

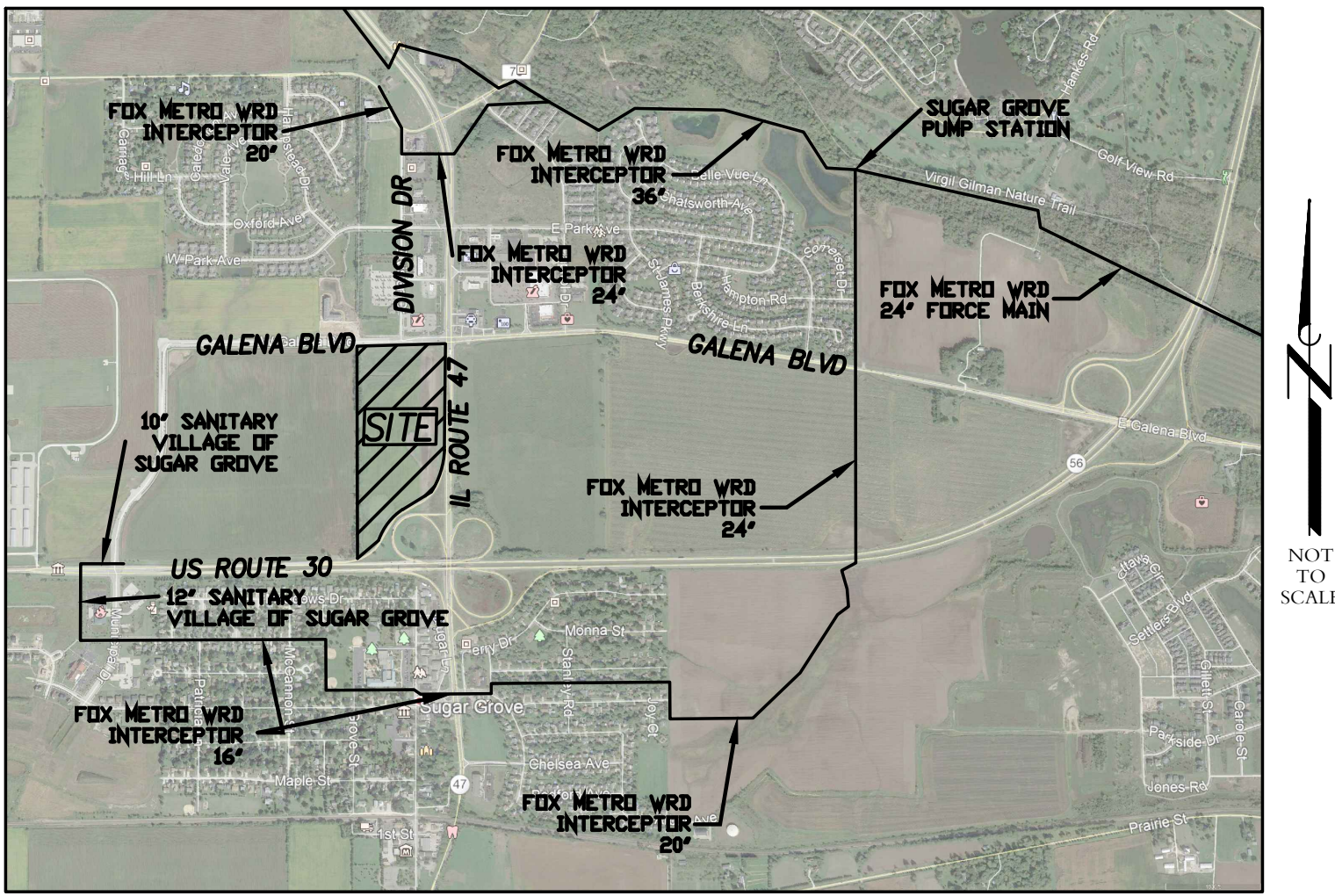
FINAL ENGINEERING

PRAIRIE GROVE COMMONS UNIT TWO

SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

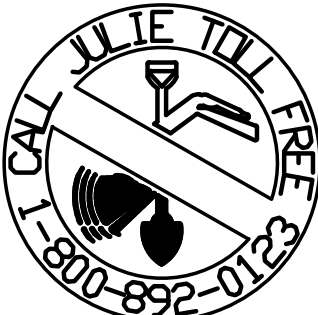
PREPARED FOR
SDP SUGAR GROVE LLC
2803 BUTTERFIELD ROAD, SUITE 300
OAK BROOK, ILLINOIS

LOCATION/FMWRD INTERCEPTOR MAP



WARNING CALL

Call 48 hours
before you dig
(Excluding
Sat., Sun. &
Holidays)



BEFORE YOU DIG

CONTRACTORS SHALL CALL J.U.L.I.E.
BEFORE START OF CONSTRUCTION.
CALL LOCAL AMERITECH OFFICE FOR
LOCATIONS OF FIBEROPTIC CABLES.
J.U.L.I.E. DOES NOT MARK THESE
LOCATIONS.

DRAWINGS INDEX

	ON-SITE IMPROVEMENTS	REV	DATE
C0.1	TITLE SHEET & INDEX	3	9/15/21
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2 OF 2	PLAT OF SUBDIVISION	0	3/1/22
1 OF 1	GRANT OF EASEMENT	0	3/1/22
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	8	2/28/22
C0.3	EXISTING CONDITIONS & DEMOLITION PLAN	0	6/30/21
C1.1	P.U.D. PLAN	5	12/6/21
C1.2	DEVELOPMENT PLAN PHASE 1	5	12/6/21
C2.1	GRADING PLAN	4	11/3/21
C2.2	GRADING PLAN	4	11/3/21
C2.3	STORMWATER POLLUTION PREVENTION PLAN	8	2/28/22
C2.4	STORMWATER POLLUTION PREVENTION PLAN	8	2/28/22
C2.5	SWPPP DETAILS	8	2/28/22
1 OF 2	NATIVE LANDSCAPE PLAN	1	11/8/21
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C3.1	SANITARY EXTENSION OVERVIEW	8	2/28/22
C3.2	UTILITY PLAN	8	2/28/22
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C3.4	SANITARY PLAN & PROFILE	8	2/28/22
C3.5	SANITARY PLAN & PROFILE	3	9/15/21
C3.6	SANITARY PLAN & PROFILE	3	9/15/21
C3.7	SANITARY PLAN & PROFILE	7	2/2/22
C3.8	SANITARY PLAN & PROFILE	7	2/2/22
C3.9	SANITARY PLAN & PROFILE	7	2/2/22
C3.10	SANITARY PLAN & PROFILE	7	2/2/22
C3.11	SANITARY PLAN & PROFILE	8	2/28/22
L-0.0	LANDSCAPE PLAN	2	3/1/22
L-1.0	LANDSCAPE PLAN	2	3/1/22
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C7.1	GENERAL NOTES & SPECIFICATIONS	0	5/24/21
1 OF 3	VILLAGE OF SUGAR GROVE STANDARD NOTES	0	2/2017
2 OF 3	VILLAGE OF SUGAR GROVE STANDARD NOTES	0	2/2017
3 OF 3	VILLAGE OF SUGAR GROVE STANDARD NOTES	0	2/2017
C7.2	FOX METRO GENERAL NOTES & SPECIFICATIONS	7	2/2/22
C7.3	SITE & UTILITY DETAILS	3	9/15/21
C7.4	UTILITY DETAILS	4	11/3/21
	LATEST REVISION	8	2/28/22

CONTACTS

VILLAGE OF SUGAR GROVE
10 S. MUNICIPAL DRIVE
SUGAR GROVE, ILLINOIS 60554

COMMUNITY DEVELOPMENT
WALTER MAGDZIARZ – DIRECTOR
(630) 391-7220

PUBLIC WORKS DEPARTMENT
TONY SPECIALE – DIRECTOR
(630) 391-7230

BENCHMARKS

BENCHMARK #1: FOUND CUT-CROSS IN THE TIP OF THE SOUTH CURB OF THE MEDIAN ON IL ROUTE 47, APPROX. AT THE MIDPOINT OF THE DEVELOPMENT'S EAST PROPERTY LINE WHERE THE IL 47 MEDIAN HAS A BREAK.

ELEVATION: 714.72

BENCHMARK #2: RIM OF EX. SANMH LOCATED ON THE NORTH SIDE OF GALENA BLVD., 27.1' NORTH & 8.7' EAST OF THE SE CORNER OF THE UNDEVELOPED LOT ON THE WEST SIDE OF DIVISION DRIVE.

ELEVATION: 708.47

REFER TO SHEET C0.2 FOR BENCHMARK LOCATIONS. ALL BENCHMARKS ARE USGS NAVD 88 DATUM.



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	6/30/21	TREE REMOVAL/ NATIVE LANDSCAPE ADDED			

TITLE SHEET
& INDEX

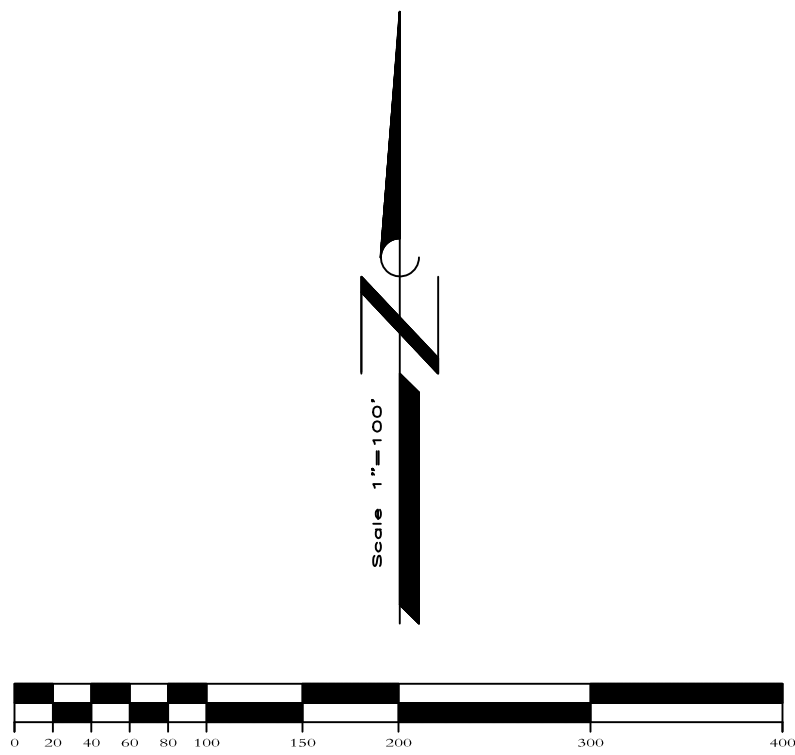
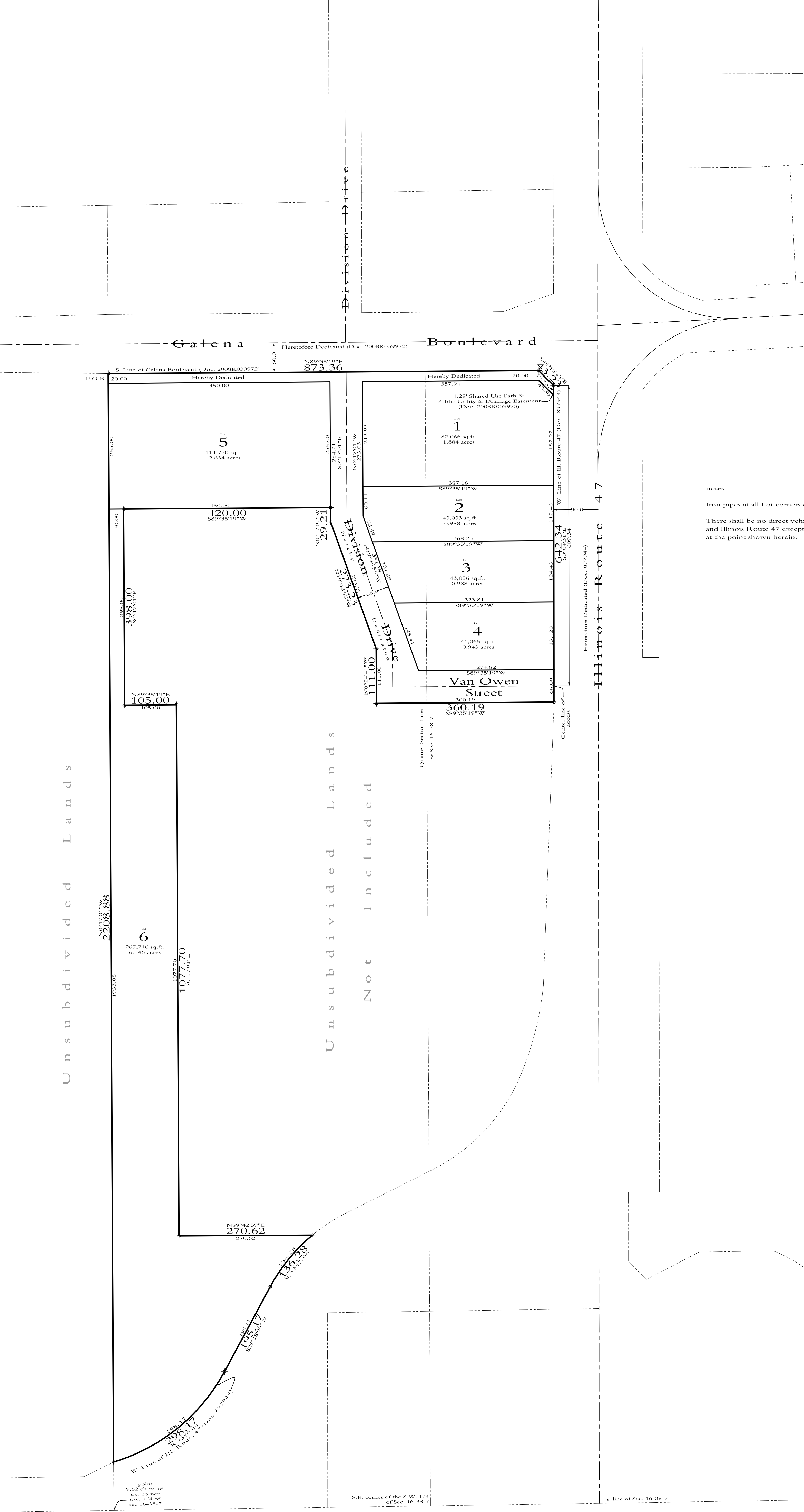
PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF SUGAR GROVE. MY LICENSE EXPIRATION: NOVEMBER 30, 2023
STEVEN R. KUDWA, P.E. LICENSED ENGINEER # 062-054950

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275
Civil Engineers
Surveyors
Land Planners

DATE: 5/24/21
FILE: 20-036 C01
JOB NO: 20-036

C0.1
SHEET NO.



Final Plat of Subdivision
Prairie Grove Commons Unit Two

In the Village of Sugar Grove, Kane County, Illinois.
673,848 sq.ft.
15.469 acres

notes:

Iron pipes at all Lot corners except as noted.

There shall be no direct vehicular access between the platted lands and Illinois Route 47 except for one right-in-right-out access centered at the point shown herein.

Plat of Subdivision
Prairie Grove
Commons
Unit Two

State of Illinois }
County of DuPage } S.S.

This is to certify that SDP Sugar Grove, LLC, an Illinois Limited Liability Company is the owner of the lands shown and described on the annexed plat and by its duly authorized Manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth, does hereby dedicate for public use the rights-of-way shown and designated herein as "Hereby Dedicated" and does hereby acknowledge and adopt the same under the style and title thereon shown.

It is further certified that the lands platted herein fall within the boundaries of Kaneland Community Unit School District 302.

Dated at Oak Brook, Illinois this ____ day of _____, A.D.2022.

SDP Sugar Grove, LLC

By: _____
Patrick F. Daly, Manager

2803 Butterfield Road
Suite 300
Oak Brook, IL 60523
312-795-1235

State of Illinois }
County of DuPage } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ Manager of SDP Sugar Grove, LLC, who is personally known to me to be the same person whose name is subscribed to the forgoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as his free and voluntary act and as the free and voluntary act of SDP Sugar Grove, LLC.

given under my hand and notarial seal this ____ day of _____, A.D.2022.

notary public

State of _____ }
County of _____ } S.S.

This is to certify that _____ is holder of Mortgage interest in the lands platted herein created by Document _____ and does by its duly authorized representatives hereby grant its consent to the execution of the annexed plat

this this ____ day of _____, A.D.2022

by: _____
(title)

State of _____ }
County of _____ } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ as _____ of _____ whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____

Given under my hand and notarial seal this ____ day of _____, A.D.2022.

notary public

State of Illinois }
County of Kane } S.S.

I, _____, Treasurer for the Village of Sugar Grove in the County and State aforesaid find no delinquent or unpaid current or forfeited special assessment or any deferred installments thereof against any of the lands described in the annexed surveyor's certificate.

dated at Sugar Grove, Illinois this ____ day of _____, A.D.2022.

Village Treasurer

State of Illinois }
County of Kane } S.S.

I, _____, Village Engineer of the Village of Sugar Grove in the County and State aforesaid do hereby certify that the public improvements required for this subdivision have been installed or the required guarantee collateral has been posted insuring said installation.

dated at Sugar Grove, Illinois this ____ day of _____, A.D.2022.

Village Engineer

State of Illinois }
County of Kane } S.S.

Reviewed by the Plan Commission of the Village of Sugar Grove in the County and State aforesaid this ____ day of _____, A.D.2022.

by: _____
Chairman

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted those lands described as follows:

That part of the south half of Section 16, Township 38 north, Range 7 east of the Third Principal Meridian described as follows:

beginning at the southwest corner of the right-of-way dedicated as Galena Boulevard by Document 2008K039972, said point also lying on a line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N89°35'19"E along the south line of said Galena Boulevard, 873.36 feet to an angle point in said south line; thence S45°13'43"E along said south line, 43.23 feet to the southeast corner of said Galena Boulevard, said point lying on the west line of Illinois Route 47 as dedicated by Document 897944; thence S0°04'31"E along said west line, 642.34 feet; thence S89°35'19"W, 366.19 feet; thence N0°24'41"W, 111.00 feet; thence N19°45'55"W, 273.23 feet; thence N0°17'01"W, 29.21 feet; thence S89°35'19"W, 420.00 feet; thence S0°17'01"E, 398.00 feet; thence N89°35'19"E, 105.00 feet; thence S0°17'01"E, 1077.70 feet; thence N89°42'59"E, 270.62 feet to a point on said west line of Illinois Route 47; thence continuing southwesterly along said west line, being a circular curve having a radius of 357.00 feet concave to the southeast, the chord of which bears S39°14'19"W, 136.28 feet; thence continuing S28°18'09"W along said west line, 195.17 feet; thence southwesterly along said west line, being a circular curve having a radius of 380.00 feet concave to the northwest, the chord of which bears S50°46'53"W, 298.17 feet to a point on said line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N0°17'01"W along said line, 2208.88 feet to the point of beginning in the Village of Sugar Grove, Kane County, Illinois.

I further certify that the lands described above lie within the corporate limits of a municipality which has authorized a comprehensive plan and is exercising the special powers granted by the State of Illinois according to 65 ILCS 5/11-12-6 as heretofore and hereafter amended. I further certify that this professional service conforms to the current Illinois standards for a Boundary Survey.

This Subdivision monumented pursuant to 765 ILCS 205/1.

The platted lands fall in Zone "X, Areas determined to be outside the 0.2% annual chance floodplain" based upon reference to Flood Insurance Rate Map 17089C0315], effective 7/17/2012 as issued by the Federal Emergency Management Agency.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.

Given under my Hand and Seal this ____ day of _____, A.D.2022.

Illinois Professional Land Surveyor 2967
exp. 11-30-22



This plat has been approved by the Illinois Department of Transportation with respect To roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Jose Rios, P.E.
Region One Engineer

State of Illinois }
County of Kane } S.S.

I, _____, Village Clerk of the Village of Sugar Grove in the County and State aforesaid do hereby certify that the annexed plat was presented to and duly approved by the Board of Trustees of said Village at its meeting held on _____

In witness thereof I have set my Hand and the Seal of the Village of Sugar Grove this ____ day of _____, A.D.2022.

Village Clerk

State of Illinois }
County of Kane } S.S.

Approved by the Village President of the Village of Sugar Grove in the County and State aforesaid this ____ day of _____, A.D.2022.

Village President

State of Illinois }
County of Kane } S.S.

I, _____, County Clerk in and for the County and State aforesaid find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the lands described in the annexed surveyor's certificate.

dated at Geneva, Illinois this ____ day of _____, A.D.2022.

County Clerk

State of Illinois }
County of Kane } S.S.

This instrument, no. _____, was filed for record in the Recorder's office of Kane County, Illinois this ____ day of _____, A.D.2022 at _____ O'clock _____ m., and was recorded in plat envelope no. _____.

Recorder of Deeds

State of Illinois } S.S.
County of Kane

Approved by the President and Board of Trustees of the Village of Sugar Grove, Illinois
this ___ day of ___, A.D. 2022.

by: _____
Village President

attest: _____
Village Clerk

State of Illinois } S.S.
County of DuPage

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor,
have prepared the annexed Grant for the uses and purposes therein set forth
this ___ day of ___, A.D. 2022.

John Cole Helfrich
Illinois Professional
Land Surveyor 2967



Grant of Easement

AFFECTING:

Parcel 1

That part of the south half of Section 16, Township 38 north, Range 7 east of the Third Principal Meridian described as follows: beginning at the southwest corner of the right-of-way dedicated as Galena Boulevard by Document 2008K039972, said point also lying on a line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N89°35'19"E along the south line of said Galena Boulevard, 873.36 feet to an angle point in said south line; thence S45°13'43"E along said south line, 43.23 feet to the southeast corner of said Galena Boulevard, said point lying on the west line of Illinois Route 47 as dedicated by Document 897944; thence S0°04'31"E along said west line, 647.84 feet; thence S2°09'09"W along said west line, 569.72 feet; thence continuing southerly along said west line, being a circular curve having a radius of 640.00 feet concave to the west, the chord of which bears S14°02'14"W, 185.50 feet; thence continuing southwesterly along said west line, being a circular curve having a radius of 380.00 feet concave to the northwest, the chord of which bears S42°51'37"W, 272.18 feet; thence S63°22'47"W along said west line, 195.17 feet; thence continuing southwesterly along said west line, being a circular curve having a radius of 357.00 feet concave to the southeast, the chord of which bears S45°50'28"W, 218.56 feet; thence S28°18'09"W along said west line, 195.17 feet; thence continuing southwesterly along said west line, being a circular curve having a radius of 380.00 feet concave to the northwest, the chord of which bears S50°46'53"W, 289.17 feet to a point on said line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N0°17'01"W along said line, 2208.88 feet to the point of beginning, excepting therefrom that part thereof platted as Prairie Grove Commons Unit Two in the Village of Sugar Grove, Kane County, Illinois, and

Parcel 2:

Prairie Grove Commons Unit Two in the Village of Sugar Grove, Kane County, Illinois.

Public Utility and Drainage Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to A.T. & T. NICOR, ComEd and other public utilities now holding or in the future receiving a franchise from the Village of Sugar Grove, Illinois and their respective successors and assigns ("Grantee," "Grantees") under, upon and across the area shown on the annexed Grant as "Public Utility and Drainage Easements Granted Hereby" ("Easement Premises") to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate transmission and distribution systems and appurtenances on and under the surface of the Easement Premises including without limitation electronic communication systems, natural gas supply systems and electricity supply systems together with the right of access for all personnel and equipment necessary and required for all such uses and purposes and together with the right to install all required subsurface service connections.

A permanent, non-exclusive easement is also reserved for and granted to the Village of Sugar Grove, Illinois and its successors and/or assigns (the "Village") under, upon and across the Easement Premises to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate transmission and distribution systems and appurtenances on and under the surface of the Easement Premises for water, storm sewers, sanitary sewers and electricity together with the right of access for all personnel and equipment necessary and required for all such uses and purposes.

Grantees and the Village are hereby granted the right to cut, trim or remove any trees, shrubs or other plantings within the Easement Premises which interfere with the exercise of any rights herein granted. No permanent buildings, structures or other obstructions shall be placed within the Easement Premises but such areas may be used for landscaping, plantings, paved surfaces or other related uses that do not unreasonably interfere with the rights herein granted.

The occupation and use of the Easement Premises by any Grantee or the Village in the exercise of the rights herein granted shall be performed in such a manner as not to preclude or interfere with the occupation and use of the Easement Premises by any other Grantee or the Village in exercise of the rights herein granted. The crossing and re-crossing of the Easement Premises by Grantees or the Village with installations shall be performed in such a manner as to not interfere with, damage or disturb any other installations placed within the Easement Premises by any other Grantee or the Village pursuant to the rights herein granted. No occupation or use of the Easement Premises by any Grantee or the Village pursuant to the rights herein granted shall cause any change in grade or impair or change the surface drainage patterns which obtain at the commencement of such occupation or use.

Following any work performed by the Village pursuant to the rights herein granted, the Village shall have no obligation with respect to surface restoration, including, but not limited to the restoration, repair or replacement of pavement, curbs, gutters, plantings or landscaping other than that the Village shall, following any such work, be obligated to backfill and mound all trenches created so as to retain suitable drainage, to cold-patch any asphalt or concrete surface, to remove all excess debris and spoil and to leave the work area in a clean and workmanlike condition.

Stormwater Management Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the Village of Sugar Grove, Illinois and its successors and assigns (the "Village") over, under, along and through the areas shown on the annexed Grant as "Stormwater Management Easement Granted Hereby" ("Easement Premises") for the right, privilege and authority to survey, construct, install, reconstruct, repair, inspect, maintain and operate detention and retention facilities together with all other stormwater management facilities and appurtenances as may be deemed necessary by the Village together with the right of access for all personnel and equipment necessary and required for all such uses and purposes. The Village is hereby granted the right to cut, trim or remove any trees, shrubs or other plantings within the Easement Premises which interfere with the exercise of any rights herein granted. No permanent buildings, structures or other obstructions shall be placed within the Easement Premises but such areas may be used for landscaping, plantings, paved surfaces or other related uses that do not unreasonably interfere with the rights herein granted. The property owners shall remain responsible for the maintenance of the stormwater management facilities and appurtenances. The Village shall perform only emergency procedures as deemed necessary by the Village Engineer of the Village of Sugar Grove.

Public Pedestrian and Bicycle Trail Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the Village of Sugar Grove, Illinois, a body politic and corporate in the County of Kane and the State of Illinois, its successors, licensees, and assigns (the "Village") over, upon, along, through and across all areas shown herein and labeled "Public Pedestrian and Bicycle Trail Easement Granted Hereby" ("Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Public Sidewalk Easement Premises. The Village shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the Village, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees or other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The Village, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, its members, officers, employees, successors and tenants (individually an "Indemnitee" and collectively the "Indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the Indemnitees arising directly or indirectly as a result of the Village's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Landscape Buffer Easement Declaration

A permanent non-exclusive Easement is hereby granted over, under, upon and across the areas shown and designated herein as "Landscape Buffer Easement Granted Hereby" ("Easement Premises") to the Village of Sugar Grove and its successors, licensees and assigns ("Village") for the right to install, plant, maintain, inspect, remove and replace trees, shrubs, bushes, grass, groundcover or other plantings and landscaping features. No temporary or permanent buildings, structures or other obstructions shall be placed within the Easement Premises. No plantings or landscaping placed pursuant to the rights herein granted be removed (excepting the replacement of dead or diseased plantings with like plantings) without the written authority of the Village. The property owners shall be perpetually responsible for the maintenance of all plantings and landscaping within the Easement Premises.

The exercise of any rights herein granted under any Declaration contained herein by any grantee shall constitute acceptance of the easements declared and granted hereby.

State of Illinois } S.S.
County of DuPage

This is to certify that SDP Sugar Grove, LLC, an Illinois limited liability company, as owner of the lands shown and described on the annexed Grant and in consideration of 10 dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged does, by its duly authorized _____ hereby grant the easements shown and declared herein and does as such owner hereby acknowledge and adopt the same under the style and title hereon shown this ___ day of ___, A.D. 2022.

SDP Sugar Grove, LLC

(title)

State of Illinois } S.S.
County of DuPage

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, as _____ of SDP Sugar Grove, LLC, did appear before me in person and did this day acknowledge the execution of the annexed Grant and accompanying certificate as being pursuant to authority given and being their free and voluntary act and as the free and voluntary act of SDP Sugar Grove, LLC.

Given under my hand and seal this ___ day of ___, A.D. 2022.

Notary Public

State of Illinois } S.S.
County of DuPage

This is to certify that Wheaton Bank & Trust Company, N.A., as holder of a mortgage interest in the lands shown and described on the annexed Grant does, by its duly elected and authorized officers hereby grant its consent to the execution of said Grant this ___ day of ___, A.D. 2022.

Wheaton Bank & Trust Company, N.A.

by: _____
(title)

attest: _____
(title)

State of Illinois } S.S.
County of DuPage

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ and _____, as _____ of Wheaton Bank & Trust Company, N.A., did appear before me in person and did this day acknowledge the execution of the annexed Certificate as being pursuant to authority given and being their free and voluntary act and as the free and voluntary act of Wheaton Bank & Trust Company, N.A.

Given under my hand and seal this ___ day of ___, A.D. 2022.

Notary Public

Grant of Easement

Prepared for:
SDP Sugar Grove LLC



Craig R. Knoche & Associates
Civil Engineers, P.C.

Registered Design Firm 3763
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275

- Civil Engineers
- Surveyors
- Land Planners

Date: 3-1-2022

File: 20-036EG3

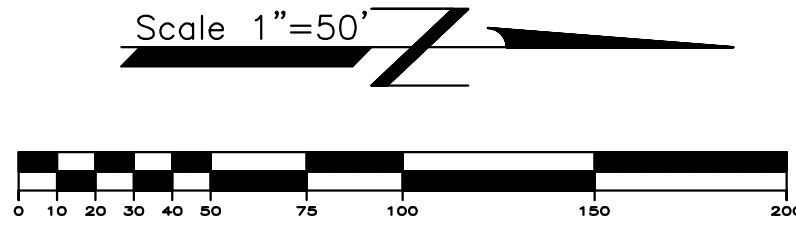
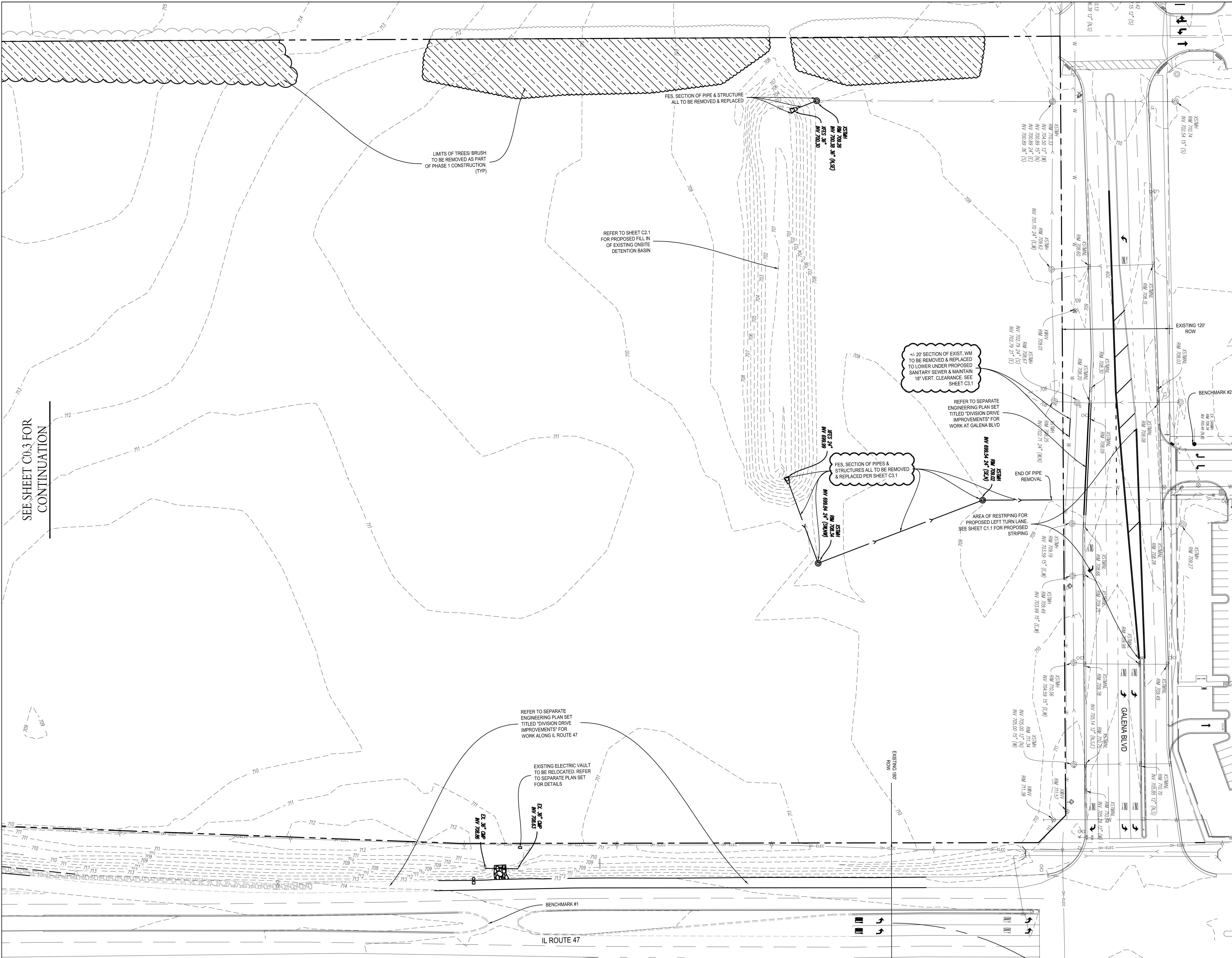
Jobs: 20-036

Sheet

1

of

1



SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
WATERMAIN		
STORM SEWER:		
SANITARY SEWER:		
OVERHEAD ELECTRIC:		
STORM MANHOLE:		
SANITARY MANHOLE:		
VALVE VAULT/B-BOX:		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
CURB AND GUTTER		
CONTOUR		
CONCRETE		
PAVEMENT		
TREES/ BRUSH		

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED DESIGN.
2. DEMOLITION CONTRACTOR SHALL CALL J.U.L.I.E. AND IDOT'S TRAFFIC EQUIPMENT MAINTENANCE CONTRACTOR, MEADE ELECTRIC, FOR UNDERGROUND TRAFFIC SIGNAL EQUIPMENT LOCATIONS AT 773-287-7600 PRIOR TO ANY DEMOLITION WORK.
3. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR DEMOLITION PERMITS AND ASSOCIATED FEES.
4. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL O.S.H.A. REGULATIONS.
5. ALL UTILITIES TO BE ABANDONED SHALL BE CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANIES AND THE GOVERNING MUNICIPALITY.
6. TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY SHALL MEET I.D.O.T. STANDARDS PER SECTION 900, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (CURRENT VERSION)
7. CONTRACTOR MUST BARRICADE (INCLUDING WARNING LIGHTS) ALL OPEN EXCAVATIONS TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
8. ALL EXCAVATIONS TO BE FILLED IN LIFTS NOT EXCEEDING 6" WITH APPROVED ENGINEERED BACKFILL AND COMPACTED TO 95% MODIFIED PROCTOR.
9. EXCAVATION CONTRACTOR SHALL GRADE SITE IN ORDER TO PROVIDE FULL PAVEMENT SECTION PER PAVEMENT DETAIL.
10. A CONSTRUCTION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS TO MAINTAIN CONTINUOUS ACCESS TO ALL EXISTING DRIVEWAYS.
11. ALL MUD SHALL BE REMOVED FROM ALL CONSTRUCTION VEHICLES PRIOR TO EXITING THE CONSTRUCTION SITE. ANY DIRT AND DEBRIS DEPOSITED ON THE ADJACENT ROADWAYS SHALL BE IMMEDIATELY REMOVED FROM SAID ADJACENT ROADWAYS.
12. DEMOLITION OF ALL UTILITIES (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE) SHALL BE COORDINATED WITH THE GOVERNING MUNICIPALITY AND THE UTILITY COMPANIES.
13. EXCAVATE ALL EXISTING LANDSCAPE AREAS, INCLUDING PARKWAYS, TO FULL PAVEMENT DESIGN DEPTH FOR NEW CONSTRUCTION.
14. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ALL VISIBLE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THESE PLANS.
15. IF A SHUT DOWN OF THE WATER LINE IS REQUIRED TO PERFORM THE WORK, IT SHALL BE COORDINATED WITH PUBLIC WORKS AND THE ADJACENT PROPERTY OWNERS.
16. SITE EROSION CONTROL MEASURES AND OTHER MEASURES IDENTIFIED ON SHEET C0.2 SHALL BE IN PLACE PRIOR TO DISTURBANCE OF THE SITE, WITH THE EXCEPTION OF ANY WORK DEPICTED IN THE IDOT R.O.W.
17. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
8	2/28/22	PER VILLAGE COMMENTS				
3	9/15/21	PER VILLAGE COMMENTS				
1	8/30/21	TREE REMOVAL LIMITS ADDED				

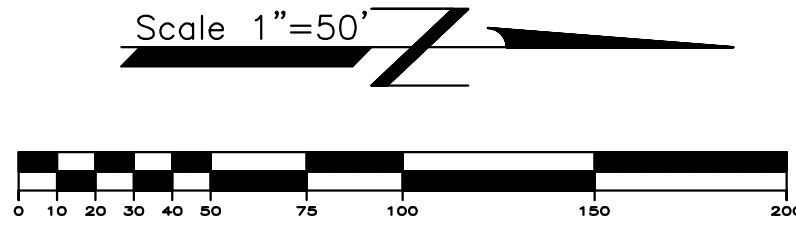
EXISTING CONDITIONS
& DEMOLITION PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE:	5/24/21
FILE:	20-036 C02
JOB NO:	20-036

C0.2
SHEET NO.



SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
WATERMAIN		
STORM SEWER:		
SANITARY SEWER:		
OVERHEAD ELECTRIC:		
STORM MANHOLE:		
SANITARY MANHOLE:		
VALVE VAULT/B-BOX:		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
CURB AND GUTTER		
CONTOUR		
CONCRETE		
PAVEMENT		
TREES/ BRUSH		

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED DESIGN.
2. DEMOLITION CONTRACTOR SHALL CALL J.U.L.I.E. AND IDOT'S TRAFFIC EQUIPMENT MAINTENANCE CONTRACTOR, MEADE ELECTRIC, FOR UNDERGROUND TRAFFIC SIGNAL EQUIPMENT LOCATIONS AT 773-287-7600 PRIOR TO ANY DEMOLITION WORK.
3. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR DEMOLITION PERMITS AND ASSOCIATED FEES.
4. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL O.S.H.A. REGULATIONS.
5. ALL UTILITIES TO BE ABANDONED SHALL BE CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANIES AND THE GOVERNING MUNICIPALITY.
6. TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY SHALL MEET I.D.O.T. STANDARDS PER SECTION 900, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (CURRENT VERSION)
7. CONTRACTOR MUST BARRICADE (INCLUDING WARNING LIGHTS) ALL OPEN EXCAVATIONS TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
8. ALL EXCAVATIONS TO BE FILLED IN LIFTS NOT EXCEEDING 6" WITH APPROVED ENGINEER BACKFILL AND COMPACTED TO 95% MODIFIED PROCTOR.
9. EXCAVATION CONTRACTOR SHALL GRADE SITE IN ORDER TO PROVIDE FULL PAVEMENT SECTION PER PAVEMENT DETAIL.
10. A CONSTRUCTION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS TO MAINTAIN CONTINUOUS ACCESS TO ALL EXISTING DRIVEWAYS.
11. ALL MUD SHALL BE REMOVED FROM ALL CONSTRUCTION VEHICLES PRIOR TO EXITING THE CONSTRUCTION SITE. ANY DIRT AND DEBRIS DEPOSITED ON THE ADJACENT ROADWAYS SHALL BE IMMEDIATELY REMOVED FROM SAID ADJACENT ROADWAYS.
12. DEMOLITION OF ALL UTILITIES (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE) SHALL BE COORDINATED WITH THE GOVERNING MUNICIPALITY AND THE UTILITY COMPANIES.
13. EXCAVATE ALL EXISTING LANDSCAPE AREAS, INCLUDING PARKWAYS, TO FULL PAVEMENT DESIGN DEPTH FOR NEW CONSTRUCTION.
14. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ALL VISIBLE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THESE PLANS.
15. IF A SHUT DOWN OF THE WATER LINE IS REQUIRED TO PERFORM THE WORK, IT SHALL BE COORDINATED WITH PUBLIC WORKS AND THE ADJACENT PROPERTY OWNERS.
16. SITE EROSION CONTROL MEASURES AND OTHER MEASURES IDENTIFIED ON SHEET C0.2 SHALL BE IN PLACE PRIOR TO DISTURBANCE OF THE SITE, WITH THE EXCEPTION OF ANY WORK DEPICTED IN THE IDOT R.O.W.
17. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

R E V I S I O N S					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS
& DEMOLITION PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 6/30/21
FILE: 20-036 C02
JOB NO: 20-036

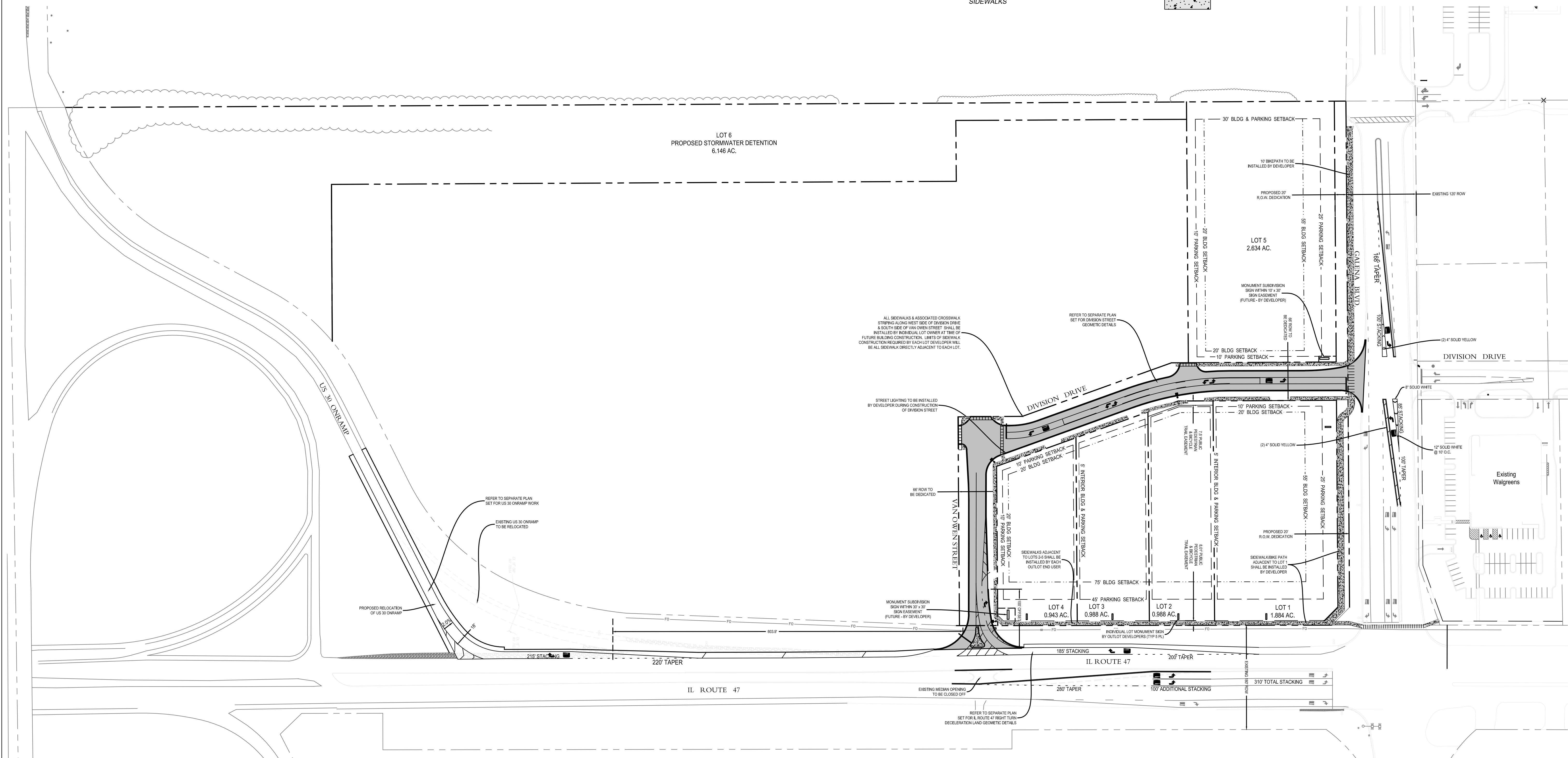
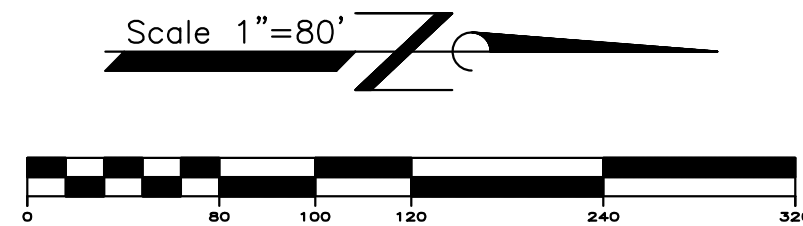
C0.3
SHEET NO.

SW Corner of Route 47 & Galena Blvd Sugar Grove, IL		
Existing Zoning	B-3	
Required Zoning	B-3 PUD	
PUD Development Area		659,221 sq ft 15.13 Acres
Division Drive ROW Dedication		61,325 sq ft 1.41 Acres
Maximum Floor Area Ratio		1.5%
Maximum Site Impervious Area		70%

- * If Lot 5 is subdivided, the interior side yard setbacks for each subdivided lot shall be 5 ft. for both parking and building
- * All lots with a front yard facing Galena Blvd shall have a front yard parking setback of 25' and front yard building setback of 55' and with a front yard facing IL Route 47 shall have a front yard parking setback of 45' and the front yard building setback of 75'
- * All lots with a front yard facing either Galena Blvd or IL Route 47 and also directly adjacent to either Division Drive or Van Owen Street, will have a 10' parking setback and 20 building setback as the corner and rear yard setbacks.

1. Perimeter and parkway landscaping will be provided by the individual developer of each outlot.
2. Monument signs will be allowed for each platted and buildable lot. Exact size and location for each monument sign will be determined by the end user.
3. A 3-5 ft. high berm (averaging 4 ft.) will be installed, by the master developer, along both route 47 and galena blvd. Berm will be seeded with all required perimeter landscaping being designed and installed by each lot end user at such time as each lot is developed.
4. Development pylon sign shall not exceed 25 ft in height and 12 ft. in width.

PROPERTY LINE	
PARKING SETBACK LINE	
BUILDING SETBACK LINE	
STREET LIGHT	
DIVISION STREET PAVING	
SIDEWALKS	

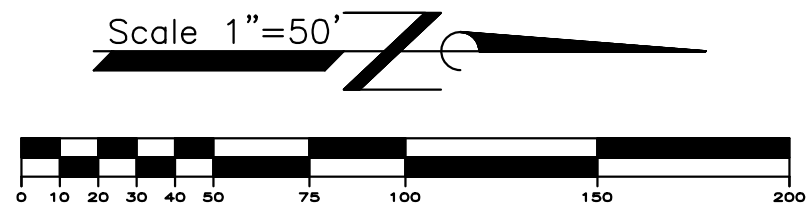
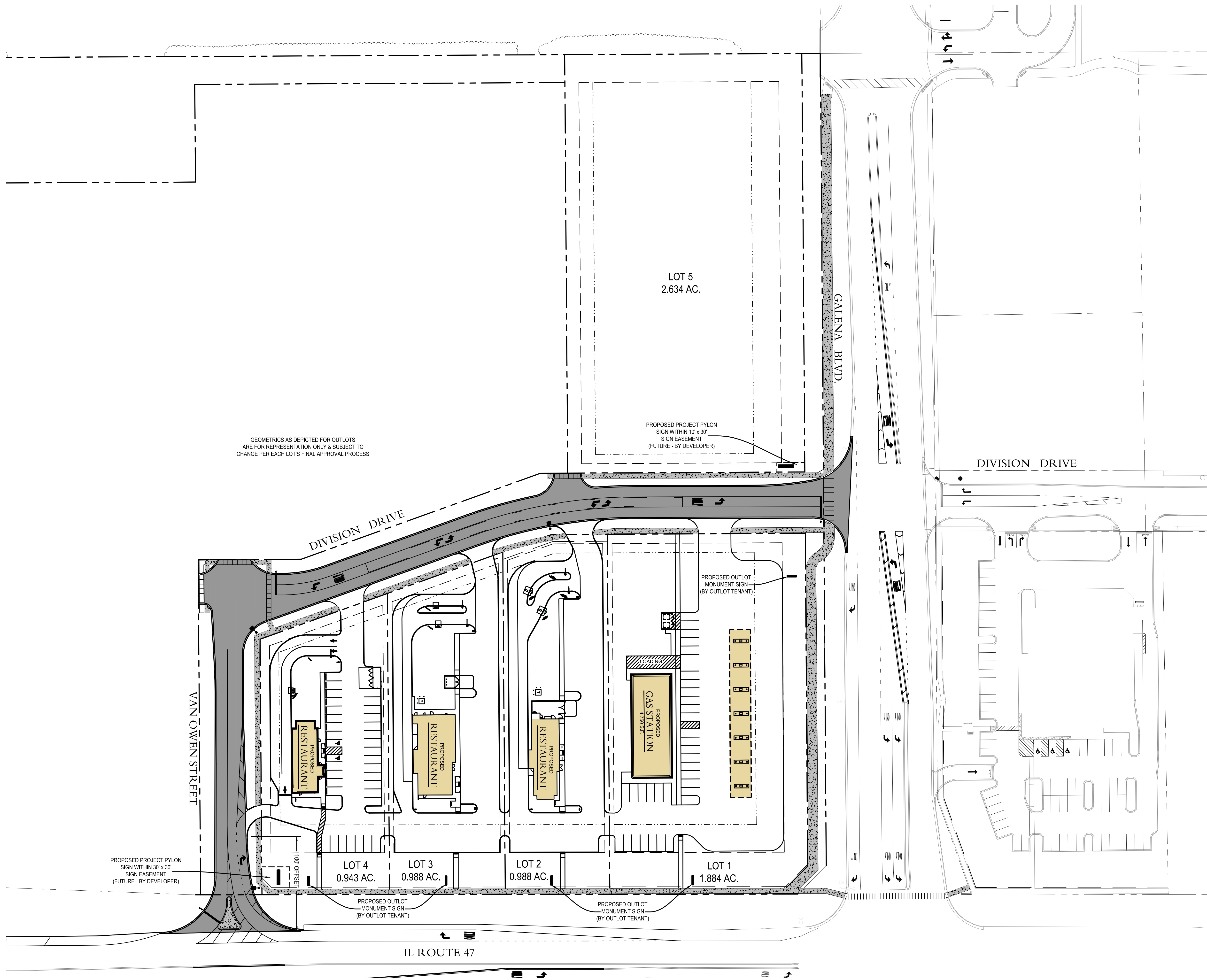
[illegible]P.U.D.
PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

 **Craig R. Knoche & Associates** • Civil Engineers
Civil Engineers, P.C. • Surveyors
• Land Planners
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DATE:	5/24/21
FILE:	20-036 C10
JOB NO:	20-036

C1.1
SHEET NO.



LEGEND	
PROPERTY LINE	---
PARKING SETBACK LINE	- - -
BUILDING SETBACK LINE	- . - . -
STREET LIGHT	⬮
DIVISION STREET PAVING	▒
SIDEWALKS	▒

GEOMETRICS AS DEPICTED FOR OUTLOTS
ARE FOR REPRESENTATION ONLY & SUBJECT TO
CHANGE PER EACH LOT'S FINAL APPROVAL PROCESS

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
5	12/6/21	PER GALENA ROW DEDICATION			
3	9/15/21	PER VILLAGE COMMENTS			

DEVELOPMENT PLAN
PHASE 1

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

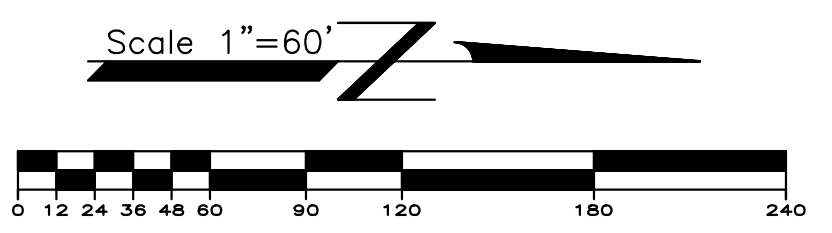
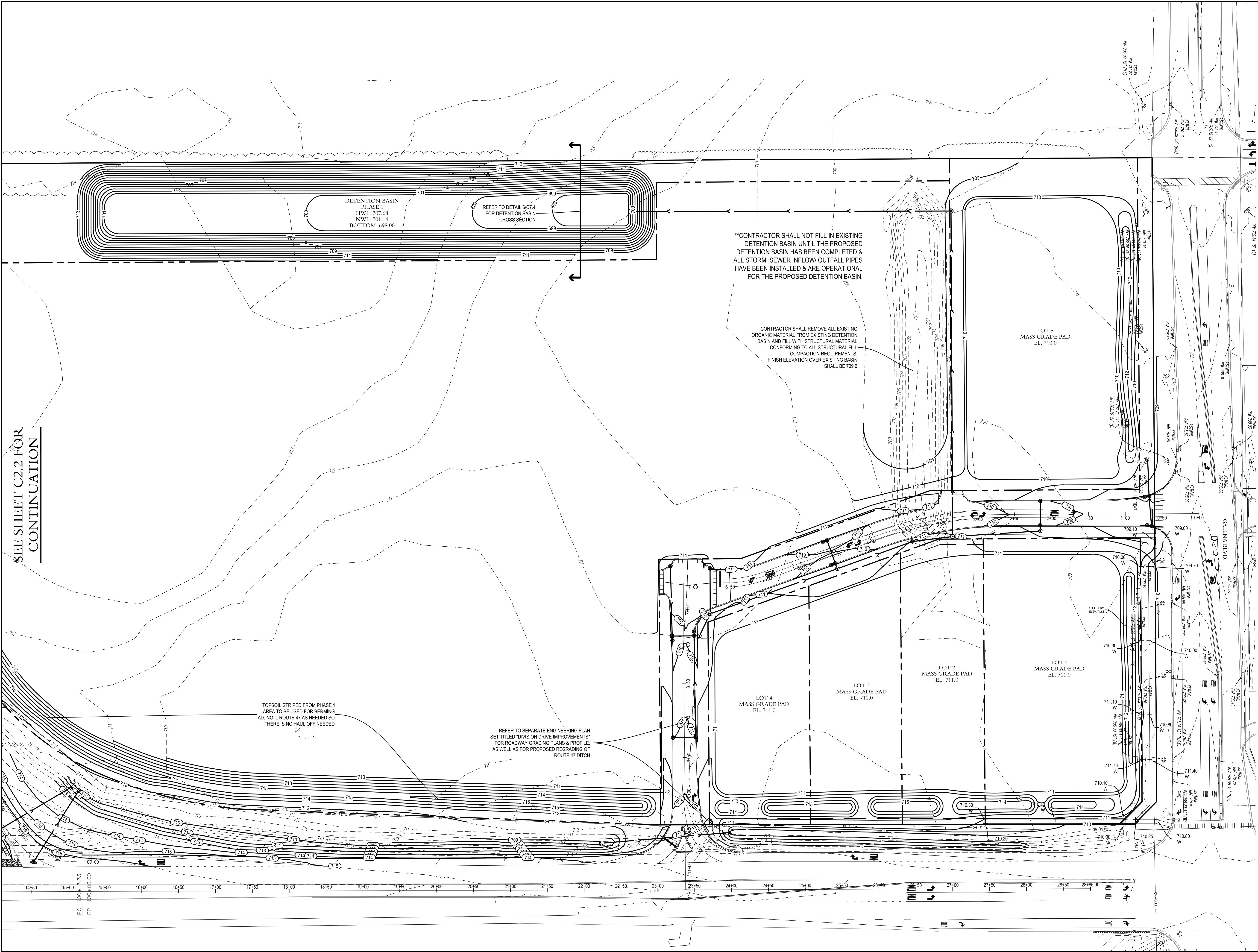


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- Civil Engineers
- Surveyors
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DATE: 5/24/21	C1.2
FILE: 20-036 C10	
JOB NO: 20-036	

SHEET NO.



LEGEND		
	EXISTING	PROPOSED
PAVEMENT GRADE	+ 475.00	+ 475.00
WALK GRADE	+ 475.00 W	+ 475.00 W
BACK OF CURB GRADE	+ 475.00 C	+ 475.00 C
GROUND GRADE	+ 475.00 G	+ 475.00 G
RIM GRADE	+ 475.00 RIM	+ 475.00 RIM
STORM STRUCTURE	⊙	⊙
CONTOURS	— 475 —	— 475 —
EMERGENCY OVERFLOW		➔
FLOW DIRECTION		➔
RIDGELINES		---
REVERSE CURB		~~~~~

ALL PROPOSED GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE BELOW FOR TOP OF CURB ELEVATION CORRELATION.

T/CURB = (P.V.M.T. GRADE) + 0.42 (NORMAL PITCH CURB)
T/CURB = (P.V.M.T. GRADE) + 0.54 (REVERSE PITCH CURB)

GRADING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
3. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOLID GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE. PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.
5. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFARMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1.0 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
8. SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY --- DATED ---.
9. ALL FILL AND BACKFILL SHALL BE PLACED IN LIFTS OF 8" OR LESS IN LOOSE THICKNESS.
10. ALL FILL AREAS SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND PROOFROLLED PRIOR TO RECEIVING FILL. SLOPES STEEPER THAN 3H:1V SHALL BE BENCHMARKED BEFORE PLACING FILL. THE STANDARD SPECIFICATIONS SHALL GOVERN THE GRADING AND SITE PREPARATION WITH THE EXCEPTION THAT STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) BELOW FOOTINGS, FOUNDATIONS, AND ALL OTHER LOCATIONS TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR). BOTH LOCATIONS SHALL HAVE A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS.
11. FOR PCC PAVEMENTS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE BACK OF CURB.
12. FOR SIDEWALKS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SIDEWALK SUBGRADES SHALL EXTEND AT LEAST 6" Laterally BEYOND THE EDGE OF THE NEW SIDEWALK.
13. IMPORTED MATERIAL, IF REQUIRED, SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, AND SHALL BE A CLEAN, INORGANIC SILT OR LEAN CLAY WITH A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 10 AND 21. BELOW PAVEMENTS THE LIQUID LIMIT SHALL BE LESS THAN 50 WITH A PLASTICITY INDEX BETWEEN 10 AND 30. BORROW MATERIAL SHALL NOT CONTAIN ANY FOREIGN MATERIAL WITH A DIMENSION GREATER THAN 3".

SEE SHEET C2.2 FOR CONTINUATION

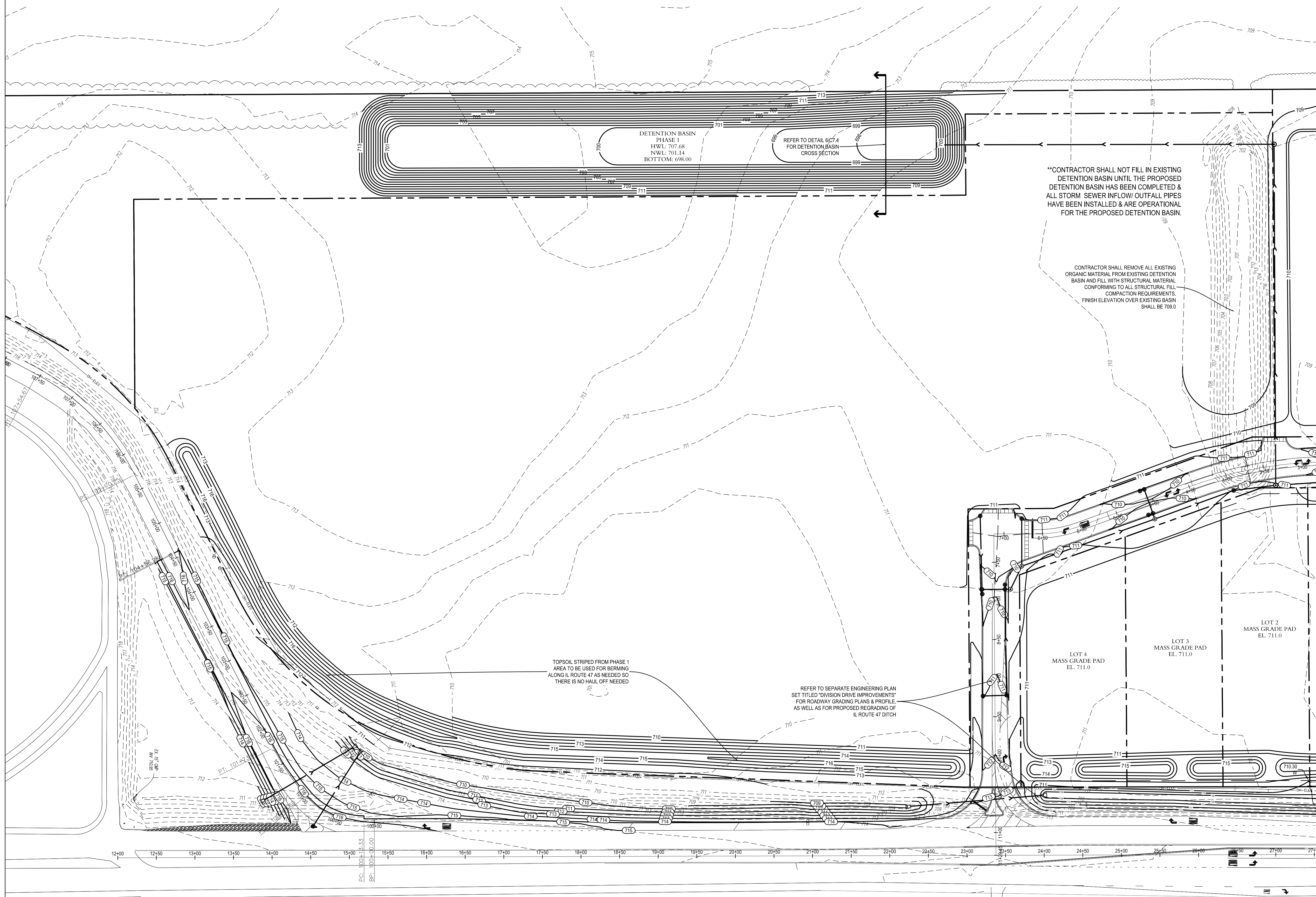
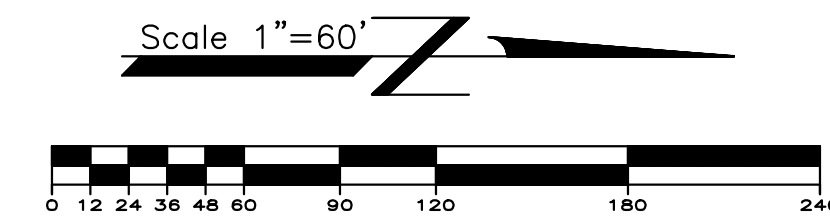
REVISIONS				
NO.	DATE	DESCRIPTION	NO.	DATE
4	11/3/21	PER VILLAGE COMMENTS		
3	9/15/21	PER VILLAGE COMMENTS		

GRADING PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/24/21	C2.1
FILE: 20-036 C20	
JOB NO: 20-036	



SEE SHEET C2.1 FOR
CONTINUATION

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	11/3/21	PER VILLAGE COMMENTS			

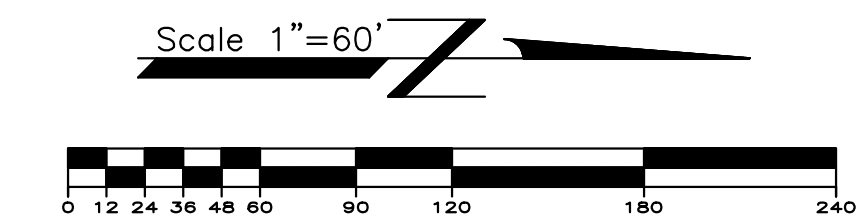
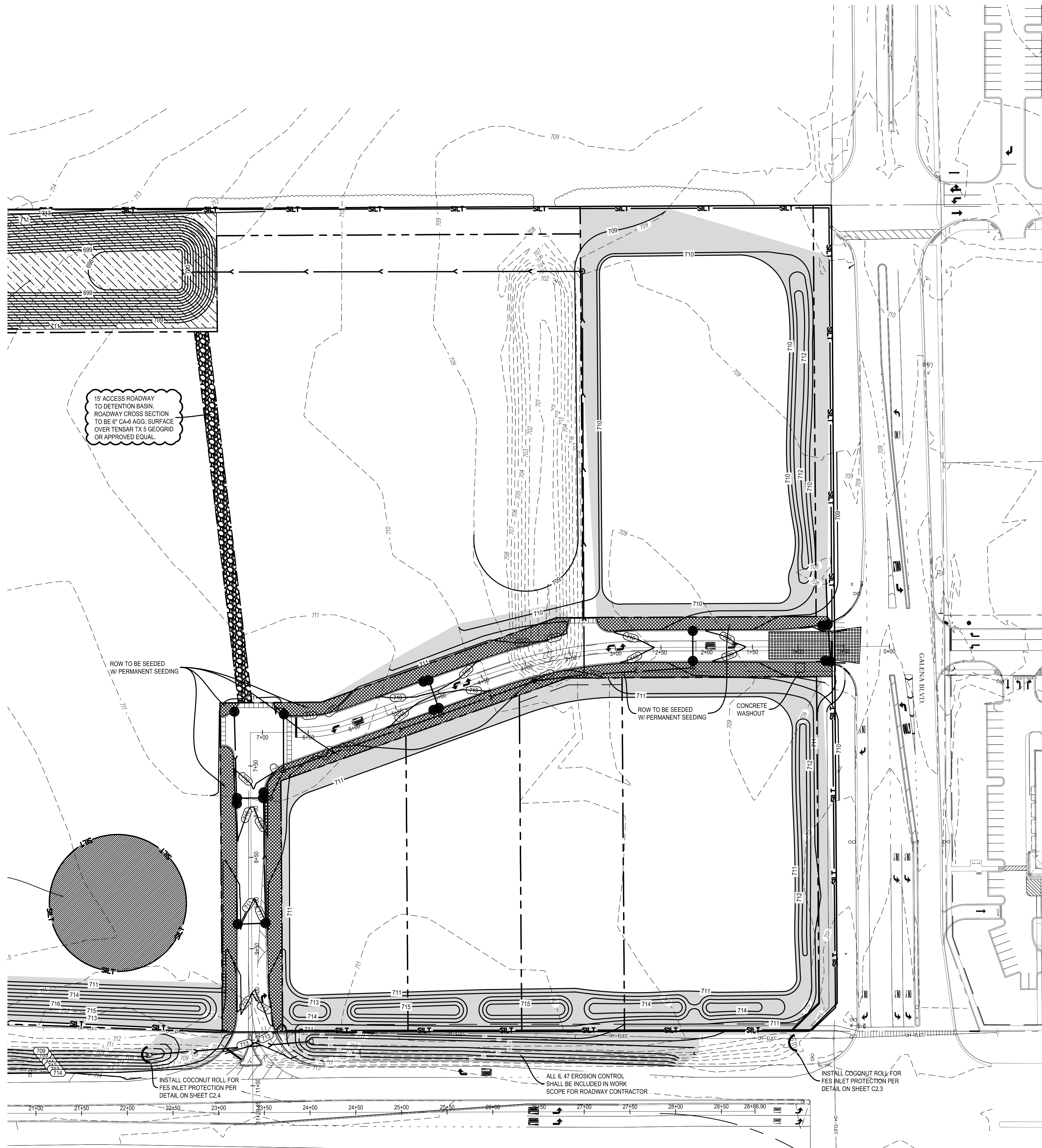
GRADING PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

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1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 9/15/21
FILE: 20-036 C20
JOB NO: 20-036

C2.2
SHEET NO.



- LEGEND**
- CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C2.5. ELEVATION OF CONSTRUCTION ENTRANCE TO MATCH PROPOSED PAVEMENT SUBGRADE ELEVATION. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE THROUGHOUT THE PROJECT.
 - NORTH AMERICAN GREEN ROLLMAX ERONET S75 SHORT-TERM PHOTODEGRADABLE SINGLE-NET STRAW EROSION CONTROL BLANKET, I.D.O.T.#3 SEED MIX SHALL BE USED IN ALL AREAS WHERE THE DISTURBED SLOPE IS GREATER THAN OR EQUAL TO 4(H):1(V)
 - IDOT CLASS 1A SALT TOLERANT SEED MIX
 - INLET BASKET
 - SILT FENCE
 - ALL SEEDING AREAS SHALL HAVE AT LEAST 6" MIN. TOPSOIL RESPREAD
 - AREA TO BE USED FOR OVEREXCAVATION BORROW PIT AS NEEDED FOR BALANCED SITE. BORROW PITS SHALL NOT BE DUG DEEPER THAN 15' FROM EXISTING GRADE DUE TO WATER TABLE ELEVATION (ELEV. 699.0 FOR MAJORITY OF BASIN AREA)
 - TEMPORARY ACCESS DRIVE TO DETENTION BASIN. 6" CA-6 AGGREGATE OVER TENSAR TX5 GEOGRID OR APPROVED EQUAL.

STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR CERTIFICATION

STATE OF ILLINOIS
COUNTY OF KANE

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR VIOLATING THIS PERMIT, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CONTRACTOR'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN OWNER CERTIFICATION

STATE OF ILLINOIS
COUNTY OF KANE

IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTORS WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

OWNER'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

REVISIONS			NO.	DATE	DESCRIPTION
8	2/28/22	PER VILLAGE COMMENTS			
4	11/15/21	PER VILLAGE COMMENTS			
3	9/15/21	PER VILLAGE COMMENTS			

STORMWATER POLLUTION PREVENTION PLAN

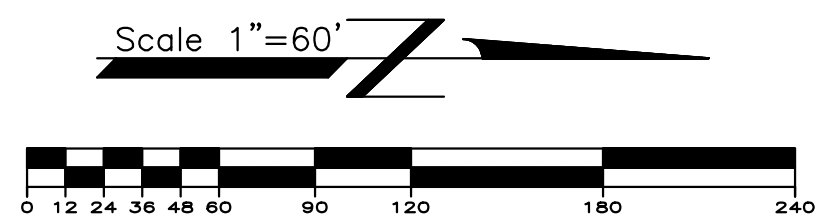
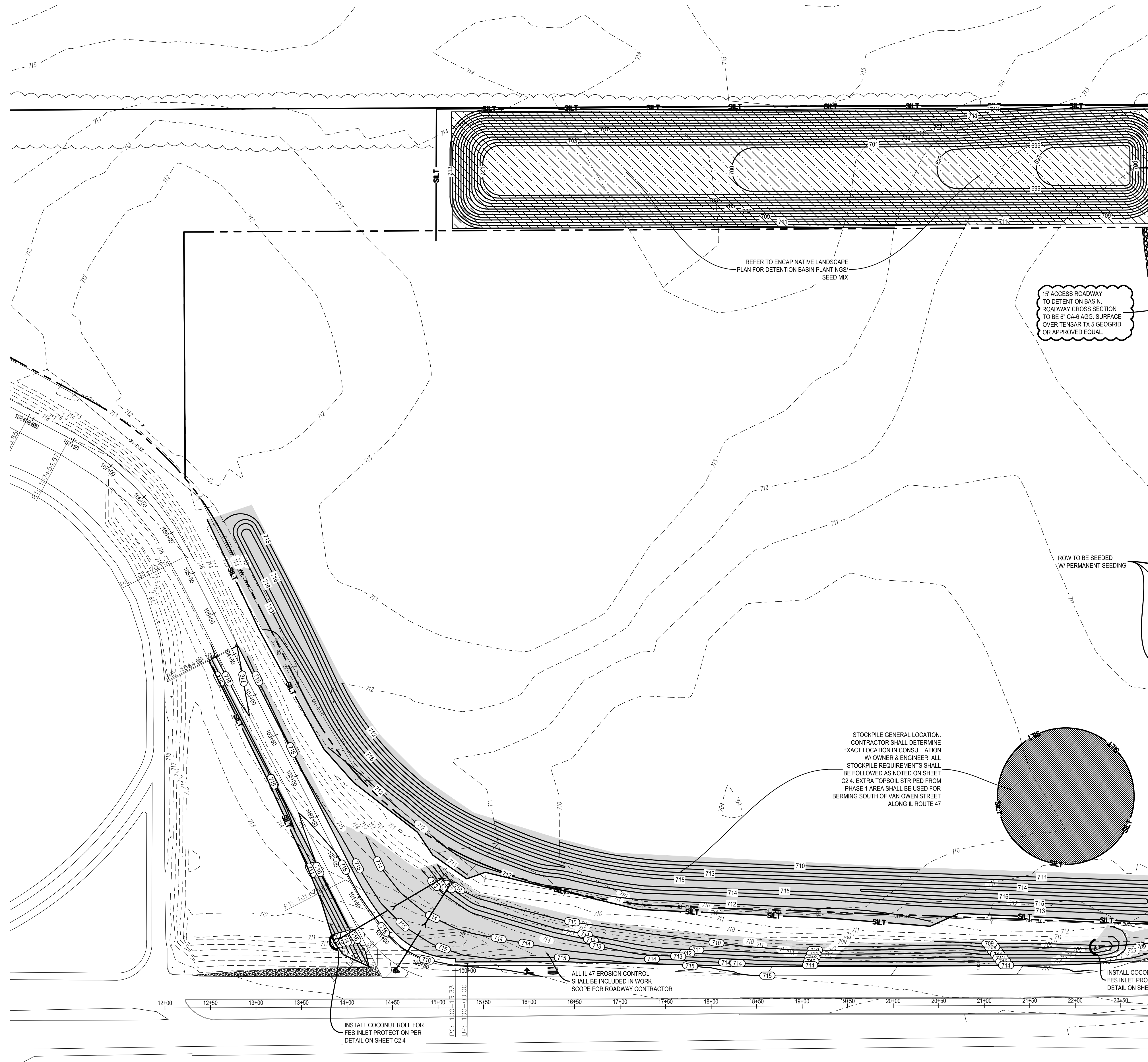
PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.

1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 6/17/21
FILE: 20-036 C20
JOB NO: 20-036

C2.3
SHEET NO.



- LEGEND**
- CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C2.5. ELEVATION OF CONSTRUCTION ENTRANCE TO MATCH PROPOSED PAVEMENT SUBGRADE ELEVATION. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE THROUGHOUT THE PROJECT.
 - NORTH AMERICAN GREEN ROLLMAX ERONET S75 SHORT-TERM PHOTODEGRADABLE SINGLE-NET STRAW EROSION CONTROL BLANKET, I.D.O.T. #3 SEED MIX SHALL BE USED IN ALL AREAS WHERE THE DISTURBED SLOPE IS GREATER THAN OR EQUAL TO 4(H):1(V)
 - IDOT CLASS 1A SALT TOLERANT SEED MIX
 - INLET BASKET
 - SILT FENCE
 - ALL SEEDING AREAS SHALL HAVE AT LEAST 6" MIN. TOPSOIL RESPREAD
 - AREA TO BE USED FOR OVEREXCAVATION BORROW PIT AS NEEDED FOR BALANCED SITE. BORROW PITS SHALL NOT BE DUG DEEPER THAN 15' FROM EXISTING GRADE DUE TO WATER TABLE ELEVATION (ELEV. 899.0 FOR MAJORITY OF BASIN AREA)
 - TEMPORARY ACCESS DRIVE TO DETENTION BASIN. 6" CA-6 AGGREGATE OVER TENSAR TX5 GEOGRID OR APPROVED EQUAL.

SEE SHEET C2.3 FOR CONTINUATION

STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR CERTIFICATION

STATE OF ILLINOIS
COUNTY OF KANE

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR VIOLATING THIS PERMIT, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CONTRACTOR'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN OWNER CERTIFICATION

STATE OF ILLINOIS
COUNTY OF KANE

IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTORS WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

OWNER'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
8	2/28/22	PER VILLAGE COMMENTS			
4	11/3/21	PER VILLAGE COMMENTS			

STORMWATER POLLUTION PREVENTION PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

• Civil Engineers
• Surveyors
• Land Planners

DATE: 6/17/21
FILE: 20-036 C20
JOB NO: 20-036
SHEET NO. C2.4

EROSION CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, REVISED FEBRUARY, CURRENT EDITION.
2. THE COUNTY/MUNICIPALITY MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING. THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES AND INSPECTION.
3. A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS), A SUPPLEMENTARY STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED BY THE OWNER FOR REVIEW BY THE COUNTY/MUNICIPALITY AND IEPA.
5. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: INLET BASKETS SHALL BE PLACED AND SHALL REMAIN IN PLACE AROUND EACH STORM STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. A SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH ADS "FLEX STORM" OR APPROVED EQUAL INLET BASKETS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND MAINTAIN SUCH MEASURES UNTIL VEGETATION STABILIZATION IS 70% COMPLETE AND PARKING LOT IS PAVED.
7. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFARMED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2" IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
8. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
9. ANY AND ALL INCIDENTS OF NON-COMPLIANCE MUST BE SUBMITTED TO KANE COUNTY, THE OWNER AND IEPA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, ENGINEER AND THE COUNTY/MUNICIPALITY, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
11. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND SPECIFICATIONS OF SODDING AND SEEDING.
12. STOCKPILES SHALL NOT EXCEED 2:1 SLOPES. STOCKPILES REMAINING IN PLACE LONGER THAN 14 DAYS SHALL BE REQUIRED TO HAVE I.D.O.T. #7 SEED MIX INSTALLED. ALL STOCKPILES SHALL BE EQUIPPED WITH SILT FENCE PRIOR TO PILING OF EARTHWORK SPOILS. A TEMPORARY SILTATION DITCH SHALL BE INSTALLED AROUND PERIMETER OF STOCKPILE WITH SILT FENCE LOCATED ON BOTH SIDES OF DITCH.
13. ALL ADJACENT STREETS AND ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS. DAILY INSPECTIONS AND CLEANING ARE REQUIRED AS NECESSARY. CLEANING SHALL BE DONE WHEN DEEMED NECESSARY BY AUTHORITIES TO PREVENT HAZARDS TO HEALTH OR DRAINAGE UTILITIES INCLUDING CURB AND GUTTERS INLETS, DITCHES ETC.
14. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMITTER OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.
15. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.
16. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST BE STABILIZED BEFORE THE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
17. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E., PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
18. COMPLETED SLOPES SHALL BE SEEDDED AND MULCHED (OR BLANKETED, IF APPLICABLE) AS THE EXCAVATION PART CONSIDERS THE MOST DESIRABLE AND PRACTICAL. PERMANENT SEEDING SHALL BE USED WHENEVER POSSIBLE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROLONG FINAL GRADING AND SHAPING SO THAT THE ENTIRE PROJECT CAN BE PERMANENTLY SEEDDED AT ONE TIME.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CONTROLLING JURISDICTION.
20. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
21. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
22. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OR CONSTRUCTION.
23. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
24. SWPPP PLAN MUST CLEARLY DELINEATE ALL STATE WATERS AS WELL AS ANY ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS. ALL AREAS MUST BE MAINTAINED ON SITE AT ALL TIMES.
25. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
26. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
27. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
28. RUBBISH, TRASH, GARBAGE LITTER, OR OTHER SUCH MATERIAL SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OR WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
29. STORM WATER POLLUTION PREVENTION MEASURES AS SHOWN ON THIS PLAN ARE TO BE INITIATED IMMEDIATELY AT THE START OF CONSTRUCTION.
30. THE LIMITATION ON SITE DISTURBANCE IS IN RECOGNITION OF THE NEED TO PREVENT EROSION IN PREFERENCE TO CONTROLLING SEDIMENT. SITE DISTURBANCES SHALL NOT EXCEED 20 ACRES AT ANY ONE TIME UNLESS IT IS TO BALANCE CUT AND FILL, FOR WHICH A MAXIMUM OF 40 ACRES MAY BE DISTURBED AT ANY ONE TIME. THE ADMINISTRATOR HAS CONSIDERABLE FLEXIBILITY TO VARY THE MAXIMUM AREA OF DISTURBANCE BASED ON SITE OR PROJECT SPECIFIC CONDITIONS, OR IN RECOGNITION OF A PARTICULARLY EFFECTIVE PLAN WITH AGGRESSIVE AND EFFECTIVE IMPLEMENTATION. THE AMOUNT OF AREA OPEN TO EROSION AT ANY ONE TIME POSSES A RISK FOR DELIVERY OF SEDIMENT DOWNSTREAM AND THE RISK NEEDS TO BE MINIMIZED CONSISTENT WITH THE REQUIREMENTS OF GETTING THE PROJECT COMPLETED.
31. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

SOIL STABILIZATION NOTES

1. TOPSOIL AND VEGETATIVE COVER - STRIP TOPSOIL AND REMOVE EXISTING VEGETATION. STOCKPILE ON SITE (FOR REUSE) AT LOCATION DESIGNATED.
2. PERMANENT SEEDING - IMMEDIATELY FOLLOWING FINISH GRADING AND TOPSOIL PLACEMENT INSTALL SEEDING OR SOD IN AREAS AS NOTED ON PLANS.
3. PAVED AREAS - INSTALL THE AGGREGATE BASE AS SOON AS THE CONSTRUCTION SEQUENCE TO PROVIDE REQUIRED STABILIZATION.
4. SLOPE PROTECTION - PROTECT SEEDING ON STEEP SLOPES WITH MULCH, EXCELSIOR BLANKET, OR EQUAL. EROSION BLANKET SHALL BE REQUIRED ON ALL SLOPES GREATER THAN 4(H):1(V).
5. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS TO REMAIN MORE THAN 3 DAYS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
6. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
7. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION, AND POLLUTANT DISCHARGE.

SEDIMENT CONTROL NOTES

1. ADJACENT PROPERTY - PROTECT ADJACENT PROPERTY FROM SEDIMENT DEPOSITION BY PRESERVING A VEGETATED BUFFER STRIP OR BY SEDIMENT BARRIERS OR FILTERS AT THE LOWER PERIMETER OF THE LOT.
2. SEDIMENTATION CONTROL SHALL BE PROVIDED IN ALL AREAS AROUND THE STOCKPILE AREAS.
3. STORM SEWER INLET PROTECTION - "FLEX STORM" OR APPROVED EQUAL INLET BASKETS SHALL BE PLACED IN ALL INLETS AND SILT FENCE SHALL BE INSTALLED AROUND EACH INLET.
4. PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO STATE, COUNTY, OR TOWNSHIP HIGHWAYS OR LOCAL STREETS. IF NECESSARY, STATE COUNTY OR TOWNSHIP HIGHWAYS OR LOCAL STREETS SHALL BE CLEANED DAILY AT THE END OF EACH WORK DAY OR AS REQUIRED TO KEEP MUD AND OR OTHER DEBRIS OFF ANY HIGHWAY OR STREET.
a. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE CONSTRUCTION ENTRANCE/STAGING AREAS PROVIDED.
5. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE CHECKED WEEKLY AND AFTER EACH RAIN. CLEAN AND RESTORE AS REQUIRED.
6. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. REMOVAL OF CONTROL MEASURES- DISPOSE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITH 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST EDITION.
11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
12. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE SOIL CONSERVATION DISTRICT.
13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING SOIL AND WATER CONSERVATION DISTRICT.
14. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
15. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
16. THE PRIMARY PURPOSE OF ALL SOIL EROSION AND SEDIMENT CONTROL BMP'S (BEST MANAGEMENT PRACTICES) IS TO PREVENT SEDIMENT FROM LEAVING THE SITE. ALL STORMWATER DISCHARGE LOCATIONS WITH A DIRECT CONNECTION TO THE SITE SHOULD BE MONITORED CLOSELY FOR EVIDENCE OF SEDIMENT. THE VILLAGE MAY REQUEST THAT ADDITIONAL BMP'S BE INSTALLED IN THE EVENT OF OFF-SITE SEDIMENT DISCHARGE OR HIGH POTENTIAL FOR DISCHARGE.
17. PRIOR TO FILING FOR NOTICE OF TERMINATION, THE SITE SHOULD BE PROPERLY STABILIZED. ALL VEGETATED AREAS SHOULD HAVE ESTABLISHED PERENNIAL VEGETATION WITH UNIFORM COVERAGE OF 70% OR GREATER.

SCHEDULE

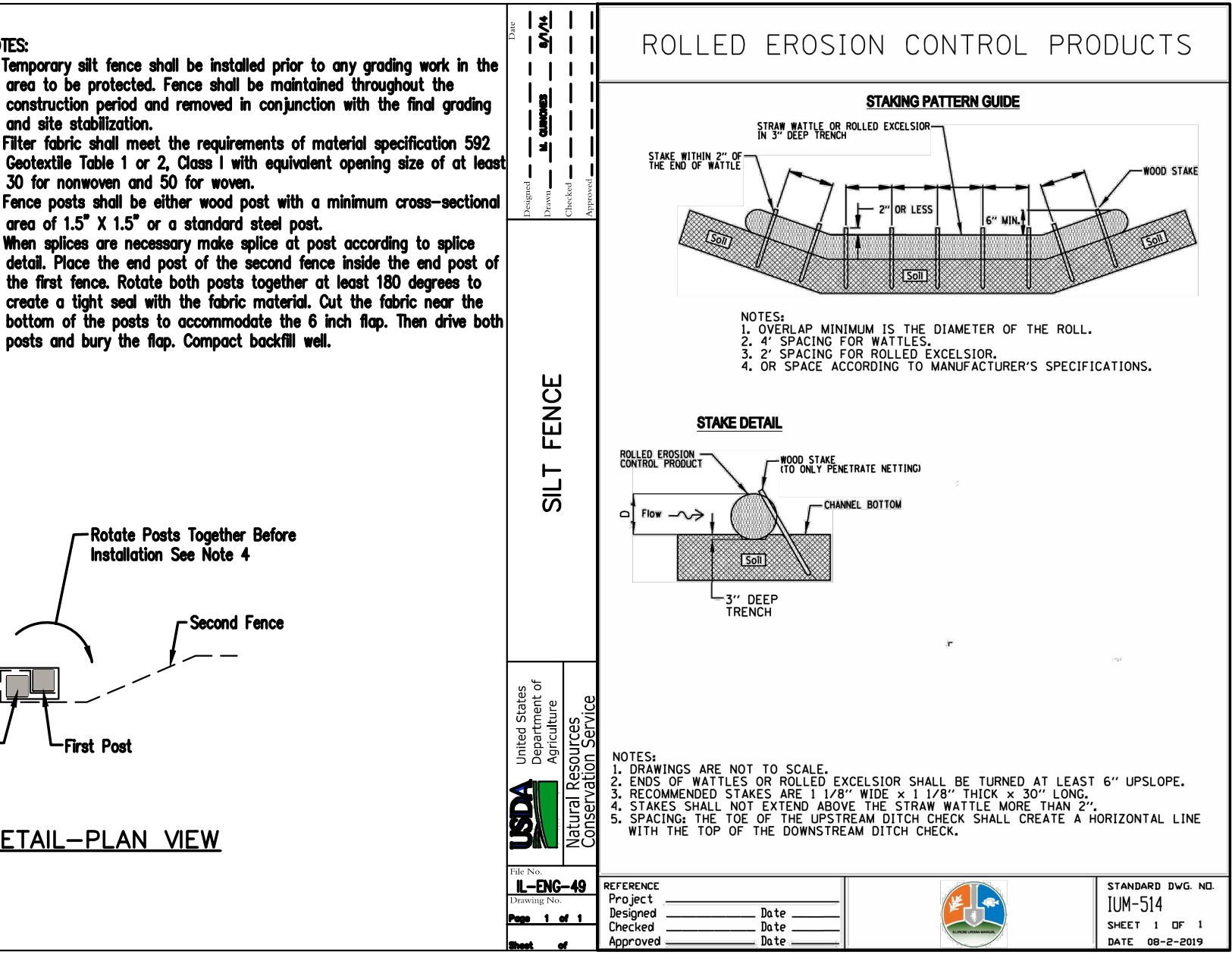
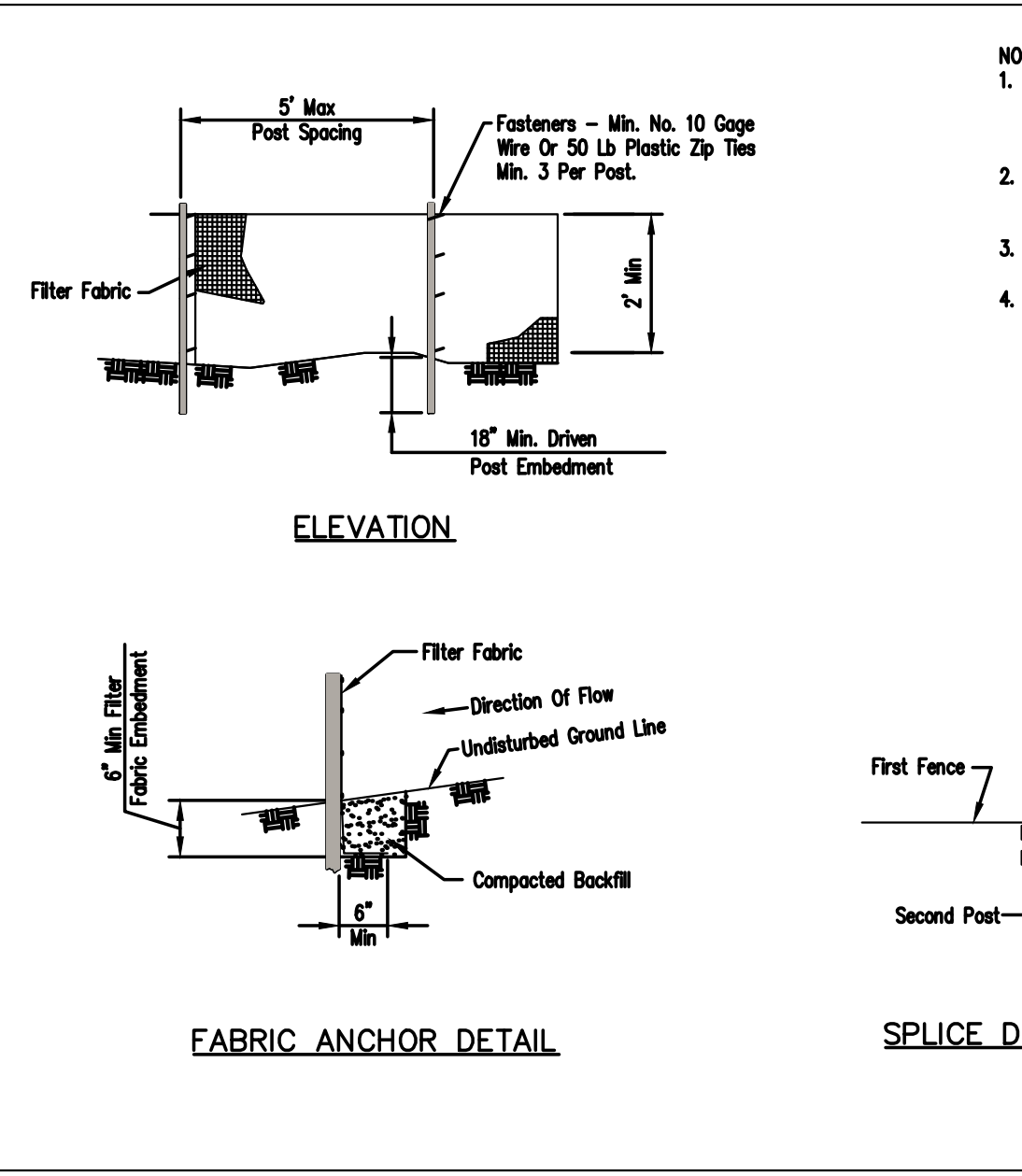
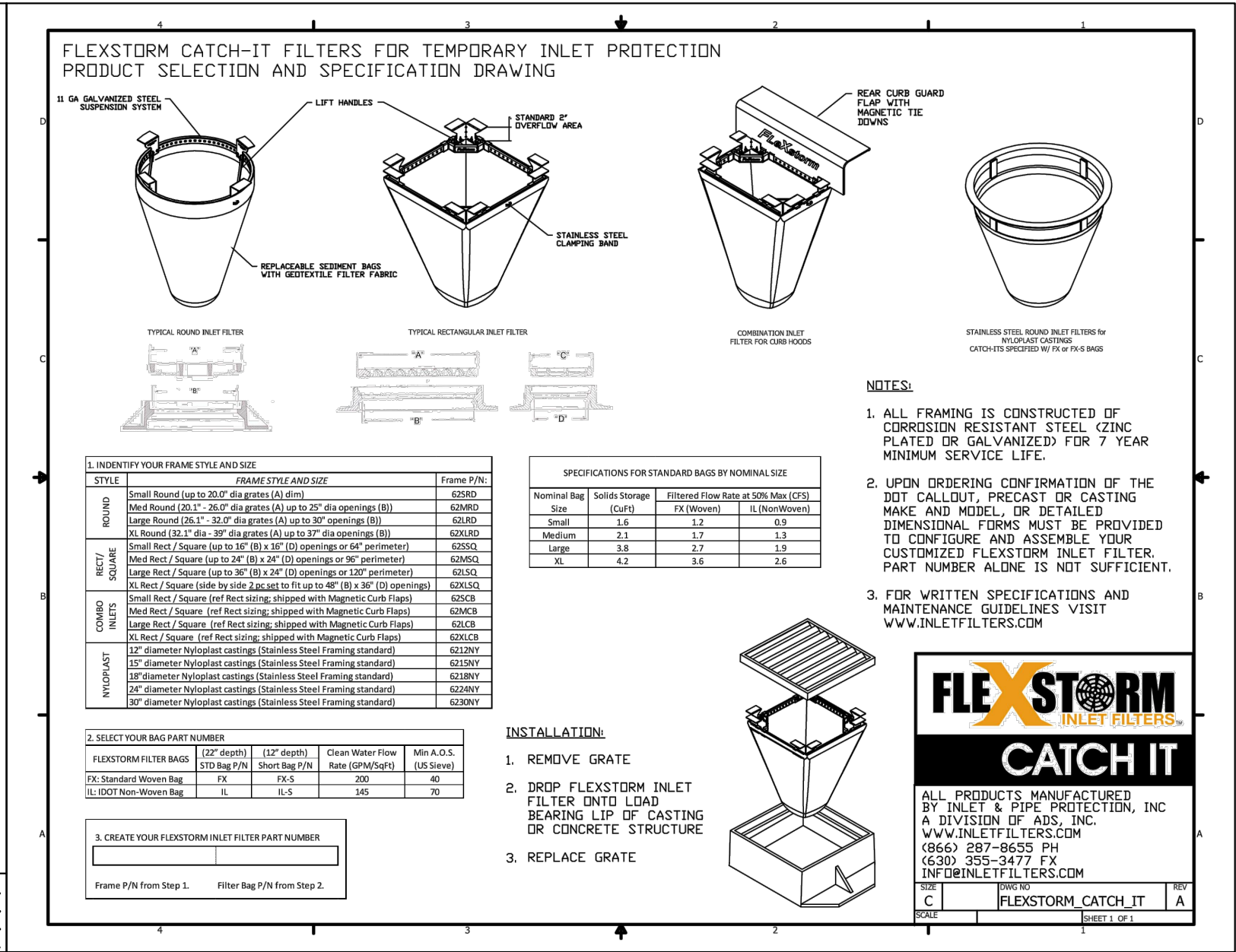
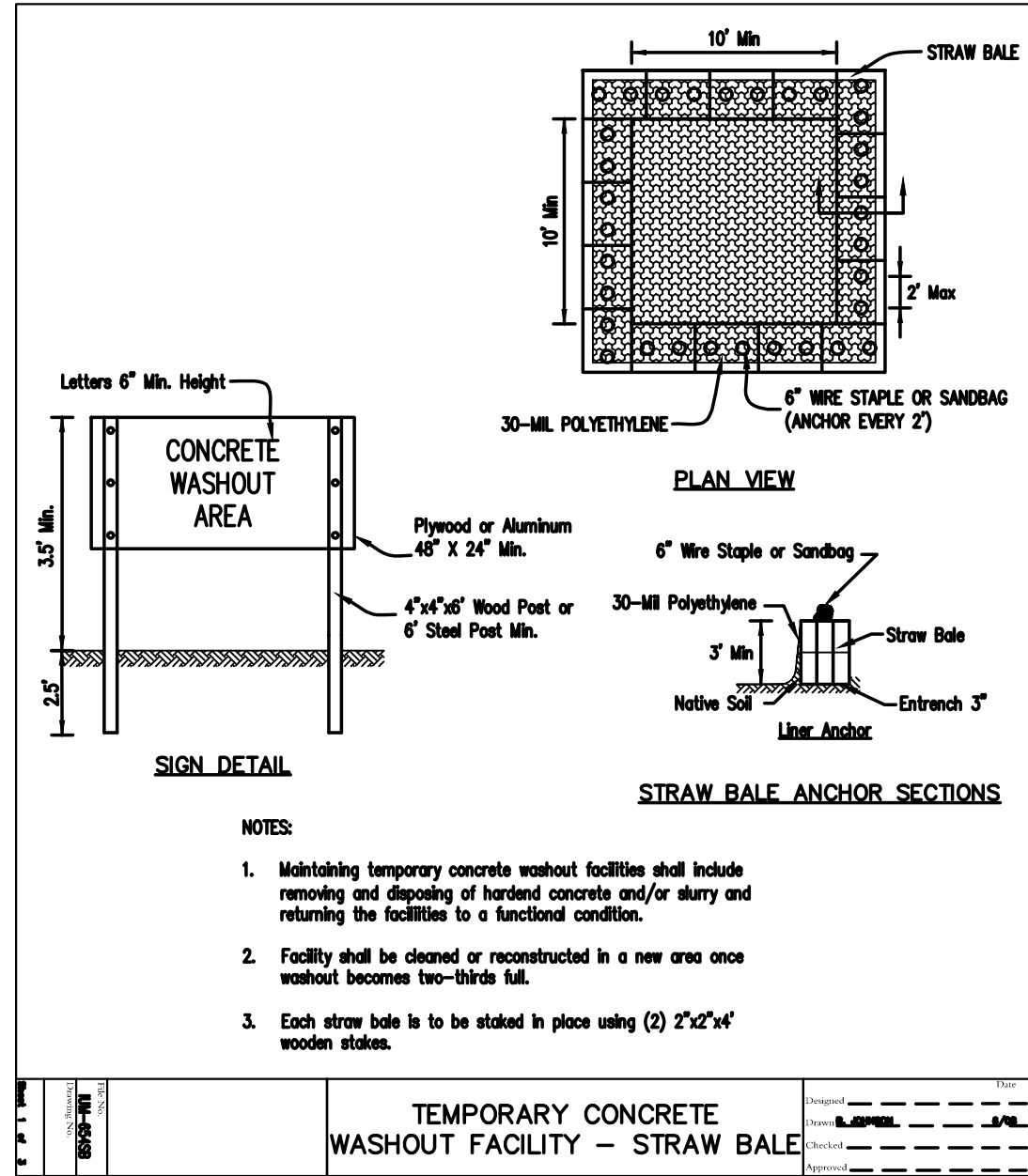
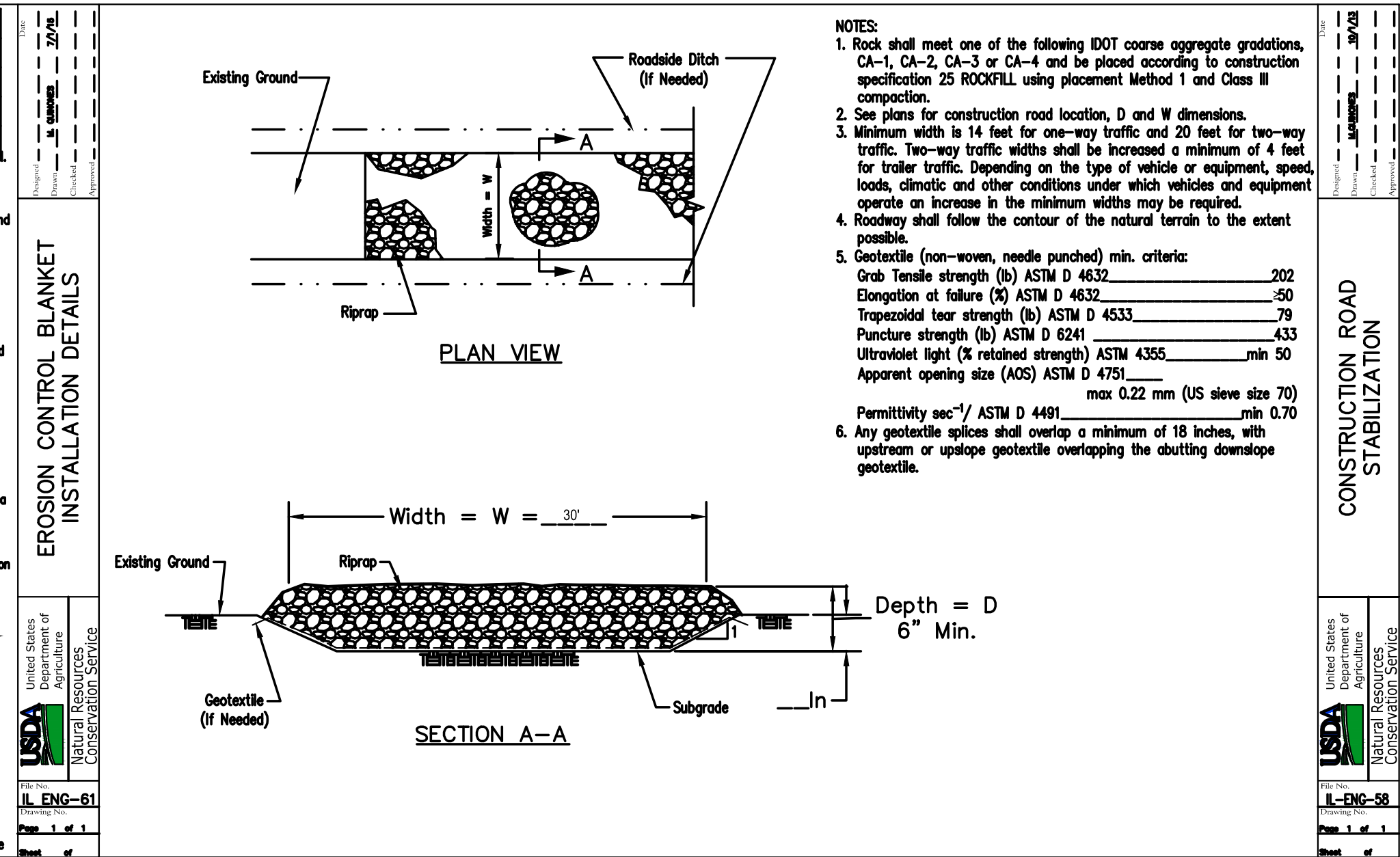
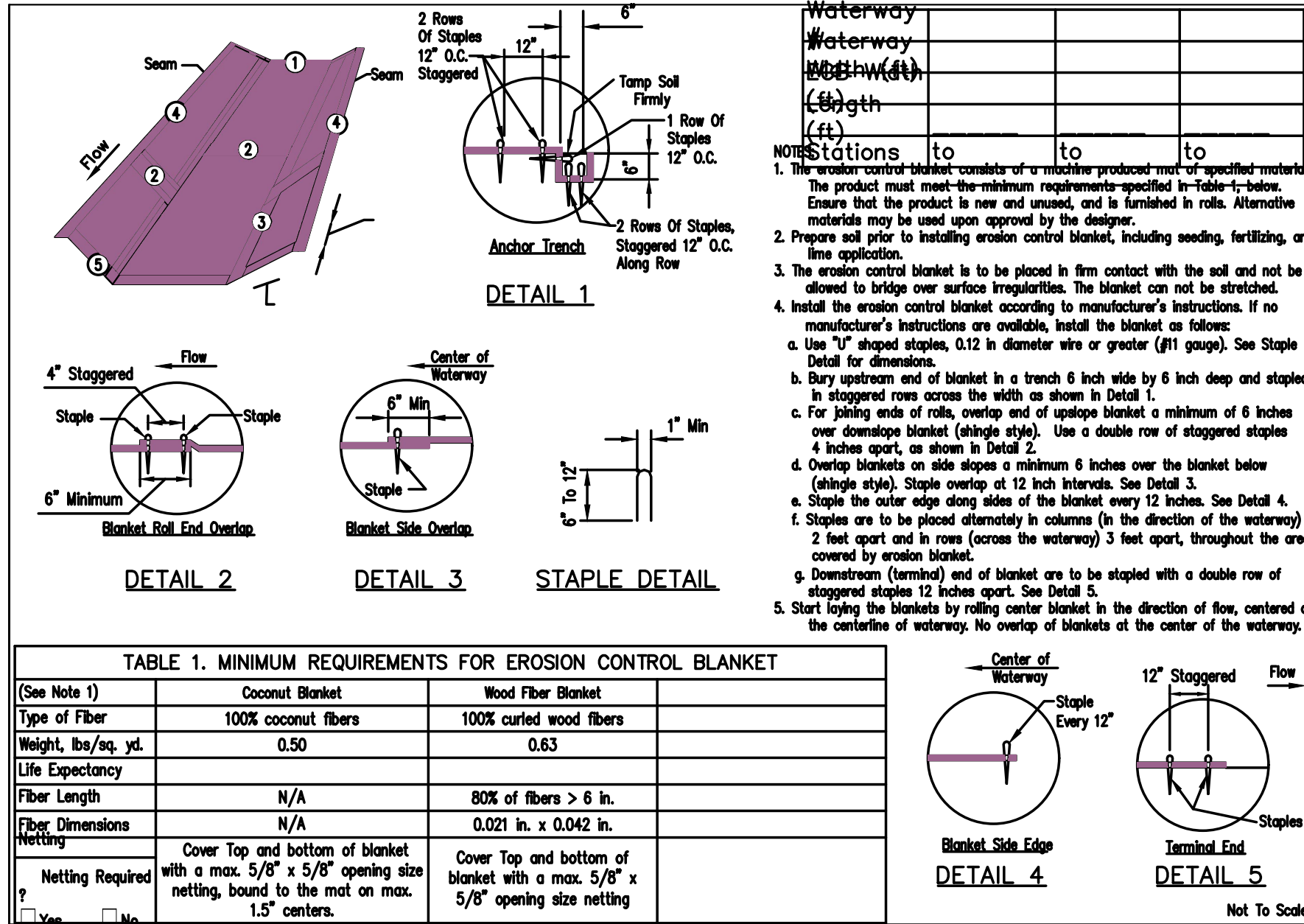
1. (1 WEEK) MOBILIZATION. INSTALL EROSION CONTROL. STRIP ANY VEGETATION
2. (2 WEEKS) TOP SOIL STRIPPING AND MASS GRADING
3. (2 WEEKS) INSTALL REMAINING UNDERGROUND STORM UTILITIES AND INLET PROTECTORS.
4. (2 WEEKS) INSTALL SANITARY, WATER, GAS, ELECTRIC AND TELEPHONE UTILITIES.
5. (1 WEEK) PREPARE AND FINE GRADE SITE.
6. (2 WEEKS) INSTALL CURBS AND STONE BASE FOR PAVING.
7. (2 WEEKS) CONCRETE AND ASPHALT PAVING
8. (2 WEEKS) INSTALL LANDSCAPING AND REMOVE TEMPORARY EROSION CONTROL MEASURES.

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING			A		A'	+	+			A	+	
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F											
A KENTUCKY BLUEGRASS 80 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE												
C SPRING OATS 100 LBS/ACRE												
D WHEAT OR CEREAL RYE 150 LBS/ACRE												
A' NATIVE SEEDING												
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.												
E SOD												
F STRAW MULCH 2 TONS/ACRE.												
* IRRIGATION NEEDED DURING JUNE AND JULY ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.												

SOIL PROTECTION CHART

SWPPP DETAILS

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS



REVISIONS							
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
8	2/28/22	PER VILLAGE COMMENTS					
3	9/15/21	PER VILLAGE COMMENTS					

Craig R. Knoche & Associates • Civil Engineers • Surveyors • Land Planners				DATE: 6/17/21	C2.5
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275				FILE: 20-036 C20	
				JOB NO: 20-036	
				SHEET NO. 1 OF 1	

6.0 PLANT MATERIALS

Table 1: Tall Mesic Prairie with Flowers Mix

Scientific Name	Common Name	Lbs/Ac
Andropogon gerardii	Big Bluestem	1.500
Amorpha canescens	Leadplant	0.125
Aster laevis	Smooth Blue Aster	0.063
Aster novae-angliae	New England Aster	0.063
Baptisia leucantha	White Indigo	0.063
Bouteloua curtipendula	Side Oats	2.000
Carex bicknellii	Bicknell's Sedge	0.062
Cassia fasciculata	Partridge Pea	0.125
Dalea purpureum	Purple Prairie Clover	0.063
Echinacea purpurea	Purple Coneflower	0.281
Elymus canadensis	Canada Wild Rye	1.000
Eryngium yuccifolium	Rattlesnake Master	0.188
Helopsis helianthoides	Early Sunflower	0.125
Lespedeza capitata	Roundhead Bushclover	0.125
Liatris aspera	Button Blazing Star	0.125
Liatris pycnostachya	Prairie Blazingstar	0.188
Monarda fistulosa	Bergamot	0.031
Monarda virginiana	Switch Grass	0.250
Parthenium integrifolium	Wild Quinine	0.063
Penstemon digitalis	Foxglove Beardtongue	0.063
Physostegia virginiana	False Dragonhead	0.063
Potentilla arguta	Prairie Cinquefoil	0.063
Ratibida pinnata	Yellow Coneflower	0.125
Rosa blanda	Early Wild Rose	0.063
Rudbeckia hirta	Black-eyed Susan	0.250
Rudbeckia subtomentosa	Sweet Coneflower	0.031
Schizachyrium scoparium	Little Bluestem	3.000
Silphium integrifolium	Rosinweed	0.188
Silphium laciniatum	Compass Plant	0.188
Solidago nemoralis	Old-field Goldenrod	0.125
Solidago rigida	Stiff Goldenrod	0.063
Sorghastrum nutans	Indian Grass	3.000
Veronica stricta	Hoary Vervain	0.125
Vernonia fasciculata	Common Ironweed	0.188
Veronicastrum virginicum	Culver's Physic	0.006
Total		16.976

Table 2: Wet Mesic Prairie with Flowers Mix

Scientific Name	Common Name	Lbs/Ac
Andropogon gerardii	Big Bluestem	3.000
Asclepias Species	Milkweed	0.063
Aster laevis	Smooth Blue Aster	0.016
Aster novae-angliae	New England Aster	0.031
Calamagrostis canadensis	Blue Joint Grass	0.063
Carex annectens xanthocarpa	Yellow-fruited Sedge	0.063
Carex bettobii	Bettob's Sedge	0.063
Carex normalis	Normal Sedge	0.063
Carex vulpinoidea	Fox Sedge	0.125
Cassia fasciculata	Partridge Pea	0.250
Elymus virginicus	Virginia Wild Rye	2.000
Epilobium coloratum	Cinnamon Willow Herb	0.015
Eupatorium perfoliatum	Boneset	0.015
Hypericum pyramidatum	Great St. John's Wort	0.063
Iris virginica shrevei	Blue Flag Iris	0.125
Liatris pycnostachya	Prairie Gayfeather	0.313
Liatris spicata	Spiked Gayfeather	0.188
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Monarda fistulosa	Bergamot	0.063
Panicum virgatum	Switch Grass	0.750
Parthenium integrifolium	Wild Quinine	0.125
Petalostemum (Dalea) purpureum	Purple Prairie Clover	0.250
Physostegia virginiana	False Dragonhead	0.063
Pycnanthemum virginicum	Common Mt. Mint	0.063
Ratibida pinnata	Yellow Coneflower	0.250
Rudbeckia hirta	Black-eyed Susan	0.250
Schizachyrium scoparium	Little Bluestem	2.000
Scirpus atrovirens	Dark Green Rush	0.500
Silphium laciniatum	Compass Plant	0.188
Silphium perfoliatum	Cup Plant	0.250
Solidago (Oligoneuron) riddellii	Riddell's Goldenrod	0.063
Solidago (Oligoneuron) rigida	Stiff Goldenrod	0.125
Sorghastrum nutans	Indian Grass	2.000
Spartina pectinata	Cord Grass	1.000
Vernonia fasciculata	Common Ironweed	0.031
Veronicastrum virginicum	Culver's Physic	0.063
Zizia aurea	Golden Alexander	0.031
Total		14.578

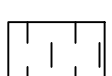
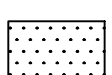
Table 3: Shallow Emergent Plug Mix

Scientific Name	Common Name	Plugs/Ac
Acorus americanus	Sweetflag	750
Carex comosa	Bristly Sedge	250
Carex lacustris	Lake Sedge	250
Carex vulpinoidea	Fox Sedge	500
Iris virginica	Blue Flag Iris	250
Juncus effusus	Soft Rush	250
Scirpus atrovirens	Dark Green Rush	500
Scirpus acutus	Hardstem Bulrush	500
Scirpus cyperinus	Wool Grass	250
Scirpus fluviatilis	River Bulrush	250
Scirpus pungens	Chairmaker's Rush	250
Scirpus validus creber	Softstem Bulrush	500
Sparganium eurycarpum	Burr Reed	500
Total		5000

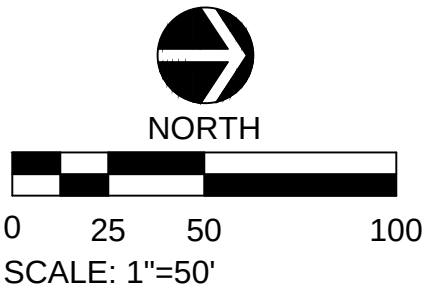
Table 4. Temporary Matrix Seed Mixture to be planted with Tables 1 & 2 Above

Scientific Name	Common Name	Lbs per acre
Avena sativa	Seed Oats	32.0
Elymus canadensis	Canada Wild Rye	2.00
Elymus virginicus	Virginia Wild Rye	2.00
Lolium multiflorum	Italian Rye Grass	4.00
Total		40.0

LEGEND:

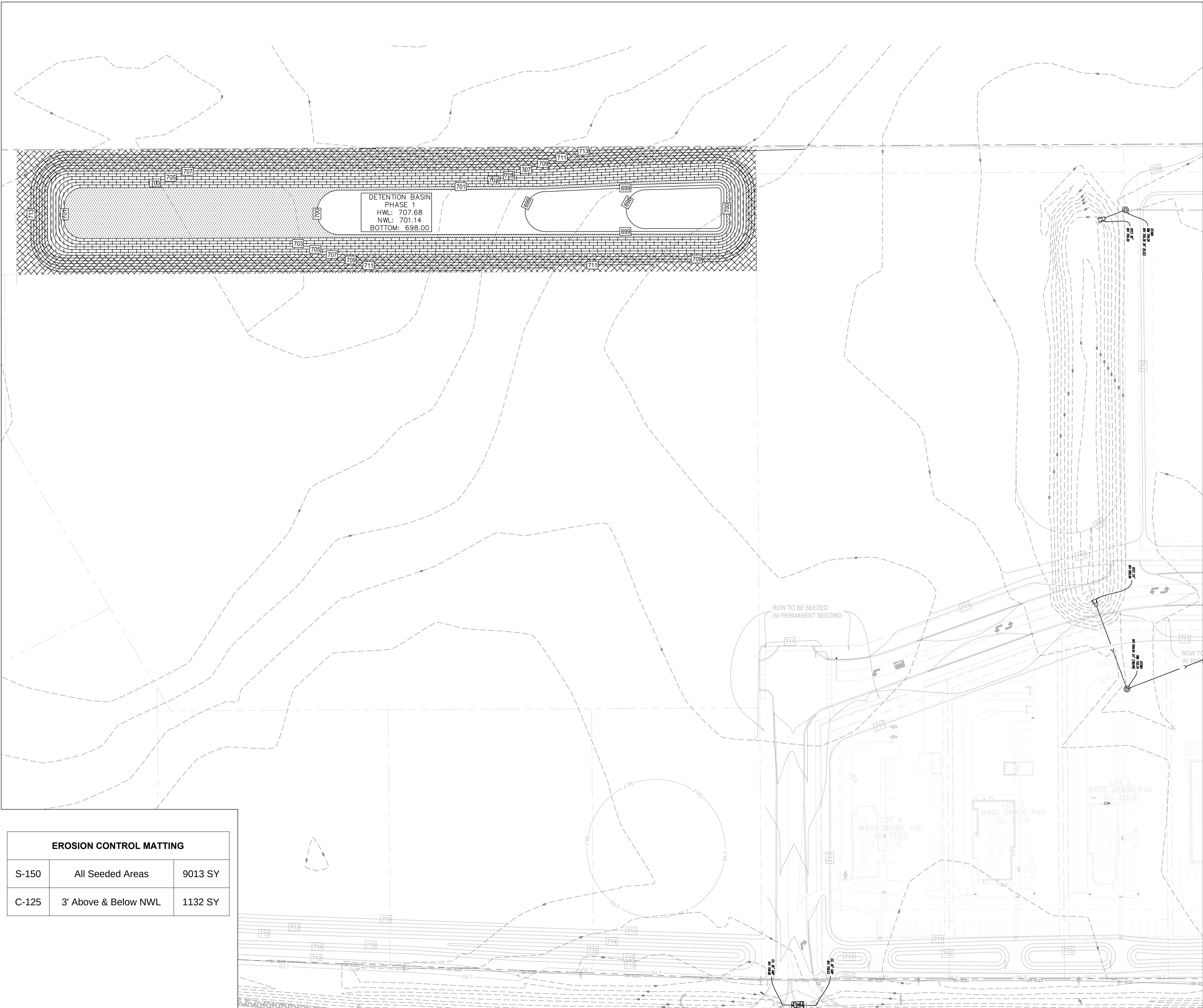
-  Tall Mesic Prairie with Flowers Seed Mix
(0.98 Acres Total)*
-  Wet Mesic Prairie with Flowers Seed Mix
(0.74 Acres Total)*
-  EMERGENT PLUGS
(0.41 Acres Total)*

*Acreages corrected for slope as appropriate



EROSION CONTROL MATTING

S-150	All Seeded Areas	9013 SY
C-125	3' Above & Below NWL	1132 SY



DRAWN BY	REVISIONS	DATE
SM	Revisions Per Village Comments	11/09/21

Grading Base Plan Provided by:



2585 Wagner Court, DeKalb, IL 60115
(O) 815.748.4500 (F) 815.748.4255
www.encapinc.net

Native Landscape Plan
Prairie Grove
Commons Unit 2
SDP Sugar Grove, LLC
Sugar Grove, Illinois 60554

DATE: 03/29/2021
SCALE: 1"=50'
DRAWN BY: SM
REVIEWED BY: SR
ENCAP, Inc. #20-1204N
USACE # LRC-2016-00054
Munic. Project # 21-002

NATIVE PLANTING SPECIFICATIONS

PRAIRIE GROVE COMMONS UNIT 2 - PHASE 1 STORMWATER DETENTION BASIN

Prepared by ENCAP, Inc. dated March 29, 2021

1.0 PURPOSE

The purpose of this plan is to create a naturalized stormwater detention basin within the project area. The stormwater detention basin is designed to capture, slow down, and release overland stormwater runoff from surrounding commercial properties, streets, and impervious surfaces. The basin will be planted with native, deep-rooted vegetation that will aid these functions.

Expected potential benefits for this plan include: improved water quality locally and throughout the watershed, increased groundwater filtration and infiltration, improved soil stabilization, reduction in sedimentation loads on surrounding water resources, improved wildlife habitat, and improved aesthetics.

2.0 CONTRACTOR QUALIFICATIONS

- The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in here restoration, installation, and management of said areas. They must have a minimum of five years experience conducting ecological restoration and management projects.
- There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

3.0 QUALITY AND CONDITION

- Native seed shall be obtained from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Plant origins outside of the Ecoregion shall be approved by the Wetland Consultant and/or Owner.
- Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.
- Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.
- Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.
- All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.
- Mycorrhizal inoculants shall be pelletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in palletized form.
- Under no circumstances shall Wheat (*Triticum aestivum*), Cereal Rye (*Secale cereale*), Perennial Rye (*Lolium perenne*), or Barley (*Hordeum vulgare*) be used as a temporary cover crop.

4.0 HANDLING

- Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
- All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.
- Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

5.0 SITE PREPARATION - Stormwater Detention Basin

- The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
- Unless the Wetland Consultant agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Wetland Consultant.
- Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.
- If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.
- If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation preferably before a rain.

6.0 PLANT MATERIALS

Table 1: Tall Mesic Prairie with Flowers Mix

Scientific Name	Common Name	Lbs/Ac
Andropogon gerardii	Big Bluestem	1.500
Amorpha canescens	Leadplant	0.125
Aster laevis	Smooth Blue Aster	0.063
Aster novae-angliae	New England Aster	0.063
Baptisia leucantha	White Indigo	0.063
Bouteloua curtipendula	Side Oats	2.000
Carex bicknellii	Bicknell's Sedge	0.062
Cassia fasciculata	Partridge Pea	0.125
Dalea purpureum	Purple Prairie Clover	0.063
Echinacea purpurea	Purple Coneflower	0.281
Elymus canadensis	Canada Wild Rye	1.000
Eryngium yuccifolium	Rattlesnake Master	0.188
Helopsis helianthoides	Early Sunflower	0.125
Lespedeza capitata	Roundhead Bushclover	0.125
Button Blazing Star		0.125
Liatris pycnostachya	Prairie Blazingstar	0.188
Monarda fistulosa	Bergamot	0.031
Panicum virgatum	Switch Grass	0.250
Parthenium integrifolium	Wild Quinine	0.063
Penstemon digitalis	Foxglove Beardtongue	0.063
Physostegia virginiana	False Dragonhead	0.063
Potentilla arguta	Pink cinquefoil	0.063
Ratibida pinnata	Yellow Coneflower	0.125
Rosa blanda	Early Wild Rose	0.063
Rudbeckia hirta	Black-eyed Susan	0.250
Rudbeckia subtomentosa	Sweet Coneflower	0.031
Schizachyrium scoparius	Little Bluestem	3.000
Silphium integrifolium	Rosinweed	0.188
Silphium laciniatum	Compass Plant	0.188
Solidago nemoralis	Old-field Goldenrod	0.125
Solidago rigida	Stiff Goldenrod	0.063
Sorghastrum nutans	Indian Grass	3.000
Verbena stricta	Hoary Vervain	0.125
Vernonia fasciculata	Common Ironweed	0.188
Veronicastrum virginicum	Culver's Physic	0.006
		Total 16.976

Table 2: Wet Mesic Prairie with Flower Mix

Scientific Name	Common Name	Lbs/Ac
Andropogon gerardii	Big Bluestem	3.000
Asclepias Species	Milkweed	0.063
Aster laevis	Smooth Blue Aster	0.016
Aster novae-angliae	New England Aster	0.031
Calamagrostis canadensis	Blue Joint Grass	0.063
Carex annectens xanthocarpa	Yellow-fruited Sedge	0.063
Carex bebbii	Bebb's Sedge	0.063
Carex normalis	Normal Sedge	0.063
Carex vulpinoidea	Fox Sedge	0.125
Cassia fasciculata	Partridge Pea	0.250
Elymus virginicus	Virginie Wild Rye	2.000
Epilobium coloratum	Cinnamon Willow Herb	0.015
Eupatorium perfoliatum	Boneset	0.015
Hypericum pyramidatum	Great St. John's Wort	0.063
Iris virginica shrevei	Blue Flag Iris	0.125
Liatris pycnostachya	Prairie Gayfeather	0.313
Liatris spicata	Spiked Gayfeather	0.188
Lobelia spiliotica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Monarda fistulosa	Bergamot	0.063
Panicum virgatum	Switch Grass	0.750
Parthenium integrifolium	Wild Quinine	0.125
Petalostemum (Dalea) purpureum	Purple Prairie Clover	0.250
Physostegia virginiana	False Dragonhead	0.063
Pycnanthemum virginicum	Common Mt. Mint	0.063
Ratibida pinnata	Yellow Coneflower	0.250
Rudbeckia hirta	Black-eyed Susan	0.250
Schizachyrium scoparium	Little Bluestem	2.000
Scirpus atrovirens	Dark Green Rush	0.500
Silphium laciniatum	Compass Plant	0.188
Silphium perfoliatum	Cup Plant	0.250
Solidago (Oligoneuron) riddellii	Riddell's Goldenrod	0.063
Solidago (Oligoneuron) rigida	Stiff Goldenrod	0.125
Sorghastrum nutans	Indian Grass	2.000
Spartina pectinata	Cord Grass	1.000
Vernonia fasciculata	Common Ironweed	0.031
Veronicastrum virginicum	Culver's Physic	0.063
Zizia aurea	Golden Alexander	0.031
		Total 14.578

Table 3: Shallow Emergent Plug Mix

Scientific Name	Common Name	Plugs/Ac
Acorus americanus	Sweetflag	750
Carex comosa	Bristly Sedge	250
Carex lacustris	Lake Sedge	250
Carex vulpinoidea	Fox Sedge	500
Iris virginica	Blue Flag Iris	250
Juncus effusus	Soft Rush	250
Scirpus atrovirens	Dark Green Rush	500
Scirpus acutus	Hardstem Bulrush	500
Scirpus cyperinus	Wool Grass	250
Scirpus fluviatilis	River Bulrush	250
Scirpus pungens	Chairmaker's Rush	250
Scirpus validus creber	Softstem Bulrush	500
Sparganium eurycarpum	Burr Reed	500
		Total 5000

Table 4: Temporary Matrix Seed Mixture to be Planted with Tables 1 & 2 Above

Scientific Name	Common Name	lbs per acre
Avena sativa	Seed Oats	32.0
Elymus canadensis	Canada Wild Rye	2.00
Elymus virginicus	Virginia Wild Rye	2.00
Lolium multiflorum	Italian Rye Grass	4.00
		Total 40.0

7.0 SEED INSTALLATION

- Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and lightly raking in the seed. **Hand broadcast seed shall be spread at twice the specified rate.** Other methods of seed installation may be used with prior approval from the Wetland Consultant.

2. Seasonal Considerations:

November 1 through February 28: Seed must be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

March 1 through June 29: Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Cover crop generally germinates within 2-3 weeks of seeding operation. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

June 30 through September 15: Installation of native seed should be suspended unless irrigation can be provided or unseasonably cool conditions persist. Also, any annual forbs planted with the mix during this time period may germinate but not have sufficient time to flower before fall senescence. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

September 15 through October 31: Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

- Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

- Equipment shall be operated in a manner to ensure complete, uniform coverage of the entire area to be seeded and to avoid damage to existing woody plants. Any area inadequately covered, as solely determined by the Wetland Consultant, shall be retreated at no additional cost to the Owner.

- Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

- To achieve best results, seed boxes should be kept more than one-quarter full at all times and ground speed should be no more than 2 to 3 mph.

- Seeding operations must occur when soil moisture is appropriate for seeding operation.

- Native plant seed shall not receive fertilizer.

- Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.

- After seeding operation is completed, install erosion control blanket per manufacturer's specifications as necessary.

8.0 PLUGGING IMPLEMENTATION

- Plugs shall be installed in the spring or other date guaranteed by the Native Landscape Contractor.

- Plugs shall be planted in a hole dug with a trowel, spade, planting bar, or suitable instrument such that the hole is of a minimum diameter and depth to accommodate the plug, with its roots, without damage.

- The soil excavated from the planting hole should be used to backfill around the plant and lightly packed to secure the roots in the soil.

- If planting is delayed more than six hours after delivery, store plugs in the shade, protect from the weather and mechanical damage, and keep them moist and cool. All plugs should be planted within 24 hours of delivery.

- Plugs shall be obtained from a reputable nursery or grown from seed. Plugs shall not be collected from wild populations of plants.

- Plugs shall be installed in areas approximately 8 feet by 12 feet in size. Waterfowl exclusion shall be constructed around plug areas in a manner to protect new plantings from depredation. Fencing shall be constructed of 1" wire mesh or comparable material two feet in width. Posts shall be metal T-post or 2"x 2" wood stakes. Posts shall be 4 to 6 feet in length dependant on soil structure within the emergent planting area. String shall be strung across the tops of the exclusion structures to prevent aerial entry by waterfowl.

9.0 EROSION CONTROL

- The Native Landscape Contractor shall be fully responsible for implementing erosion control measures within prescribed planting areas.

- All areas are recommended to be covered with erosion control blanket; North American Green S-150 or equivalent will be used at a minimum. Fall-winter plantings and/or 3:1 slopes require North American Green S150 or equivalent. 3 feet above and below (i.e. half of the blanket width) the normal water line (NWL) of the stormwater detention basin will be stabilized with North American Green C125 or equivalent. Erosion control blanket shall be installed within 24 hours after an area is seeded. See manufacturer's specifications for erosion control blanket composition.

10.0 CLEAN-UP AND PROTECTION

- During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

- Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the Wetland Consultant.

11.0 INSPECTIONS AND ACCEPTANCE

- Owner reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.

- Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source after purchase.

- Native Landscape Contractor is to notify Owner within five days after completing initial and/or supplemental plantings in each area.

MANAGEMENT AND MONITORING PLAN

PRAIRIE GROVE COMMONS UNIT 2 - STORMWATER DETENTION BASIN

Prepared by ENCAP, Inc. dated March 29, 2021

1.0 MONITORING METHODOLOGY

The planted areas will be monitored annually for a three-year period to ensure successful establishment of the plantings. The primary objective of the monitoring program is to track the success of the planted species over the 3-year period of regularly scheduled monitoring sessions. The monitoring documents changes in plant community composition and reveals the need for management changes to improve floristic quality. Specific goals of the monitoring are to determine the vegetative species present, the percent cover by vegetation, and identify hydrology and erosion problems.

Monitoring within the planted areas shall be conducted annually utilizing a meander survey methodology. The monitoring shall identify:

- the dominant vegetative species within each planting zone,
- the approximate percent vegetative coverage by native and non-native species within each designed planting zone, and
- water level or drainage problems,

Observations shall be made during the monitoring to identify specific management strategies necessary to reach design goals. Site conditions shall be photo documented during monitoring sessions.

2.0 PERFORMANCE CRITERIA

- By the end of the third growing season, all proposed vegetative areas shall achieve eighty-five percent (85%) vegetative cover;
- All proposed native vegetated areas shall achieve a minimum **FQI** of ten (10) within the three (3) year monitoring period; and
- All proposed native vegetated areas shall not be dominated or contain cumulatively more than ten percent (10%) cover by non-native or invasive species.

3.0 REPORTING

An annual vegetation monitoring report will be submitted to the Owner, Village of Sugar Grove, and Kane County by February 15th following the monitoring season each year. This report will be used to determine if the natural areas are meeting performance standards. The report shall include: information on site location; permit numbers; methodology used (including monitoring dates); data results; summary relative to performance criteria; a summary of the annual monitoring observations; a description of the management performed during the year; a list of recommendations for management during the upcoming year; and representative photographs of the natural areas. The naturalized Stormwater Detention Basin shall meet certification requirements, associated performance standards, and will be monitored and maintained for a period of three years or until performance standards have been met to ensure successful establishment.

4.0 MANAGEMENT PLAN

- First Year.** Mow the planted areas to a height of 6-8 inches 2-4 times during the early growing season and as needed to control non-native and invasive species. Mowing (including weed whipping) shall take place prior to or when non-native and invasive species are flowering so as to prevent seed set. Control undesirable plant species, when present in small quantities, by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all aboveground and belowground stems, roots and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and invasive species within the naturalized areas with appropriate herbicide. Management site visits should be conducted at a minimum of 3-4 times annually.

Herbicide should be applied by a trained and licensed applicator. Non-selective herbicides can be used but with utmost caution. Non-selective herbicides are absorbed through the plant tissues and work their way into the root system, effectively killing the plant. The only acceptable non-selective herbicides are glyphosate based such as RoundUp, Rodeo, or Razor. The only acceptable selective herbicides (i.e. targeting broad leaf and woody plants) are 2,4-D (2,4-Dichlorophenoxyacetic acid) based or triclopyr based such as Garlon 4.

- Second Year.** Control of undesirable plant species during the second growing season shall consist primarily of herbicide application. Mowing (including weed whipping) shall be conducted two to four times during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Management site visits should be conducted at a minimum of 3-4 times annually.

- Third Year.** Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or spot herbicide application. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species, i.e. grasses and sedges, is required for successful burning), fire may be introduced to the planted areas as the primary management tool. Trained professionals experienced in the fuel types present shall conduct burning. State and local permits shall be obtained prior to prescribed burning. Prior to a prescribed burn, surrounding property owners as well as local police and fire departments will be notified. A burn plan designating the preferred wind direction and speed, location of firebreaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

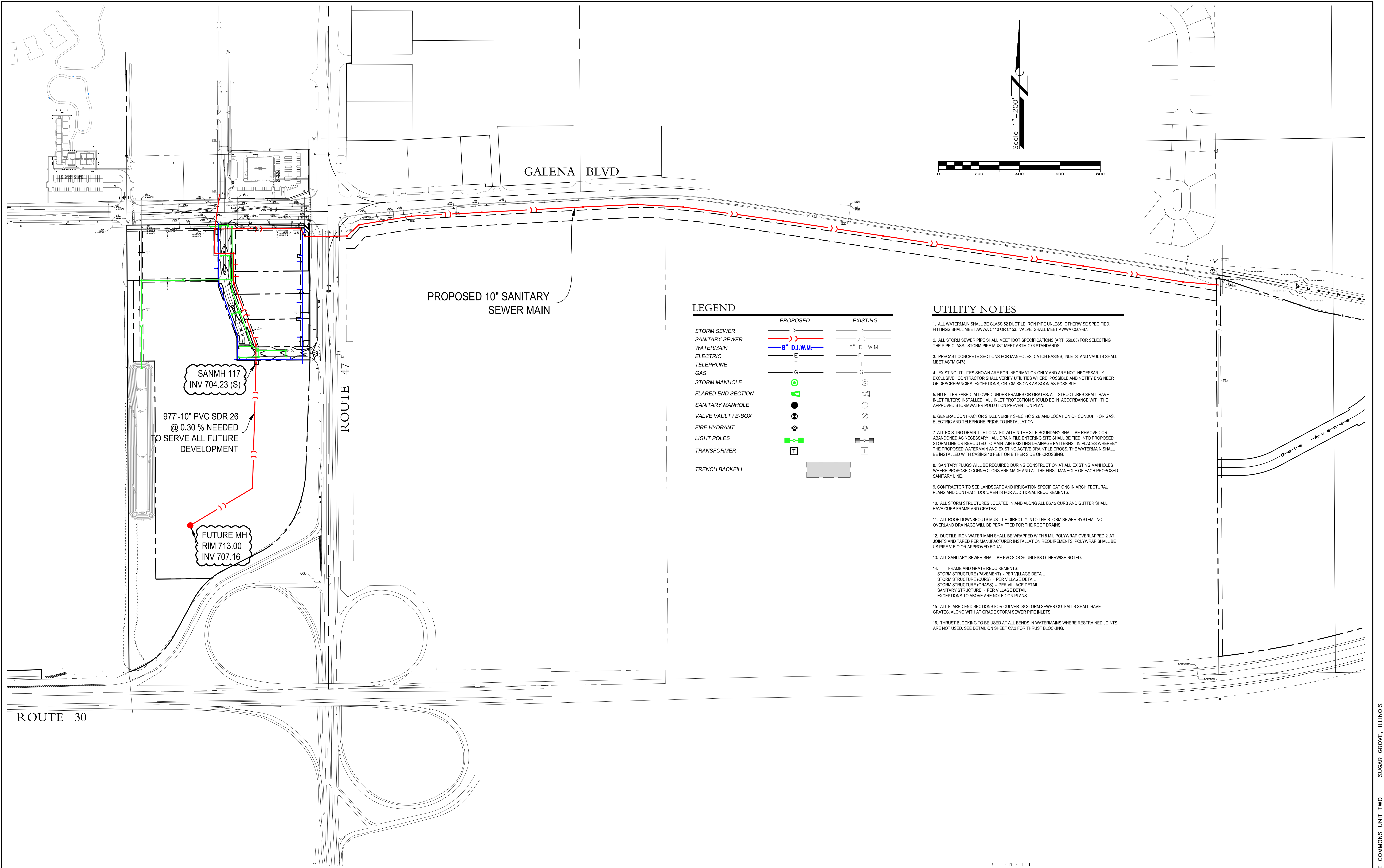
The initial burn shall be dependant on fuel availability that is directly related to the quantity and quality of grasses, sedges, and forbs present within the planting area. The burn season runs from November 1 through April 30 and burns shall be conducted whenever conditions are suitable. Generally, a new prairie/wetland area shall be burned annually for two years after the third growing season and then every other year thereafter, burning approximately 50-75% of the area. Undesirable plant species will be controlled (as necessary) by spot mowing (including weed whipping), hand pulling, and/or spot herbicide application. Continue to performance management site visit 3-4 times annually during the growing season.

- Long Term.** As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through prescribed burning. Mowing to prevent seed set of undesirable species and spot herbicide application are recommended when and where applicable. Management site visits should be conducted at a minimum of 1-2 times annually. Prescribed burning should be conducted every 2-5 years depending on site conditions and fuel availability.



Native Landscape Specifications
PRAIRIE GROVE COMMONS
UNIT 2
SDP Sugar Grove, LLC
Sugar Grove, Illinois 60554

DATE: 03/29/2021
SCALE: No Scale
DRAWN BY: SM
REVIEWED BY: SR
ENCAP, Inc. #20-1204N
USACE # LRC-2016-00054
Munic. Project # 21-002



LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
ELECTRIC		
TELEPHONE		
GAS		
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
LIGHT POLES		
TRANSFORMER		
TRENCH BACKFILL		

UTILITY NOTES

1. ALL WATERMAIN SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET AWWA C110 OR C153. VALVE SHALL MEET AWWA C509-87.
2. ALL STORM SEWER PIPE SHALL MEET IDOT SPECIFICATIONS (ART. 550.03) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C76 STANDARDS.
3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
4. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
5. NO FILTER FABRIC ALLOWED UNDER FRAMES OR GRATES. ALL STRUCTURES SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
6. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
7. ALL EXISTING DRAIN TILE LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE ENTERING SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REROUTED TO MAINTAIN EXISTING DRAINAGE PATTERNS. IN PLACES WHEREBY THE PROPOSED WATERMAIN AND EXISTING ACTIVE DRAIN TILE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CASING 10 FEET ON EITHER SIDE OF CROSSING.
8. SANITARY PLUGS WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTIONS ARE MADE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
9. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. ALL STORM STRUCTURES LOCATED IN AND ALONG ALL 66.12 CURB AND GUTTER SHALL HAVE CURB FRAME AND GRATES.
11. ALL ROOF DOWNSPOUTS MUST BE DIRECTLY INTO THE STORM SEWER SYSTEM. NO OVERLAND DRAINAGE WILL BE PERMITTED FOR THE ROOF DRAINS.
12. DUCTILE IRON WATER MAIN SHALL BE WRAPPED WITH 8 MIL POLYWRAP OVERLAPPED 2' AT JOINTS AND TAPED PER MANUFACTURER INSTALLATION REQUIREMENTS. POLYWRAP SHALL BE US PIPE V-BIO OR APPROVED EQUAL.
13. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED.
14. FRAME AND GRATE REQUIREMENTS:
STORM STRUCTURE (PAVEMENT) - PER VILLAGE DETAIL
STORM STRUCTURE (CURB) - PER VILLAGE DETAIL
STORM STRUCTURE (GRASS) - PER VILLAGE DETAIL
SANITARY STRUCTURE - PER VILLAGE DETAIL
EXCEPTIONS TO ABOVE ARE NOTED ON PLANS.
15. ALL FLARED END SECTIONS FOR CULVERTS/ STORM SEWER OUTFALLS SHALL HAVE GRATES, ALONG WITH AT GRADE STORM SEWER PIPE INLETS.
16. THRUST BLOCKING TO BE USED AT ALL BENDS IN WATERMAINS WHERE RESTRAINED JOINTS ARE NOT USED. SEE DETAIL ON SHEET C7.3 FOR THRUST BLOCKING.

REVISIONS

NO.	DATE	DESCRIPTION
8	2/28/22	PER VILLAGE COMMENTS
3	9/15/21	PER VILLAGE COMMENTS

SANITARY EXTENSION
OVERVIEW

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates *Civil Engineers*
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/24/21
FILE: 20-036 C30
JOB NO: 20-036

C3.1
SHEET NO.

