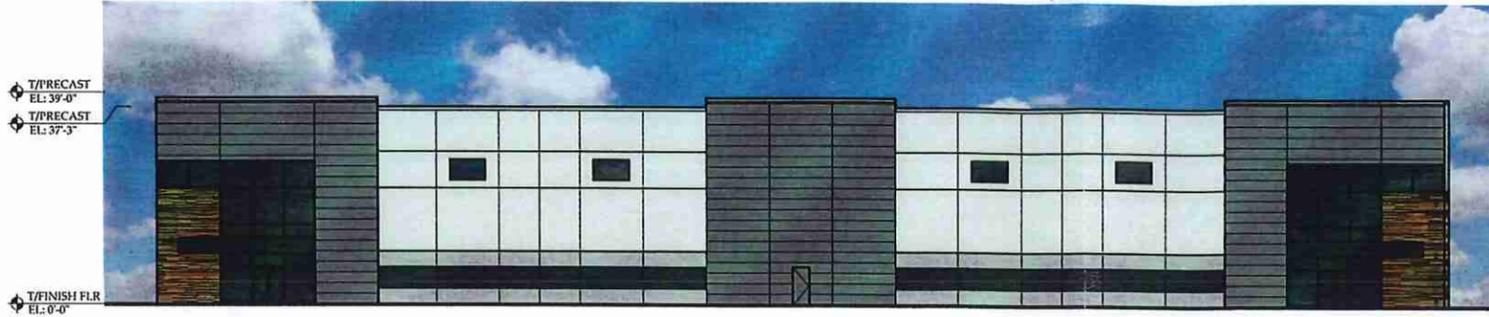
SUBMITTED BY: _____

PREPARED FOR:
CORNERSTONE ARCHITECTS
1182 SPRING LAKE DRIVE
ITASCA, IL 60143

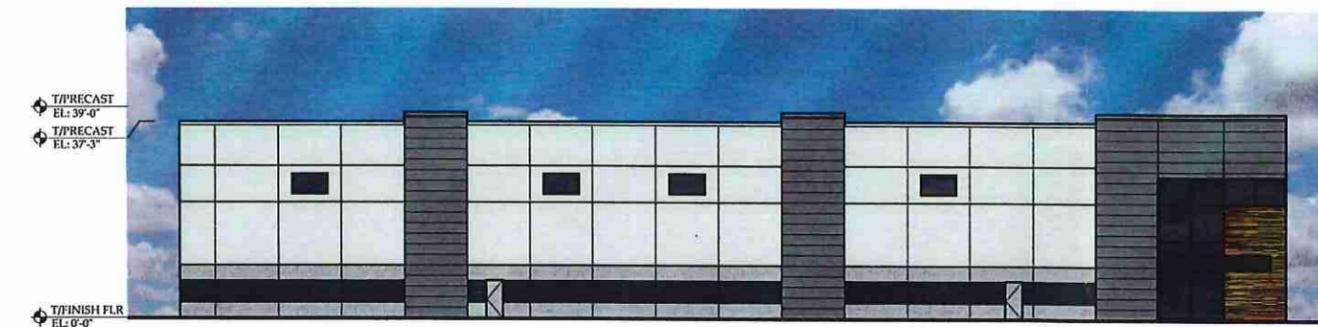
REVISIONS: _____ _____ _____		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 01/26/2022 JOB NO: 11742 FILENAME: 11742SUB-01 SHEET 2 OF 2
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4050 Fax: (847) 696-4055			



EAST ELEVATION: 0 8 16 32 FEET



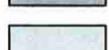
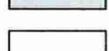
SOUTH ELEVATION: 0 8 16 32 FEET



WEST ELEVATION: 0 8 16 32 FEET



NORTH ELEVATION: 0 8 16 32 FEET

	DARK FIELD COLOR: SHERWIN WILLIAMS CYBERSPACE SW7076
	MEDIUM FIELD COLOR: SHERWIN WILLIAMS SOFTWARE SW7074
	LIGHT FIELD COLOR: SHERWIN WILLIAMS ONLINE SW7072
	WHITE FIELD COLOR: SHERWIN WILLIAMS SITE WHITE SW7070
	ACCENT: FAUX WOOD CLADDING