



KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

June 7, 2022 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: County Board: Scott Gengler, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **WBK Engineering, LLC:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of May 3, 2022 ZPAC Meeting Minutes (Pages 2-8)

PETITIONS:

1. **Petition 22 – 11 – Tim Raymond on Behalf of TMF Plastic Solutions, LLC (Pages 9-40)**
Request: Site Plan Approval for the Construction of a 2,832 Square Foot Addition to the South Parking Lot
PIN: 01-01-200-002
Location: 12127 B Galena Road, Plano, Little Rock Township
Purpose: Petitioner Wants to Construct an Addition to the South Parking Lot; Property is Zoned M-1 Limited Manufacturing District
2. **Petition 22 – 12 – Kendall County Regional Planning Commission (Page 41)**
Request: Text Amendment to Section 6:06.B.3.b Pertaining to Design Guidelines (Light Requirements) of Telecommunication Facilities
Purpose: Petitioner Wants Lights to Be Red at Night and May Be White Strobe During the Day Unless Otherwise Required by the Federal Government to Be White Strobe at Night
3. **Petition 22 – 13 – Joe Slivka and Kevin Kunkel on Behalf of Lisbon Township (Pages 42-66)**
Request: Special Use Permit for a Government Building or Facility (Garage)
PINs: 08-21-300-002 and 08-21-300-004
Location: 15759 Route 47, Newark, Lisbon Township
Purpose: Petitioner Wants to Construct a Garage for Township Equipment; Property is Zoned A-1 Agricultural District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 22-09 Future Land Use Map Amendment Near 12565 Fox Road in Fox Township

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on July 5, 2022

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 3, 2022 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:01 a.m.

Present:

Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Commander Jason Langston – Sheriff's Department

Audience:

Jeremy Dippold, Samantha Dippold, and John Tebrugge

AGENDA

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented.

With a voice vote of six (6) ayes, the motion carried.

MINUTES

Mr. Rybski made a motion, seconded by Mr. Klaas, to approve the April 5, 2022, meeting minutes.

With a voice vote of five (5) ayes, the motion carried. Ms. Olson abstained.

PETITIONS

Petition 22-10 Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner) and Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC (Contract Purchaser)

Mr. Asselmeier summarized the request.

Best Budget Tree, LLC would like to purchase the subject property from Fecht Brothers Inc. in order to operate a tree and landscaping business at the property.

Best Budget Tree, LLC has been in existence for over ten (10) years.

The application materials, site plan, landscaping plan, stormwater plans, and renderings of the proposed building were provided.

The property is on the north side of Route 52 across from 2190 and 2200 Route 52.

The property is approximately forty-eight (48) acres in size.

The property is zoned A-1 Agricultural.

The County's Future Land Use Map calls for the property to be Rural Residential (Max 0.65 Du/Acre). Shorewood's Future Land Use Map calls for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial road.

Joliet has a trail planned along Route 52, but Joliet does not want a right-of-way dedication at this time; an email to that effect was provided.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

The adjacent land uses are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1 and R-3.

The County's Future Land Use Map calls for the area to be Commercial, Rural Residential, and Suburban Residential. Joliet's Future Land Use Map calls for the area to be Residential. Shorewood's Future Land Use Map calls for the area to be Residential and Commercial.

The nearby properties are zoned A-1, A-1 SU, and R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

EcoCAT Report was submitted on April 15, 2022, and indicated the following protected resources:

Aux Sable Creek INAI Site
Greater Redhorse (*Moxostoma valenciennesi*)

The Illinois Department of Conservation determined that negative impacts were unlikely and consultation was terminated on April 18, 2022.

The application for NRI was submitted April 21, 2022. The LESA Score was 210 indicating a medium level of protection.

Petition information was sent to Seward Township on April 25, 2022.

Petition information was sent to the Village of Shorewood on April 25, 2022.

Petition information was sent to the Minooka Fire Protection District on April 25, 2022.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least seventy-three thousand, two hundred eighty pounds (73,280 lbs.), unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, the business currently operates two (2) four (4) employee crews in April through October and one (1) four (4) employee crew in November through March. The Petitioners plan to hire four (4) additional employees, if business increases. Employees arrive at the property at approximately 7:30 a.m., go to work sites, and return to the property between 3:30 p.m. and 4:00 p.m. Employees unload equipment and materials and leave between 4:30 p.m. and 5:00 p.m. The business operates on Monday through Fridays with an occasional Saturday.

Business equipment presently consists of two (2) bucket trucks, two (2) wood chippers, two (2) one (1) ton pickup trucks, two (2) utility trailers, two (2) spare pick-up trucks, and one (1) wheel loader tractor. When not in operation, the Petitioners plan to house vehicles and equipment inside the proposed approximately nine thousand six hundred (9,600) square foot building. Mulch and firewood piles would be placed on the gravel area as shown on the site plan and landscaping plan and would be piled a maximum twelve feet (12') in height. The Petitioners do not plan to store stone, brick, or rock at the property. Per the site plan, the gravel area is approximately ten point five (10.5) acres in size. If there is a motor vehicle or equipment related leak, the impacted gravel will be removed and replaced with clean gravel.

No retail services will be available at the property and retail customers will not be invited onto the property.

If approved, the Petitioners plan to start operations as quickly as possible.

One (1) approximately nine thousand six hundred (9,600) square foot building is proposed for the site in the location depicted on the site plan and landscaping plan. The building will look substantially like the rendering provided. The walls will be approximately sixteen feet (16') feet tall and the doors will be fourteen feet (14') in height. The peak of the building will be a maximum twenty-four feet (24').

Any structures related to the landscaping business would be required to obtain applicable building permits.

No well or septic system presently exists on the property. No other utilities are located on the property.

One (1) ten foot by ten foot (10' X 10') dumpster enclosure was shown on the site plan and landscaping plan east of the vehicle parking area.

The property drains to the south.

There is one (1) wetland located near the northwest corner of the property.

The site plan and landscaping plan show a proposed seventy-three thousand, nine hundred eighty-four (73,984) square foot wet bottom pond. At the deepest point, the pond will be sixteen feet (16') deep. The stormwater plan information was provided.

Per the site plan and landscaping plan, the Petitioners plan to install one (1) thirty foot (30') wide gravel driveway. The driveway will be approximately forty-eight feet (48') from the western property line.

According to site plan and landscaping plan, the Petitioners plan to install two (2) parking areas. One (1) parking area is planned south of the building and the other parking area is planned west of the building. The total number of parking spaces is twenty-one (21) including one (1) handicapped accessible parking space.

Three (3) pipeline easements exist on the property.

No existing lighting is located on the property. The Petitioners plan to install security lighting. No information was provided regarding lighting type or location.

According to the site plan and landscaping plan, one (1) non-illuminated sign is proposed between the gravel driveway and the western property line. No information was provided regarding sign dimensions or height.

No security information was provided.

The landscaping plan shows one hundred fifty (150) white pines along the perimeter of the property. The white pines will be three (3') feet at the time of planting and will grow to between fifty feet (50') and eighty feet (80'). Ten (10) deciduous trees are planned along the perimeter of the pond. The trees will be one and one half inches (1.5") at the time of planting. The landscaping plan also calls for a seed mix of Kentucky blue grass and turf type perennial grass around the pond and along the gravel driveway. Vegetation will be installed after the gravel and pond are installed.

The portion of the property not used for storage, building, driveway, or the pond will remain farmed. Most of the property will be farmed in 2022, which will delay the installation of the landscaping until 2023.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the nineteenth (19th) special use permit for a landscaping business in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and landscaping plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If the Illinois Department of Transportation approves the access, ingress and egress should not be an issue. Utilities will need to be extended and/or installed on the property.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. No variances are required.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents". Also, the Kendall County Future Land Use Map and the Village of Shorewood's Future Land Use Map call for commercial uses near the intersection of Route 52 and Arbeiter Road.

Staff recommends approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan and landscaping plan.
2. The gravel area shown on the site plan and landscaping plan shall not exceed ten point five (10.5) acres in size. The owners of the business allowed by this special use permit may reduce the amount of acreage covered by gravel.
3. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
4. One (1) approximately nine thousand six hundred (9,600) square foot building may be installed on the subject property in substantially the location shown on the site plan. The building shall look substantially like the building depicted in the rendering. The maximum height of the building shall be twenty-four feet (24').
5. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. No business operations may commence at the subject property until an occupancy permit is issued for the building shown on the site plan. No business operations may commence at the subject property until the parking stalls, dumpster enclosure, and wet bottom pond shown on the site plan are installed. Business operations may commence at the subject property prior to the installation of vegetation shown on the landscaping plan.
7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors at the subject property during the hours the business is open and shall be stored indoors during non-business hours.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. All landscape related materials shall be stored indoors or on the gravel area depicted on the site plan. The maximum

height of the piles of landscaping related material shall be twelve feet (12') in height, unless otherwise restricted by a stormwater management permit. Stone, brick, and rock shall not be stored outdoors.

11. The size and depth of the wet bottom pond shall be governed by the stormwater management permit issued for the subject property.
12. One (1) two (2) sided non-illuminated sign may be installed on the location depicted on the site plan.
13. One hundred fifty (150) white pines shall be installed in substantially the locations shown on the landscaping plan. The white pines shall be a minimum of three feet (3') in height at the time of planting. The white pines shall be installed by June 30, 2023. Damaged or dead white pines shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the white pines.
14. Ten (10) deciduous trees shall be installed in substantially the locations shown on the landscaping plan. The deciduous trees shall be a minimum one point five inches (1.5") in diameter at the time of planting. The deciduous trees shall be installed by June 30, 2023. Damaged or dead deciduous trees shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the deciduous trees.
15. The seed mix called for in the landscaping plan shall be installed by June 30, 2023. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the seed mix.
16. No landscape waste generated off the property can be burned on the subject property.
17. A maximum of twenty (20) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
18. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
19. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 7:30 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
20. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
21. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
22. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
23. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

24. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
25. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
26. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Gengler asked how long the business had been operating. Jeremy Dippold responded that he had been working in the area since the 1990s.

Mr. Klaas asked if the six inch (6") pipe went to Route 52. John Tebrugge, Petitioners' Engineer, said the pipe goes almost to Route 52.

Mr. Holdiman asked if the Petitioners had discussed access with the Illinois Department of Transportation. Mr. Dippold favored having a wider driveway. Samantha Dippold said final approval of the access would not occur until they (the Dippolds) own the property.

Mr. Holdiman discussed the applicable building code. He advised the Petitioners to tell their builders that the building would not be agricultural use.

Mr. Rybski asked about bathrooms and sinks. Based on current information, the well would not be a non-community well. He advised the Petitioners to design the septic system for maximum load.

Discussion occurred about the size of the gravel area. The stormwater calculations will be based on the ten point five (10.5) acre maximum, but the Petitioners do not have to construct a gravel area of that size.

The business is currently located at Interstate 55 and Renwick Road.

The Petitioners have not had any correspondence with Seward Township. They were advised to contact Seward Township.

The Petitioners had not talked to any neighbors. They were advised to talk to neighbors.

Discussion occurred about lighting. The Petitioners were advised to identify on the site plan where lights would be placed.

The Petitioners had no plans to use the access off of Arbeiter Road.

The land comes with building allocations.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to recommend approval of the requested special use permit with the condition proposed by Staff.

With a voice vote of six (6) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on May 25, 2022.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-08 was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:29 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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Petition 22-11**Tim Raymond on Behalf of TMF Plastic Solutions, LLC
Site Plan Approval****BACKGROUND AND INTRODUCTION**

In December 2021, the Petitioner received approval to construct an approximately twenty thousand six hundred thirty (20,630) square foot addition to the north and east of the existing approximately forty-five thousand six hundred ninety-two (45,692) square foot building located on Parcel One of the subject property. The proposal also called for a stormwater pond north of the proposed addition. The addition will consist of two (2) new loading docks on the on the southeast side of the addition.

In April 2022, the Petitioner submitted a revised site plan showing a two thousand, eight hundred thirty-two (2,832) square foot addition to the southern parking lot. The proposal also increases the number of parking spaces in the southern parking lot from thirty-eight (38) to sixty-four (64), including increasing the number of handicapped accessible stalls from two (2) to three (3).

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned M-1.

The property has been zoned M-1 since 1966.

The property received site plan approval for the construction of an approximately thirty-four thousand (34,000) square foot storage facility in 2008.

The revised site plan is included Attachment 1. The stormwater calculations are included as Attachment 2. WBK Engineering's comments are included as Attachment 3. The site plan that was approved in December 2021 is included as Attachment 4.

SITE INFORMATION

PETITIONER: Tim Raymond on Behalf of TMF Plastic Solutions, LLC

ADDRESS: 12127 Galena Road, Unit B

LOCATION: Approximately 0.3 Miles East of Jeter Road on the North Side of Galena Road



TOWNSHIP: Little Rock

PARCEL #: 01-01-200-002

LOT SIZE: 6.00 +/- Acres

EXISTING LAND USE: Offices and Warehouse of a Plastics Business

ZONING: M-1 Limited Manufacturing District

| | | |
|-------|---------------------|--|
| LRMP: | Future Land Use | Rural Estate Residential (Max Density 0.45 DU/Acre) |
| | Roads | Galena Road is County maintained Major Collector Road. |
| | Trails | The County has a trail planned along Galena Road. |
| | Floodplain/Wetlands | There is no floodplain on the property. There are no wetlands on the property. |

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Approval

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|----------------------------------|-----------------|---|----------------------|
| North | Single-Family Residential/Wooded | A-1 BP | Rural Estate Residential (Max Density 0.45 DU/Acre) | N/A |
| South | Industrial | M-1 | Rural Estate Residential | N/A |
| East | Agricultural | A-1 | Rural Estate Residential | N/A |
| West | Agricultural/Wooded | A-1 | Rural Estate Residential | N/A |

The subject property is not located within any municipal planning jurisdiction.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Petition information was sent to Little Rock Township on May 16, 2022.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT

Petition information was sent to the Little Rock-Fox Fire Protection District on May 16, 2022.

DESIGN STANDARDS

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account

when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **The majority of the subject property is already an improved industrial use. The only new landscaping will be around the pond. No floodplains or wetlands are located on the property. No excessive slopes exist on the property. A stormwater management permit will be required for the pond. The Petitioners are proposing to pay a fee-in-lieu as allowed by the Kendall County Stormwater Management Ordinance.***

*Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The property already possesses access off of Galena. The property presently has thirty-eight (38) parking spaces including two (2) handicapped parking space which will be increased to sixty-four (64) parking spaces including three (3) handicapped parking spaces***

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

*Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **Improvements are laid out to avoid adversely impacting ground water, avoid unnecessary impervious cover, prevent flooding and pollution, mitigate adverse effects of shadow, noise odor, traffic, drainage, and utilities on neighboring properties.***

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

*Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **Not applicable as part of this amendment.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **The proposed pavement addition and parking layout is in harmony with the existing use.***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not an issue.***

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly

activities are to be screened and buffered from public view. Because the use is already in existence, there are no concerns regarding noise, smoke, vapors, fumes, dusts, odors or glare. The stormwater management permit will address any concerns regarding stormwater.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Circulation already exists in the property for emergency vehicles.

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

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. Lighting was addressed as part of the December 2021 site plan approval.

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

RECOMMENDATION

Pending comments from ZPAC members, Staff recommends approval of the proposed amendment to an existing site plan as proposed with the following conditions:

1. The site plan approved on December 7, 2021, shall be amended to incorporate the subject site plan (Attachment 1).
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but not limited to, securing the applicable building and stormwater permits.

ATTACHMENTS

1. Revised Site Plan
2. Stormwater Calculations
3. WBK Engineering Comments Dated May 6, 2022
4. December 8, 2021 Site Plan Approval Documents

ENGINEERING PLANS FOR **TMF MANAGEMENT, LLC PARKING ADDITION**

SECTION 1, TOWNSHIP 37 NORTH , RANGE 6 EAST

**12127B GALENA RD
PLANO, IL 60545
KENDALL COUNTY
APRIL, 2022**

LEGEND

| | PROPERTY BOUNDARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | EXISTING CONTOUR LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING STORM SEWER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING SANITARY SEWER LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING WATERMAIN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING UNDERGROUND ELECTRIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING OVERHEAD ELECTRIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING GAS SERVICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING TELEPHONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED CONTOUR LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED WATERMAIN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED STORM SEWER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED SANITARY SEWER LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED GREASE SERVICE LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED VENT LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING FENCELINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED SILT FENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING SPOT SHOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPOSED SPOT GRADE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th></th><th>EXIST</th><th>PROP</th><th></th></tr><tr><td>WATER:</td><td></td><td></td><td>B-BOX</td></tr><tr><td></td><td></td><td></td><td>HYDRANT</td></tr><tr><td></td><td></td><td></td><td>VALVE</td></tr><tr><td></td><td></td><td></td><td>VALVE VAULT</td></tr><tr><td>STORM:</td><td></td><td></td><td>INLET-CURB</td></tr><tr><td></td><td></td><td></td><td>INLET OR MANHOLE</td></tr><tr><td></td><td></td><td></td><td>FLARED END SECTION</td></tr><tr><td>SANITARY:</td><td></td><td></td><td>CLEANOUT</td></tr><tr><td></td><td></td><td></td><td>MANHOLE</td></tr><tr><td></td><td>R.O.W. MONUMENT</td><td></td><td>UTILITY POLE</td></tr><tr><td></td><td>PROPERTY PIN</td><td></td><td>GUY WIRE LOC.</td></tr><tr><td></td><td>P.K. NAIL</td><td></td><td>UTIL CABINET</td></tr><tr><td></td><td>CHISELED MARK</td><td></td><td>UTIL PEDESTAL</td></tr><tr><td></td><td>BENCHMARK</td><td></td><td>LIGHT POLE</td></tr><tr><td></td><td>HUB & TACK</td><td></td><td>TRAFFIC SIGNAL</td></tr><tr><td></td><td>SOIL BORING</td><td></td><td>ELECTRIC VAULT</td></tr><tr><td></td><td>OVERLAND RELIEF</td><td></td><td>GAS VALVE</td></tr><tr><td></td><td>FLOW DIRECTION</td><td></td><td></td></tr></table> | | | EXIST | PROP | | WATER: | | | B-BOX | | | | HYDRANT | | | | VALVE | | | | VALVE VAULT | STORM: | | | INLET-CURB | | | | INLET OR MANHOLE | | | | FLARED END SECTION | SANITARY: | | | CLEANOUT | | | | MANHOLE | | R.O.W. MONUMENT | | UTILITY POLE | | PROPERTY PIN | | GUY WIRE LOC. | | P.K. NAIL | | UTIL CABINET | | CHISELED MARK | | UTIL PEDESTAL | | BENCHMARK | | LIGHT POLE | | HUB & TACK | | TRAFFIC SIGNAL | | SOIL BORING | | ELECTRIC VAULT | | OVERLAND RELIEF | | GAS VALVE | | FLOW DIRECTION | | |
| | EXIST | PROP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WATER: | | | B-BOX | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | HYDRANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | VALVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | VALVE VAULT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORM: | | | INLET-CURB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | INLET OR MANHOLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | FLARED END SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SANITARY: | | | CLEANOUT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | MANHOLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R.O.W. MONUMENT | | UTILITY POLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PROPERTY PIN | | GUY WIRE LOC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | P.K. NAIL | | UTIL CABINET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | CHISELED MARK | | UTIL PEDESTAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | BENCHMARK | | LIGHT POLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | HUB & TACK | | TRAFFIC SIGNAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SOIL BORING | | ELECTRIC VAULT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | OVERLAND RELIEF | | GAS VALVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FLOW DIRECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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

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

UTILITY STATEMENT

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

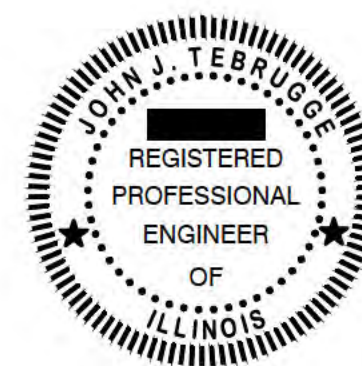
INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. CIVIL SITE PLANS
4. GENERAL NOTES & DETAILS

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

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

GIVEN UNDER MY HAND & SEAL THIS 26TH DAY OF APRIL, 2022

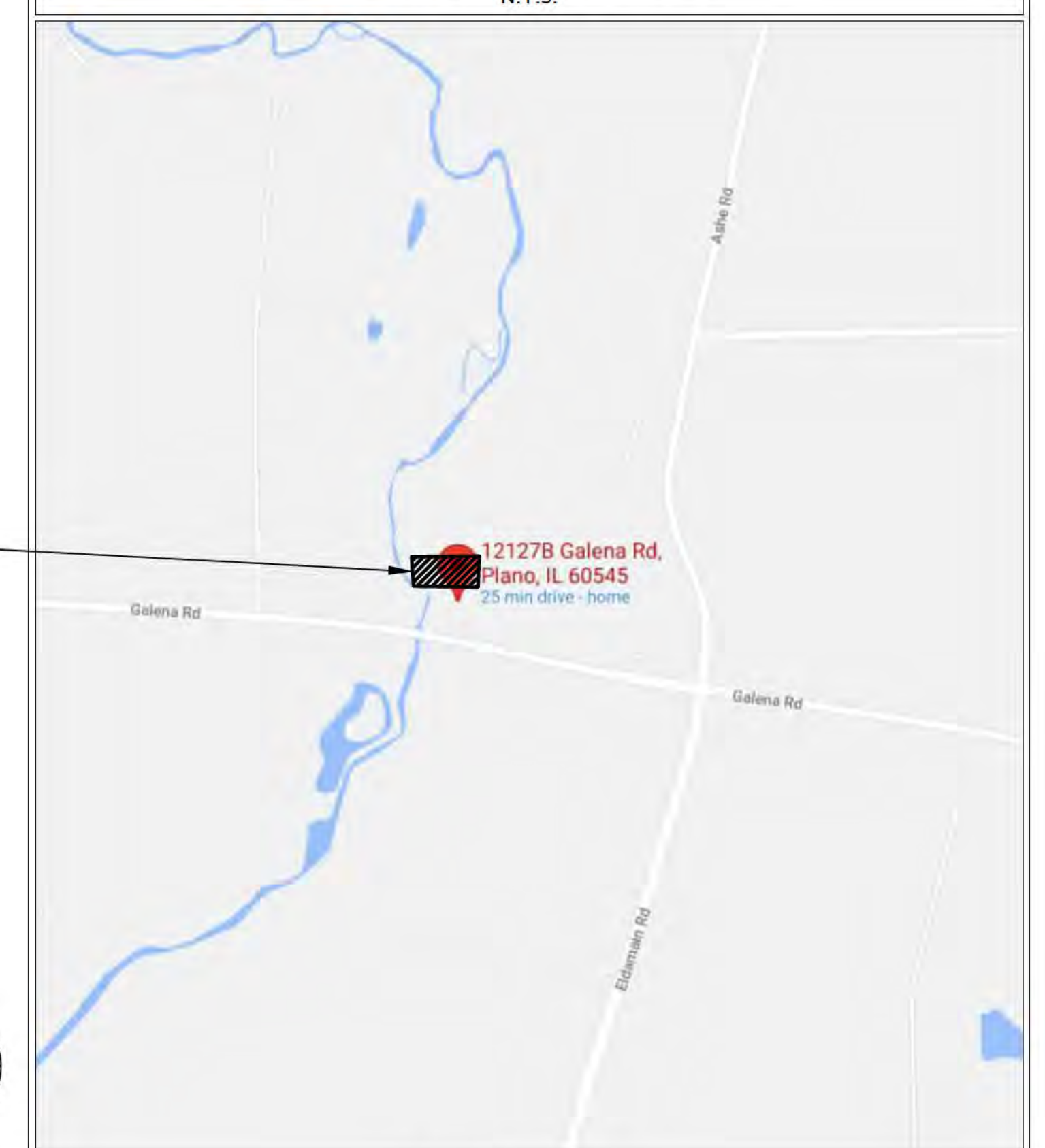


ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [REDACTED] EXPIRES NOV. 30, 2023

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

LOCATION MAP

N.T.S.



BENCHMARKS:

1. NATIONAL GEODETIC SURVEY MONUMENT PID=MF0523
LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE
CENTERLINE OF THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION
STANDARD DISK IN CONCRETE STAMPED "Y 49 1934"

NAVD 88 DATUM
ELEVATION = 649.12
2. ON-SITE BENCHMARK NORTH EAST CORNER OF ELECTRIC TRANSFORMER PAD
(LOCATION ON PLAN)

NAVD 88 DATUM
ELEVATION = 671.88

PLANS PREPARED FOR:

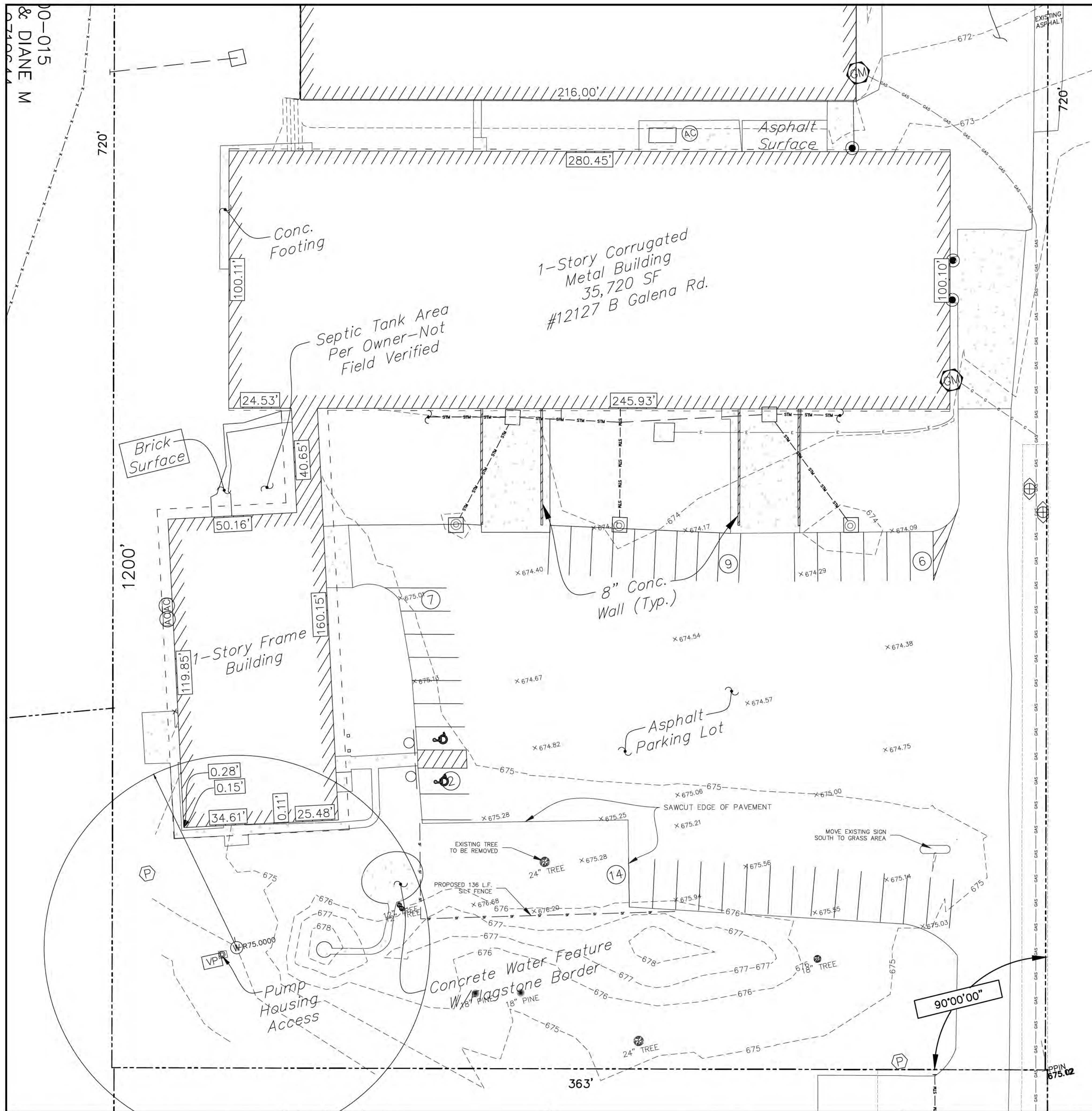
TMF MANAGEMENT, LLC
12127 GALENA ROAD - UNIT B
PLANO, IL 60545
PHONE: (630) 552-7575

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

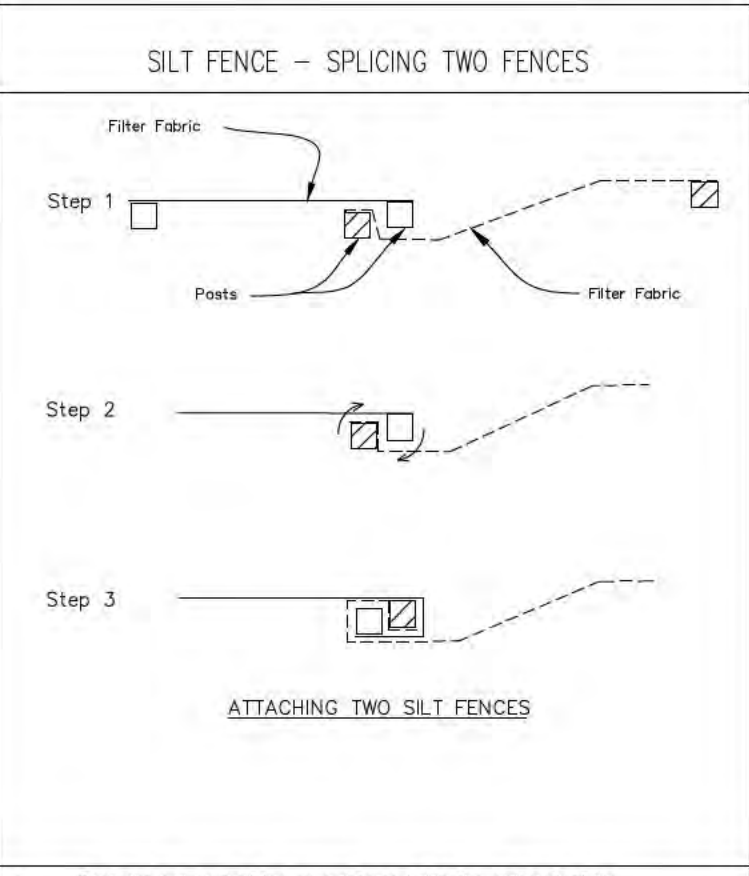
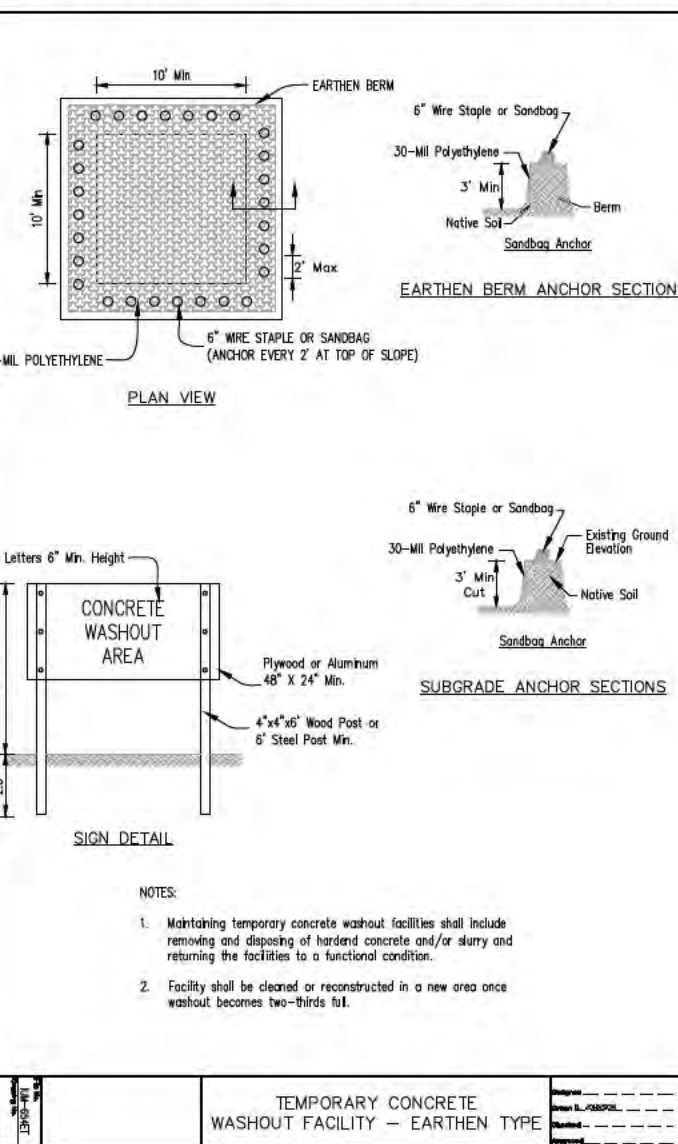
| REVISIONS | NO. | DATE | NOTES |
|-----------|-----|----------|--------------------------------------|
| | 1 | 11.23.21 | KENDALL COUNTY REVIEW EMAIL 11.23.21 |
| | 2 | 12.13.21 | WRK SITE PLAN REVIEW 12.06.21 |
| | 3 | 12.29.21 | WRK REVIEW EMAIL 12.27.21 |
| | | | |
| | | | |



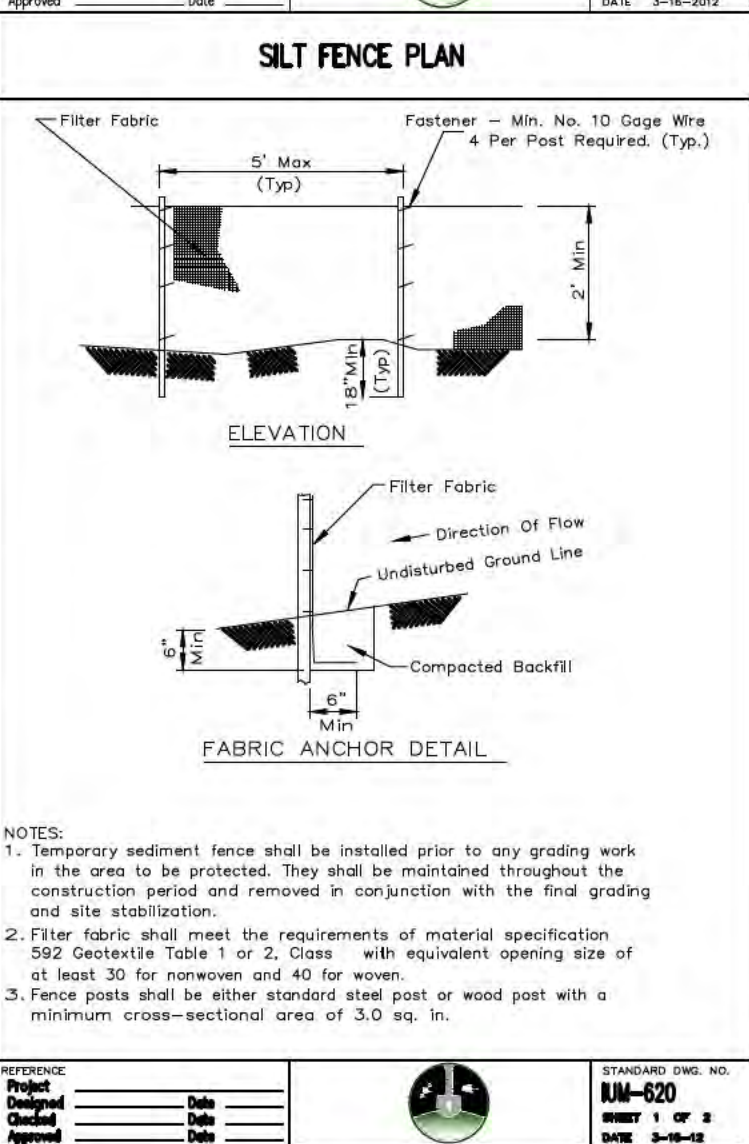
PARKING EXHIBIT

EXISTING PARKING STALLS - 36
EXISTING HANDICAP STALLS - 2
TOTAL PACKING STALLS - 38

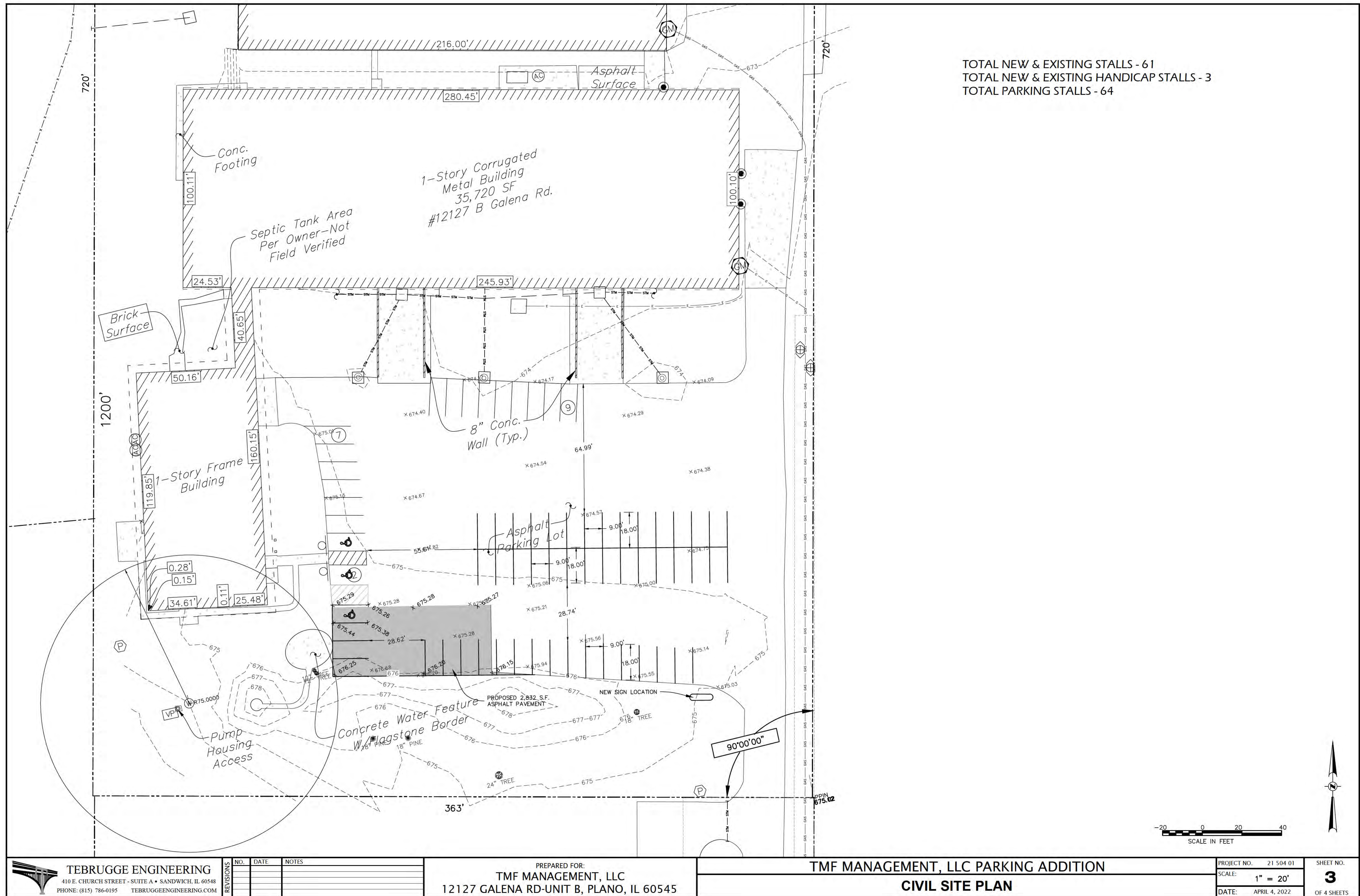
CONCRETE WASHOUT NOTE:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER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



| | | | |
|-----------|----------|------|------------|
| REFERENCE | Project | Date | 11/11/2021 |
| | Design | Date | 11/11/2021 |
| | Check | Date | 11/11/2021 |
| | Approved | Date | 11/11/2021 |



| | | | |
|-----------|----------|------|------------|
| REFERENCE | Project | Date | 11/11/2021 |
| | Design | Date | 11/11/2021 |
| | Check | Date | 11/11/2021 |
| | Approved | Date | 11/11/2021 |



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

| NO. | DATE | NOTES |
|-----|------|-------|
| | | |
| | | |
| | | |

PREPARED FOR:
TMF MANAGEMENT, LLC
 12127 GALENA RD-UNIT B, PLANO, IL 60545

TMF MANAGEMENT, LLC PARKING ADDITION
CIVIL SITE PLAN

PROJECT NO. 21 504 01
 SCALE: 1" = 20'
 DATE: APRIL 4, 2022

SHEET NO. **3**
 OF 4 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.I.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.I.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1976) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

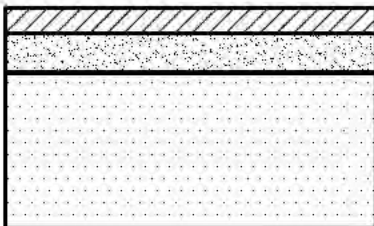
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INDDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL TO THE UNDERGROUND CONTRACTOR. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN, SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS OF THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

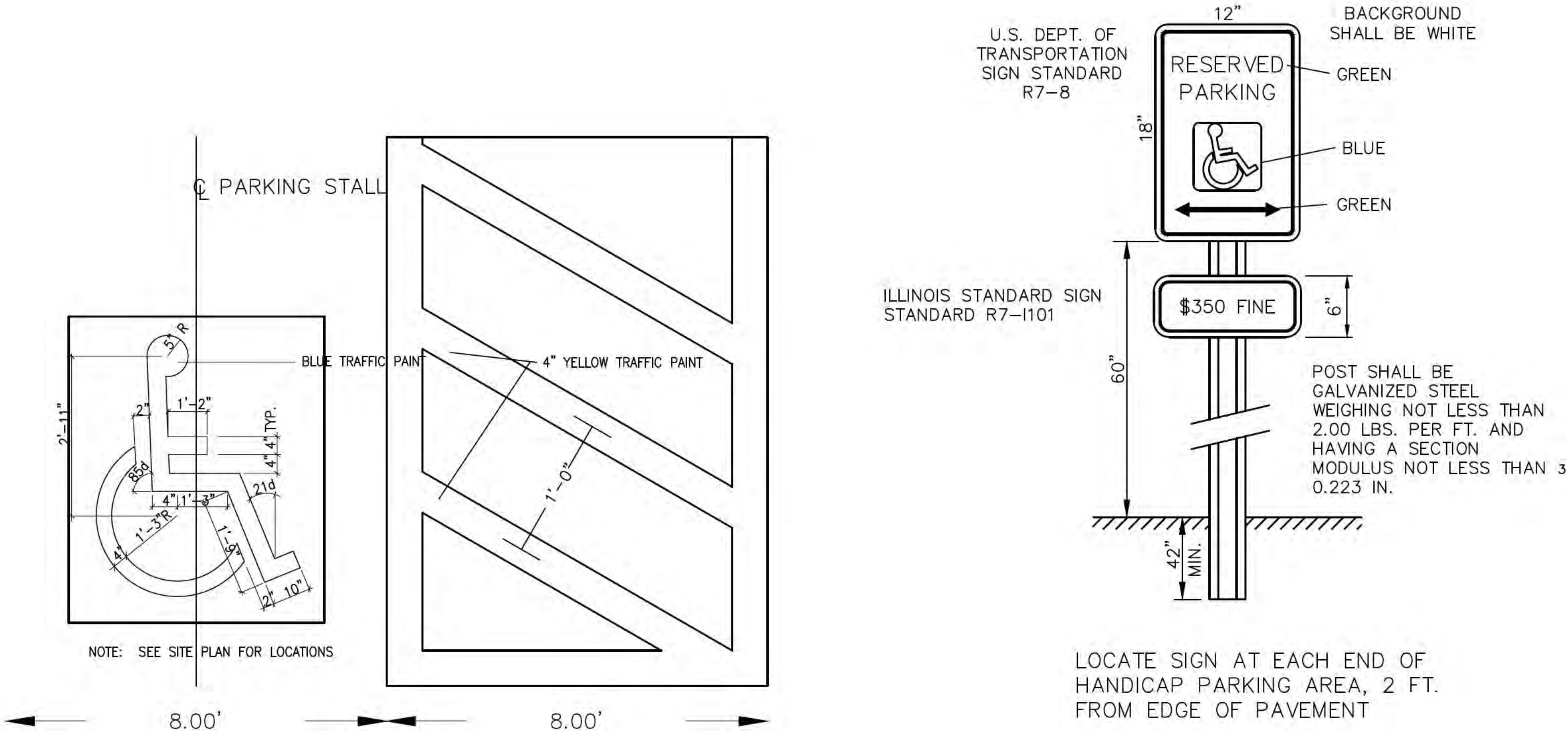
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



TYPICAL PAVEMENT DETAIL

2" HMA IL-9.5, N-50 SURFACE COURSE
2 1/2" HMA IL-19, N-50 BINDER COURSE

12" AGGREGATE COURSE, TYPE A, CA-6



HANDICAPPED PARKING DETAIL

N.T.S.



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

| NO. | DATE | NOTES |
|-----|------|-------|
| | | |
| | | |
| | | |
| | | |

PREPARED FOR:
TMF MANAGEMENT, LLC
12127 GALENA RD-UNIT B, PLANO, IL 60545

TMF MANAGEMENT, LLC PARKING ADDITION
GENERAL NOTES & DETAILS

| | |
|-------------|---------------|
| PROJECT NO. | 21 504 01 |
| SCALE: | NTS |
| DATE: | APRIL 4, 2022 |

SHEET NO.
4
OF 4 SHEETS

**STORMWATER MANAGEMENT
FEE-IN-LIEU DESIGN COMPUTATIONS
FOR TMF PLASTICS SOUTH PARKING LOT ADDITION
LOCATED AT 12127B GALENA ROAD - PLANO, IL IN KENDALL COUNTY
BY
TEBRUGGE ENGINEERING
410 E. CHURCH ST. SUITE A
SANDWICH, IL
REVISED 12.13.21**

TMF PLASTICS IS PLANNING TO CONSTRUCT A SMALL PARKING LOT ADDITION ON THE SOUTH PARKING LOT COVERING 2,832 SF. DUE TO SITE CONSTRAINTS ALONG THE SOUTH PROPERTY LINE, WE ARE PROVIDING FEE-IN-LIEU CALCULATIONS FOR THE 2,832 SF OF NEW IMPERVIOUS AREA IN THE SOUTH PARKING LOT.

NEW ASPHALT PAVEMENT = 2,832 SF = 0.065 AC

CN = 96

HYDROGRAPH REPORT No.10 SHOWS A REQUIRED STORAGE VOLUME = 1,285 CF = 0.029 AC-FT.

A 2 FOOT DEEP POND WAS ANALYZED COVERING AN AREA OF APPROXIMATELY 1560 SF

EXCAVATION COST : $2000 \text{ CF} / 27 = 74 \text{ CY} \times \$20/\text{CY} = \$1,480.$

TOPSOIL COST $540 \text{ CF} / 27 = 20 \text{ CY} \times \$20/\text{CY} = \$400$

OUTFALL PIPE & INLET = \$700

SEEDING \$120

TOTAL COST FOR FEE IN LIEU = \$2,700.00



Hydrograph Report

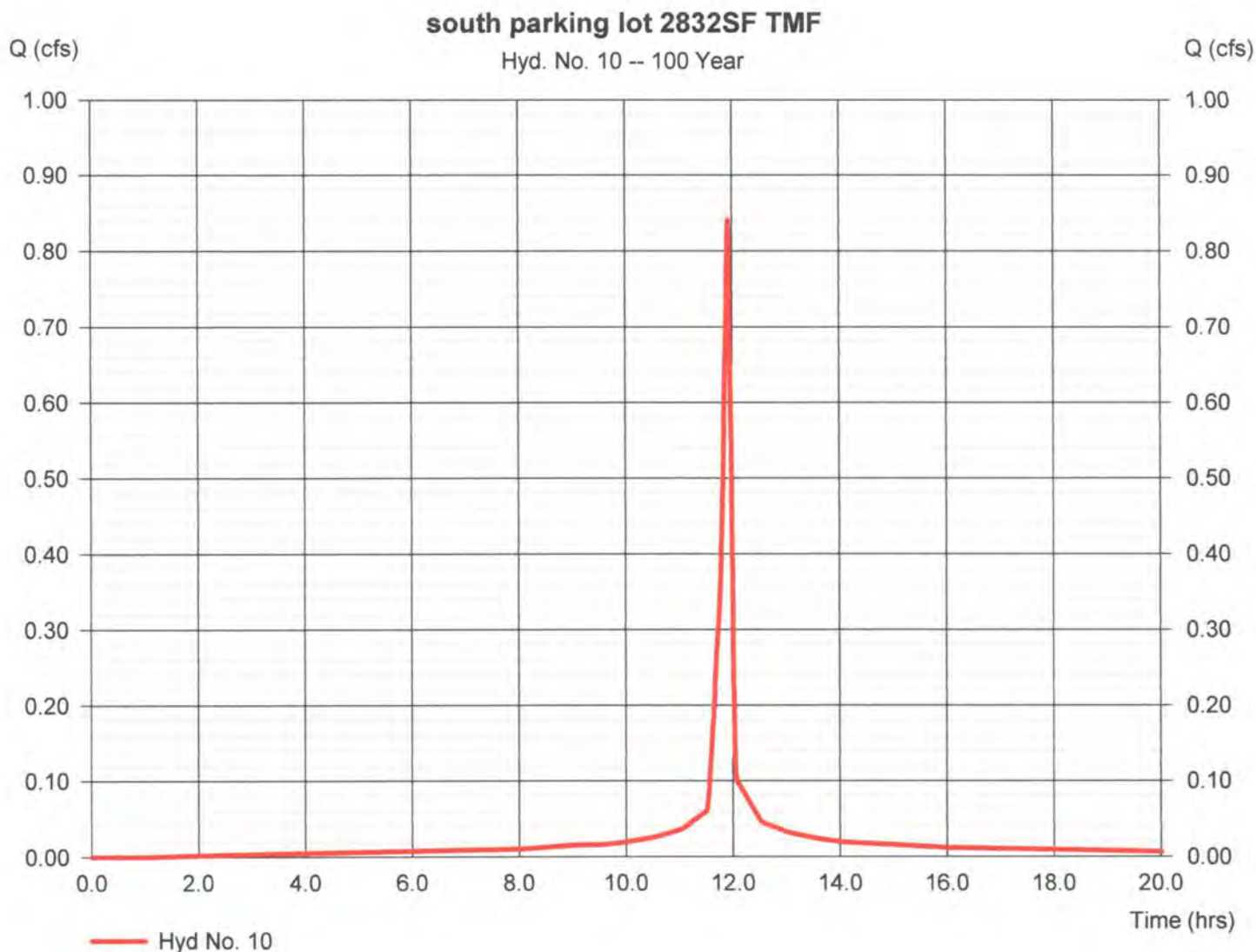
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 03 / 30 / 2022

Hyd. No. 10

south parking lot 2832SF TMF - *SOUTH PARKING LOT - FEE IN LIEU*

| | | | |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.842 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 11.92 hrs |
| Time interval | = 1 min | Hyd. volume | = 1,789 cuft |
| Drainage area | = 0.065 ac | Curve number | = 96 |
| Basin Slope | = 1.0 % | Hydraulic length | = 80 ft |
| Tc method | = LAG | Time of conc. (Tc) | = 2.24 min |
| Total precip. | = 8.57 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

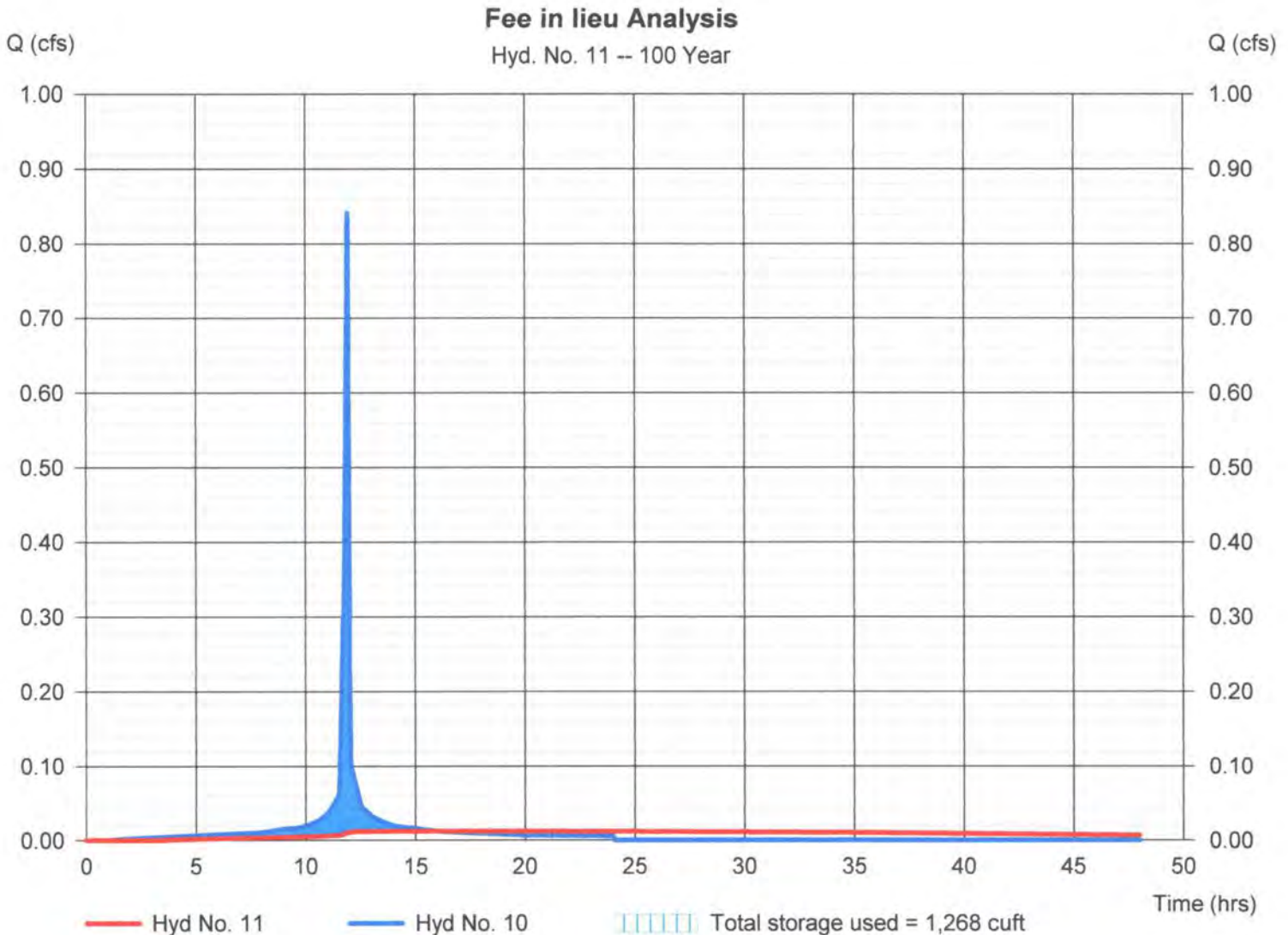
Wednesday, 03 / 30 / 2022

Hyd. No. 11

Fee in lieu Analysis - *TMF PLASTICS - SOUTH PARKING LOT*

| | | | |
|-----------------|---------------------------------|----------------|--------------|
| Hydrograph type | = Reservoir | Peak discharge | = 0.012 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 15.95 hrs |
| Time interval | = 1 min | Hyd. volume | = 1,485 cuft |
| Inflow hyd. No. | = 10 - south parking lot 2832SF | TMF Elevation | = 675.48 ft |
| Reservoir name | = fee in lieu pond | Max. Storage | = 1,268 cuft |

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 03 / 30 / 2022

Hyd. No. 11

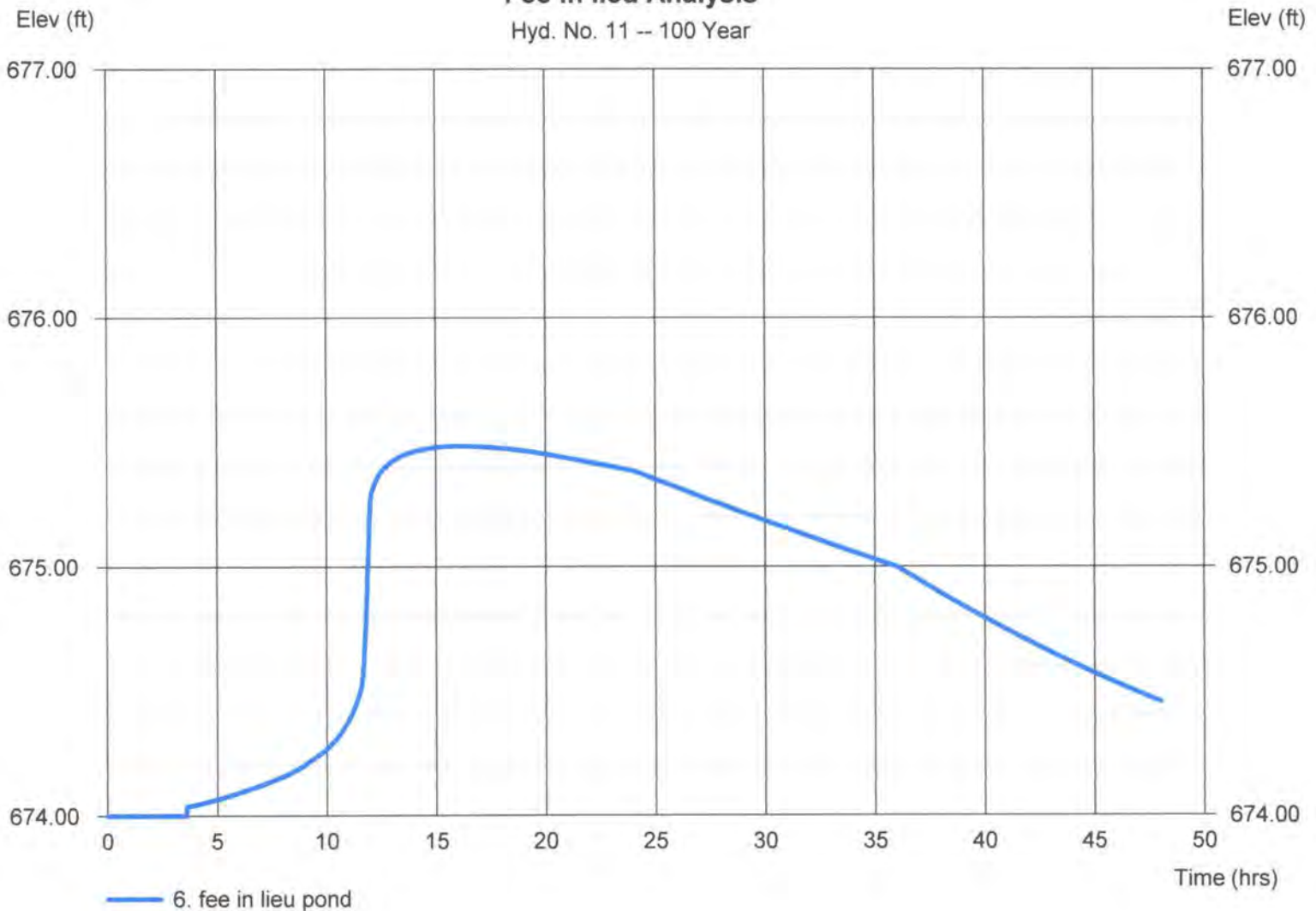
Fee in lieu Analysis

| | | | |
|-----------------|---------------------------------|----------------|--------------|
| Hydrograph type | = Reservoir | Peak discharge | = 0.012 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 15.95 hrs |
| Time interval | = 1 min | Hyd. volume | = 1,485 cuft |
| Inflow hyd. No. | = 10 - south parking lot 2832SF | Max. Elevation | = 675.48 ft |
| Reservoir name | = fee in lieu pond | Max. Storage | = 1,268 cuft |

Storage Indication method used.

Fee in lieu Analysis

Hyd. No. 11 -- 100 Year



Pond Report

Pond No. 6 - fee in lieu pond

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 674.00 ft

Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00 | 674.00 | 436 | 0 | 0 |
| 1.00 | 675.00 | 935 | 670 | 670 |
| 2.00 | 676.00 | 1,568 | 1,238 | 1,908 |

Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|-----------------|----------|------|------|----------|
| Rise (in) | = 0.63 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.63 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 1 | 0 | 0 | 0 |
| Invert El. (ft) | = 674.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | No | No | No |

Weir Structures

| | [A] | [B] | [C] | [D] |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 3.33 | 3.33 | 3.33 | 3.33 |
| Weir Type | = — | — | — | — |
| Multi-Stage | = No | No | No | No |
| Exfil.(in/hr) | = 0.000 (by Wet area) | | | |
| TW Elev. (ft) | = 0.00 | | | |

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

Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00 | 0 | 674.00 | 0.00 | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.000 |
| 0.10 | 67 | 674.10 | 0.00 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.003 |
| 0.20 | 134 | 674.20 | 0.00 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.004 |
| 0.30 | 201 | 674.30 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.005 |
| 0.40 | 268 | 674.40 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.006 |
| 0.50 | 335 | 674.50 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.007 |
| 0.60 | 402 | 674.60 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.008 |
| 0.70 | 469 | 674.70 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.008 |
| 0.80 | 536 | 674.80 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.009 |
| 0.90 | 603 | 674.90 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.010 |
| 1.00 | 670 | 675.00 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.010 |
| 1.10 | 794 | 675.10 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.011 |
| 1.20 | 917 | 675.20 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.011 |
| 1.30 | 1,041 | 675.30 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.012 |
| 1.40 | 1,165 | 675.40 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.012 |
| 1.50 | 1,289 | 675.50 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.012 |
| 1.60 | 1,412 | 675.60 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.013 |
| 1.70 | 1,536 | 675.70 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.013 |
| 1.80 | 1,660 | 675.80 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.014 |
| 1.90 | 1,784 | 675.90 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.014 |
| 2.00 | 1,908 | 676.00 | 0.01 ic | --- | --- | --- | --- | --- | --- | --- | --- | --- | 0.014 |



May 6, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 12127B Galena Road TMF Management South Parking Lot Addition
(WBK Project 19-102.AK)

Dear Mr. Asselmeier:

We have received the following information for the subject project:

- Stormwater Management Fee-In-Lieu Computations for TMF Plastics South Parking Lot Addition prepared by Tebrugge Engineering dated December 13, 2021 and received April 29, 2022.
- Engineering Plans for TMF Management Building Addition prepared by Tebrugge Engineering dated April 26, 2022 and received April 29, 2022.

We find the fee-in-lieu calculations and engineering plans to be acceptable. Contact our office prior to construction of the parking area to verify erosion control measures.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

A black rectangular box redacting the signature of the sender. The box is positioned over the signature line, obscuring the name and any handwritten notes.

Gre
WBK Engineering, LLC





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

December 8, 2021

Tim Raymond
TMF Plastic Solutions, LLC
12127 Galena Road Unit B
Plano, IL 60545

RE: *Site Plan Approval for Building Addition*
12127 Galena Road, Unit B, Plano, Little Rock Township (PIN # 01-01-200-002)

Dear Mr. Raymond:

At their meeting on December 7, 2021, the Kendall County ZPAC approved the site plan at the above referenced property for the construction of an approximately twenty thousand six hundred thirty (20,630) square foot addition to the north and east of the existing approximately forty-five thousand six hundred ninety-two (45,692) square foot building located on Parcel One of the subject property. The proposal also calls for a stormwater pond north of the proposed addition. The addition will consist of two (2) new loading docks on the on the southeast side of the addition. This approval is conditional on the following:

1. The site plan approved in 2008 shall be amended to incorporate the subject site plan.
2. The site shall be developed substantially in conformance with the attached site plan, civil plan, photometric plan, and elevations. The metal siding shall be gray to match the existing building.
3. The November 23, 2021, letter from Tebrugge Engineering will be included as part of the site plan.
4. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but not limited to, securing the applicable building and stormwater permits.

Should you have any questions or concerns about this matter, please feel free to me at (630) 553-4139 or masselmeier@co.kendall.il.us.

Kind Regards,

[Redacted Signature]

Matthew H. Asselmeier, AICP, CFM
Senior Planner

SECTION 1, TOWNSHIP 37 NORTH , RANGE 6 EAST

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. OVERALL SITE PLAN
4. CIVIL SITE PLANS
5. GENERAL NOTES & DETAILS

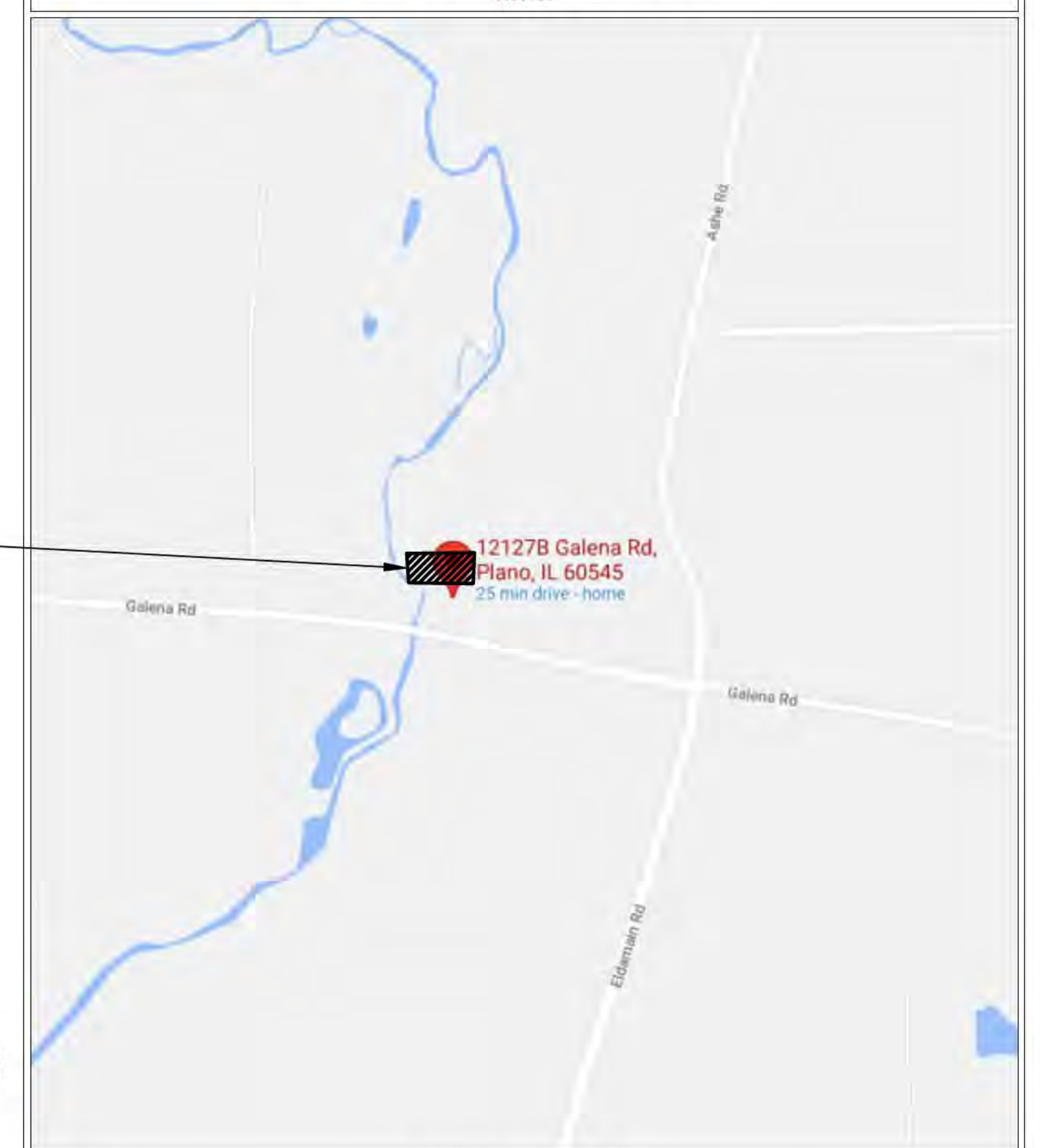
| | |
|--|--|
| | PROPERTY BOUNDARY |
| | EXISTING CONTOUR LINE |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING WATERMAIN |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING GAS SERVICE |
| | EXISTING TELEPHONE |
| | PROPOSED CONTOUR LINE |
| | PROPOSED WATERMAIN |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED GREASE SERVICE LINE |
| | PROPOSED VENT LINE |
| | EXISTING FENCELINE |
| | PROPOSED SILT FENCE |
| | x 586.00 EXISTING SPOT SHOT |
| | x 586.00 PROPOSED SPOT GRADE |
| WATER: | <div> EXIST PROP B-BOX </div> <div> HYDRANT </div> <div> VALVE </div> <div> VALVE VAULT </div> |
| STORM: | <div> EXIST PROP INLET-CURB </div> <div> INLET OR MANHOLE </div> <div> EXIST PROP FLARED END SECTION </div> |
| SANITARY: | <div> EXIST PROP CLEANOUT </div> <div> EXIST PROP MANHOLE </div> |
| R.O.W. MONUMENT PROPERTY PIN P.K. NAIL CHISELED MARK BENCHMARK HUB & TACK SOIL BORING OVERLAND RELIEF FLOW DIRECTION | <div> UTILITY POLE </div> <div> GUY WIRE LOC. </div> <div> UTIL CABINET </div> <div> UTIL PEDESTAL </div> <div> LIGHT POLE </div> <div> TRAFFIC SIGNAL </div> <div> ELECTRIC VAULT </div> <div> GAS VAULT </div> |



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

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

N.T.S.



1. NATIONAL GEODETIC SURVEY MONUMENT PID= MF0523
LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE
CENTERLINE OF THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION
STANDARD DISK IN CONCRETE STAMPED "Y 49 1934"

NAVD 88 DATUM
ELEVATION = 649.12
2. ON-SITE BENCHMARK NORTH EAST CORNER OF ELECTRIC TRANSFORMER PAD
(LOCATION ON PLAN)

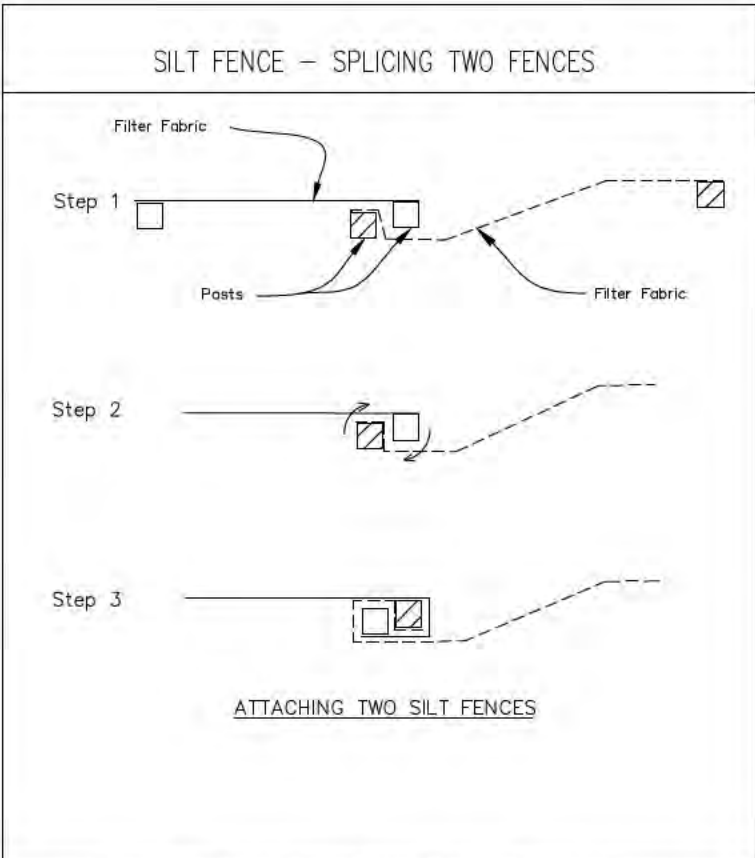
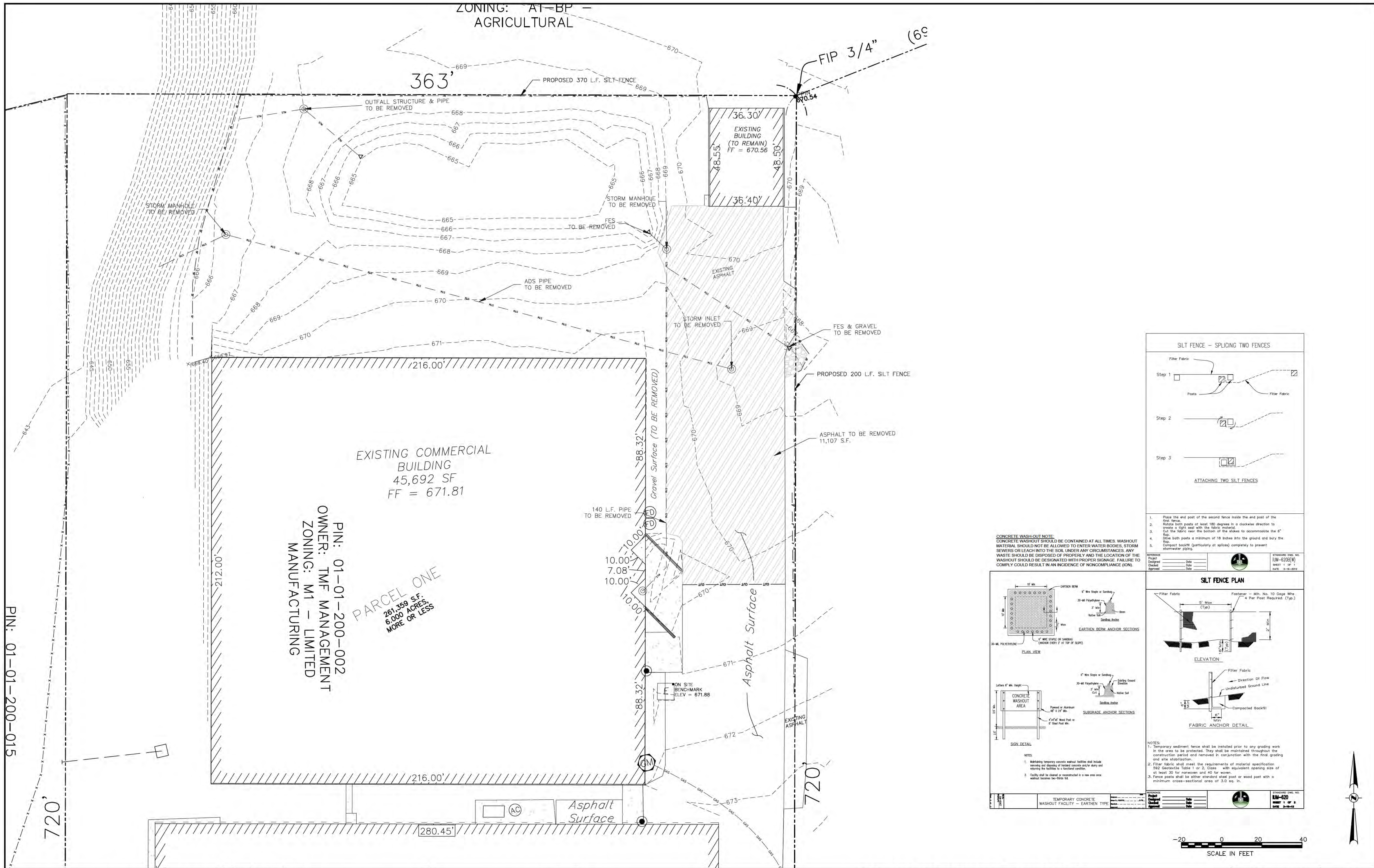
NAVD 88 DATUM
ELEVATION = 671.88

TMF PLASTIC SOLUTIONS, LLC
12127 GALENA ROAD - UNIT B
PLANO, IL 60545
PHONE: (630) 552-7575

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

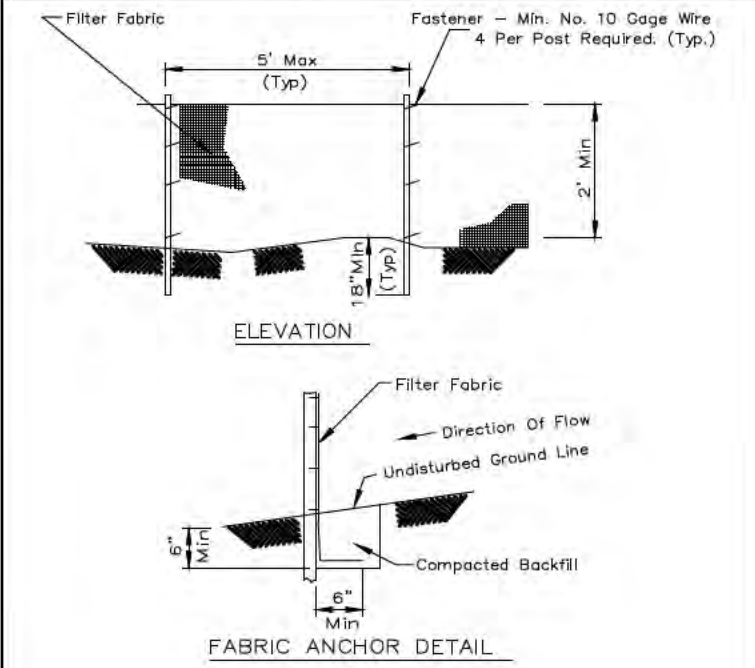
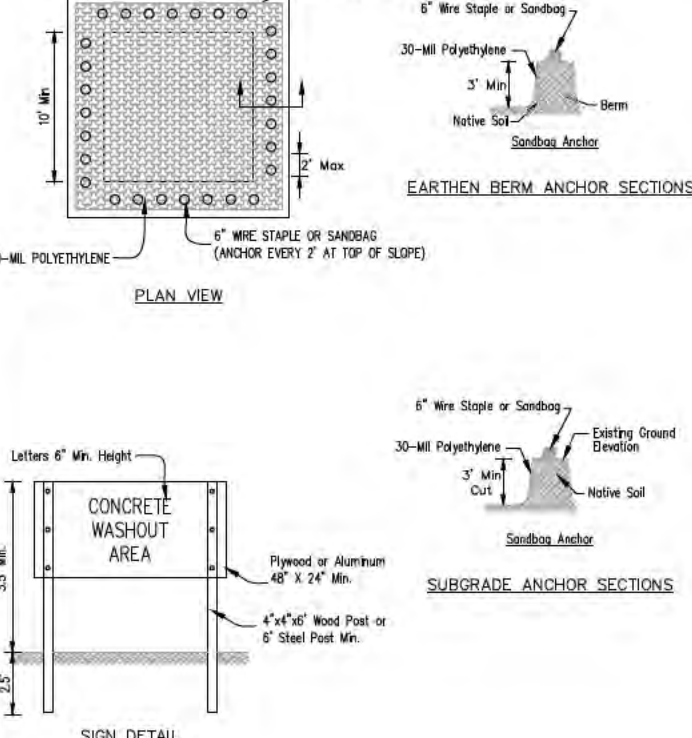
[illegible]



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

| | | |
|-----------|-------|------------|
| Project: | Date: | 11/15/2021 |
| Design: | Date: | 11/15/2021 |
| Check: | Date: | 11/15/2021 |
| Approved: | Date: | 11/15/2021 |

STANDARD Dwg. No. 1111-6200(W)
SHEET 1 OF 1
DATE: 11-15-2021



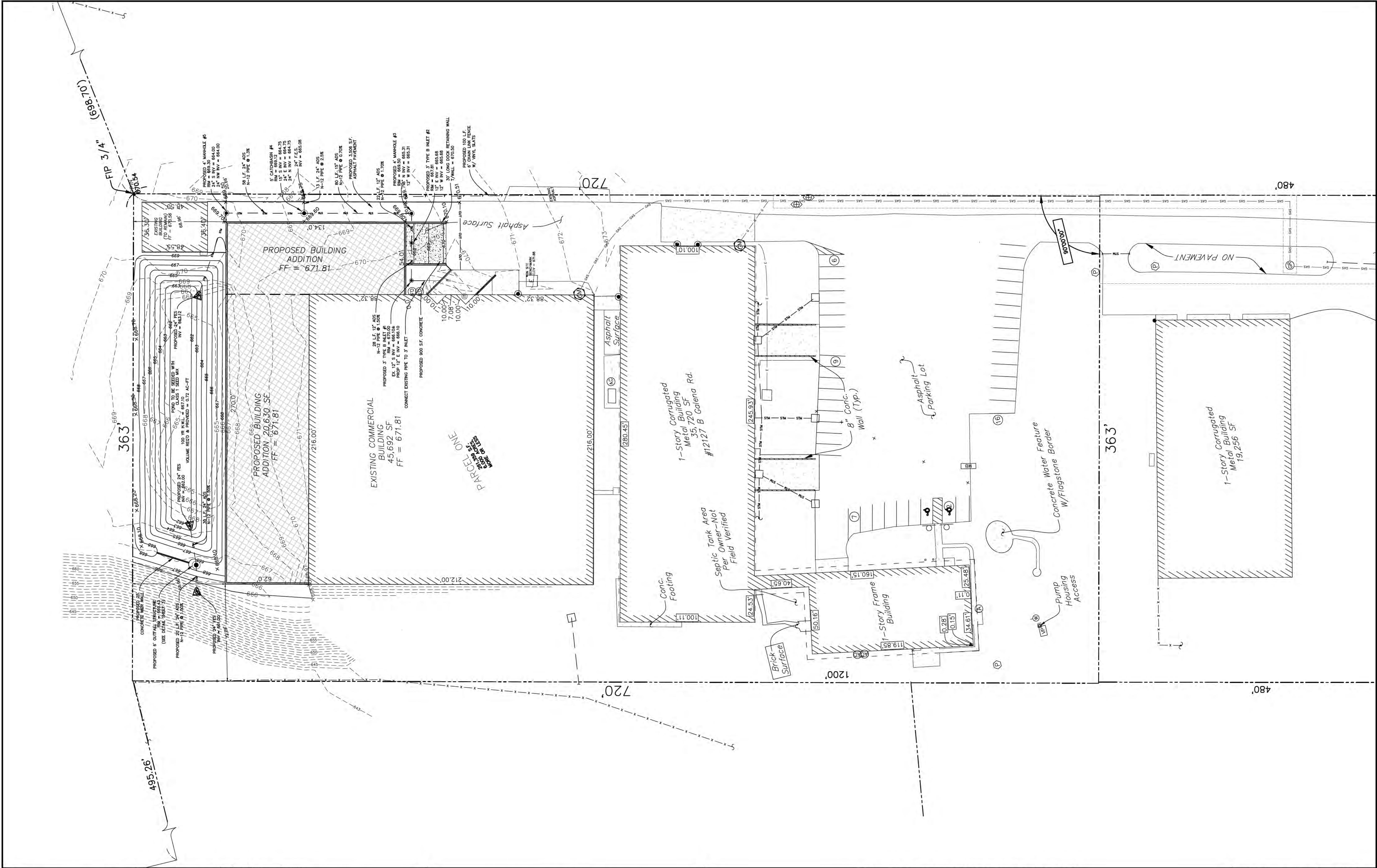
NOTES:


1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 562 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

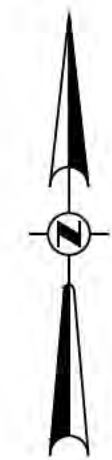
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| Project: | Date: | 11/15/2021 |
| Design: | Date: | 11/15/2021 |
| Check: | Date: | 11/15/2021 |
| Approved: | Date: | 11/15/2021 |

STANDARD Dwg. No. 1111-620
SHEET 1 OF 1
DATE: 11-15-2021





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|--|-----------|-----|----------|--------------------------------------|--|--|-------------|--------------|-------------|
|  <p>TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM</p> | REVISIONS | NO. | DATE | NOTES | PREPARED FOR: TMF PLASTIC SOLUTIONS, LLC 12127 GALENA RD-UNIT B, PLANO, IL 60545 | TMF PLASTIC BUILDING ADDITION OVERALL SITE PLAN | PROJECT NO. | 21 504 01 | SHEET NO. |
| | | 1 | 11.23.21 | KENDALL COUNTY REVIEW EMAIL 11.23.21 | | | SCALE: | 1" = 20' | 3 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | DATE: | NOV 15, 2021 | OF 5 SHEETS |



GENERAL CONDITIONS

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

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

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

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

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

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR PROPER BRIDGES, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

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

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

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

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

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

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1928) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGLER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

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

UNDERGROUND UTILITIES

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

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROMEL APPLIED" BITUMINOUS MASTIC COATING WITH ASTM C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

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

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

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

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

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

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

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

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

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

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

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

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

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

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

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

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

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

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

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

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

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

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

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

PAVING & WALKS

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

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

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

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

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

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

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

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

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

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

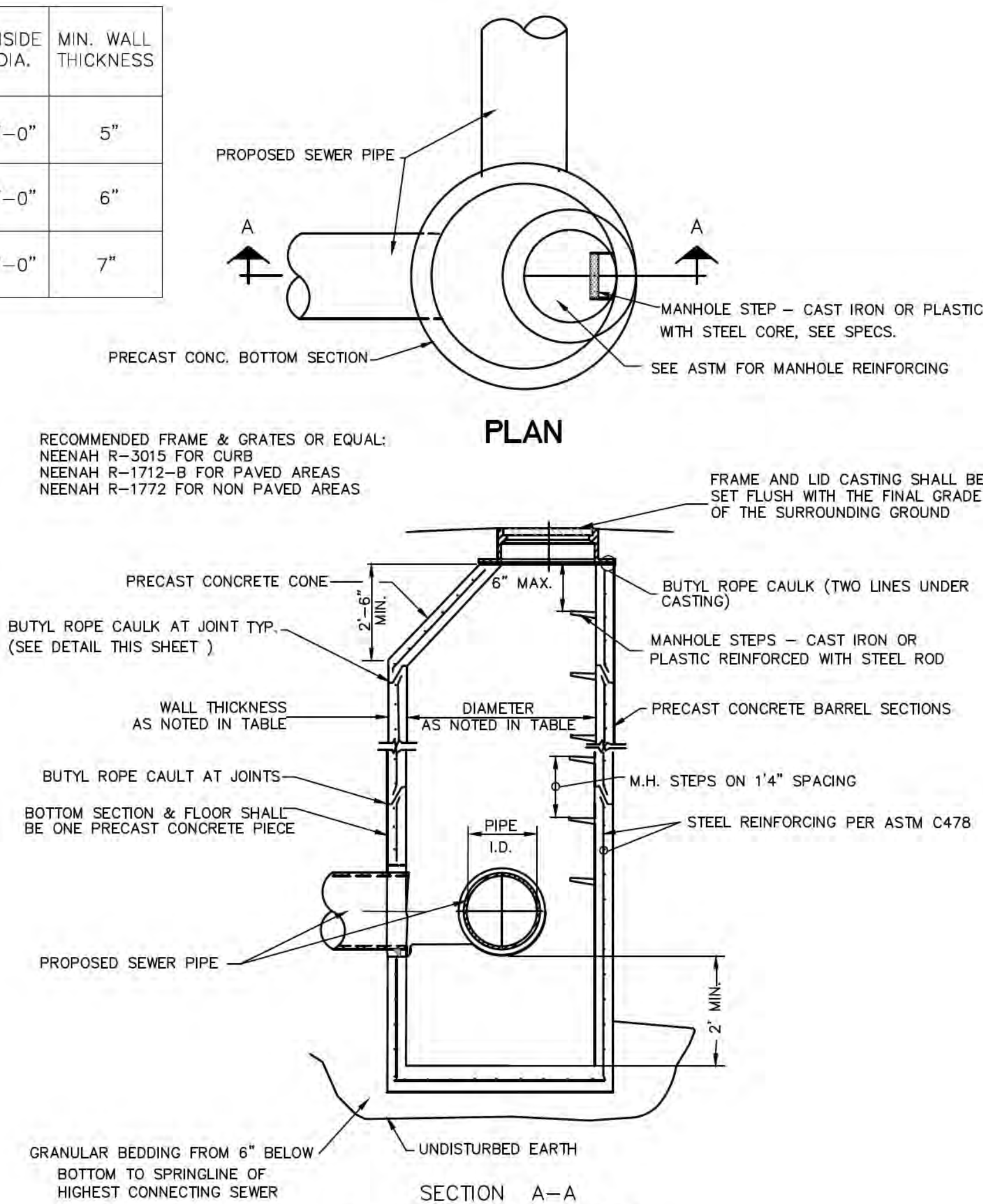
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 7-502 OF SAME SPECIFICATIONS.

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

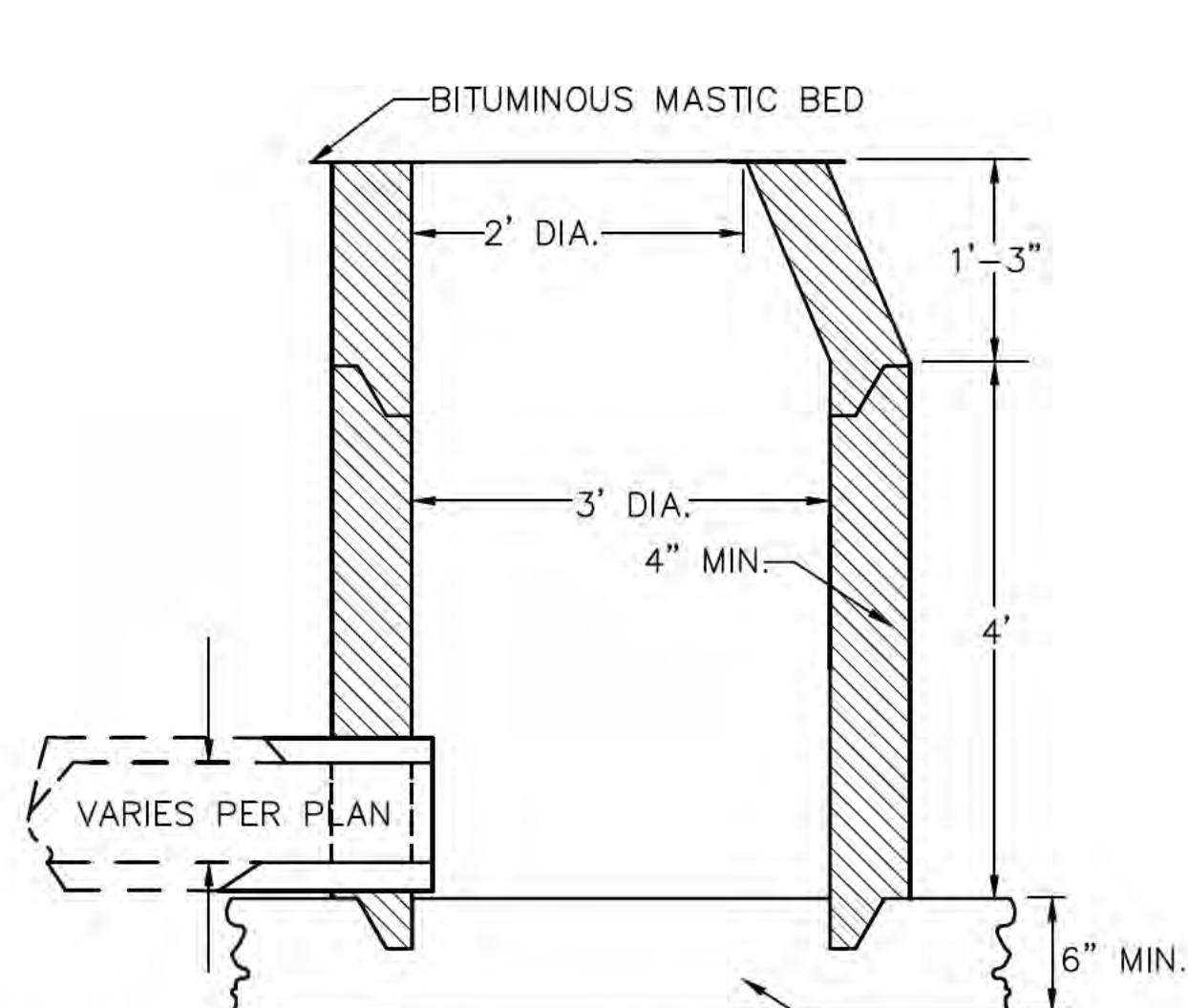
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION, ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

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

| MANHOLE TYPE | INSIDE DIA. | MIN. WALL THICKNESS |
|--------------|-------------|---------------------|
| A-4 | 4'-0" | 5" |
| A-5 | 5'-0" | 6" |
| A-6 | 6'-0" | 7" |

**CATCHBASIN DETAIL**

N.T.S.



POURED IN PLACE OR PRECAST CONCRETE
BASE. COMPRESSIVE STRENGTH 3500 PSI AT 28 DAYS

NOTE: INLET SHALL BE CONSTRUCTED OF PRECAST
REINFORCED CONCRETE RINGS.

3' DIA. TYPE B INLET
N.T.S.

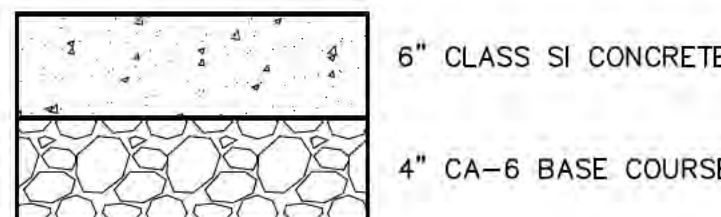
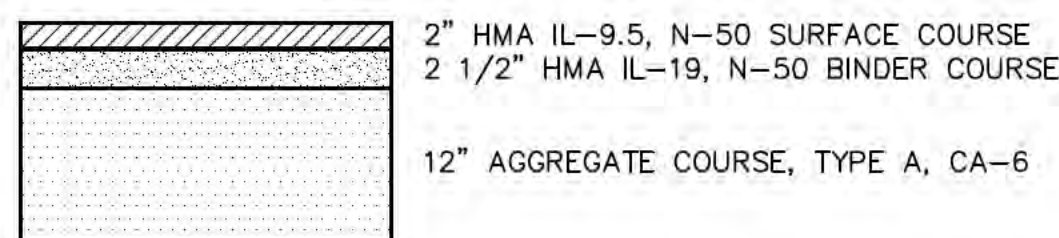
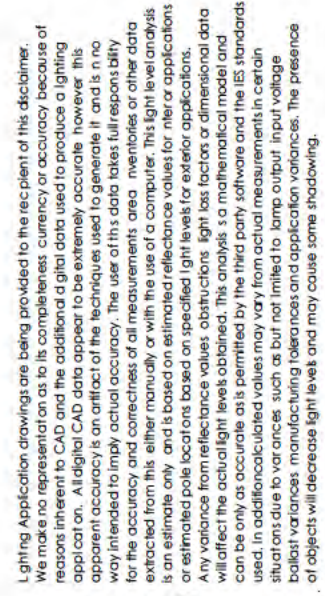
**TYPICAL CONCRETE PAVEMENT DETAIL****TYPICAL PAVEMENT DETAIL**

Diagram showing a cross-section of a trench installation. The trench is 6" deep and 4" wide for 12"-24" pipe, and 6" deep and 6" wide for 30"-60" pipe. The trench is lined with a flexible pavement. The trench is surrounded by a final backfill. The trench is supported by a suitable foundation. The trench is covered with a minimum cover to flexible pavement. The trench is covered with a minimum cover to rigid pavement. The trench is covered with a minimum cover to flexible pavement. The trench is covered with a minimum cover to rigid pavement. The trench is covered with a minimum cover to flexible pavement. The trench is covered with a minimum cover to rigid pavement. The trench is covered with a minimum cover to flexible pavement. The trench is covered with a minimum cover to rigid pavement. The trench is covered with a minimum cover to flexible pavement. The trench is covered with a minimum cover to rigid pavement. The trench is covered with a minimum cover to flexible pavement. 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[illegible]

Drawn By: Joeli Collins
Drawn By: joeli.collins@pg-enlighten.com
Date: 11/18/2021
Scale: 1" = 8'

Project Name: **TMF PLASTIC SOLUTIONS**

Location: 12127 GALENA RD UNIT B, PLANO, IL

SLING Series

SLENDER WALLPACK

tradeSELECT™

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org)



*3000K and warmer CCTs only



RELATED PRODUCTS

- θ [LNC Litepak](#)
- θ [LNC2 Litepak](#)
- θ [LNC3 Litepak](#)
- θ [LNC4 Litepak](#)
- θ [GeoPak](#)
- θ [GeoPak2](#)

SPECIFICATIONS

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

| KEY DATA | |
|--------------------------------|------------------|
| Lumen Range | 2263-8079 |
| Wattage Range | 21-80 |
| Efficacy Range (LPW) | 101-113 |
| Fixture Projected Life (Hours) | L70>50K |
| Weights lbs. (kg) | 4.3-11 (2.0-5.0) |

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

ORDERING INFORMATION

| Housing | CCT/CRI | Distribution | Voltage | Color/Finish | Control Options | Options |
|---------------------------|--------------------------|---------------------|----------------------|---------------------------------------|---|---|
| SG1-10 Size 1, 10W | 3K7 3000K, 70 CRI | FT Fwd Throw | UNV 120V-277V | BLT Black Matte Textured | PCU Universal Button Photocontrol (120-277V) | CS Comfort Lens |
| SG1-20 Size 1, 20W | 4K7 4000K, 70 CRI | | 120 120V | BLS Black Gloss Smooth | SCP ^{1,2,3} Occupancy Sensor Programmable (Dim) | E ^{1,2} Battery 0°C |
| SG1-30 Size 1, 30W | 5K7 5000K, 70 CRI | | 277 277V | DBT Dark Bronze Matte Textured | SWP ^{1,2} SiteSync Pre-commission | EH ^{1,2} Battery w/ heater -20° |
| SG1-40 Size 1, 40W | | | UHV 347V-480V | DBS Dark Brone Gloss Smooth | SWPM ^{1,2} SiteSync Pre-commission w/ Sensor | |
| SG2-50 Size 2, 50W | | | | GTT Graphite Matte Textured | Specify MTG HT for SCO/SCP & SWPM | |
| SG2-80 Size 2, 80W | | | | LGS Light Grey Gloss Smooth | 8F Up to 8' | |
| | | | | PSS Platinum Silver Smooth | 20F Up to 20' | |
| | | | | WHT White Matte Textured | | |
| | | | | WHS White Gloss Smooth | | |
| | | | | VGT Verde Green Textured | | |
| | | | | Color Option | | |
| | | | | CC Custom Color | | |

Notes:

- Available in SG2 only, UHV available in SG2-50 only
- Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

| Catalog Number | CCT/CRI | Wattage | Mounting Height | Color | Color | Delivered Lumens | LPW | Weight lbs. (kg) |
|----------------------|----------|---------|-----------------|----------|-------------|------------------|-----|------------------|
| SG1-10-PCU | 5000K/70 | 11W | 8-12ft | 120-277V | Dark Bronze | 1349 | 122 | 4.3 (2.0) |
| SG1-10-4K-PCU | 4000K/70 | 11W | 8-12ft | 120-277V | Dark Bronze | 1424 | 129 | 4.3 (2.0) |
| SG1-20-PCU | 5000K/70 | 21W | 8-12ft | 120-277V | Dark Bronze | 2263 | 108 | 4.3 (2.0) |
| SG1-20-4K-PCU | 4000K/70 | 21W | 8-12ft | 120-277V | Dark Bronze | 2310 | 110 | 4.3 (2.0) |
| SG1-30-PCU | 5000K/70 | 29W | 10-15ft | 120-277V | Dark Bronze | 3270 | 113 | 4.3 (2.0) |
| SG1-30-4K-PCU | 4000K/70 | 29W | 10-15ft | 120-277V | Dark Bronze | 3060 | 105 | 4.3 (2.0) |
| SG1-40-PCU | 5000K/70 | 38W | 10-15ft | 120-277V | Dark Bronze | 4008 | 105 | 4.3 (2.0) |
| SG1-40-4K-PCU | 4000K/70 | 38W | 10-15ft | 120-277V | Dark Bronze | 4070 | 106 | 4.3 (2.0) |
| SG2-50-PCU | 5000K/70 | 51W | 12-18ft | 120-277V | Dark Bronze | 5548 | 110 | 11 (5.0) |
| SG2-50-4K-PCU | 4000K/70 | 51W | 12-18ft | 120-277V | Dark Bronze | 5526 | 109 | 11 (5.0) |
| SG2-80-PCU | 5000K/70 | 80W | 15-25ft | 120-277V | Dark Bronze | 8061 | 101 | 11 (5.0) |
| SG2-80-4K-PCU | 4000K/70 | 80W | 15-25ft | 120-277V | Dark Bronze | 8079 | 101 | 11 (5.0) |

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

OPTIONS AND ACCESSORIES

| | Catalog Number | Description | Weight lbs. (kg) |
|--------------------------|----------------|---|------------------|
| <input type="checkbox"/> | SG1-CS | Acrylic comfort lens for SG1 | 1 (.45) |
| <input type="checkbox"/> | SG2-CS | Acrylic comfort lens for SG2 | 1 (.45) |
| <input type="checkbox"/> | SG1-YOKE | SG1 Series Yoke/Floodlight mount kit, includes visor | 2.0 (1.0) |
| <input type="checkbox"/> | SG1-KNUCKLE | SG1 Series Knuckle/Floodlight mount kit, includes visor | 2.0 (1.0) |
| <input type="checkbox"/> | SG2-YOKE | SG2 Series Yoke/Floodlight mount kit, includes visor | 2.0 (1.0) |
| <input type="checkbox"/> | SG2-KNUCKLE | SG2 Series Knuckle/Floodlight mount kit, includes visor | 2.0 (1.0) |
| <input type="checkbox"/> | SCP-REMOTE* | Remote control for SCP option. Order at least one per project to program and control fixtures | 1 (.45) |
| <input type="checkbox"/> | SG1-SPC | Vandal Resistant Lens (shield polycarbonate), SG1 | 3 (1.5) |
| <input type="checkbox"/> | SG2-SPC | Vandal Resistant Lens (shield polycarbonate), SG2 | 3 (1.5) |
| <input type="checkbox"/> | SG1-WCP | Universal Wall Cover Plate, Dark Bronze, SG1 | 10 (5) |
| <input type="checkbox"/> | SG2-WCP-H | Horizontal Mount Wall Cover Plate, Dark Bronze, SG2 | 10 (5) |
| <input type="checkbox"/> | SG2-WCP-V | Vertical Mount Wall Cover Plate, Dark Bronze, SG2 | 10 (5) |
| <input type="checkbox"/> | SG2XL-WCP-H | Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor | 10 (5) |
| <input type="checkbox"/> | SG2XL-WCP-V | Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor | 10 (5) |

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

| Control Options | |
|--------------------|---|
| SWUSB ¹ | SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync™ license, software and USB radio bridge node. |
| SWTAB ¹ | Windows tablet and SiteSync™ interface software. Includes tablet with preloaded software, SiteSync™ license and USB radio bridge node. |
| SWBRG ² | SiteSync™ USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested. |

Notes:

- ¹ When ordering SiteSync™ at least one of these two interface options must be ordered per project.
- ² If needed, an additional Bridge Node can be ordered.

SLING SERIES

SLENDER WALLPACK

PERFORMANCE DATA

| Description | # of LEDs | Drive Current | System Watts | 5K (5000K NOMINAL 70 CRI) | | | | | 4K (4000K NOMINAL 70 CRI) | | | | | 3K (3000K NOMINAL 80 CRI) | | | | |
|-------------|-----------|---------------|--------------|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|
| | | | | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G |
| SG1-10 | 2 | 140mA | 11 | 1349 | 122 | 1 | 0 | 0 | 1424 | 129 | 1 | 0 | 0 | 1003 | 91 | 1 | 0 | 0 |
| SG1-20 | 2 | 250mA | 21 | 2449 | 115 | 1 | 0 | 0 | 2310 | 110 | 1 | 0 | 0 | 2054 | 95 | 1 | 0 | 0 |
| SG1-30 | 2 | 350mA | 29 | 3332 | 117 | 2 | 0 | 0 | 3060 | 106 | 1 | 0 | 0 | 2913 | 100 | 1 | 0 | 0 |
| SG-40 | 2 | 450mA | 38 | 4008 | 105 | 2 | 0 | 0 | 4070 | 106 | 2 | 0 | 0 | 3845 | 100 | 2 | 0 | 0 |
| SG2-50-UHV | 3 | 350mA | 44 | 4633 | 106 | 2 | 0 | 0 | 4609 | 105 | 2 | 0 | 0 | 3895 | 90 | 2 | 0 | 0 |
| SG2-50 | 3 | 415mA | 51 | 5548 | 109 | 2 | 0 | 0 | 5526 | 107 | 2 | 0 | 0 | 4700 | 92 | 2 | 0 | 0 |
| SG2-80 | 3 | 650mA | 80 | 7851 | 98 | 2 | 0 | 1 | 8079 | 103 | 2 | 0 | 1 | 6721 | 86 | 2 | 0 | 1 |

*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

ELECTRICAL DATA

| Catalog number | # of Drivers | Input Voltage | Current (AMPS) | System Power |
|----------------|--------------|---------------|----------------|--------------|
| SG1-10 | 1 | 120 | 0.09 | 11.0 |
| | 1 | 277 | 0.04 | 11.0 |
| SG1-20 | 1 | 120 | 0.18 | 21.0 |
| | 1 | 277 | 0.08 | 21.0 |
| SG1-30 | 1 | 120 | 0.24 | 28.9 |
| | 1 | 277 | 0.10 | 28.9 |
| SG2-40 | 1 | 120 | 0.32 | 38.3 |
| | 1 | 277 | 0.14 | 38.3 |
| SG-50-UHV | 1 | 347 | 0.13 | 43.5 |
| | 1 | 480 | 0.18 | 43.5 |
| SG2-50 | 1 | 120 | 0.42 | 50.6 |
| | 1 | 277 | 0.18 | 50.6 |
| SG2-80 | 1 | 120 | 0.68 | 79.8 |
| | 1 | 277 | 0.29 | 79.8 |

PROJECTED LUMEN MAINTENANCE

| Ambient Temperature | OPERATING HOURS | | | | | |
|---------------------|-----------------|--------|--------|-------------------------------------|---------|----------------|
| | 0 | 25,000 | 50,000 | TM-21-11 ¹ L96 60,000 | 100,000 | L70 (Hours) |
| 25°C / 77°F | 1.00 | 0.98 | 0.97 | 0.96 | 0.95 | >791,000 |
| 40°C / 104°F | 0.99 | 0.98 | 0.96 | 0.96 | 0.94 | >635,000 |

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

SLING SERIES

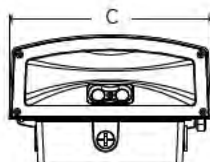
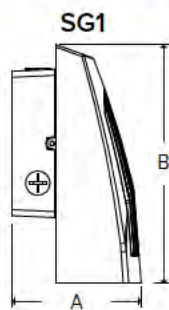
SLENDER WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

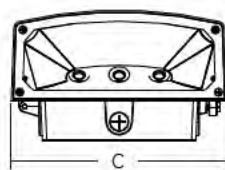
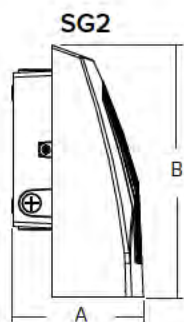
| Ambient Temperature | | Lumen Multiplier |
|---------------------|--------|------------------|
| 0° C | 32° F | 1.02 |
| 10° C | 50° F | 1.01 |
| 20° C | 68° F | 1.00 |
| 25° C | 77° F | 1.00 |
| 30° C | 86° F | 1.00 |
| 40° C | 104° F | 0.99 |
| 50° C | 122° F | 0.96 |

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS

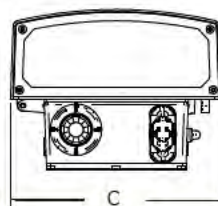
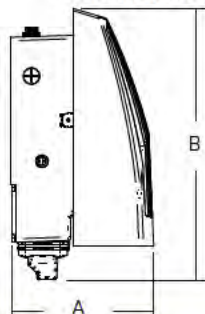


| A | B | C | Weight |
|------------------|------------------|------------------|-----------------|
| 4.19" (107mm) | 7.80" (198mm) | 6.61" (168mm) | 4.4lbs (2kg) |



| A | B | C | Weight |
|------------------|-------------------|------------------|----------------|
| 5.80" (147mm) | 11.14" (283mm) | 9.52" (242mm) | 11lbs (5kg) |

SG2 with occupancy sensor and battery options



| A | B | C | Weight |
|------------------|-------------------|------------------|----------------|
| 7.26" (184mm) | 13.84" (352mm) | 9.52" (242mm) | 11lbs (5kg) |

SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-10-4K7

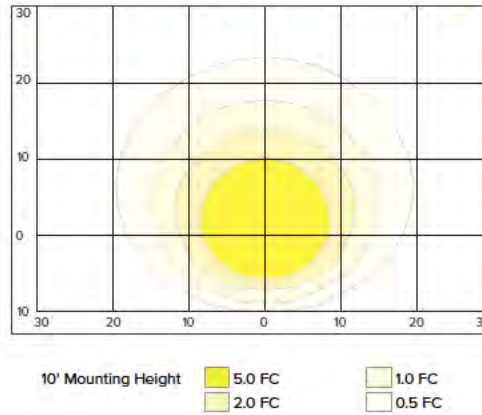
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 1424 |
| Watts | 11.4 |
| Efficacy | 125 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 996.6 | 70.0 |
| Downward House Side | 427.8 | 30.0 |
| Downward Total | 1424.4 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 1424.4 | 100.0 |

ISOMETRIC FOOTCANDLE



SG1-20-4K7

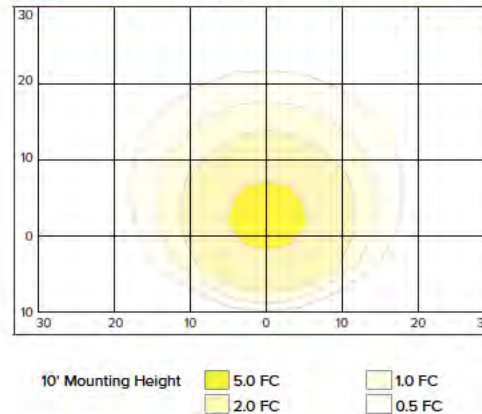
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 2310 |
| Watts | 20.9 |
| Efficacy | 111 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 1618 | 70.0 |
| Downward House Side | 692.1 | 30 |
| Downward Total | 2310 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 2310.3 | 100.0 |

ISOMETRIC FOOTCANDLE



SG1-30

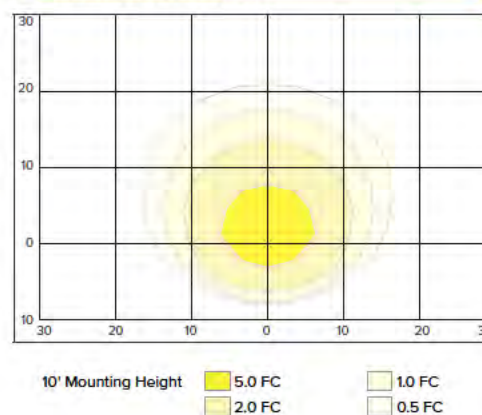
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 3060 |
| Watts | 29.1 |
| Efficacy | 105 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 2619.4 | 70.9 |
| Downward House Side | 890.4 | 29.1 |
| Downward Total | 3059.8 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 3059.8 | 100.0 |

ISOMETRIC FOOTCANDLE



SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-40-4K7

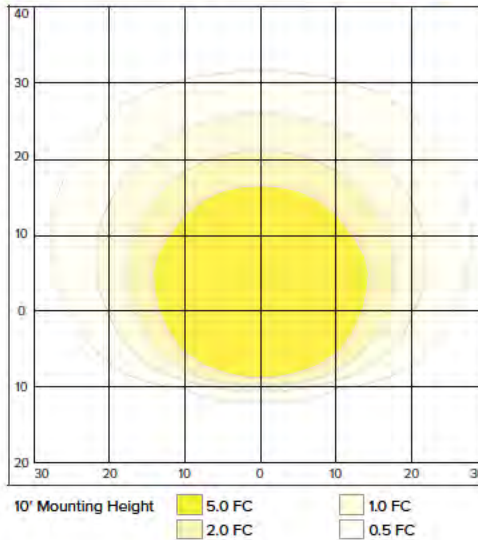
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 4070 |
| Watts | 38.1 |
| Efficacy | 107 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 2857.7 | 70.2 |
| Downward House Side | 1215.5 | 29.8 |
| Downward Total | 4070.2 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 4070.2 | 100.0 |

ISOMETRIC FOOTCANDLE



SG2-50-4K7

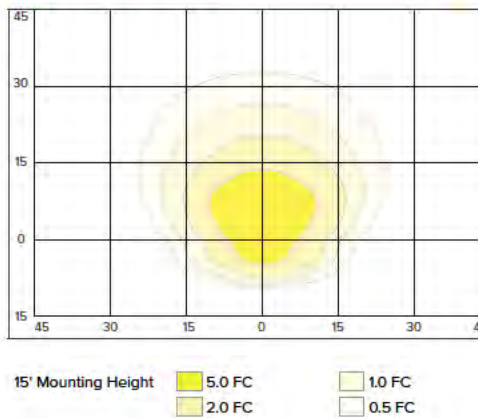
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 5525.7 |
| Watts | 51.7 |
| Efficacy | 107 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 4611.8 | 83.5 |
| Downward House Side | 913.9 | 16.5 |
| Downward Total | 5525.7 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 5525.7 | 100.0 |

ISOMETRIC FOOTCANDLE



SG2-80-4K7

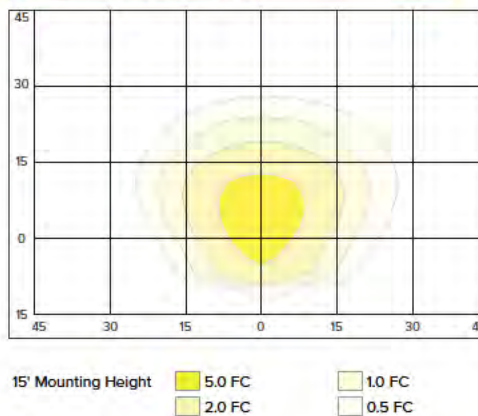
LUMINAIRE DATA

| | |
|-------------------|---------------------|
| Description | 4000 Kelvin, 70 CRI |
| Distribution Type | Forward Throw |
| Delivered Lumens | 8453 |
| Watts | 78.5 |
| Efficacy | 108 |
| Mounting | Wall |

ZONAL LUMEN SUMMARY

| Zone | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 6677.7 | 79.0 |
| Downward House Side | 1775.5 | 21.0 |
| Downward Total | 8453.2 | 100.0 |
| Upward Street Side | 0.0 | 0.0 |
| Upward House Side | 0.0 | 0.0 |
| Upward Total | 0.0 | 0.0 |
| Total Flux | 8453.2 | 100.0 |

ISOMETRIC FOOTCANDLE



SLING SERIES

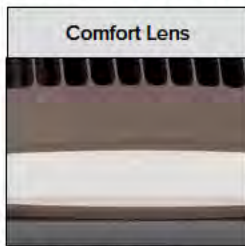
SLENDER WALLPACK

ADDITIONAL INFORMATION

Shipping Information

| Catalog Number | G.W(kg)/ CTN | Carton Dimensions | | | Carton Qty. per Master Pack | Pallet Qty. |
|----------------|-----------------|---------------------|--------------------|---------------------|-----------------------------------|-------------|
| | | Length Inch (cm) | Width Inch (cm) | Height Inch (cm) | | |
| SG1 | 4.35lbs (2kg) | 9.5 (24) | 8.25 (21) | 5.25 (13) | 6 | 98 |
| SG2 | 11lbs (5kg) | 14 (36) | 11.5 (29) | 8 (20) | 2 | 64 |

Accessories and Services



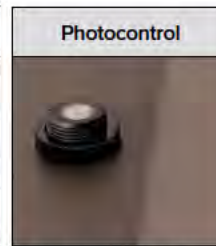
Acrylic comfort lens provides glare control, improved visual comfort and better uniformity



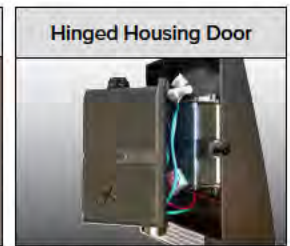
Visor accessory included with mounting accessory kits



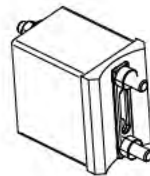
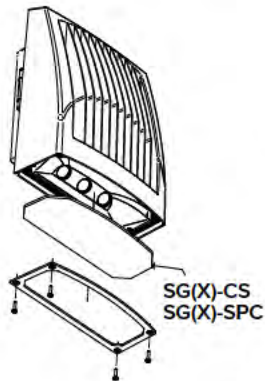
Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)



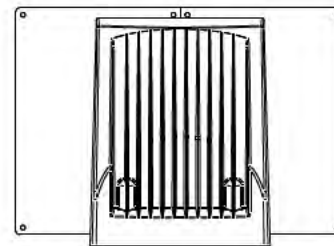
Photocontrol option available for energy-saving dusk-to-dawn operation



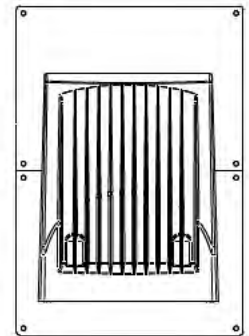
Side hinged for easy installation and wiring access, single screw secures housing closure



SG(X)-PMA-(X)-XX

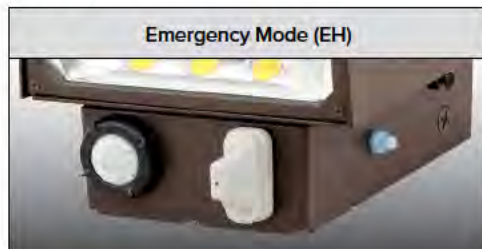


SG(X)-WCP-H



SG(X)-WCP-V

Features



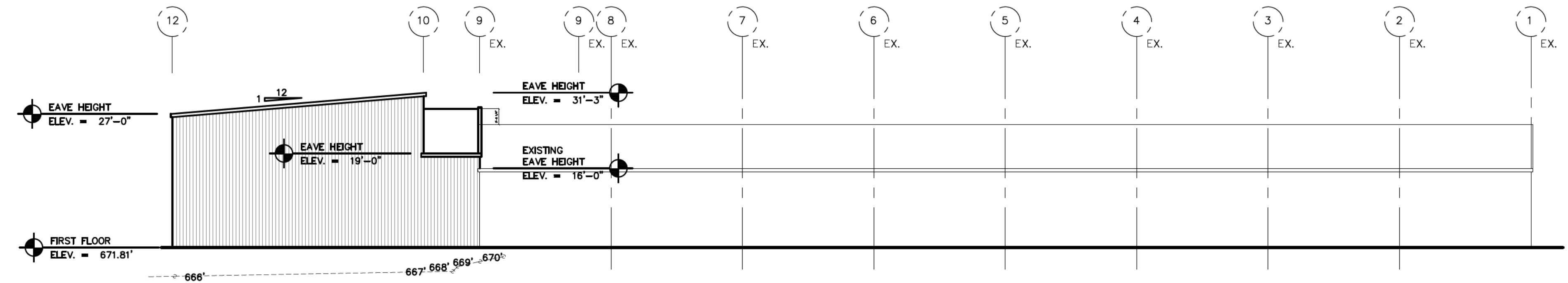
Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12' mounting height. Assumes open space with no obstructions. Battery backup units consume 6W when charging a dead battery and 2W during maintenance charging. EH (units with a heater) consume up to an additional 8W when charging if the battery temp is lower than 10°C

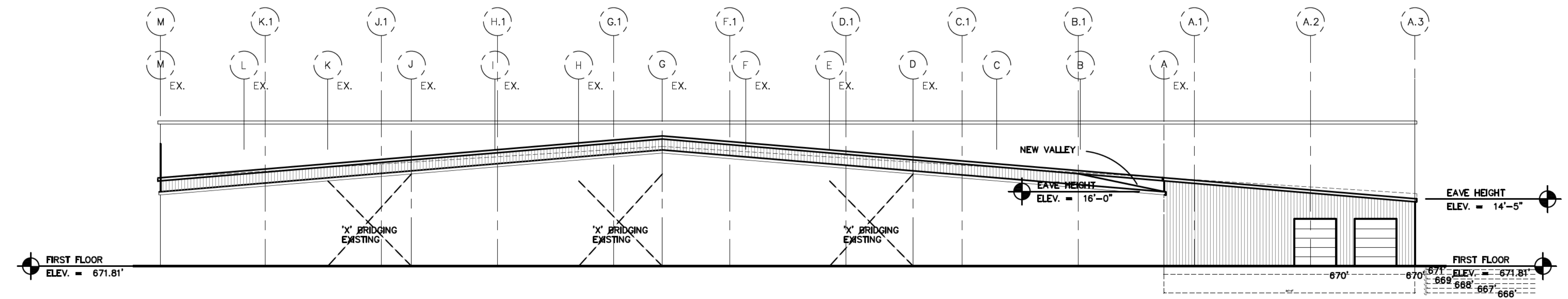
Diagrams for illustration purposes only, please consult factory for application layout.



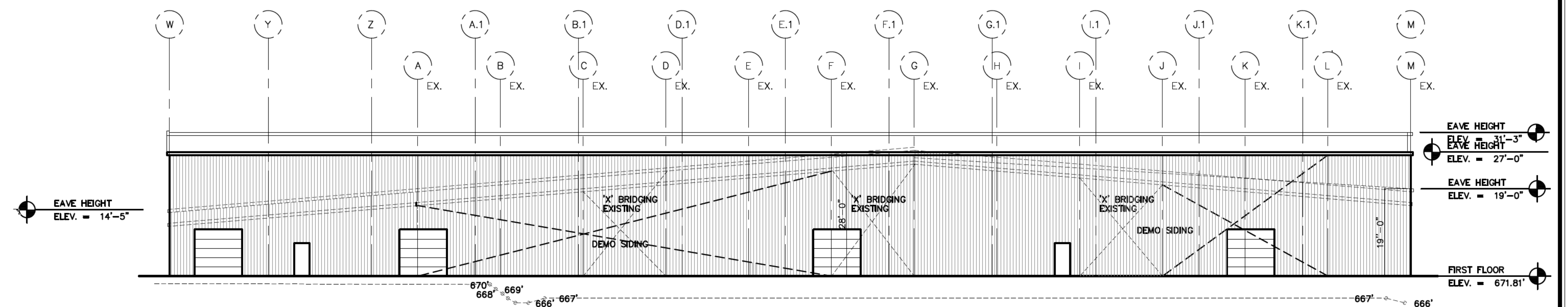
SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.



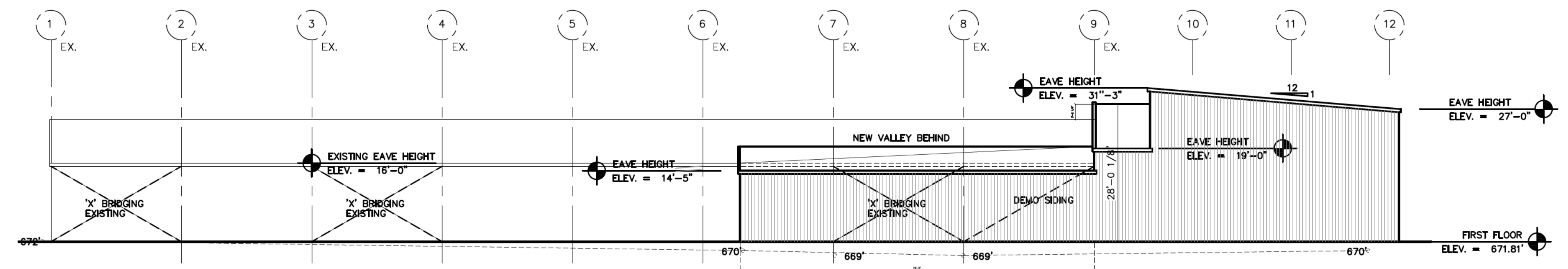
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

TMF MANAGEMENT
12127B GALENA ROAD
KENDALL COUNTY, ILLINOIS

STEVEN W. HANSEN, ARCHITECT
890 LONGVIEW COURT
SUGAR GROVE, IL.
630-204-8613 - 60554

| REV. # | DATE | DESCRIPTION |
|--------|------------|---------------------|
| 1 | 10-25-2021 | SCHEME 2 10-25-2021 |
| 2 | 11-10-2021 | SCHEME 2 11-10-2021 |

PROJECT NO.

SK3.1



TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

November 23, 2021

Mr. Matt Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox St
Room 204
Yorkville, IL 60560-1498

Re: TMF Plastic Building Addition
12127 Galena Rd – Unit B
Plano, IL

Dear Mr. Asselmeier,

We have completed the revisions per your review letter received on 11.23.21. A copy of the revised Civil Site Plans and Final Plan is enclosed.

1. The zip code was corrected.
2. We did find that there were two signs in the parking lot, so we added a second striped handicap stall.
3. The north doors do not require any access drive.
4. The facility runs 3 shifts and has 32 employees per shift. There are no company vehicles.
5. We have added a 6' chain link fence with vinyl slats along the east property line in front of the docks.
6. The back area near the docks acts as a loading berth.
7. Side and rear yard setbacks are detailed off the corners of the building. The setbacks meet the M-I zoning requirement.
8. There is no mechanical equipment on the roof. No HVAC on this building addition.
9. The lighting levels at the property line meet the 0.2 requirements.
10. The addition does not need any refuse containers.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering

John Tebrugge



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County ZPAC

From: Matthew H. Asselmeier, AICP, CFM, Senior Planner

Date: 5/16/2022

Subject: Communication Tower Lighting Requirements

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner agreed to fix the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night)**, all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

If you have any questions regarding this memo, please let me know.

Thanks,

MHA



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-13

Joe Slivka and Kevin Kunkel on Behalf of Lisbon Township A-1 Special Use Permit for Government Building or Facility

INTRODUCTION

Lisbon Township would like to construct a seven thousand four hundred eighty-eight (7,488) square foot garage on the subject property.

The application materials are included as Attachment 1. The plat of survey of the property is included as Attachment 2. The existing conditions survey is included as Attachment 3. The site plan is included as Attachment 4. The landscaping plan is included as Attachment 5. The building elevations are included Attachment 6.

SITE INFORMATION

PETITIONER: Joe Slivka and Kevin Kunkel on Behalf of Lisbon Township

ADDRESS: 15759 Route 47, Newark

LOCATION: Approximately 0.7 Miles North of East Joliet Road on the West Side of Route 47



TOWNSHIP: Lisbon

PARCEL #s: 08-21-300-002 and 08-21-300-004

LOT SIZE: 2.04 +/- Acres (Total for Both Parcels)

ZPAC Memo – Prepared by Matt Asselmeier – May 26, 2022

EXISTING LAND USE: Institutional-Township Building, Transportation, and Agricultural

ZONING: A-1

| | | |
|-------|-------------------------|---|
| LRMP: | Future Land Use | Agricultural(County) Commercial (Lisbon) |
| | Roads | Route 47 is a State maintained Arterial. |
| | Trails | The County has a trail planned along Route 47. |
| | Floodplain/ Wetlands | There are no floodplains or wetlands on the property. |

REQUESTED ACTIONS: Special Use Permit for Governmental Building and Facilities

APPLICABLE REGULATIONS: Section 7:01.D.22 – A-1 Special Uses
Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|--------------------------------------|-----------------------------------|---|--|
| North | Agricultural | A-1 (County) | Agricultural (County) | A-1 (County) |
| South | Agricultural | Village of Lisbon | Commercial (Lisbon) | Village of Lisbon |
| East | Comed ROW/ Agricultural/Farmstead | A-1 (County) | Agricultural and Comed ROW (County) | A-1 (County) |
| West | Agricultural | A-1 (County) Village of Lisbon | Agricultural and Commercial (Lisbon) Agricultural and Mining (County) Mixed Use Business and Mining (Lisbon) | A-1 (County) Village of Lisbon |

The property to the southwest is owned by Vulcan Lands, Inc.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on May 12, 2022, and consultation was terminated, see Attachment 1, Page 11.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on May 4, 2022, see Attachment 1, Page 10.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on May 26, 2022.

VILLAGE OF LISBON

Petition information was sent to the Village of Lisbon on May 26, 2022.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Petition information was sent to the Lisbon-Seward Fire Protection District on May 26, 2022.

OPERATIONS

According to the information found on Attachment 1, Page 2, Lisbon Township plans to construct a garage facility to store township vehicles and equipment. The building will not have an office. The maximum number of employees at the property will be three (3).

BUILDINGS AND BUILDING CODES

According to the site plan (Attachment 4), Lisbon Township plans to construct one (1) seven thousand four hundred eighty-eight (7,488) square foot building on the property.

According to the building elevations (Attachment 6), the building will be twenty-six feet (26') in height at its highest point. Four (4) doors to drive in vehicles and equipment would be located on the east side of the building and these doors would be sixteen feet, four inches (16' 4") in height. The elevations also show one (1) man door on the east side of the building and one (1) man door on the west side of the building. It should be noted that on the building elevations South Elevation = East, West Elevation = South, North Elevation = West, and East Elevation = North.

The site plan shows an existing metal building and salt storage shelter. The metal building would be demolished in the future; no date has been provided for demolition.

ENVIRONMENTAL HEALTH

The property is served by a well, but does not have a septic system.

One (1) trash enclosure area is shown on the site plan (Attachment 4) at the location of the existing metal building. This trash enclosure will be installed after the metal building is demolished. Until the metal building is demolished, there will not be a refuse area on the property.

STORMWATER

Per the site plan (Attachment 4), most of the property drains to the south.

The project does not meet the disturbance or lot coverage requirements needed for a stormwater permit.

ACCESS

Per the site plan (Attachment 4), the property will utilize one (1) approximately twenty-five foot (25') wide driveway to access Route 47. The existing conditions survey (Attachment 3) shows three (3) access points onto Route 47.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to the site plan (Attachment 4), there are six (6) proposed parking stalls, including one (1) handicapped accessible parking stall, located north of the proposed building.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per each employee is required for public service uses.

LIGHTING

According to the site plan (Attachment 4), the building will have wall pak lighting. No information was provided regarding the location or number of lights.

SIGNAGE

According to the site plan (Attachment 4), one monument sign shall be placed on the subject property. The sign will not be illuminated.

SECURITY

According to the site plan (Attachment 4), no fencing will be installed on the property. No other security information was provided.

LANDSCAPING

According to the landscaping plan (Attachment 5), one (1) Autumn Blaze Maple, two (2) Northern Catalpa, and three (3) Redwood American Linden will be planted on the property. The trees will be three inch (3") BB. One (1) Sargent Crabapple will also be planted and will be six foot (6') BB. No information was provided regarding the timing of planting.

The existing turf would remain.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No odor causing activities are foreseen at the property.

RELATION TO OTHER SPECIAL USES

If approved, this would be the sixth (6th) special use permit for a government facility in the unincorporated area.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and landscaping plan, the proposed use should not be detrimental or endanger the public health, safety, morals, comfort, or general welfare.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The subject property is located along a four (4) lane highway with agricultural uses on all sides. Few residential use are located in the vicinity. Provided the site is developed in accordance with the submitted site plan and landscaping plan, the proposed use will not be substantially injurious to neighboring properties and or adversely impact adjacent uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities, points of ingress/egress, drainage, and other necessary facilities have been or will be provided.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true; no variances are needed.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposal is consistent with a goal found on page 9-20 of the Kendall County Land Resource Management Plan call for "Mutually supportive,**

non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.” Also, land next to an arterial highway is a logical location for a township highway facility.

RECOMMENDATION

Staff recommends approval of the request special use permit subject to the following conditions and restrictions. As of the date of this memo, the Petitioners have not agreed to these conditions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 4) and landscaping plan (Attachment 5). Lisbon Township may demolish the one (1) story metal building shown on the site plan without seeking an amendment to this special use permit.
2. The botanicals shown on the landscaping plan (Attachment 5) shall be installed by June 30, 2024. This deadline may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. Damaged or dead botanicals shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
3. The seven thousand four hundred eighty-eight (7,488) square foot building shall be developed substantially in accordance with the attached elevations (Attachment 6) with a maximum building height of twenty-six feet (26'). On the elevations, South Elevation = East, West Elevation = South, North Elevation = West, and East Elevation = North.
4. Any structures constructed, installed, or demolished related to the use allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
5. One (1) free standing monument sign may be installed in substantially the location shown on the site plan (Attachment 4). The sign shall not be illuminated.
6. The trash enclosure shall be placed in substantially the location shown on the site plan (Attachment 4), upon demolition of the one (1) story metal building. The enclosure shall be screened per the requirements of the Kendall County Zoning Ordinance. The property owners shall ensure that the site is kept free of litter and debris.
7. The owners of the uses allowed by this special use permit shall diligently monitor the property for leaks from equipment, vehicles, and materials parked and stored on the subject property and shall promptly clean up the site if leaks occur.
8. None of the vehicles or equipment parked or stored on the subject property related to the use allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. The operators of the allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
10. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
11. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
13. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Plat of Survey
3. Existing Conditions Survey
4. Site Plan

5. Landscaping Plan
6. Elevations



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE #: _____

| | | |
|--|---|--|
| NAME OF APPLICANT Joe Slivka / Kevin Kunkel | | |
| CURRENT LANDOWNER/NAME(s) Lisbon Township | | |
| SITE INFORMATION ACRES 2.036 | SITE ADDRESS OR LOCATION 15759 Route 47, Newark, IL 60541 | ASSESSOR'S ID NUMBER (PIN) 08-21-300-602 / 08-21-300-004 |
| EXISTING LAND USE Agricultural | CURRENT ZONING A1 | LAND CLASSIFICATION ON LRMP <u>Agricultural</u> |
| REQUESTED ACTION (Check All That Apply): | | |
| <input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezoned to _____) <input type="checkbox"/> VARIANCE | | |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW | | |
| <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (___ Concept; ___ Preliminary; ___ Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL | | |
| <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) | | |
| <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (Major; Minor) | | |
| ¹PRIMARY CONTACT Joe Slivka | PRIMARY CONTACT MAILING ADDRESS [REDACTED] | PRIMARY CONTACT EMAIL [REDACTED] |
| PRIMARY CONTACT PHONE # [REDACTED] | PRIMARY CONTACT FAX # [REDACTED] | PRIMARY CONTACT OTHER #(Cell, etc.) 815-482-4859 |
| ²ENGINEER CONTACT Jason Wiesbrock | ENGINEER MAILING ADDRESS [REDACTED] | ENGINEER EMAIL [REDACTED] |
| ENGINEER PHONE # [REDACTED] | ENGINEER FAX # [REDACTED] | ENGINEER OTHER # (Cell, etc.) [REDACTED] |
| I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY. | | |
| I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. | | |
| SIGNATURE OF APPLICANT [REDACTED] | | DATE 5-4-22 |

FEE PAID: \$ 577.50
CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Special Use Description of Property:

The proposed use of the property will be to install a garage facility for the Lisbon Township Road Commission to store vehicles and equipment. The garage facility shall be 7,488 SF and will not contain an office and thus will not currently propose a sanitary service for the building. A future location has been identified on the plans where a septic system shall enter the building. The building shall maintain business hours currently held by the Lisbon Township Road Commission at that location with exception for emergency cases. The maximum number of employees for the Lisbon Township Road Commission shall be 3, during their peak hours in the winter seasons for snow removal.

PROPERTY LEGAL DESCRIPTION:

PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION NUMBER TWENTY ONE (21) OF TOWNSHIP THIRTY FIVE NORTH RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SECTION TWENTY ONE AND RUNNING THENCE NORTH 1357.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF THE FOX AND ILLINOIS UNION RAILWAY AS PLACE OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY 264 FEET; THENCE WEST 165 FEET; THENCE NORTH 264 FEET; THENCE EAST 165 FEET TO PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND, MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION NUMBER TWENTY ONE (21) OF TOWNSHIP THIRTY FIVE NORTH RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SECTION TWENTY ONE AND RUNNING THENCE NORTH 1357.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF THE FOX AND ILLINOIS UNION RAILWAY; THENCE WEST 165 FEET AS PLACE OF BEGINNING; THENCE SOUTH 264 FEET; THENCE WEST 6 FEET; THENCE NORTH 264 FEET; THENCE EAST 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), OF TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SEVEN (7), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER ON THE SOUTH LINE OF SECTION TWENTY-ONE (21), AND RUNNING THENCE NORTH ALONG THE CENTERLINE OF STATE HIGHWAY 47, 1327.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF FOX AND ILLINOIS UNION RAILWAY AS PLACE OF BEGINNING; THENCE NORTH ALONG SAID RIGHT OF WAY 264 FEET; THENCE WEST 165 FEET; THENCE SOUTH 264 FEET; THENCE EAST 165 FEET TO THE PLACE OF BEGINNING AND CONTAINING ONE ACRE MORE OR LESS, SITUATED IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.



202100007144

WARRANTY DEED
Illinois Statutory

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 3/19/2021 02:31 PM
WD: 57.00

MAIL TO:

Lisbon Twp. Hwy. Dept.
% Kevin Kunkel
14492 Lisbon Road
Newark, Illinois 60541

PAGES: 3

MAIL TO:

Lisbon Twp. Hwy. Dept.
% Kevin Kunkel
14492 Lisbon Road
Newark, Illinois 60541

THE GRANTOR, **SCOTT D. PAPENDICK**, a single person, of the [REDACTED]
[REDACTED] and [REDACTED] for and in consideration of the sum of
Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid,
CONVEYS AND WARRANTS to **Lisbon Township Highway Department**
(GRANTEE'S ADDRESS: 14492 Lisbon Road, Newark, Illinois 60541), the following
described real estate situated in the County of Kendall, in the State of Illinois, to-wit:

Legal: A part of the Southwest Quarter of Section Twenty-One (21), of
Township Thirty-Five (35) North, Range Seven (7), East of the Third
Principal Meridian, and described as follows: Commencing at the
Southeast corner of said Southwest Quarter on the South line of Section
Twenty-one (21), and running thence North along the center line of State
Highway 47, 1327.3 feet; thence West 83 feet to the West line of right of
way of Fox and Illinois Union Railway as place of beginning; thence
North along said right of way 264 feet; thence West 165 feet; thence South
264 feet; thence East 165 feet to the place of beginning and containing one
acre more or less, situated in Lisbon Township, Kendall County, Illinois.


Permanent Index No.:

08-21-300-004

Property located at 1 acre immediately north and adjacent to 15759 Route 47, Newark, IL
60541

SUBJECT TO: The general real estate taxes for the year 2020 and thereafter.

Dated this 19th day of March, A.D. 2021


[REDACTED] (SEAL)
Scott D. Papendick

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott D. Papendick is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

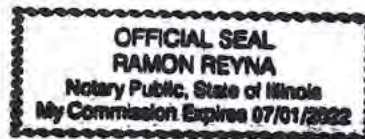
Given under my hand and notarial seal this 19th day of March, A.D. 2021.

[Redacted Signature]

Notary Public

INSTRUMENT PREPARED BY:
Scott Papendick

[Redacted Signature]



This Deed is exempt under the provisions
of Paragraph B, Section 4, of the
Real Estate Transfer Act

Dated this 19th day of March

[Redacted Signature]
Signature of Buyer, Seller, or Representative

Kendall County Clerk & Recorder

STATE OF ILLINOIS

2

) SS

COUNTY OF KENDALL

)

A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. [] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 19th day of March, 2021

Signature of Notary Public

53

Signature of Affiant
OFFICIAL SEAL
KATHLEEN M MILLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/15/2025



Kendall County, Illinois

Information for Parcel 08-21-300-002, Tax Year 2016

Generated 08/01/17 at 15:38:43

Property Information

| | |
|--|---|
| Tax Year 2016 | Tax Code LI013 - W/FDLS/LYCP |
| Township Lisbon Township | Neighborhood |
| Property Class 0090-TAX EXEMPT | Land Use - |
| Tax Status Exempt | Lot Size 171 X 264 |
| Net Taxable Value 0 | Tax Rate |
| Site Address 15759 ROUTE 47 NEWARK, IL 60541 | Total Tax \$0.00 |
| Owner Name and Address LISBON TOWNSHIP HIGHWAY DEPT % HORTON JAMES J 6336 CHICAGO RD YORKVILLE, IL 60560 | Mailing Name and Address LISBON TOWNSHIP HIGHWAY DEPT % HORTON JAMES J 6336 CHICAGO RD YORKVILLE, IL 60560 |
| Legal Description SEC 21-35-7 1.00 ACS - COMM AT SE COR SW1/4 SEC 21 THENCE N1327.30' W88 PT TO COM ED ROW W LINE POB S264', W171', N264', E171 TO POB | |

Assessments

| Level | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total |
|---------------------------|----------|----------|-----------|---------------|---------|-------|
| DOR Equalized | 0 | 0 | 0 | 0 | 0 | 0 |
| Department of Revenue | 0 | 0 | 0 | 0 | 0 | 0 |
| Board of Review Equalized | 0 | 0 | 0 | 0 | 0 | 0 |
| Board of Review | 0 | 0 | 0 | 0 | 0 | 0 |
| S of A Equalized | 0 | 0 | 0 | 0 | 0 | 0 |
| Supervisor of Assessments | 0 | 0 | 0 | 0 | 0 | 0 |
| Township Assessor | 0 | 0 | 0 | 0 | 0 | 0 |
| Prior Year Equalized | 0 | 0 | 0 | 0 | 0 | 0 |

Payments

| Installment | Date Due | Tax Billed | Penalty Billed | Cost Billed | Drainage Billed | Total Billed | Amount Paid | Total Unpaid |
|-------------|------------|------------|----------------|-------------|-----------------|--------------|-------------|--------------|
| First | 06/13/2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Second | 09/13/2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Exemptions

| Exemption Type | Requested Date | Granted Date | Renewal Date | Prorate Date | Requested Amount | Granted Amount |
|----------------|----------------|--------------|--------------|--------------|------------------|----------------|
| Exempt Parcel | 03/30/2010 | 03/30/2010 | 02/16/2016 | | 0 | 0 |

No Farm Land Information

Parcel Genealogy

| Parent Parcels | | | | |
|----------------|--------|----------|-----------------------|------------|
| Child Of | Action | Tax Year | Change Effective Year | Completed? |
| Child Parcels | | | | |
| Parent Of | Action | Tax Year | Change Effective Year | Completed? |

| Legal Description | Section/Township/Range | Document |
|--|------------------------|----------|
| SEC 21-35-7 1.00 ACS - COMM AT SE COR SW1/4 SEC 21 THENCE N1327.30' W88 PT TO COM ED ROW W LINE POB S264', W171'; N264', E171 TO POB | | |

Related Names

| Name | Relationship | Status |
|------------------------------|--------------|---------|
| LISBON TOWNSHIP HIGHWAY DEPT | Parcel Owner | Current |

No Sales Information**Tax Sale Summary**

| Year | Certificate | Type | Date Sold | Sale Status | Status Date | Penalty Date |
|------|-------------|------|-----------|-------------|-------------|--------------|
|------|-------------|------|-----------|-------------|-------------|--------------|

Site Addresses

| | | | |
|-----------------------|---------------------|-------------------------|----------|
| House Number 15759 | House Number Suffix | Street Name ROUTE 47 | |
| City NEWARK | State IL | Zip Code 60541 | Location |

Taxing Bodies

| District | Tax Rate | Extension |
|----------------------|---------------|---------------|
| COUNTY | 0.7477 | \$0.00 |
| LISBON-SEWARD FPD | 0.2519 | \$0.00 |
| FOREST PRESERVE | 0.1755 | \$0.00 |
| SCHOOL DIST #90 | 2.9815 | \$0.00 |
| SCHOOL DIST #18 | 2.6212 | \$0.00 |
| JR COLLEGE #525 | 0.3094 | \$0.00 |
| C B PHILLIPS LIBRARY | 0.2225 | \$0.00 |
| MULTI-TWP ASSMT DIST | 0.0252 | \$0.00 |
| LISBON TOWNSHIP | 0.2098 | \$0.00 |
| LISBON ROAD DISTRICT | 0.5060 | \$0.00 |
| Total | 8.0506 | \$0.00 |

15759 Route 47



August 1, 2017

| | | |
|--------------|--------------|------------|
| — Arrow 100 | — FromTo 400 | — Tip 100 |
| — Arrow 400 | — Hook 100 | — Tip 400 |
| — FromTo 100 | — Hook 400 | Road Names |



**Kendall County Soil & Water
Conservation District**

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Lisbon Township **Contact Person:** Kevin Kunkel
Address: 15759 Route 47 15759 Route 47
City, State, Zip: Newark, IL 60541 Newark, IL 60541
Phone Number: [REDACTED]
Email: [REDACTED]

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

Site Location & Proposed Use

Township Name Lisbon **Township** 35N **N, Range** 7E **E, Section(s)** 21
Parcel Index Number(s) Parcel 1: 08-21-300-002; Parcel 2: 08-21-300-004
Project or Subdivision Name Lisbon Township Expansion **Number of Acres** 2.036 Acres
Current Use of Site Lisbon Township Expansion **Proposed Use** 1 Building: 7488 SF
Proposed Number of Lots 0 **Proposed Number of Structures** 1 Building: 7488 SF
Proposed Water Supply Existing on site well **Proposed type of Wastewater Treatment** N/A - no proposed waste water
Proposed type of Storm Water Management N/A

Type of Request

- ☐ Change in Zoning from A1 to A1 Special Use
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County

In addition to this completed application form, please including the following to ensure proper processing:

- ☐ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

| | |
|--|--------------------|
| Fee for first five acres and under | \$ <u>375.00</u> |
| <u> </u> Additional Acres at \$18.00 each | \$ <u> </u> |
| Total NRI Fee | \$ <u>375.00</u> |

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[REDACTED]
Petitioner or Authorized Agent

5-4-22
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# **Date initially rec'd** **Date all rec'd** **Board Meeting**
Fee Due \$ **Fee Paid \$** **Check #** **Over/Under Payment** **Refund Due**



Applicant: Jason Wiesbrock
Contact: Jason Wiesbrock
Address: [REDACTED]

IDNR Project Number: 2213056
Date: 05/12/2022
Alternate Number: 12032

Project: Lisbon Township Building Expansion
Address: 15759 Rt 47, Newark

Description: Construction of a new garage storage building with parking included.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 7E, 21



IL Department of Natural Resources
Contact
 Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 IL Environmental Protection Agency
 Adam Rawe
 1021 North Grand Ave. East
 Springfield, Illinois 62794

Disclaimer

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

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, and operation of the special use will not be detrimental to,

or endanger, the public health, safety, morals, comfort, or general welfare. The use will be to install a
garage facility for the township road commission to store and maintain municipal vehicles.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

The special use will not be injurious to the use and enjoyment of other properties in the immediate
vicinity for the purposes already permitted, nor substantially diminish and impair property values within
the neighborhood. The proposed use does not adversely impact adjacent uses and is compatible with the
surrounding area and/or the County as a whole.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

Access roads and points of ingress and egress and drainage have already been provided. Applicable
utility improvements shall be provided. No office or bathroom facilities shall be constructed as part of the
improvements thus not requiring sanitary utilities. If improvements are to include a bathroom to be
requested and permitted at a later date, a septic system shall be implemented.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals The special use conforms to the applicable regulations of the district in which it is located.

The use will be to install a garage facility for the township road commission to store and maintain
municipal vehicles.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan
of future agricultural use. The use will be to install a garage facility for the township road commission
to store and maintain municipal vehicles.

P.I.N.:
08-21-300-004
08-21-300-002

PLAT OF SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION NUMBER TWENTY ONE (21) OF TOWNSHIP THIRTY FIVE NORTH RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SECTION TWENTY ONE AND RUNNING THENCE NORTH 157.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF THE FOX AND ILLINOIS UNION RAILWAY AS PLACE OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY 264 FEET; THENCE WEST 165 FEET; THENCE NORTH 264 FEET; THENCE EAST 165 FEET TO PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND, MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION NUMBER TWENTY ONE (21) OF TOWNSHIP THIRTY FIVE NORTH RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SECTION TWENTY ONE AND RUNNING THENCE NORTH 157.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF THE FOX AND ILLINOIS UNION RAILWAY; THENCE WEST 165 FEET AS PLACE OF BEGINNING; THENCE SOUTH 264 FEET; THENCE WEST 6 FEET; THENCE NORTH 264 FEET; THENCE EAST 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

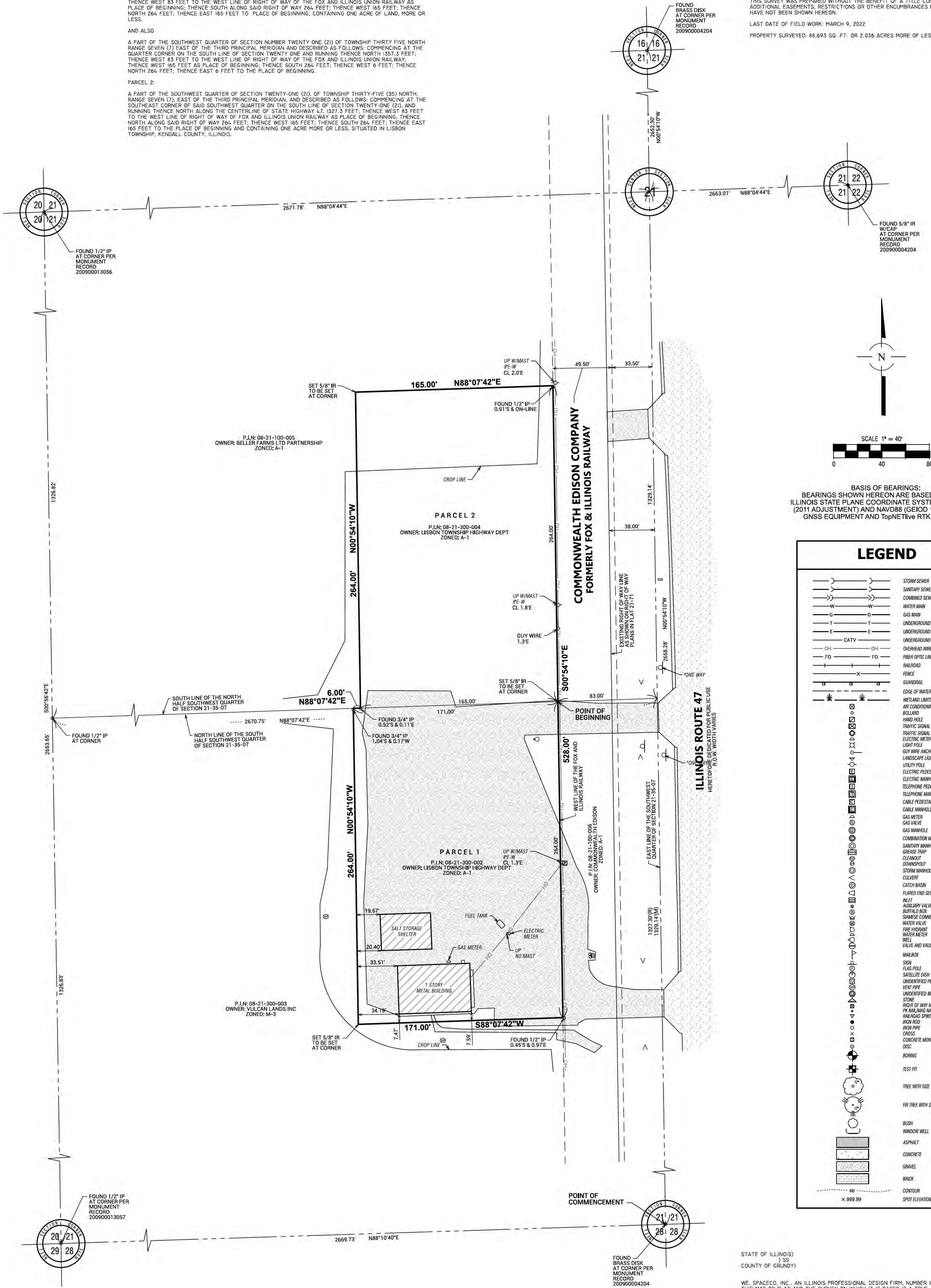
A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), OF TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SEVEN (7), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER ON THE SOUTH LINE OF SECTION TWENTY-ONE (21), AND RUNNING THENCE NORTH ALONG THE CENTERLINE OF STATE HIGHWAY 47, 1327.3 FEET; THENCE WEST 83 FEET TO THE WEST LINE OF RIGHT OF WAY OF FOX AND ILLINOIS UNION RAILWAY AS PLACE OF BEGINNING; THENCE NORTH ALONG SAID RIGHT OF WAY 264 FEET; THENCE WEST 165 FEET; THENCE SOUTH 264 FEET; THENCE EAST 165 FEET TO THE PLACE OF BEGINNING AND CONTAINING ONE ACRE MORE OR LESS, SITUATED IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: MARCH 9, 2022

PROPERTY SURVEYED: 88,693 SQ. FT. OR 2.036 ACRES MORE OR LESS.



BASE OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE
(2011 ADJUSTMENT) AND NAVD88 (GEIOD 12B) UTILIZING
GNSS EQUIPMENT AND TopNETive RTK NETWORK.

LEGEND

| | |
|--|-----------------------------------|
| | STORM SEWER |
| | SANITARY SEWER |
| | COMBINED SEWER |
| | WATER MAIN |
| | GAS MAIN |
| | UNDERGROUND TELEPHONE LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND CATV LINE |
| | OVERHEAD WIRE(S) ON UTILITY POLES |
| | FIBER OPTIC LINE |
| | RAILROAD |
| | FENCE |
| | GUARDRAIL |
| | EDGE OF WATER |
| | WETLAND LIMITS |
| | AIR CONDITIONING UNIT |
| | BILLBOARD |
| | HAND HOLE |
| | TRAFFIC SIGNAL BOX |
| | TRAFFIC SIGNAL |
| | ELECTRIC METER |
| | LIGHT POLE |
| | GUY WIRE ANCHOR |
| | LANDSCAPE LIGHT/FLOOD LIGHT |
| | UTILITY POLE |
| | ELECTRIC PEDESTAL |
| | ELECTRIC MANHOLE |
| | TELEPHONE PEDESTAL |
| | TELEPHONE MANHOLE |
| | CABLE PEDESTAL |
| | CABLE MANHOLE |
| | GAS METER |
| | GAS VALVE |
| | GAS MANHOLE |
| | COMBINATION MANHOLE |
| | SANITARY MANHOLE |
| | GREASE TRAP |
| | CLEANOUT |
| | DOWNSPOUT |
| | STORM MANHOLE |
| | CULVERT |
| | CATCH BASIN |
| | FLARED END SECTION |
| | INLET |
| | AUXILIARY VALVE |
| | BUFFALO BOX |
| | SUMNER CONNECTION/AUTO SPRINKLER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | WATER METER |
| | WELL |
| | VALVE AND VAULT |
| | MAILBOX |
| | SIGN |
| | FLAG POLE |
| | SATELLITE DISH |
| | UNDERSIZED PEDESTAL |
| | VENT PIPE |
| | UNDERSIZED MANHOLE |
| | STONE |
| | RIGHT OF WAY MONUMENT |
| | PK NAIL/MAP NAIL |
| | RAILROAD SPIKE |
| | IRON ROD |
| | IRON PIPE |
| | CROSS |
| | CONCRETE MONUMENT |
| | DISC |
| | BORING |
| | TEST PIT |
| | TREE WITH SIZE |
| | FIR TREE WITH SIZE |
| | BUSH |
| | WINDOW WELL |
| | ASPHALT |
| | CONCRETE |
| | GRAVEL |
| | BRICK |
| | CONTOUR |
| | SPOT ELEVATION |

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF MAY, 2022 IN MORRIS, ILLINOIS.

KEVIN W. DONOVAN, I.P.L.S. 11-30-2022
KDONOVAN@SPACECOINC.COM

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

| | |
|---|--------------------------|
| REVISIONS: 05/20/2022 | DATE: 03/21/2022 |
| CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS | JOB NO: 12032 |
| 224 1/2 N. Liberty Street, Morris, Illinois 60450 Phone: (815) 941-0260 Fax: (815) 941-0263 | FILENAME: 12032SUR-01 |
| | SHEET 1 OF 1 |

PREPARED FOR:
LISBON TOWNSHIP
15759 ROUTE 47
NEWARK, IL 60541



NOTE:

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

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

LAST DATE OF FIELD WORK: MARCH 9, 2022

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK
REFERENCE STATION IIRM
MORRIS, ILLINOIS
ELLIPSOID HEIGHT = 133.930 M
ORTHO HEIGHT = 547.365 (NAVD83)

SITE BENCHMARK:
BENCHMARK NAIL IN WEST FACE OF UTILITY POLE ON THE WEST SIDE OF ILLINOIS ROUTE 47 BEING THE FIRST UTILITY POLE NORTH OF EXISTING NORTH ENTRANCE OF THE SITE.
ELEVATION = 657.29' (NAVD83)

1 OF 1

EXISTING CONDITIONS

**15759 ROUTE 47 - LISBON TOWNSHIP
NEWARK, ILLINOIS**

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



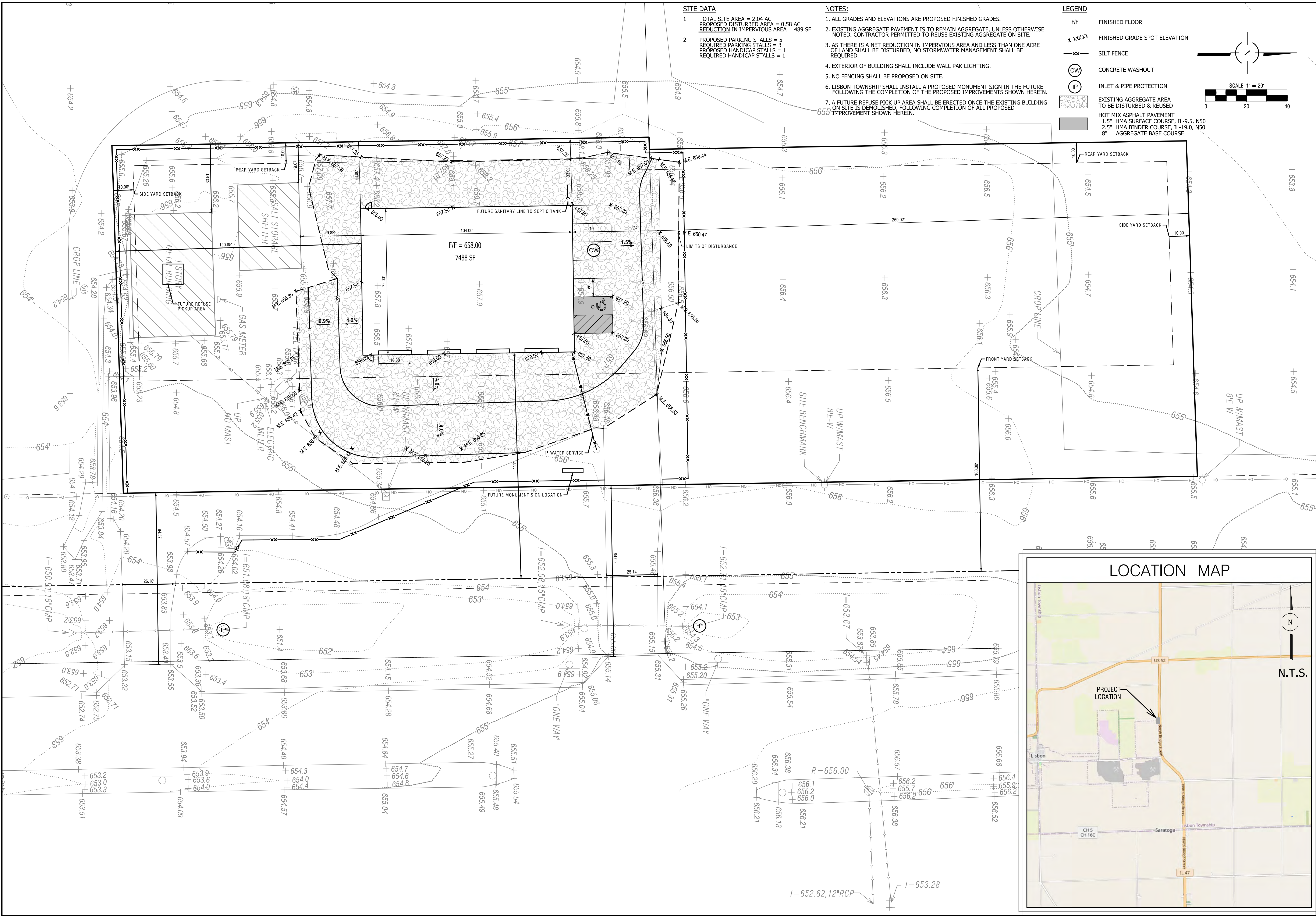
FILENAME:
12032TOPO-01

DATE:
04/26/2022

JOB NO.
12032

SHEET
51

1 OF 1



SITE DATA

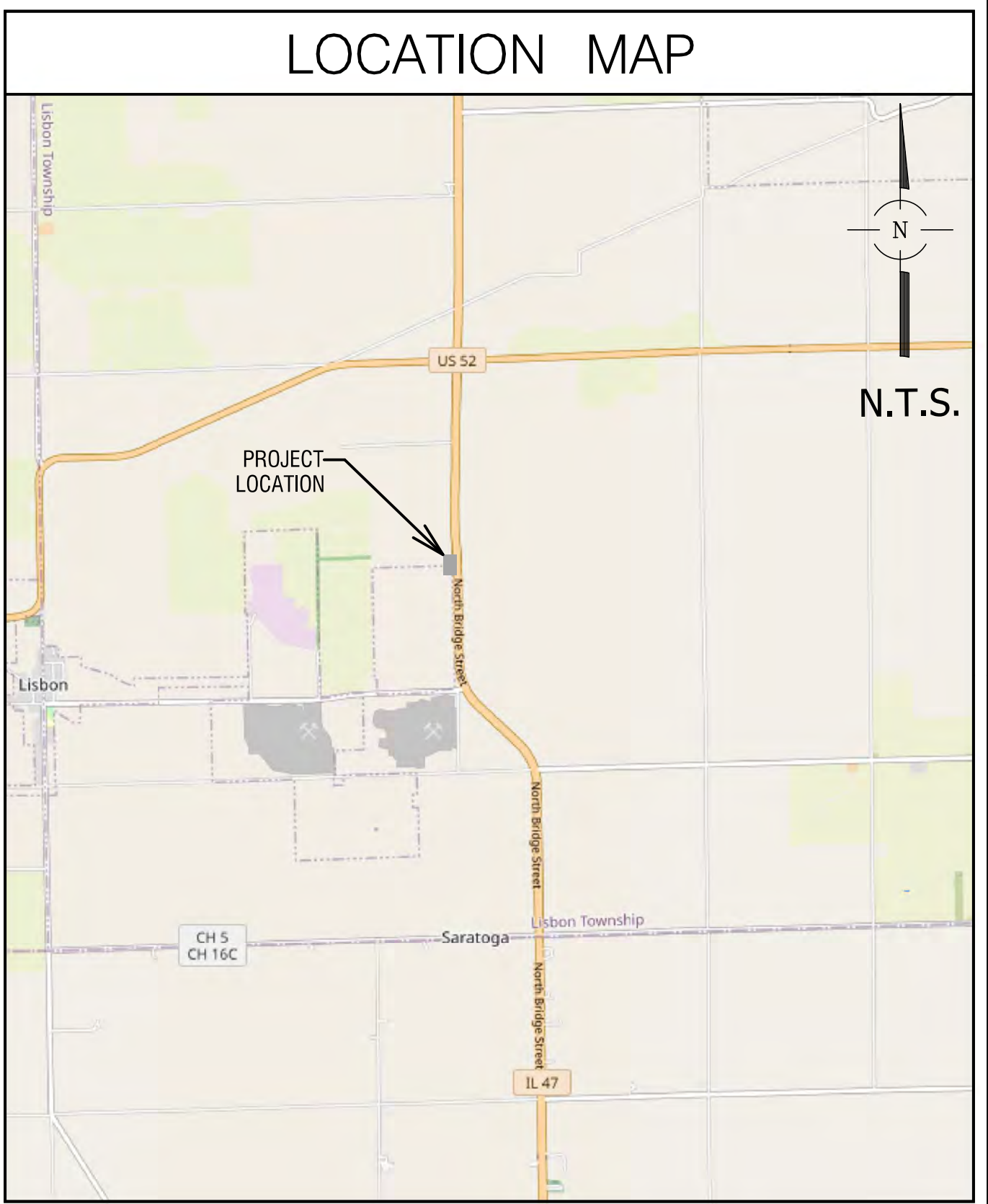
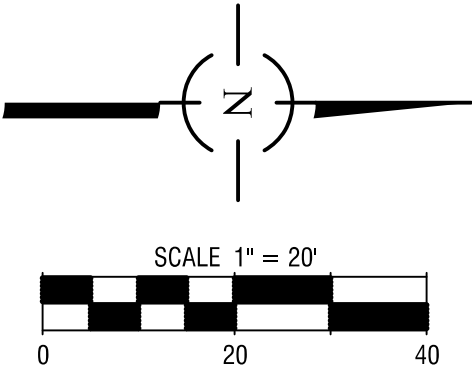
- TOTAL SITE AREA = 2.04 AC
PROPOSED DISTURBED AREA = 0.58 AC
REDUCTION IN IMPERVIOUS AREA = 489 SF
- PROPOSED PARKING STALLS = 5
REQUIRED PARKING STALLS = 3
PROPOSED HANDICAP STALLS = 1
REQUIRED HANDICAP STALLS = 1

NOTES:

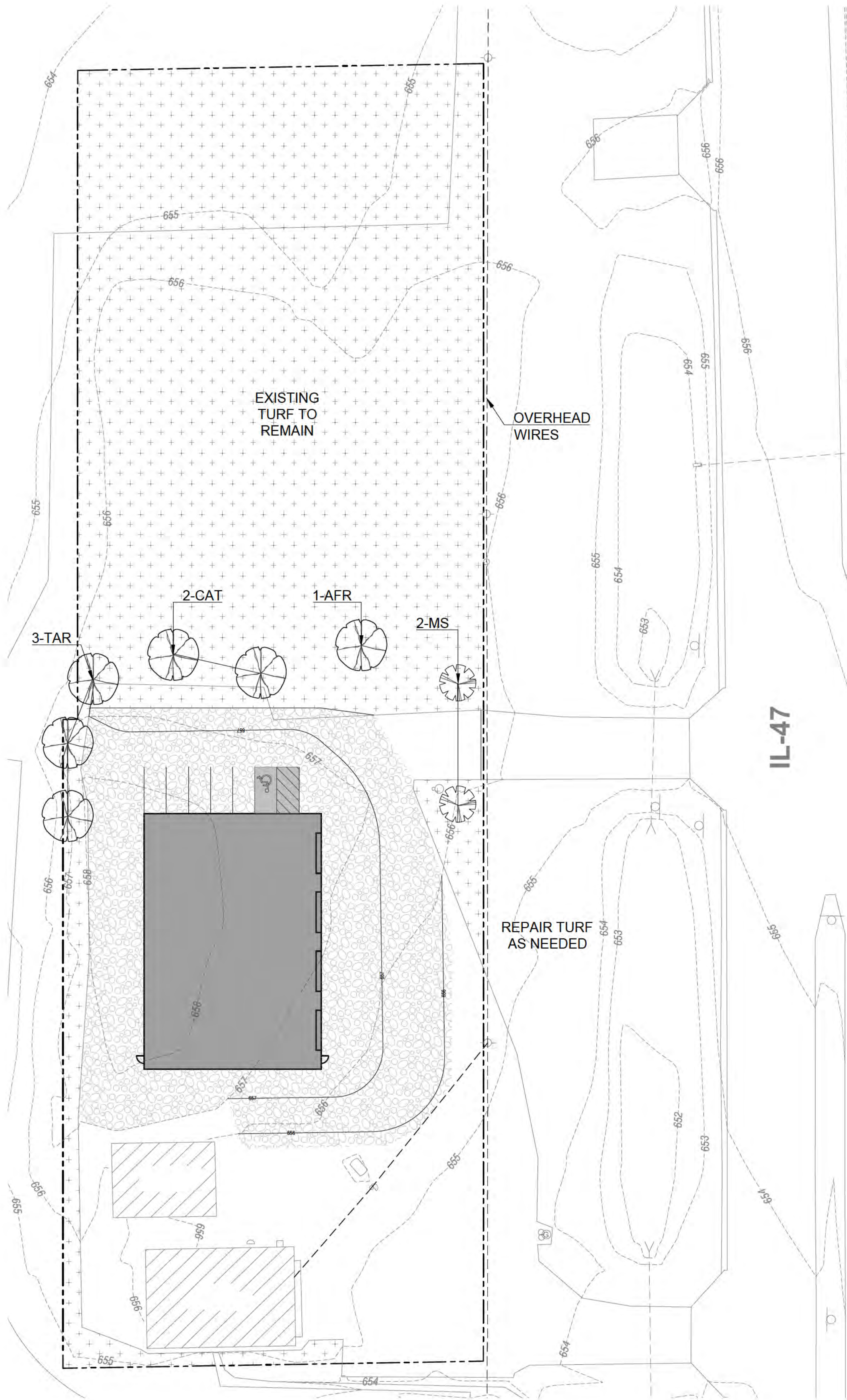
- ALL GRADES AND ELEVATIONS ARE PROPOSED FINISHED GRADES.
- EXISTING AGGREGATE PAVEMENT IS TO REMAIN AGGREGATE, UNLESS OTHERWISE NOTED. CONTRACTOR PERMITTED TO REUSE EXISTING AGGREGATE ON SITE.
- AS THERE IS A NET REDUCTION IN IMPERVIOUS AREA AND LESS THAN ONE ACRE OF LAND SHALL BE DISTURBED, NO STORMWATER MANAGEMENT SHALL BE REQUIRED.
- EXTERIOR OF BUILDING SHALL INCLUDE WALL PAK LIGHTING.
- NO FENCING SHALL BE PROPOSED ON SITE.
- LISBON TOWNSHIP SHALL INSTALL A PROPOSED MONUMENT SIGN IN THE FUTURE FOLLOWING THE COMPLETION OF THE PROPOSED IMPROVEMENTS SHOWN HEREIN.
- A FUTURE REFUSE PICK UP AREA SHALL BE ERCTED ONCE THE EXISTING BUILDING ON SITE IS DEMOLISHED, FOLLOWING COMPLETION OF ALL PROPOSED IMPROVEMENT SHOWN HEREIN.

LEGEND

- F/F FINISHED FLOOR
- XXX.XX FINISHED GRADE SPOT ELEVATION
- XX SILT FENCE
- CW CONCRETE WASHOUT
- IP INLET & PIPE PROTECTION
- EXISTING AGGREGATE AREA TO BE DISTURBED & REUSED
- HOT MIX ASPHALT PAVEMENT
1.5" HMA SURFACE COURSE, IL-9.5, N50
2.5" HMA BINDER COURSE, IL-19.0, N50
8" AGGREGATE BASE COURSE

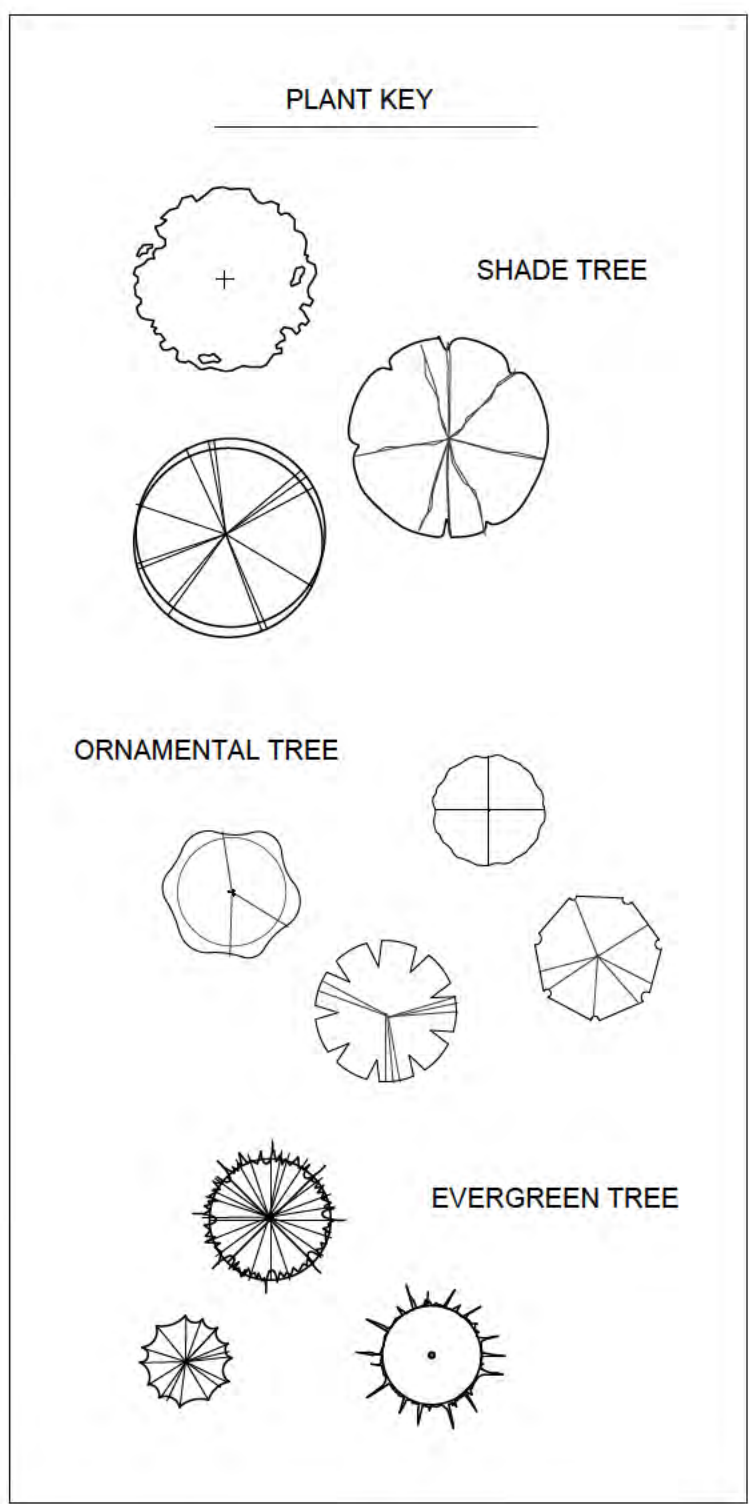
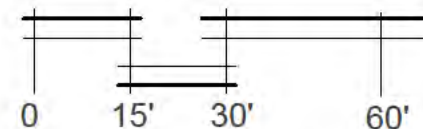
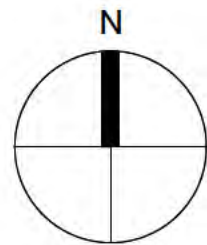


| PRELIMINARY SITE PLAN | |
|--|---------|
| LISBON TOWNSHIP KENDALL COUNTY, IL | |
| CONSULTING ENGINEERS | DATE |
| SITE DEVELOPMENT ENGINEERS | REMARKS |
| LAND SURVEYORS | NO. |
| PHONE: (615) 941-0260 FAX: (615) 941-0263 | |
| 224 1/2 N. Liberty Street, Morris, Illinois 60450 | |
| SPACECO INC. | |
| FILENAME: 12032_SITE | |
| DATE: 05/16/22 | |
| JOB NO. 12032-M | |
| SHEET SITE1 | |
| 1 OF 1 | |



PRELIMINARY LANDSCAPE PLAN

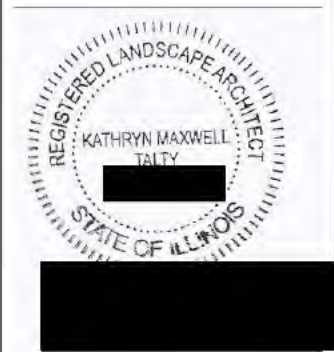
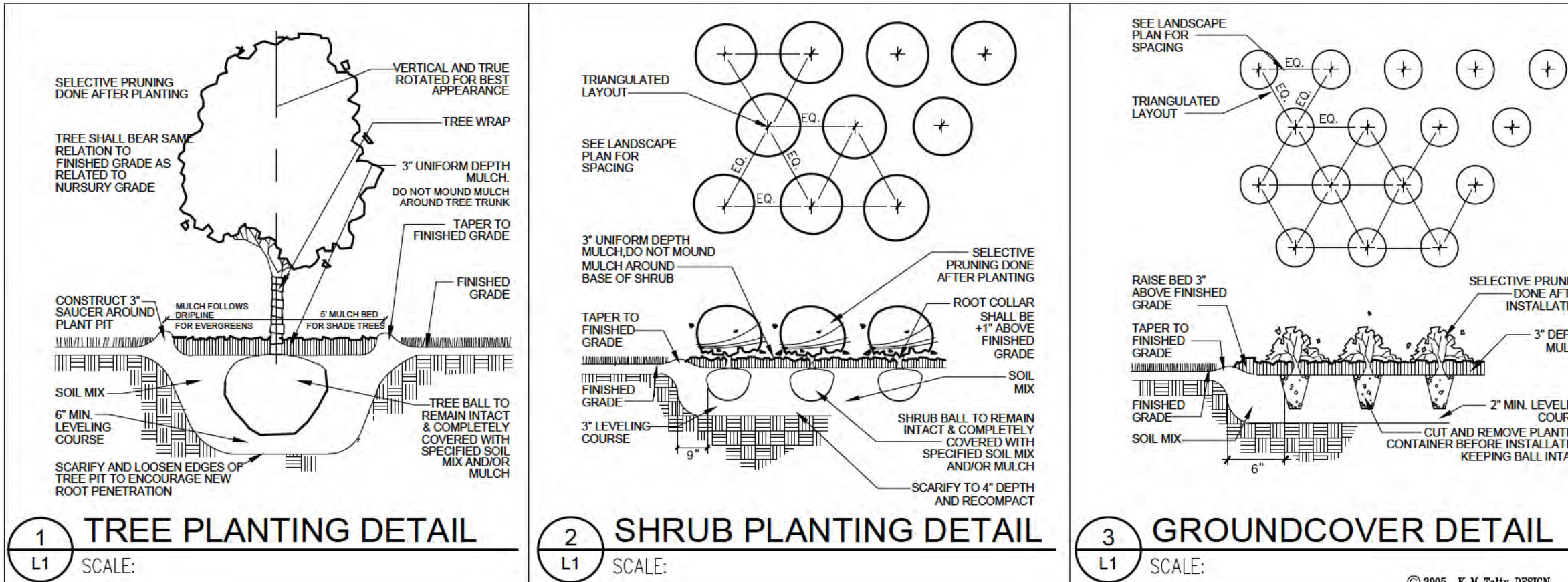
SCALE: 1" = 30'-0"



| Master Plant List | | | | | | |
|-------------------|----------|---------------------------------|----------------------------|-------|--------|---------------|
| Symbol | Quantity | Botanical Name | Common Name | Size | Origin | Notes |
| Shade Trees | | | | | | |
| AFR | 1 | ACER X FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE FREEMAN MAPLE | 3" BB | | MOIST |
| CAT | 2 | CATALPA SPECIOSA | NORTHERN CATALPA | 3" BB | NATIVE | |
| TAR | 3 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | 3" BB | NATIVE | URBAN MOIST |
| Ornamental Trees | | | | | | |
| MS | 1 | MALUS SARGENT | SARGENT CRABAPPLE | 6' BB | | 8' GREEN PINK |

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESNT MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.



| no. | revision | description | initial | date |
|-----|----------|-------------------|---------|----------|
| | | ISSUED FOR REVIEW | KMT | 05-24-22 |
| | | | | |
| | | | | |
| | | | | |

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

DOOR & WINDOW SCHEDULE

| TAG | TYPE | QUANTITY |
|-----|---|----------|
| ① | 3'x6'-8" WALKDOOR w/ LEVER LOCKSET & DEADBOLT | 2 |
| ② | 16'x14' OVERHEAD DOOR OPENING | 4 |



Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

REVISIONS:

OWNER:
Township Building

PROJECT:
72x104' Storage

LOCATION:
Minooka, IL

SALES REP / DEALER:
Johnie Baker

DRAWN BY:
Taylor Z

ESTIMATED BY:

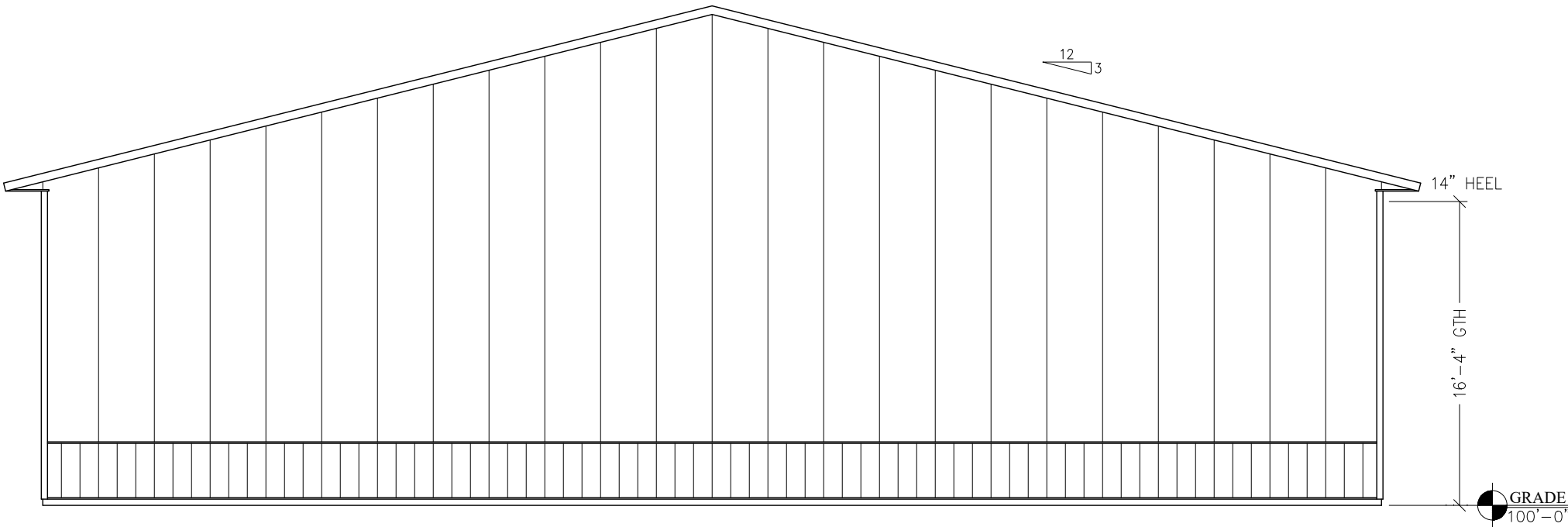
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TZEITLER ON: 5/23/2022

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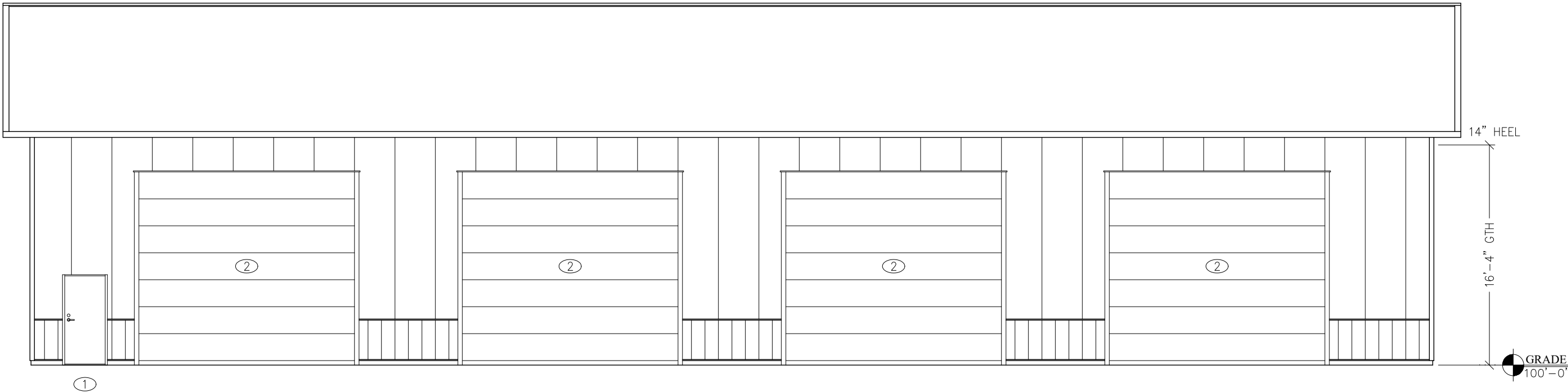
JOB NUMBER:
P74-078

SHEET NUMBER:

A2



1 WEST END ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 SOUTH SIDE ELEVATION
A2 SCALE: 1/8" = 1'-0"

| | |
|--|-------|
| I HAVE REVIEWED THE PRELIMINARY DRAWINGS. | |
| CUSTOMER SIGNATURE: | DATE: |
| I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS | |
| ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD | |

| DOOR & WINDOW SCHEDULE | | |
|------------------------|---|----------|
| TAG | TYPE | QUANTITY |
| ① | 3'x6'-8" WALKDOOR w/ LEVER LOCKSET & DEADBOLT | 2 |
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DRAWN BY:
Taylor Z

ESTIMATED BY:

LAST SAVED BY:
TZEITLER ON: 5/23/2022

SCALE:

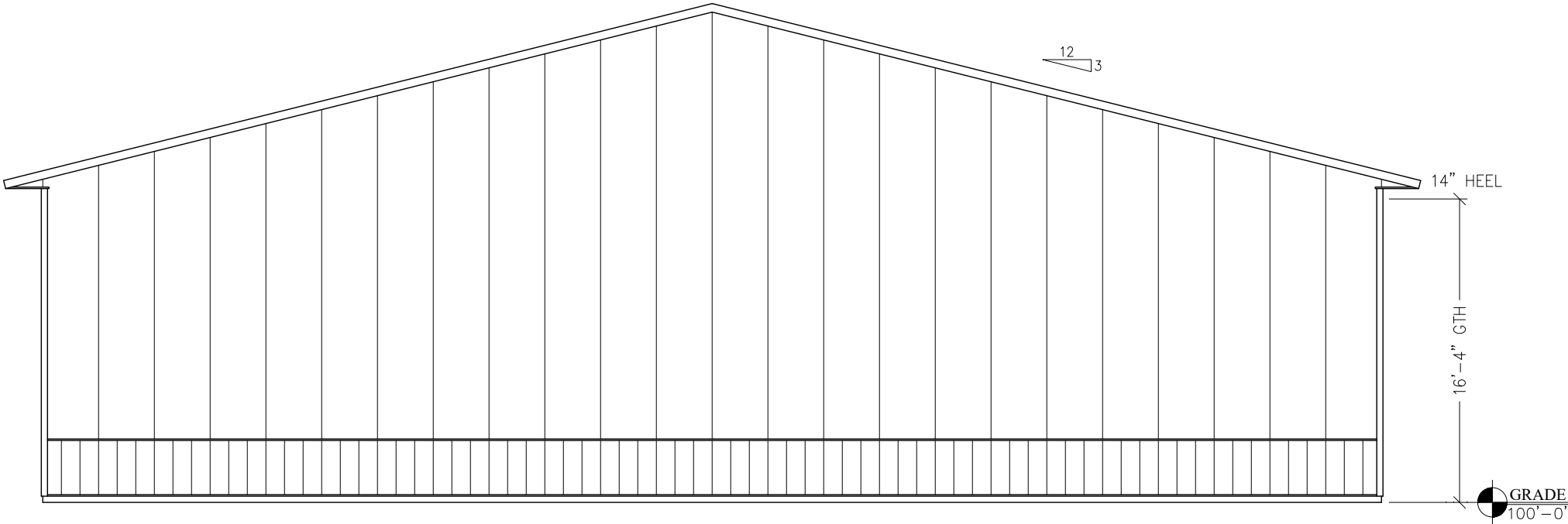
1/8" = 1'-0"

05810

JOB NUMBER:
P74-078

SHEET NUMBER:

A2.1

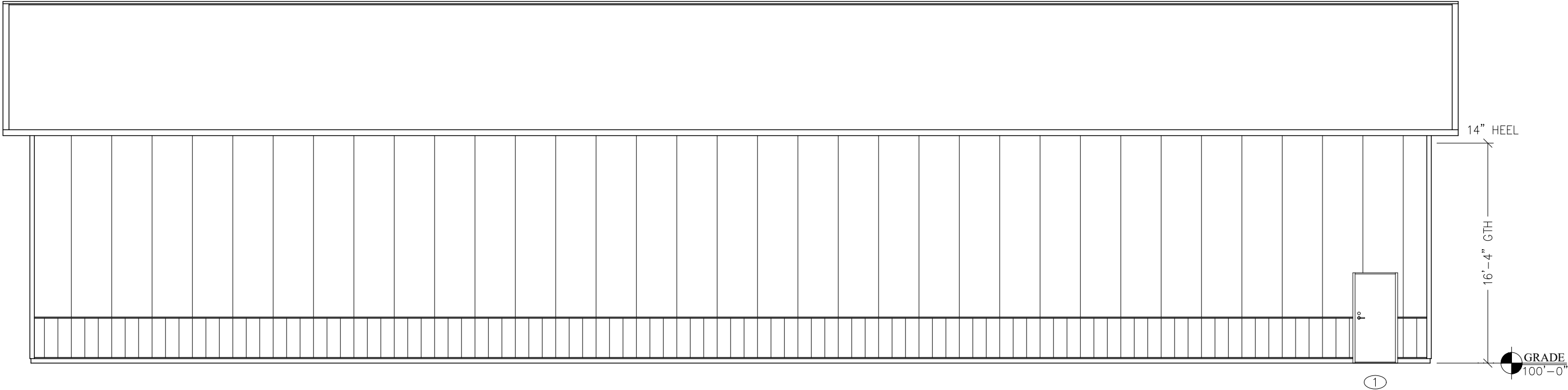


1

A2.1

EAST END ELEVATION

SCALE: 1/8" = 1'-0"



2

A2.1

NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

| | |
|--|-------|
| I HAVE REVIEWED THE PRELIMINARY DRAWINGS. | |
| CUSTOMER SIGNATURE: | DATE: |
| I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS | |
| ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD | |

| DOOR & WINDOW SCHEDULE | | |
|------------------------|---|----------|
| TAG | TYPE | QUANTITY |
| ① | 3'x6'-8" WALKDOOR w/ LEVER LOCKSET & DEADBOLT | 2 |
| ② | 16'x14' OVERHEAD DOOR OPENING | 4 |



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SALES REP / DEALER:
Johnie Baker

DRAWN BY:
Taylor Z

ESTIMATED BY:

LAST SAVED BY:
TZEITLER ON: 5/23/2022

SCALE:

1/8" = 1'-0"

05810

JOB NUMBER:
P74-078

SHEET NUMBER:

A3



1

A3

FRAMING PLAN

SCALE: 1/8" = 1'-0"