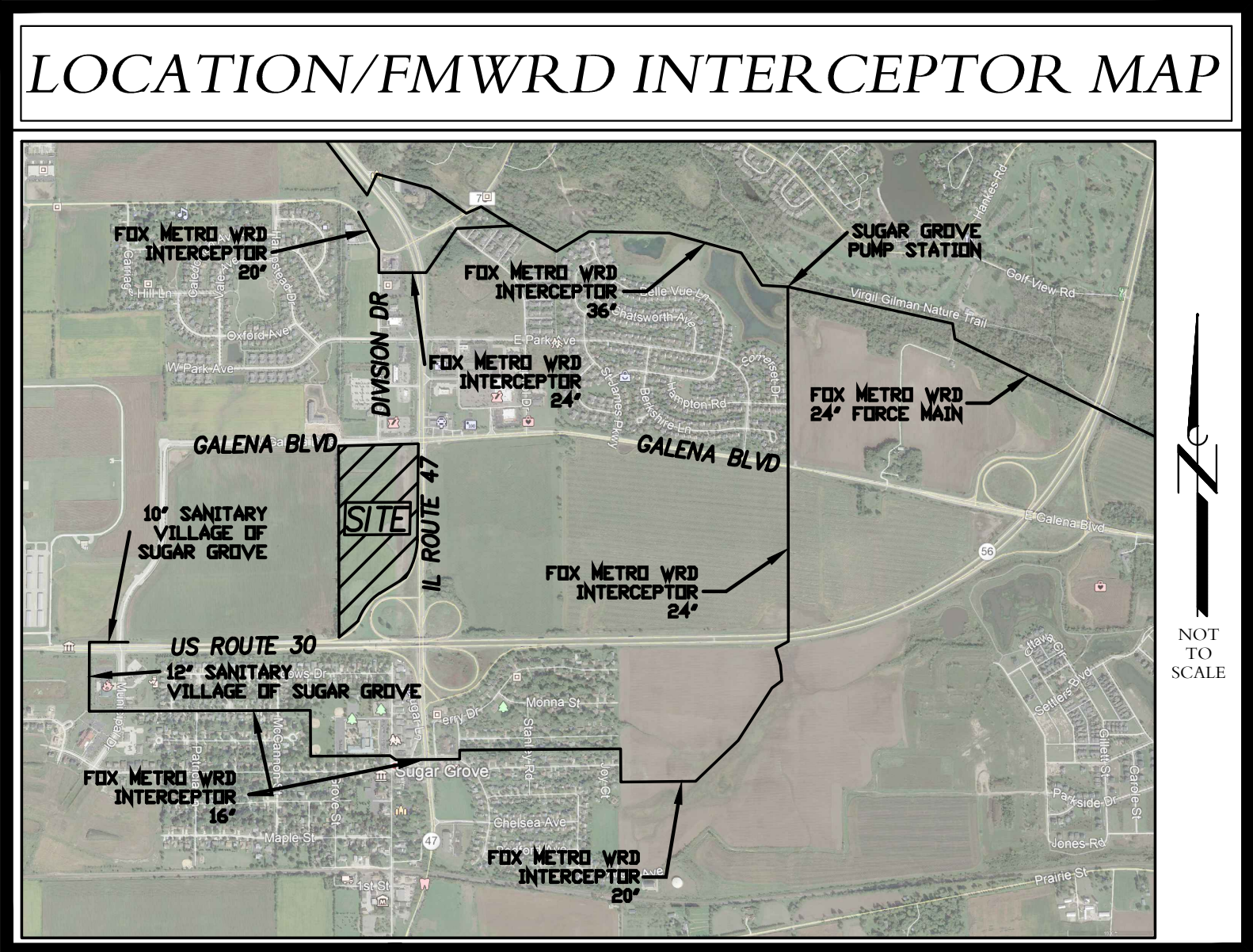


FINAL ENGINEERING

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



DRAWINGS INDEX			
	ON-SITE IMPROVEMENTS	REV	DATE
C0.1	TITLE SHEET & INDEX	3	8/16/22
1 OF 2	PLAT OF SUBDIVISION	0	4/28/22
2 OF 2	PLAT OF SUBDIVISION	0	4/28/22
1 OF 1	GRANT OF EASEMENT	0	3/1/22
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	9	5/2/22
C0.3	EXISTING CONDITIONS & DEMOLITION PLAN	9	5/2/22
C1.1	P.U.D. PLAN	11	9/16/22
C1.2	DEVELOPMENT PLAN PHASE 1	11	9/16/22
C2.1	GRADING PLAN	11	9/16/22
C2.2	GRADING PLAN	11	9/16/22
C2.3	STORMWATER POLLUTION PREVENTION PLAN	11	9/16/22
C2.4	STORMWATER POLLUTION PREVENTION PLAN	11	9/16/22
C2.5	SWPPP DETAILS	8	2/28/22
1 OF 2	NATIVE LANDSCAPE PLAN	1	11/8/21
2 OF 2	NATIVE LANDSCAPE SPECIFICATIONS	1	11/8/21
C3.1	SANITARY EXTENSION OVERVIEW	8	8/18/22
C3.2	UTILITY PLAN	11	9/16/22
C3.3	SANITARY PLAN & PROFILE	8	8/18/22
C3.4	SANITARY PLAN & PROFILE	8	8/18/22
C3.5	SANITARY PLAN & PROFILE	3	8/18/22
C3.6	SANITARY PLAN & PROFILE	3	8/18/22
C3.7	SANITARY PLAN & PROFILE	7	8/18/22
C3.8	SANITARY PLAN & PROFILE	7	8/18/22
C3.9	SANITARY PLAN & PROFILE	7	8/18/22
C3.10	SANITARY PLAN & PROFILE	7	8/18/22
L-0.0	LANDSCAPE PLAN	5	5/1/22
L-1.0	LANDSCAPE PLAN	5	5/1/22
L-2.0	LANDSCAPE PLAN	5	5/1/22
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	9	5/2/22
C7.4	UTILITY DETAILS	9	5/2/22
C7.5	UTILITY DETAILS	0	5/2/22
	LATEST REVISION	11	9/16/22

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.

WARNING CALL

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

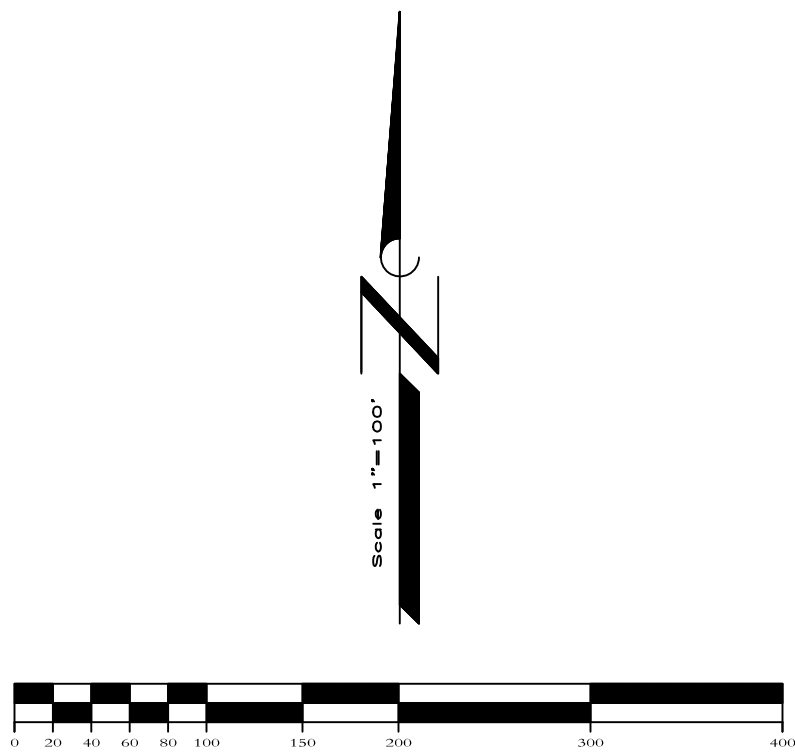
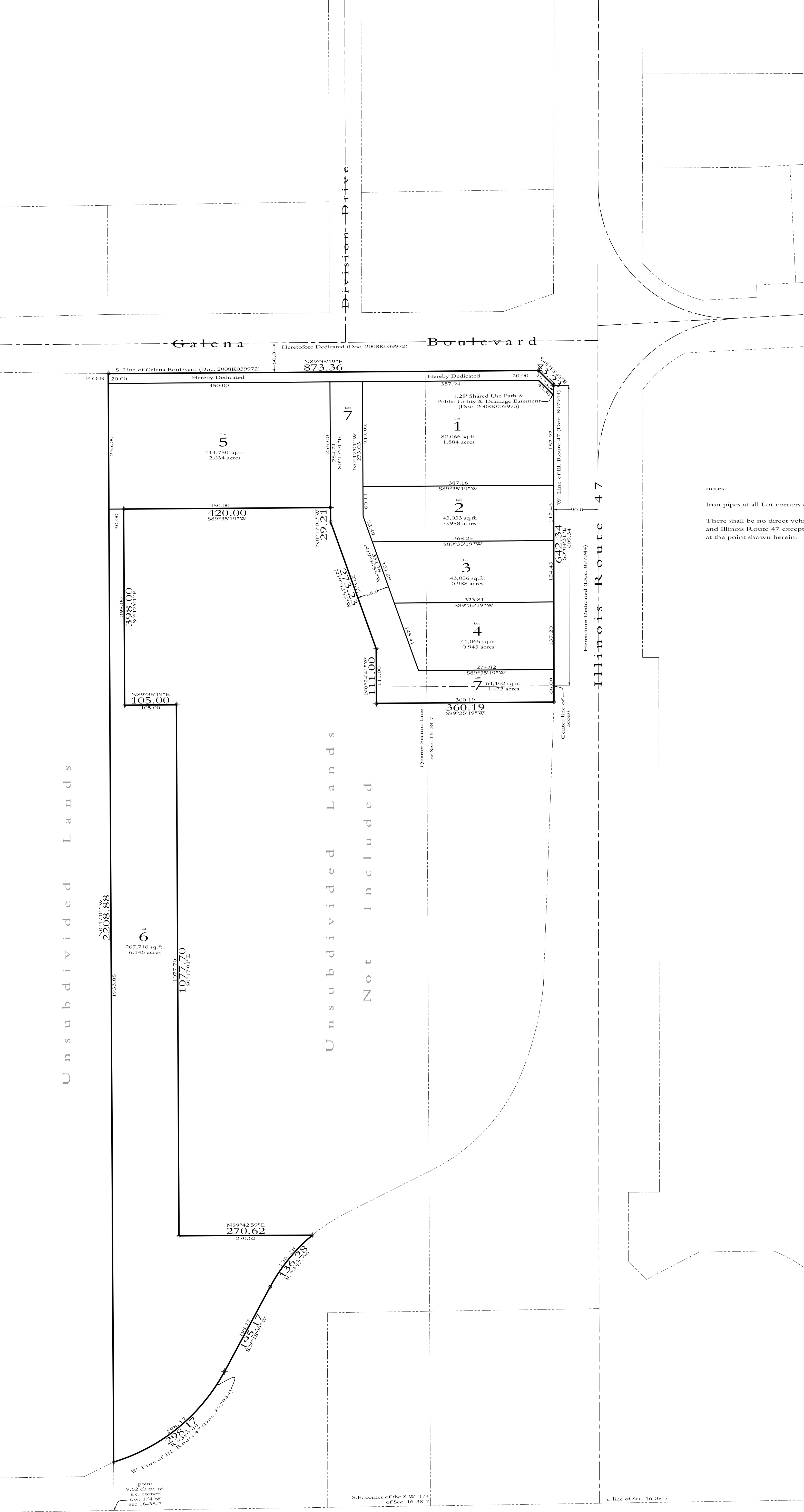
BEFORE YOU DIG

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.

Operates 24 hours a day 365 days a year

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS





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, \_\_\_\_\_ Village Treasurer of the Village of Sugar Grove, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in this plat. I further certify that I have collected all fees required by Village ordinances, annexation agreements, recapture agreements or other agreements pertaining to the land included in this plat.

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 Planning Commission of the Village of Sugar Grove, Illinois 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.

Approved and accepted by the President and Board of Trustees of Village of Sugar Grove, Illinois by Ordinance No. \_\_\_\_\_ at a meeting held \_\_\_\_\_.

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 and accepted by the President and Board of Trustees of the Village of Sugar Grove, Illinois 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 areas 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 signage, 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 or bicycle trail ("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 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 of 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 other than signage 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, 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 other than signage 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 hereby 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.

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

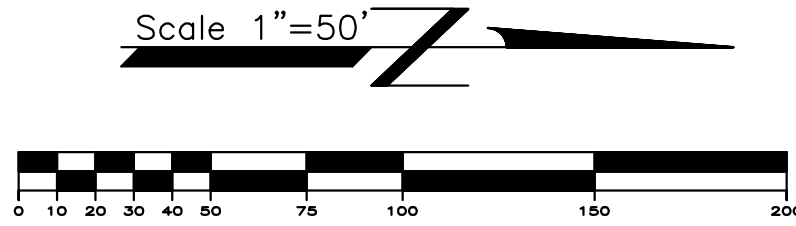
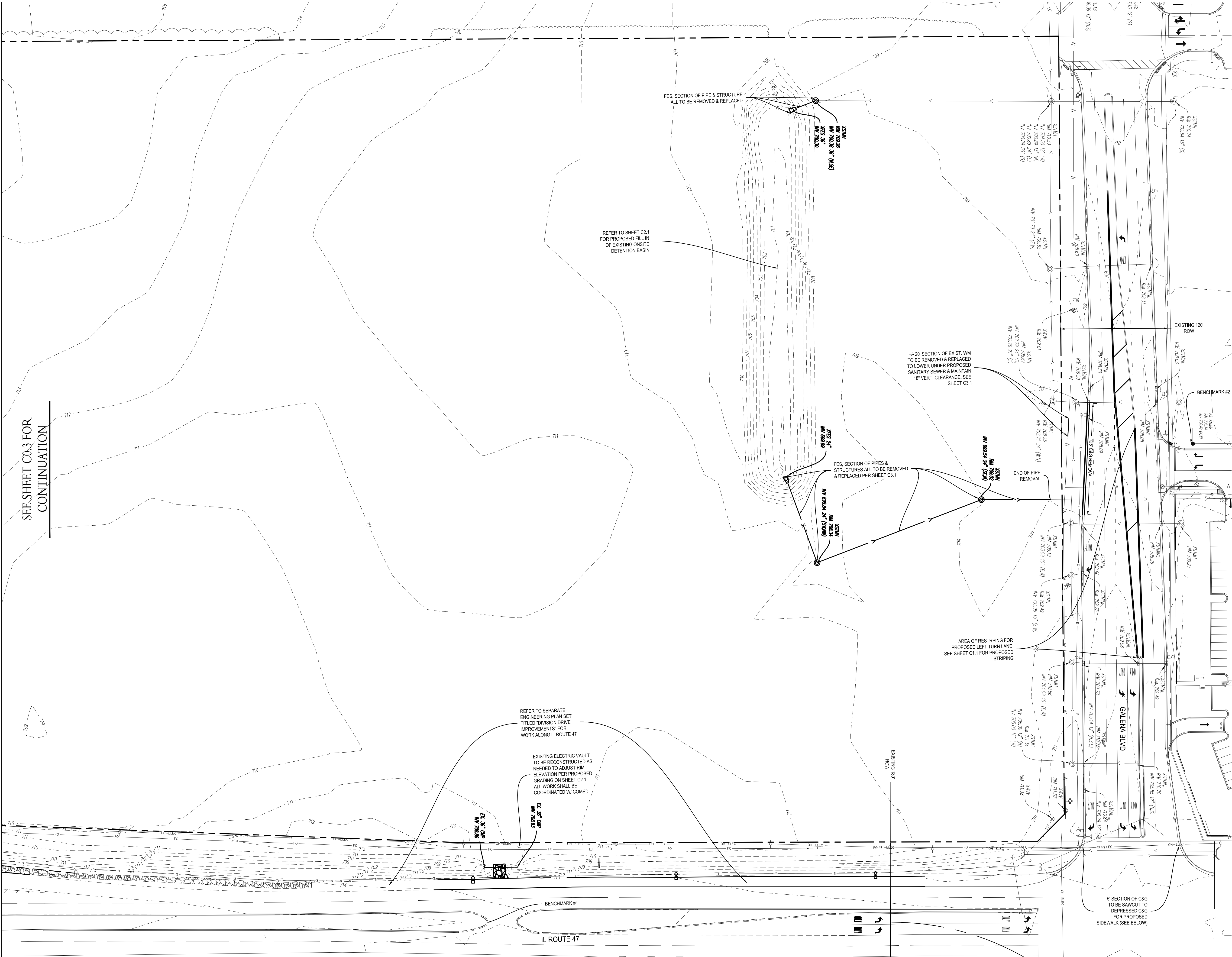
Sheet

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 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 C2.2 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					
9	5/2/22	PER PRIVATE ROADWAY CHANGE			
8	2/28/22	PER VILLAGE COMMENTS			
3	9/15/21	PER VILLAGE COMMENTS			
1	6/30/21	TREE REMOVAL LIMITS ADDED			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS  
& DEMOLITION PLAN

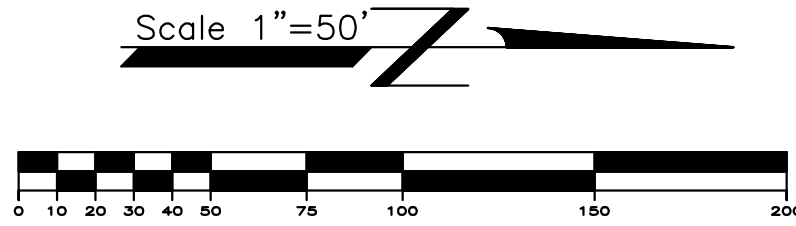
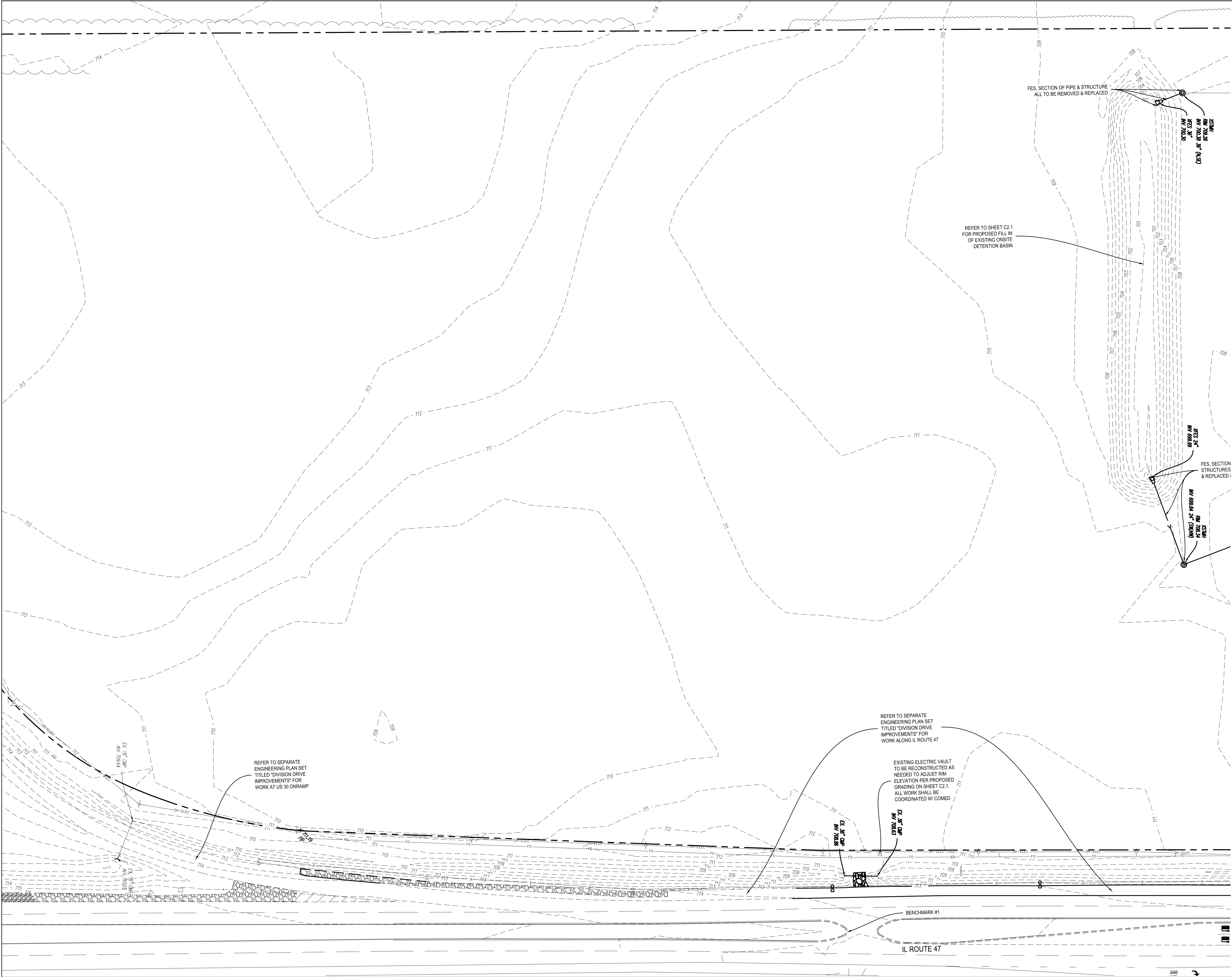
PRAIRIE GROVE COMMONS UNIT TWO  
SWC IL ROUTE 47 & GALENA BLVD  
SUGAR GROVE, ILLINOIS

**Craig R. Knoche & Associates** • Civil Engineers  
**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 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
9	5/2/22	PER PRIVATE ROADWAY CHANGE			

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

C0.3  
SHEET NO.



## SITE

SW Corner of Route 47 & Galena Blvd  
Sugar Grove, IL

Existing Zoning B-3  
Required Zoning B-3 PUD

PUD Development Area

642,145 sf  
14.74 Acres

Maximum Floor Area Ratio

1.5

Maximum Site Impervious Area

70%

## SETBACKS

\* 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 the private roadway, will have a 10' parking setback and 20 building setback as the corner and rear yard setbacks.

## PUD SITE NOTES

- See an ordinance granting a special use for a Planned Unit Development and approving a Plat of Subdivision (Prairie Grove Commons Unit Two) for landscaping, signage and other development (PUD Ordinance).
- See PUD Ordinance for installation requirements of sidewalk & bike path.

## LEGEND

PROPERTY LINE

PARKING SETBACK LINE

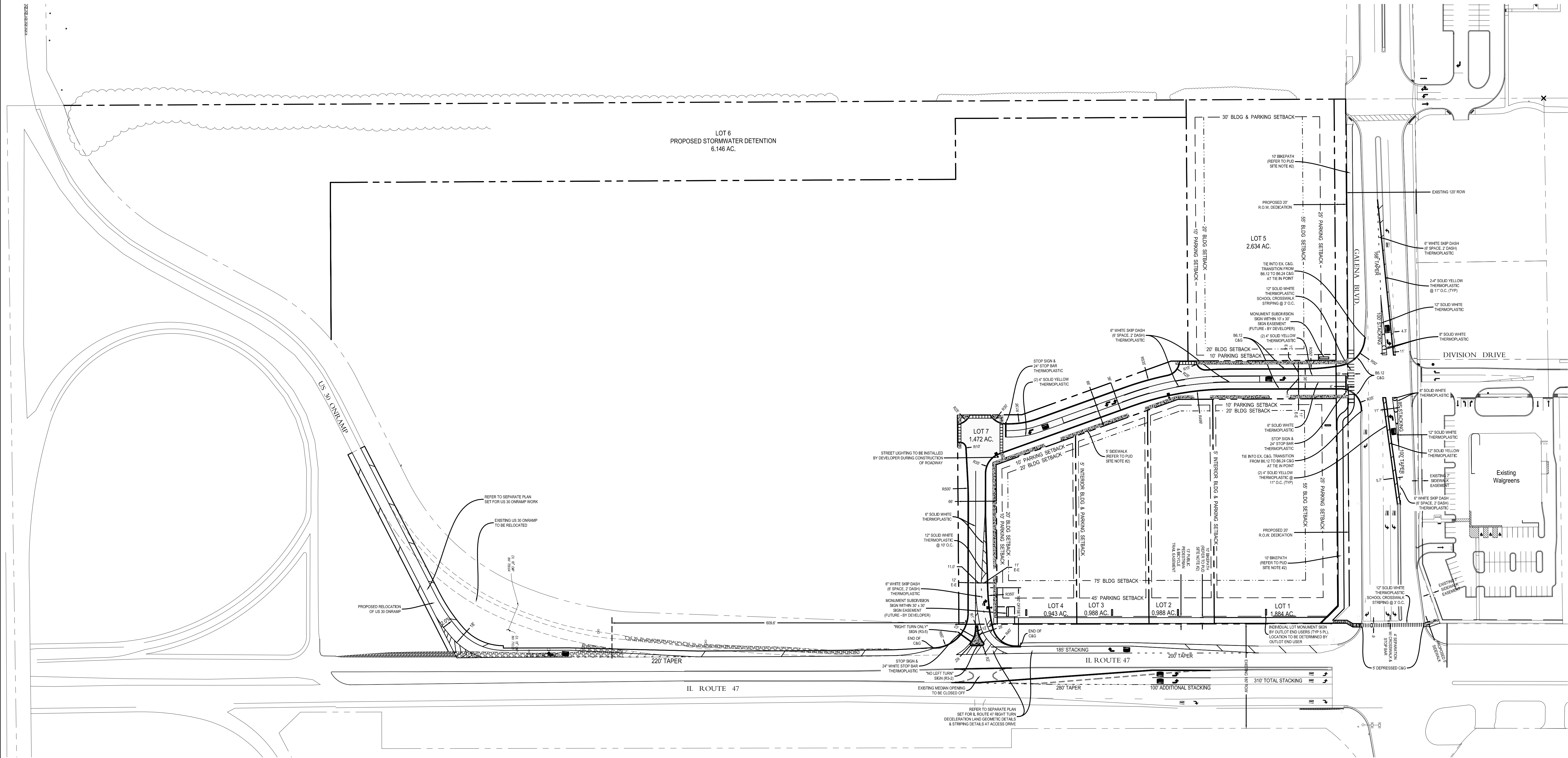
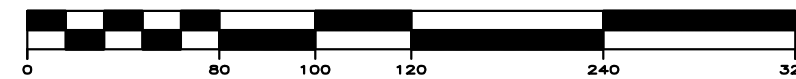
BUILDING SETBACK LINE

STREET LIGHT

DIVISION STREET PAVING

SIDEWALKS

Scale 1"=80'



## REVISIONS

NO.	DATE	DESCRIPTION
11	9/16/22	PER VILLAGE COMMENTS
10	8/16/22	PER VILLAGE COMMENTS
9	5/2/22	PER PRIVATE ROADWAY CHANGE
5	12/9/21	PER GALENA ROW DEDICATION
3	9/15/21	PER VILLAGE COMMENTS

P.U.D.  
PLAN

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

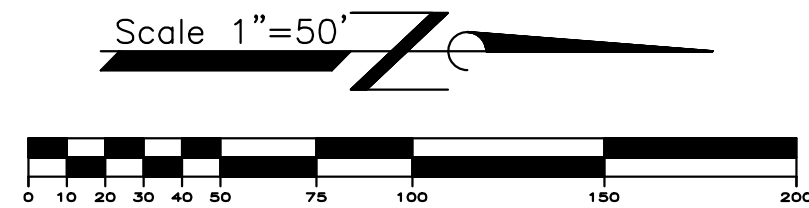
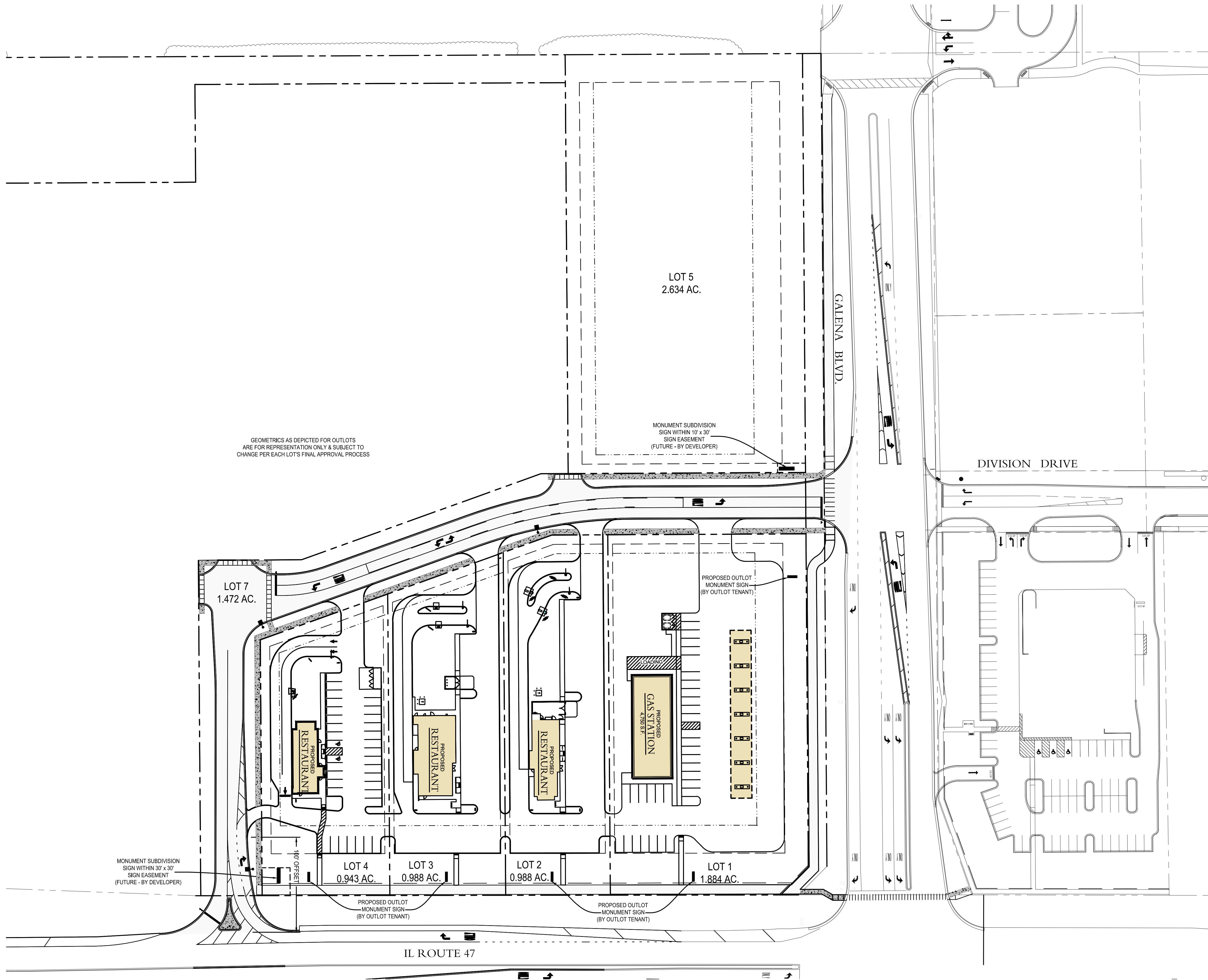
**Craig R. Knoche & Associates** • Civil Engineers  
• Surveyors  
• Land Planners  
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/24/21  
FILE: 20-036 C10  
JOB NO: 20-036

C1.1  
SHEET NO.

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS





LEGEND

PROPERTY LINE	---
PARKING SETBACK LINE	- - - - -
BUILDING SETBACK LINE	· · · · ·
STREET LIGHT	■
DIVISION STREET PAVING	□
SIDEWALKS	▨

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
11	9/16/22	PER VILLAGE COMMENTS			
9	5/2/22	PER PRIVATE ROADWAY CHANGE			
5	12/6/21	PER GALENA ROW DEDICATION			
3	9/15/21	PER VILLAGE COMMENTS			

DEVELOPMENT PLAN  
PHASE 1

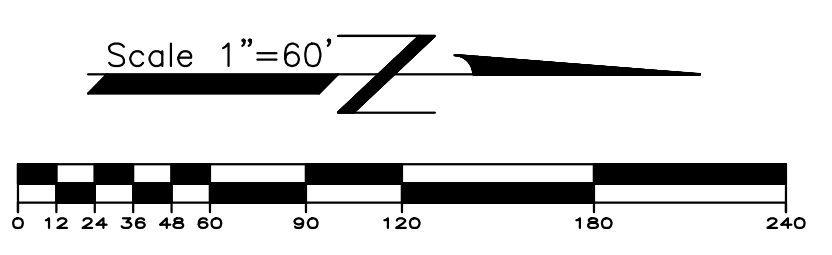
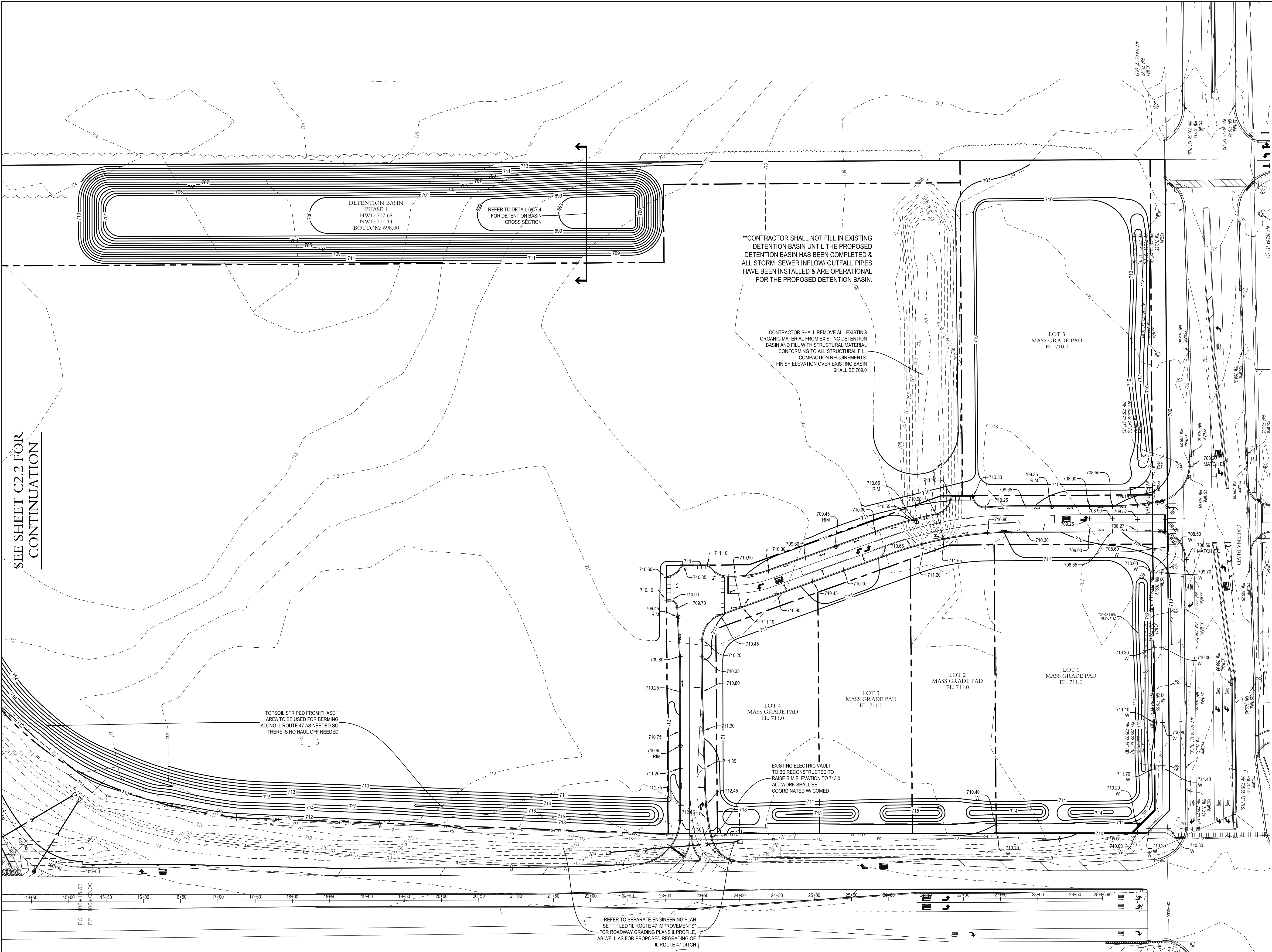
PRAIRIE GROVE COMMONS UNIT TWO  
SWC IL ROUTE 47 & GALENA BLVD  
SUGAR GROVE, ILLINOIS

**Craig R. Knoche & Associates** • Civil Engineers  
Civil Engineers, P.C. • Surveyors  
• Land Planners

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

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





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 = (PVM.T. GRADE) + 0.42 (NORMAL PITCH CURB)  
T/CURB = (PVM.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 FOLLOWINGS: 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 UNFRAMED 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 BENCHED 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 AT 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 6" 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 6" 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" LATEROALLY 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				
11	9/16/22	PER VILLAGE COMMENTS		
9	5/2/22	PER PRIVATE ROADWAY CHANGE		
4	11/15/21	PER VILLAGE COMMENTS		
3	9/15/21	PER VILLAGE COMMENTS		
NO.	DATE	DESCRIPTION	NO.	DATE

GRADING PLAN

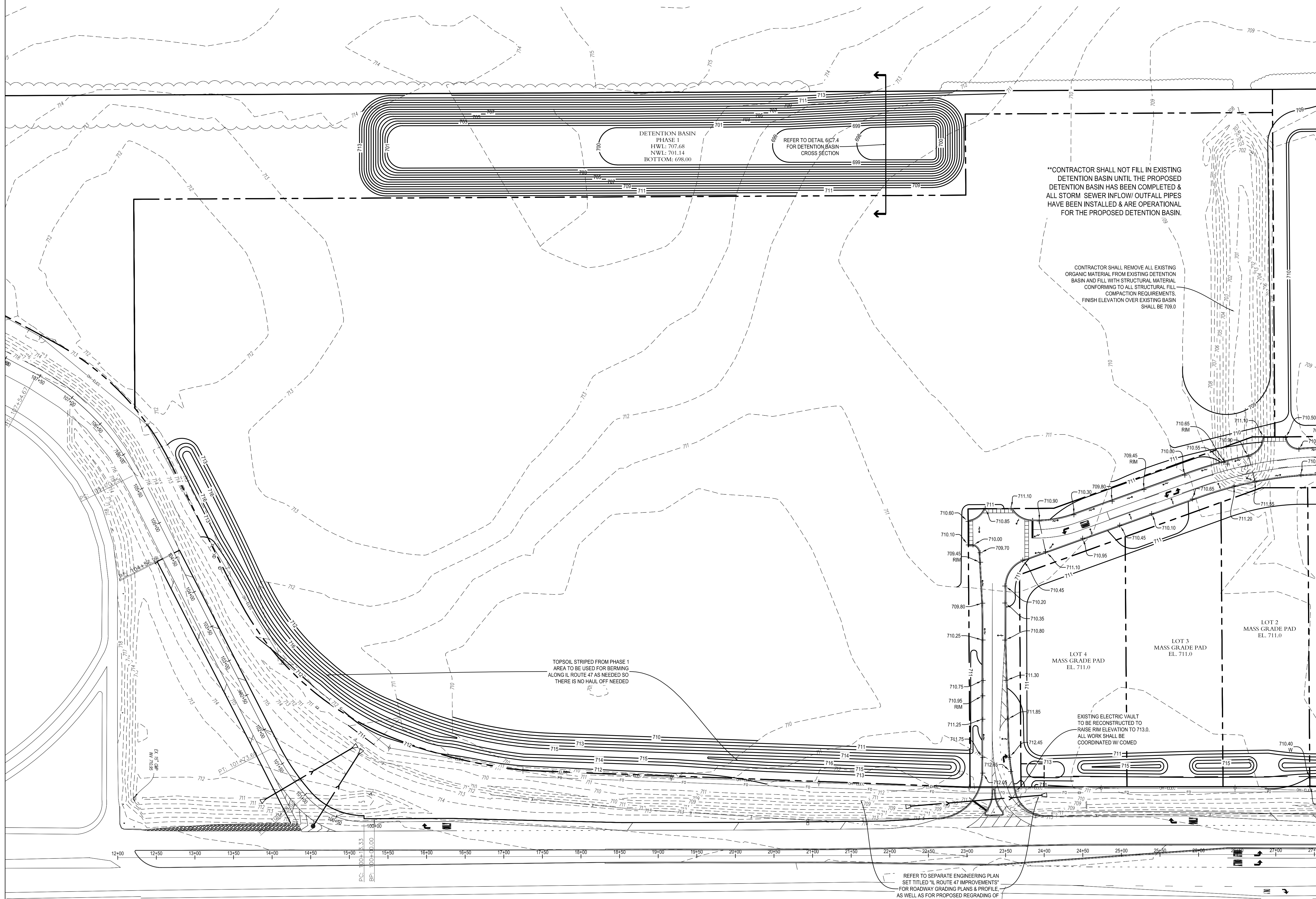
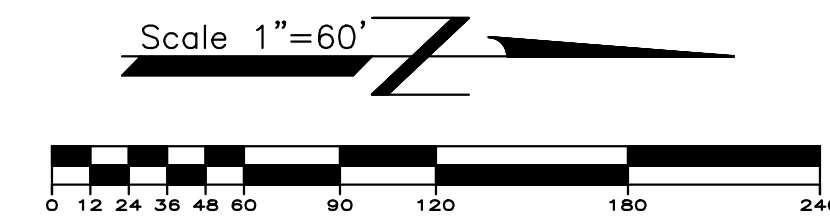
PRAIRIE GROVE COMMONS UNIT TWO  
SWC IL ROUTE 47 & GALENA BLVD  
SUGAR GROVE, ILLINOIS

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

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

C2.1





SEE SHEET C2.1 FOR  
CONTINUATION

REVISIONS				
NO.	DATE	DESCRIPTION	NO.	DATE
11	9/16/22	PER VILLAGE COMMENTS		
9	5/2/22	PER PRIVATE ROADWAY CHANGE		
4	11/5/21	PER VILLAGE COMMENTS		

## GRADING PLAN

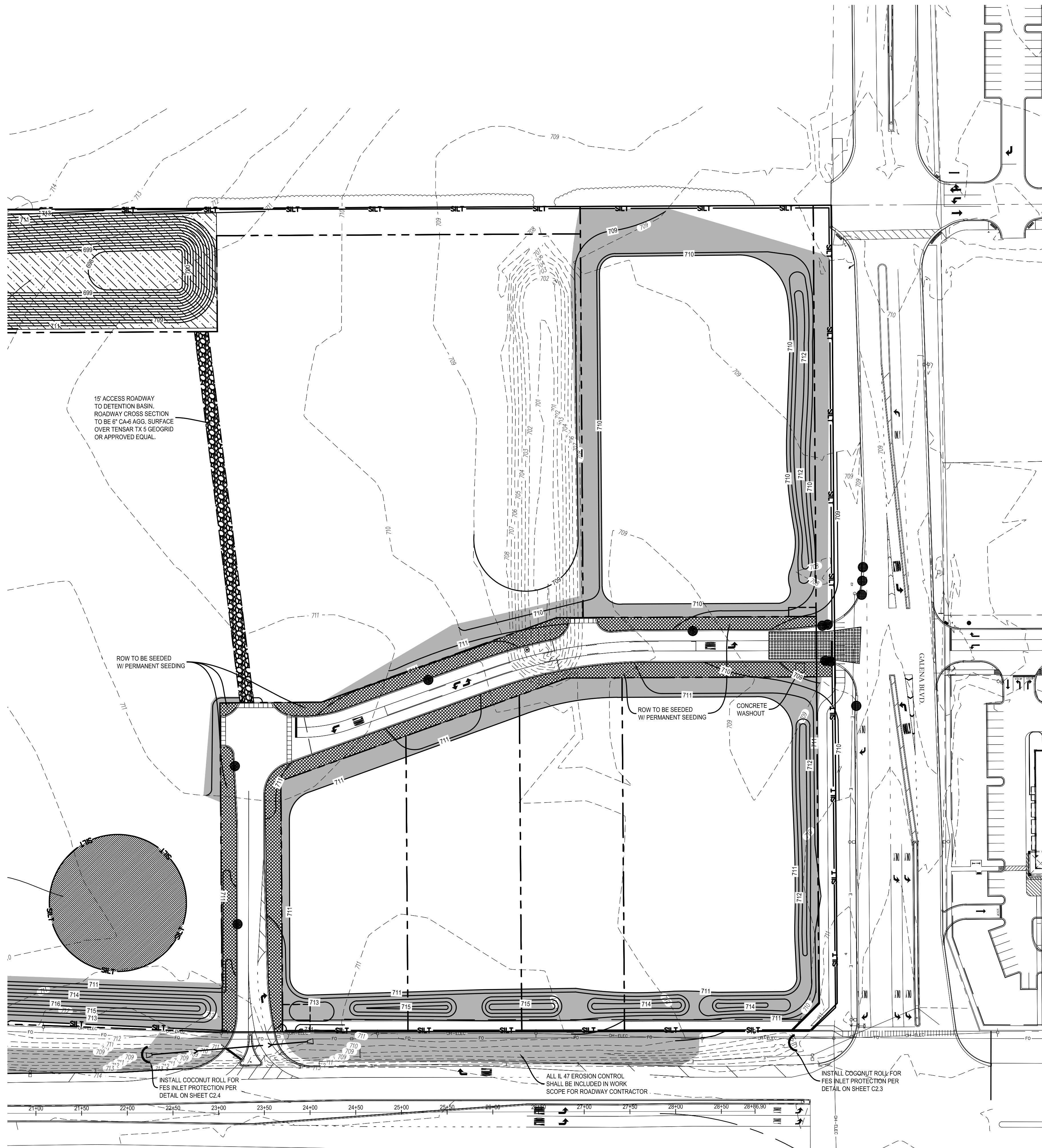
PRAIRIE GROVE COMMONS UNIT TWO  
SWC IL ROUTE 47 & GALENA BLVD  
SUGAR GROVE, ILLINOIS

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

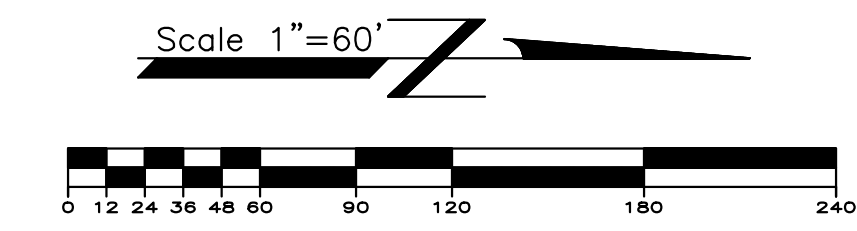
DATE: 9/15/21  
FILE: 20-036 C20  
JOB NO: 20-036

C2.2  
SHEET NO.





SEE SHEET C2.4 FOR  
CONTINUATION



- 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 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.

OWNER'S SIGNATURE \_\_\_\_\_ COMPANY NAME \_\_\_\_\_  
TITLE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

REVISIONS							
11	9/16/22	PER VILLAGE COMMENTS			NO.	DATE	DESCRIPTION
9	5/2/22	PER PRIVATE ROADWAY CHANGE					
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

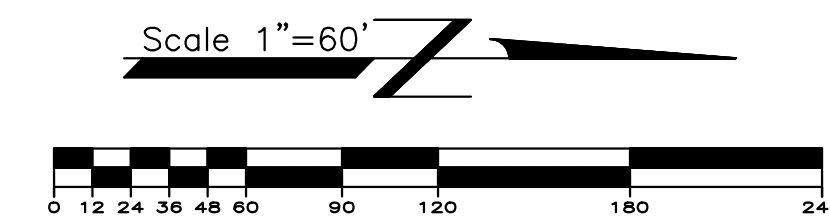
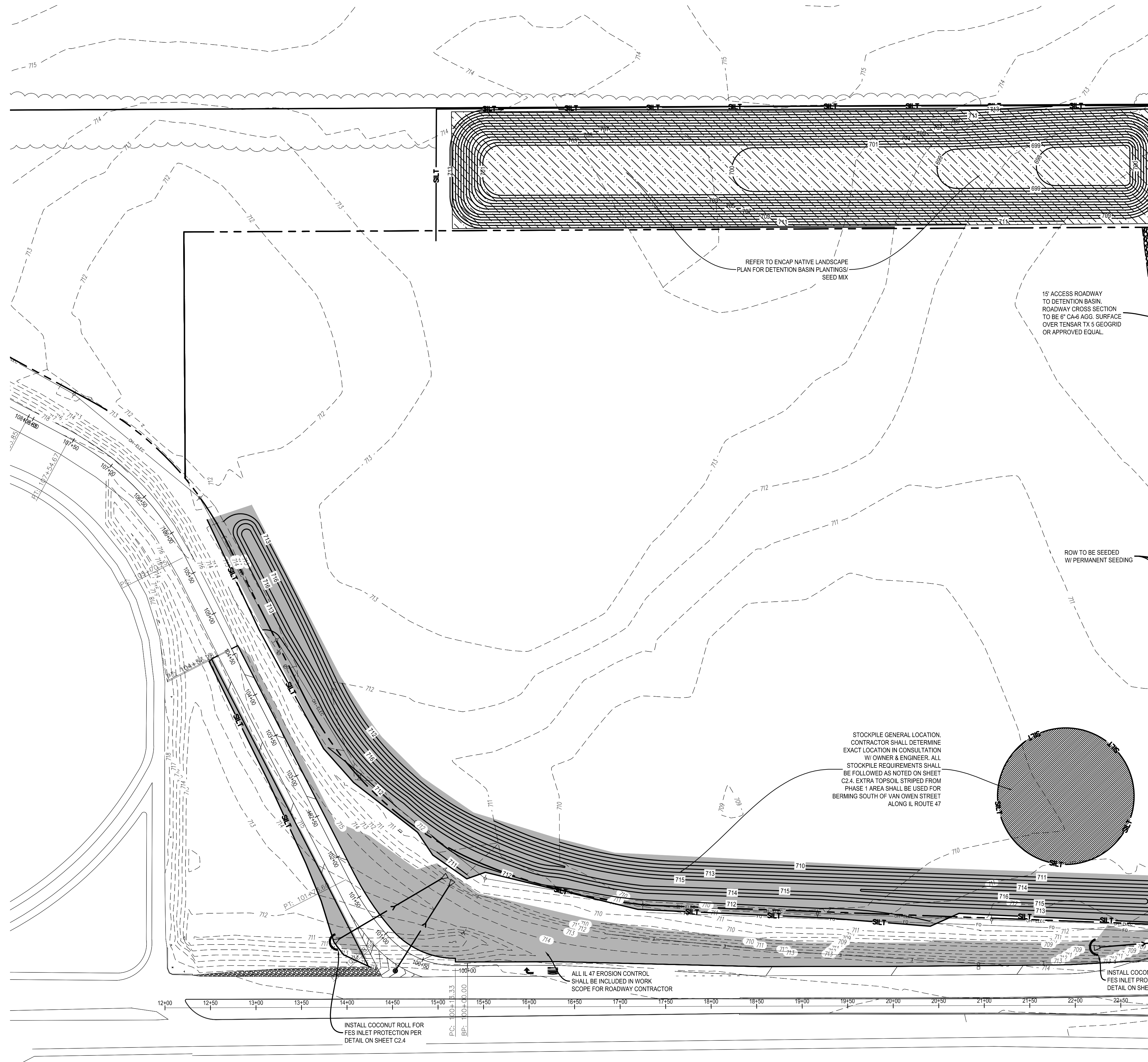
**Craig R. Knoche & Associates** • Civil Engineers  
• Surveyors  
• Land Planners  
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

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

C2.3  
SHEET NO.

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS





- 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\"/>
  - AREA TO BE USED FOR OVEREXCAVATION BORROW PIT AS NEEDED FOR BALANCED SITE. BORROW PITS SHALL NOT BE 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\"/>

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
11	9/16/22	PER VILLAGE COMMENTS		
9	5/2/22	PER PRIVATE ROADWAY CHANGE		
8	2/28/22	PER VILLAGE COMMENTS		
4	11/23/21	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  
Civil Engineers, P.C.  
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 8/18/22  
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 PERMITS 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 PROTECTION 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 WITH 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 CONSIDERED 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 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 LOADING 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 FLOTATION 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 DOWNSIDE AND THE RISK NEEDS TO BE MINIMIZED CONSISTENT WITH THE REQUIREMENTS OF GETTING THE PROJECT CONSTRUCTED.
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 DESIGNATED 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 SUFFICIENT 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/TAGING 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

A' NATIVE SEEDING

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

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

SOIL PROTECTION CHART

TABLE 1. MINIMUM REQUIREMENTS FOR EROSION CONTROL BLANKET		
(See Note 1)	Coconut Blanket	Wood Fiber Blanket
Type of Fiber	100% coconut fibers	100% curled wood fibers
Weight, lb/sq. yd.	0.50	0.63
Life Expectancy		
Fiber Length	N/A	80% of fibers > 6 in.
Fiber Dimensions	N/A	0.021 in. x 0.042 in.
Netting Required	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting, board to the mat on max. 1.5' centers.	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting
Yes	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>

EROSION CONTROL BLANKET INSTALLATION DETAILS

NOTES:

1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.

2. See plans for construction road location, D and W dimensions.

3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic width shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.

4. Roadway shall follow the contour of the natural terrain to the extent possible.

5. Geotextile (non-woven, needle punched) min. criteria:

Grab Tensile strength (b) ASTM D 4632

Elongation at failure (5) ASTM D 4632

Trapezoidal tear strength (b) ASTM D 4533

Puncture strength (b) ASTM D 5291

Ultraviolet light (% retained strength) ASTM 4355

Apparent opening size (AOS) ASTM D 4751

max 0.22 mm (US sieve size 70)

max 0.70

6. Any geotextile applies shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.

Permittivity sec<sup>-1</sup>/ASTM D 4491

Permittivity sec<sup>-1</sup>/ASTM D 4491

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

SWPPP DETAILS

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:	8/18/22
FILE:	20-036 C20
JOB NO:	20-036
SHEET NO.	C2.5

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS



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
Parthenium virginicum	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


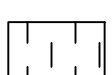
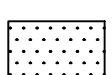
Table 3: Shallow Emergent Plug Mix

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

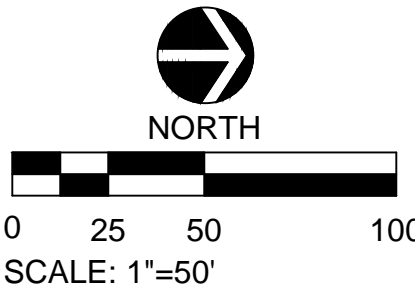
Table 4. Temporary Matrix Seed Mixture to be planted with Tables 1 & 2 Above

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:

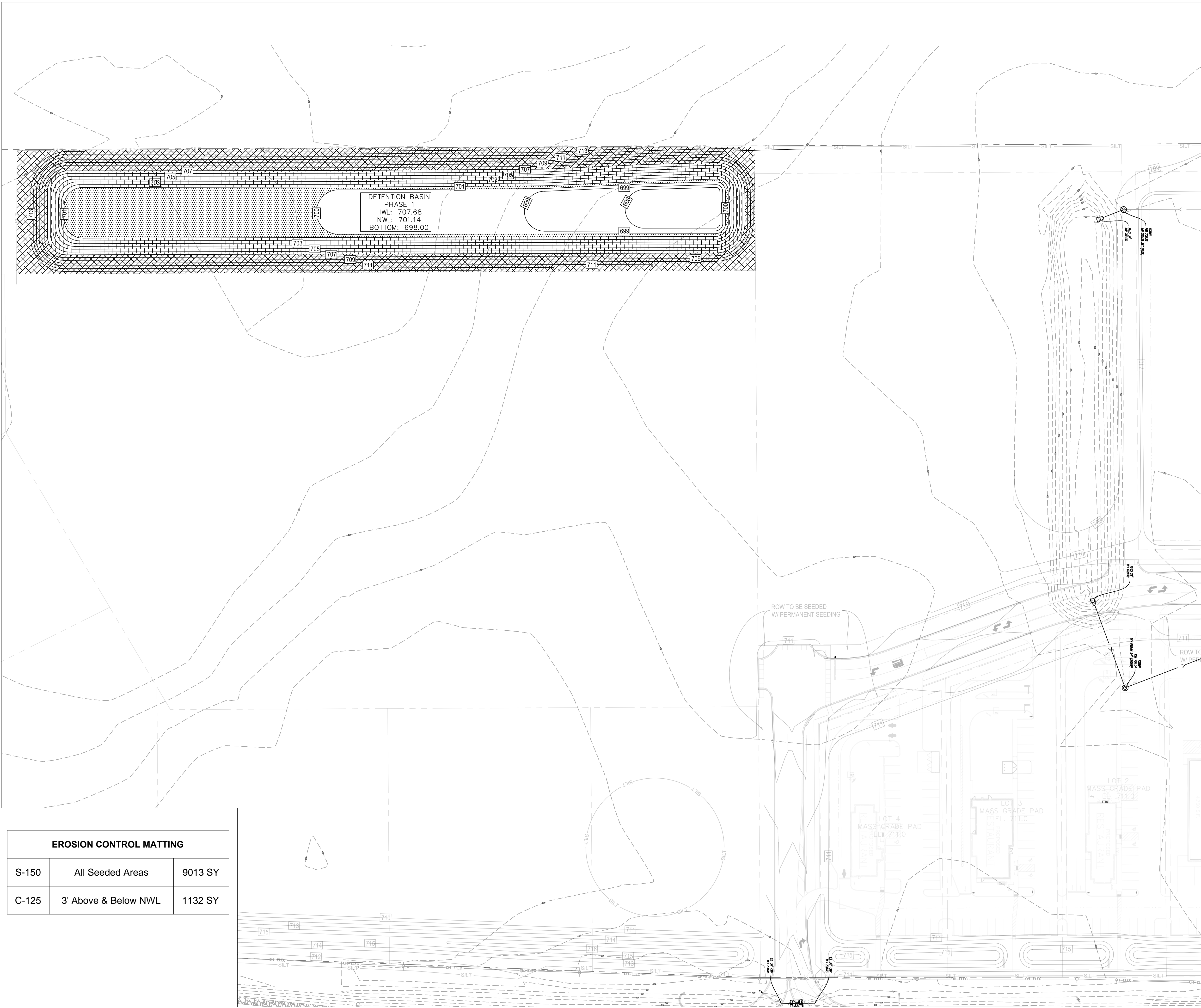
-  Tall Mesic Prairie with Flowers Seed Mix  
(0.98 Acres Total)\*
-  Wet Mesic Prairie with Flowers Seed Mix  
(0.74 Acres Total)\*
-  EMERGENT PLUGS  
(0.41 Acres Total)\*

\*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	11/02/21

Grading Base Plan Provided by:



**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

SHEET  
**1 OF 2**



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 bare 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.

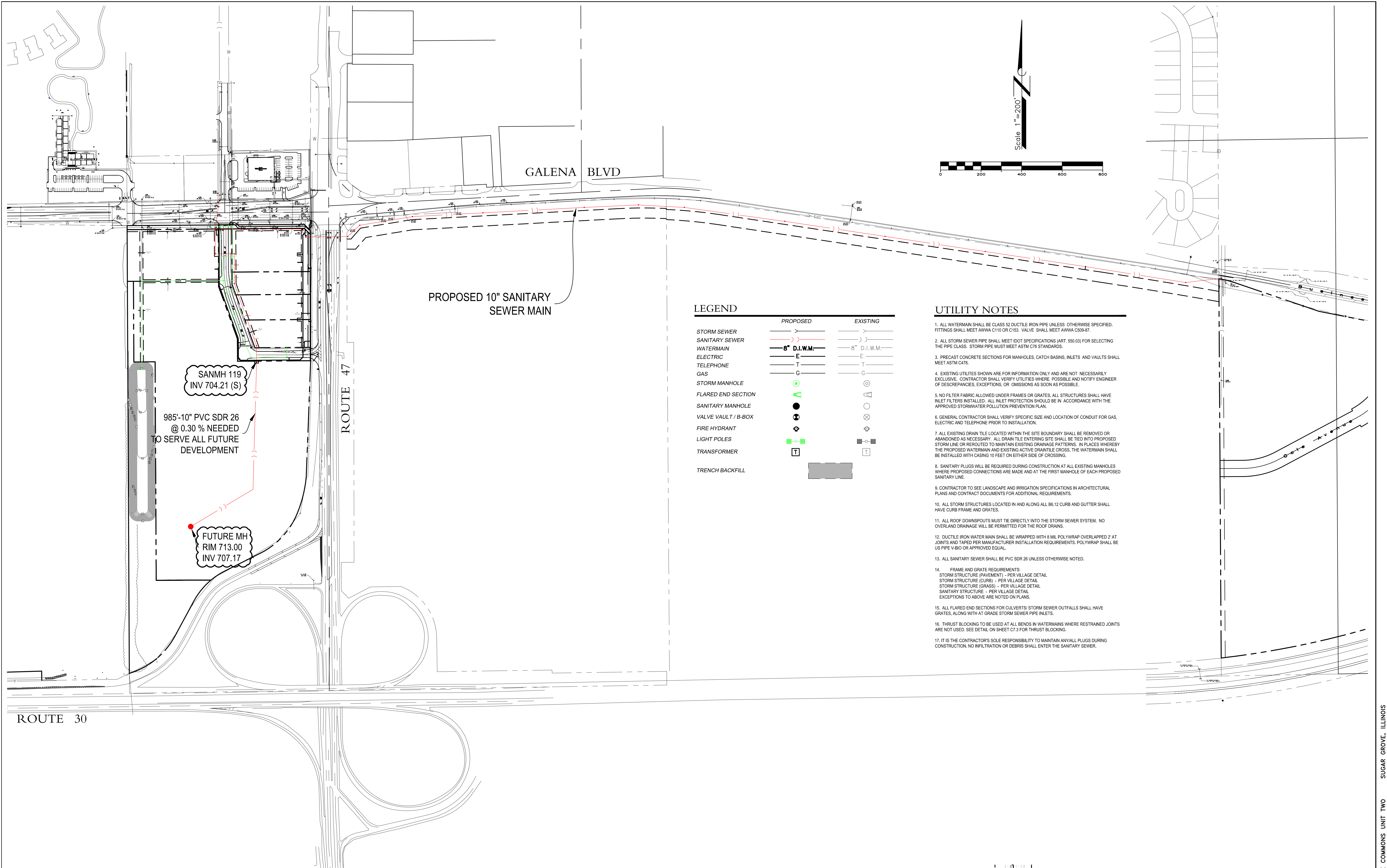
- Long Term.** As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through prescribed burning. Mowing to prevent seed set of undesirable species and spot herbicide application are recommended when 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

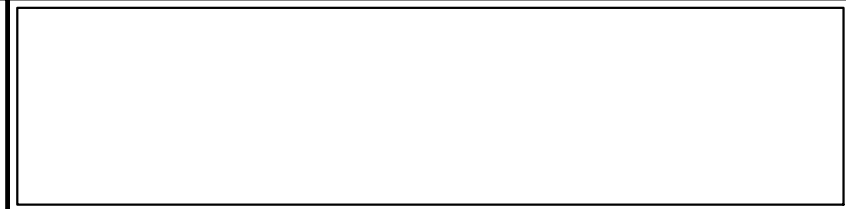




REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
8	2/28/22	PER VILLAGE COMMENTS				
3	9/15/21	PER VILLAGE COMMENTS				

SANITARY EXTENSION  
OVERVIEW

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



C

R

Craig R. Knoche & Associates

Civil Engineers

Surveyors

Land Planners

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

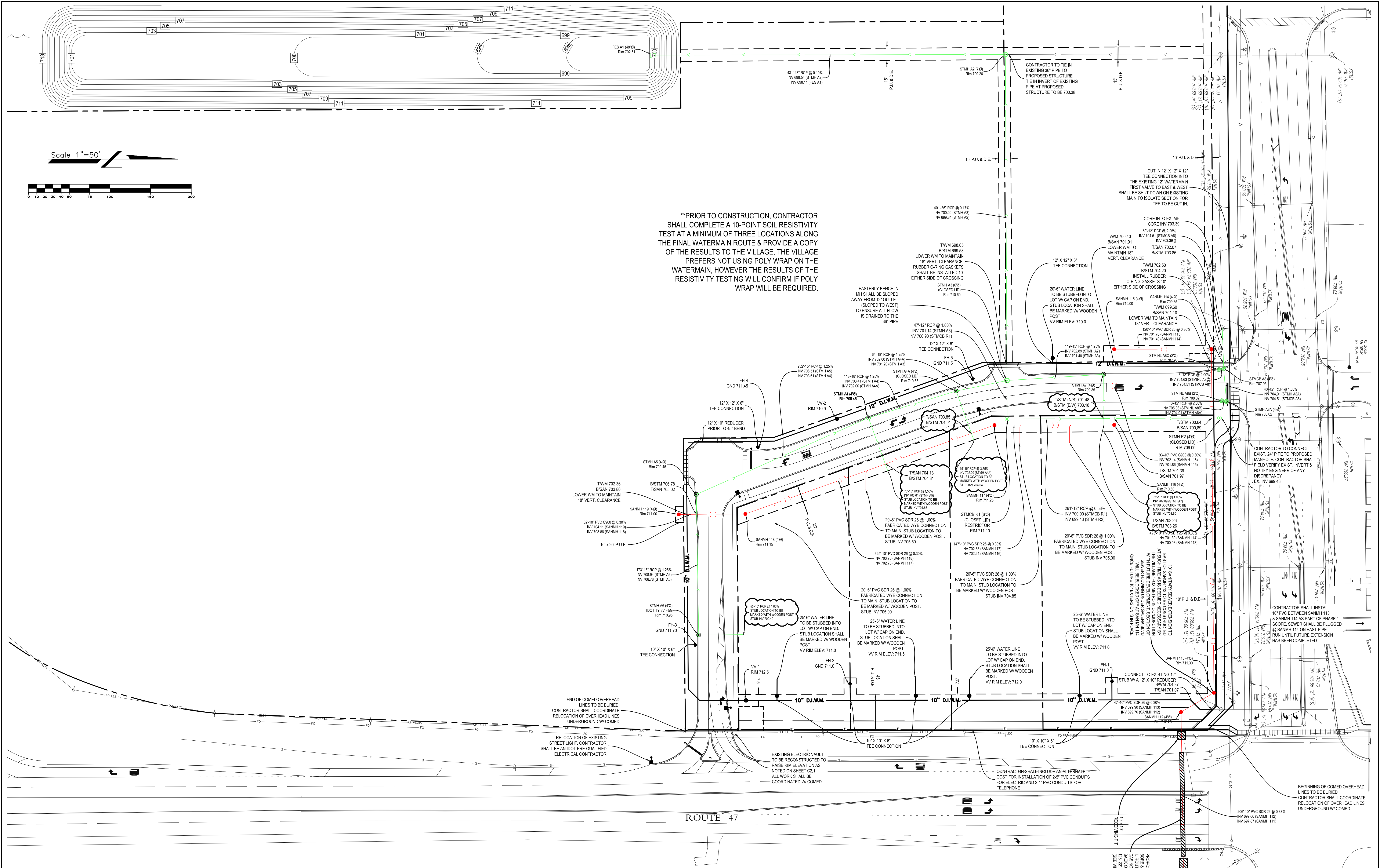
DATE: 8/18/22

FILE: 20-036 C30

JOB NO: 20-036

C3.1  
SHEET NO.





REVISIONS			REVISIONS		
7	2/2/22	PER SAN. REVISIONS	11	9/18/22	PER VILLAGE COMMENTS
6	1/21/22	PER OUTLOT COORDINATION	9	5/2/22	PER PRIVATE ROADWAY CHANGE
4	11/3/21	PER VILLAGE COMMENTS	8	2/28/22	PER VILLAGE COMMENTS
3	9/15/21	PER VILLAGE COMMENTS	2	7/6/21	PER VILLAGE COMMENTS
2	7/6/21	PER VILLAGE COMMENTS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

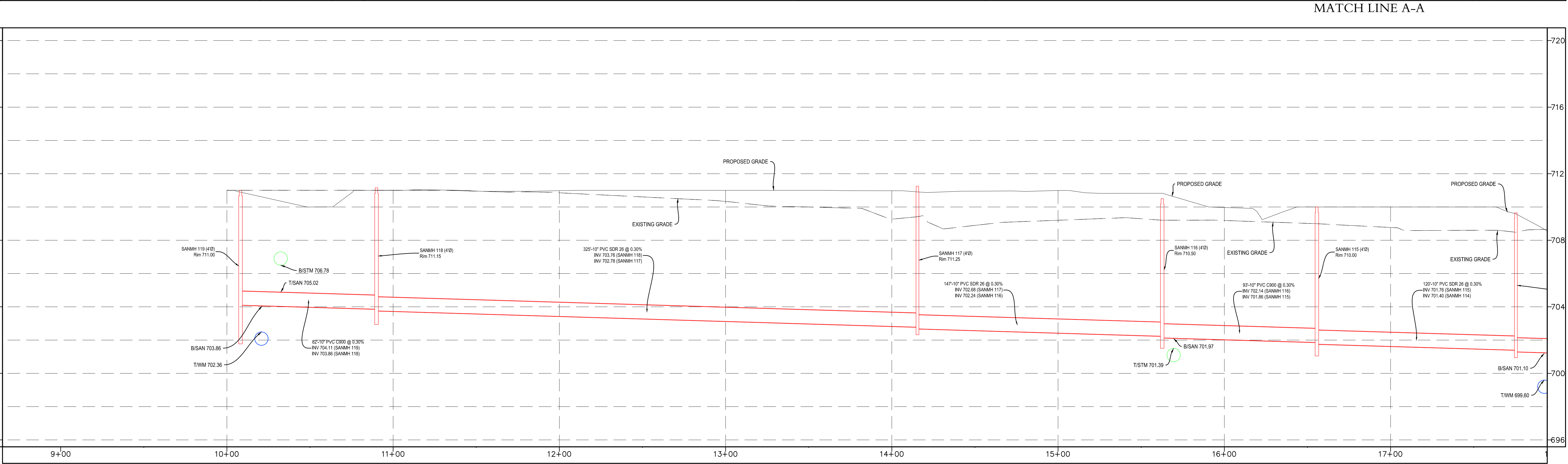
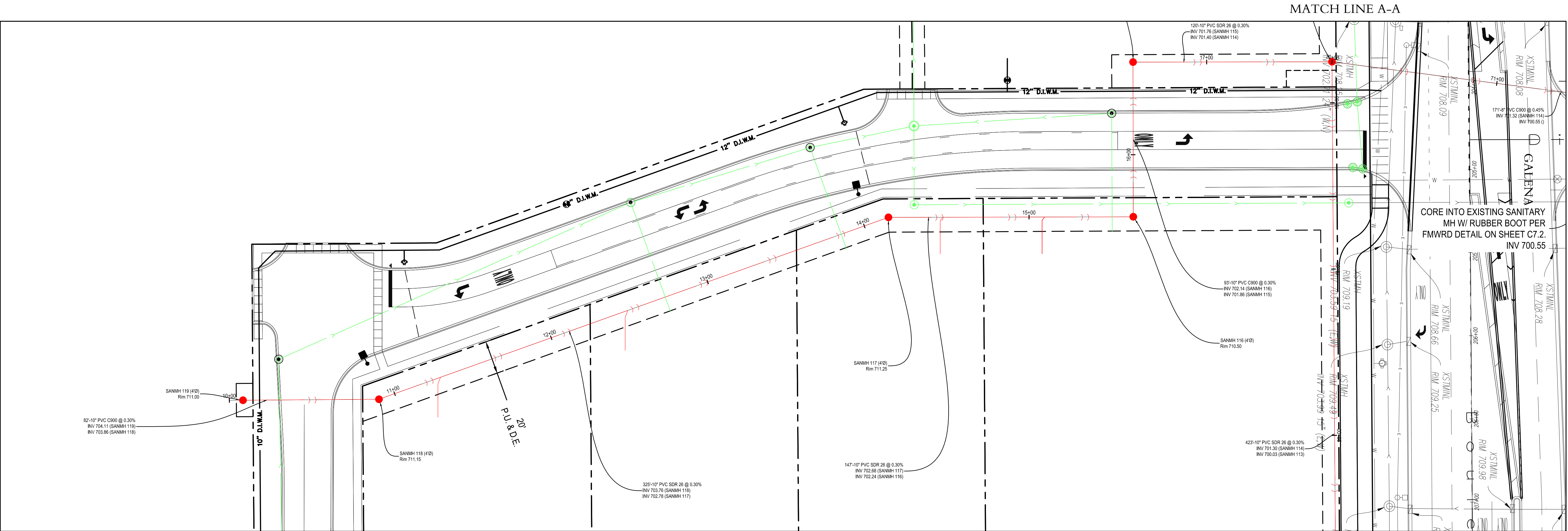
# UTILITY PLAN

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:	8/18/22	C3.2
FILE:	20-036 C30	
JOB NO:	20-036	
SHEET NO.		





REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
8	2/28/22	PER VILLAGE COMMENTS				
3	9/15/21	PER VILLAGE COMMENTS				
2	7/6/21	PER VILLAGE COMMENTS				

# SANITARY PLAN & PROFILE

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

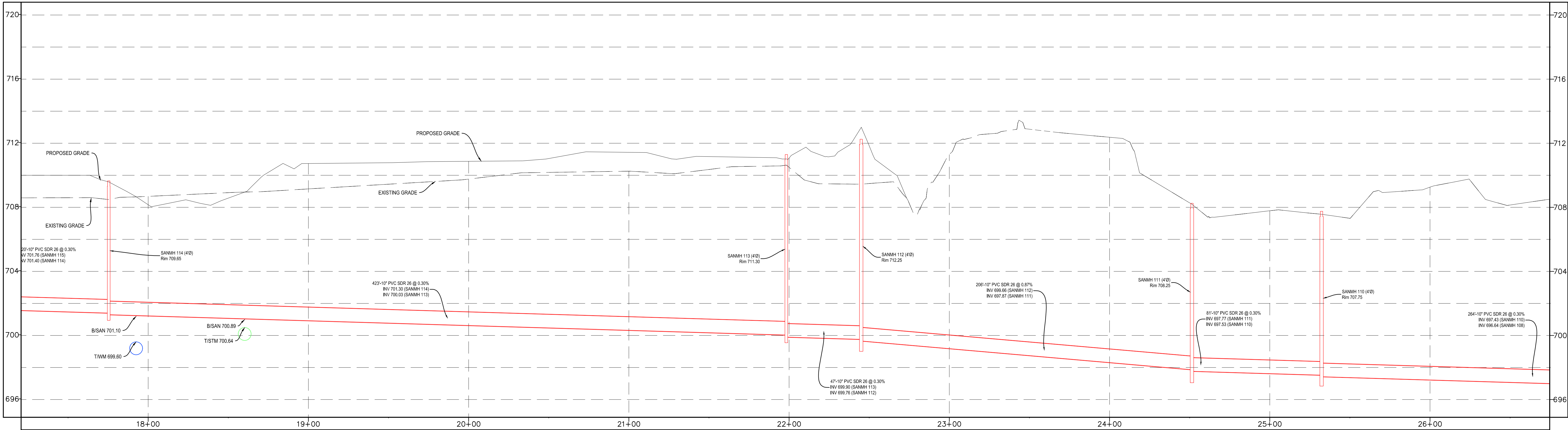
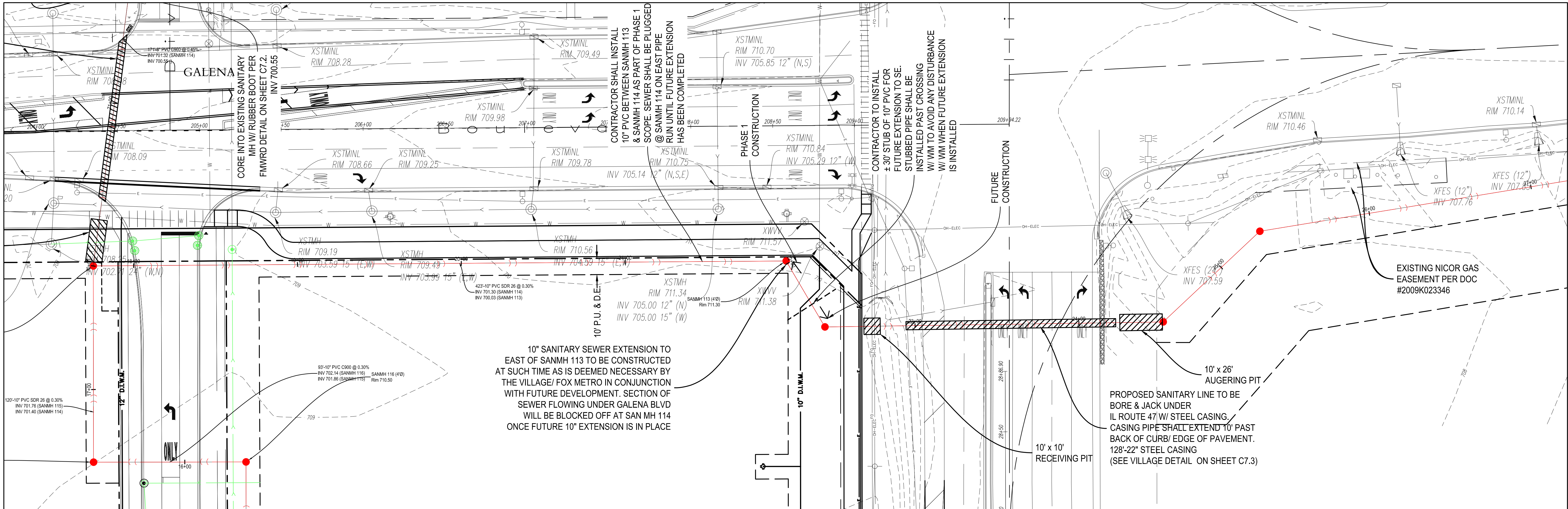
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

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

DATE: 8/18/22  
FILE: 20-036 C30  
JOB NO: 20-036

C3.3  
SHEET NO.





REVISIONS				
NO.	DATE	DESCRIPTION	NO.	DATE
8	2/28/22	PER VILLAGE COMMENTS		
3	9/15/21	PER VILLAGE COMMENTS		
2	7/6/21	PER VILLAGE COMMENTS		

# SANITARY PLAN & PROFILE

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

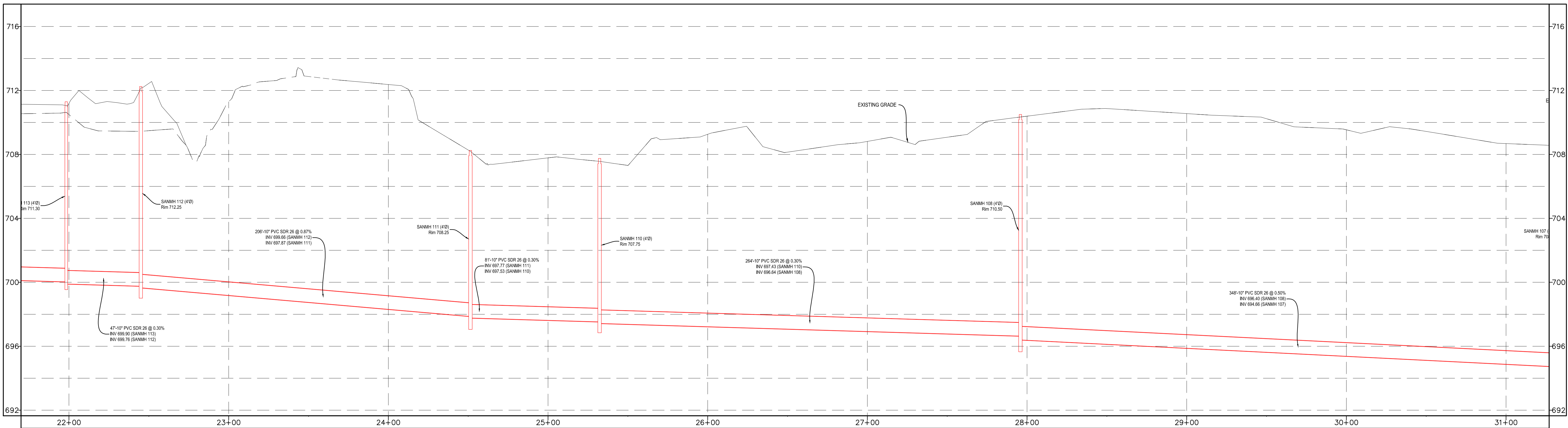
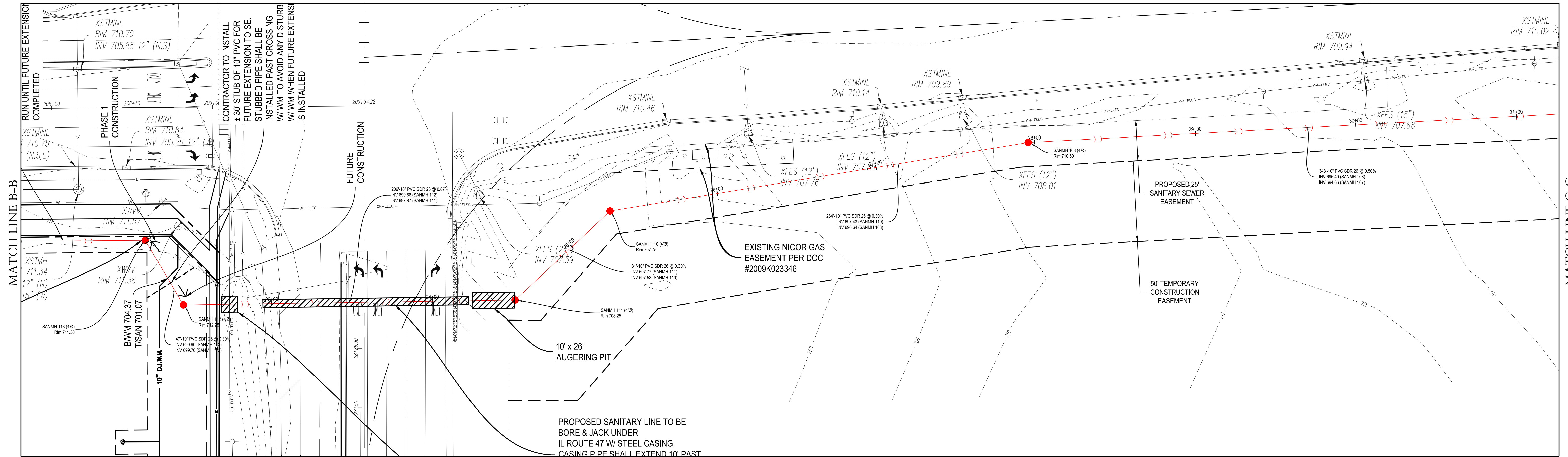
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

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

DATE: 8/18/22  
FILE: 20-036 C30  
JOB NO: 20-036

C3.4  
SHEET NO.





REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
3	9/15/21	PER VILLAGE COMMENTS				
2	7/6/21	PER VILLAGE COMMENTS				

## SANITARY PLAN & PROFILE

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

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

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

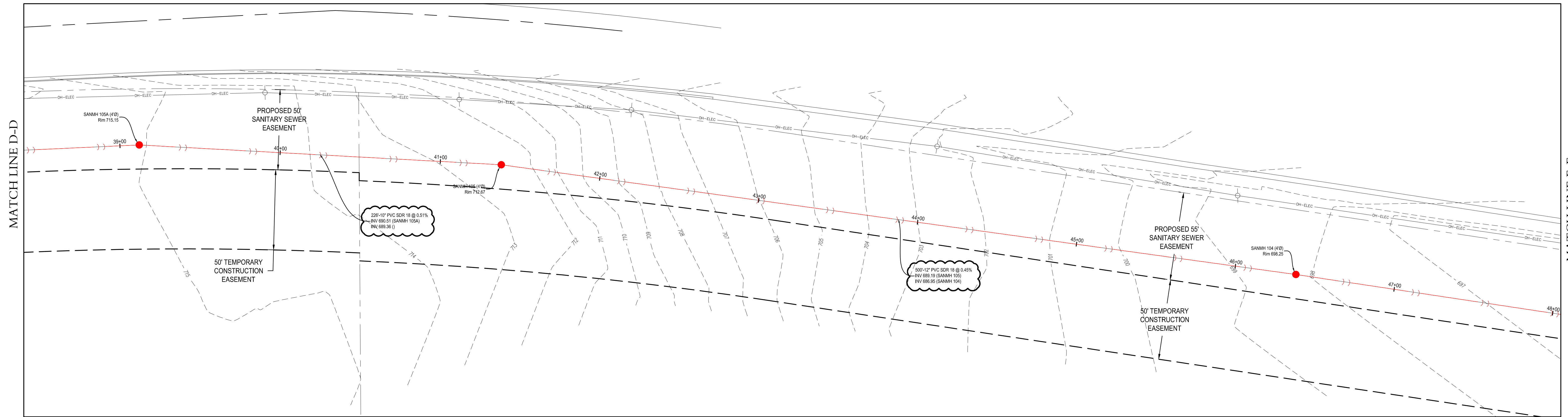
DATE: 5/24/21  
FILE: 20-036 C30  
JOB NO: 20-036

C3.5  
SHEET NO.









R E V I S I O N S						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
7	2/2/22	PER SAN. REVISIONS				
3	9/15/21	PER VILLAGE COMMENTS				
2	7/6/21	PER VILLAGE COMMENTS				

## SANITARY PLAN & PROFILE

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

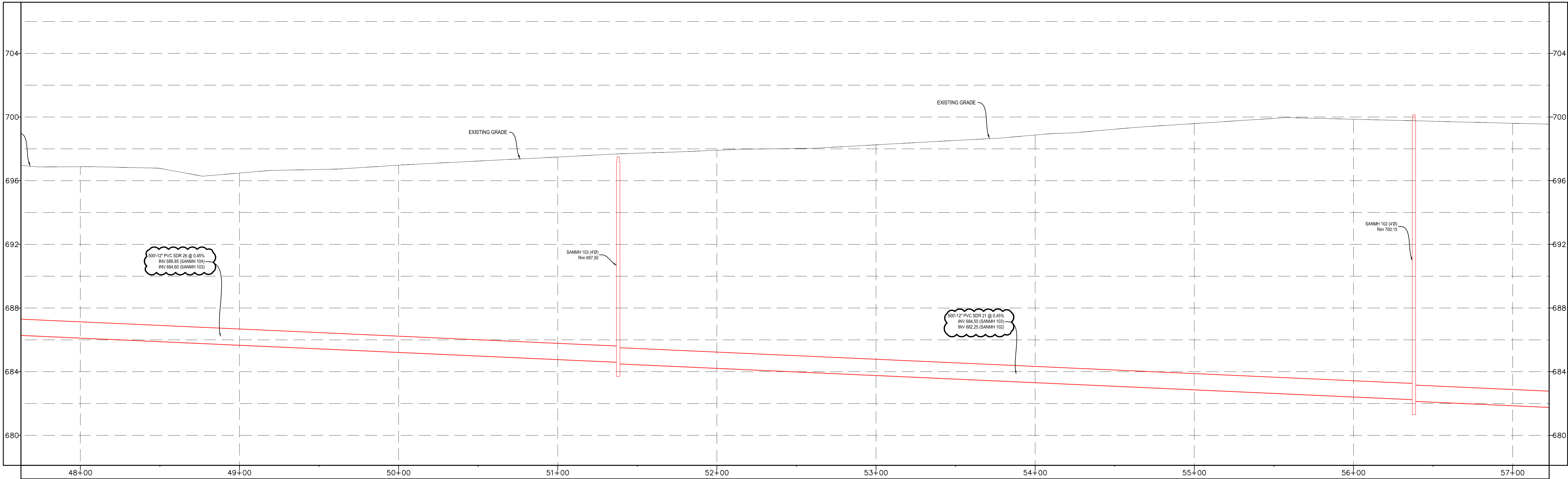
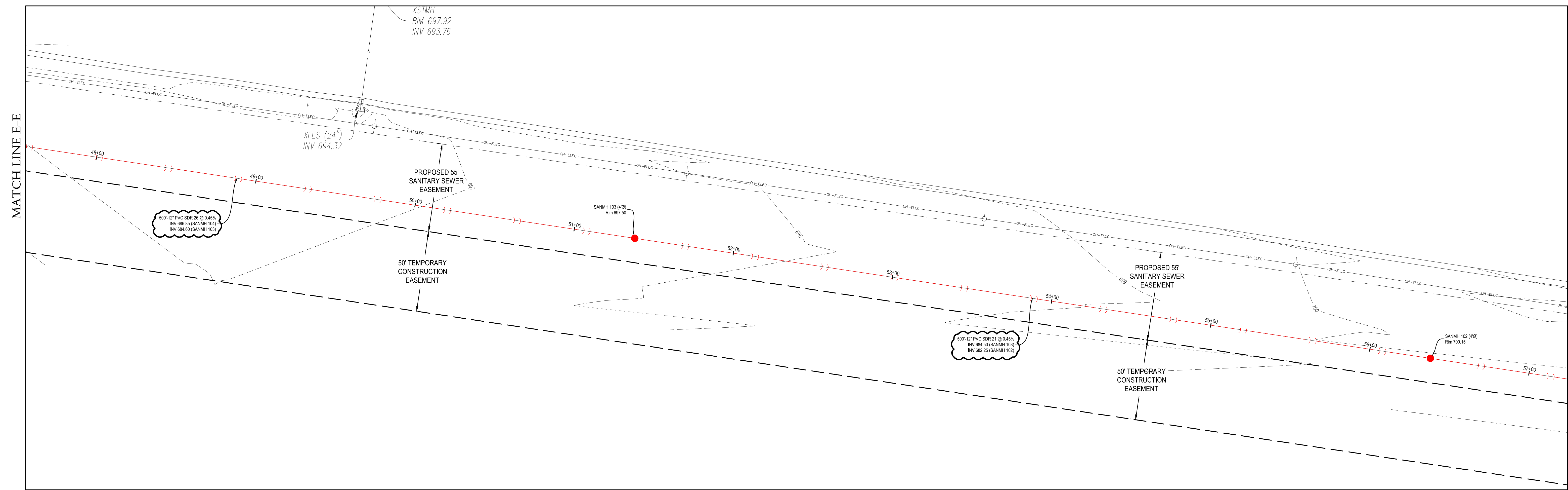
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

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

DATE: 8/18/22  
FILE: 20-036 C30  
JOB NO: 20-036

C3.7  
SHEET NO.





R E V I S I O N S				
NO.	DATE	DESCRIPTION	NO.	DATE
7	2/2/22	PER SAN. REVISIONS		
3	9/15/21	PER VILLAGE COMMENTS		
2	7/6/21	PER VILLAGE COMMENTS		

SANITARY  
PLAN & PROFILE

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

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

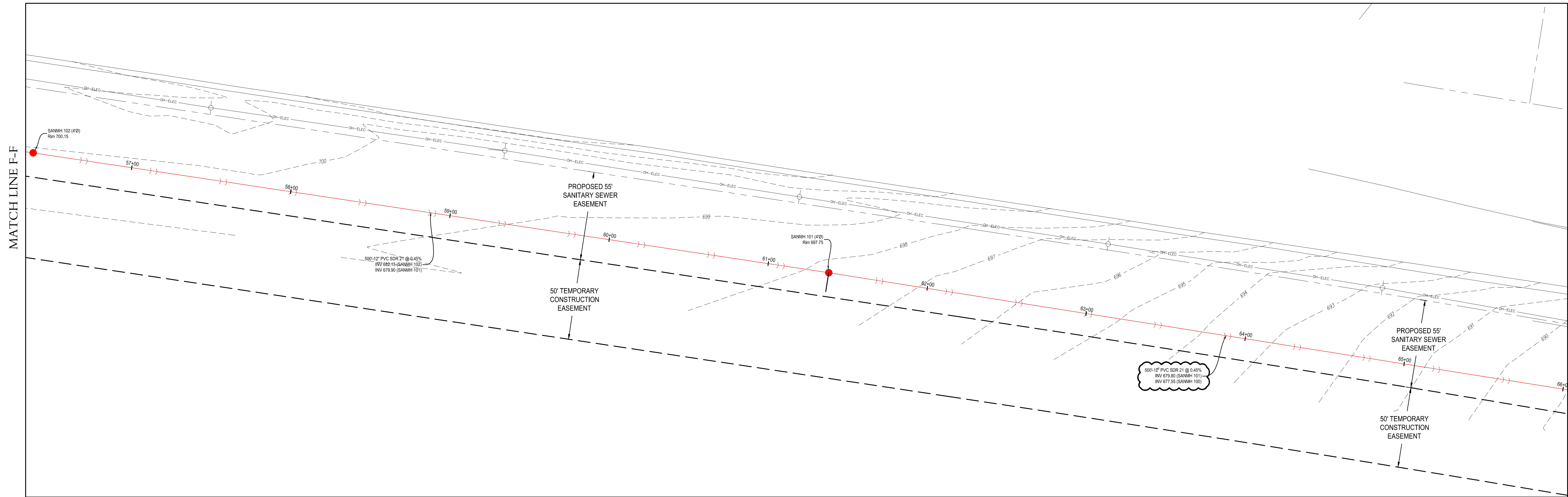
**Craig R. Knoche & Associates**  
Civil Engineers, P.C.  
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

- Civil Engineers
- Surveyors
- Land Planners

DATE:	8/18/22
FILE:	20-036 C30
JOB NO:	20-036

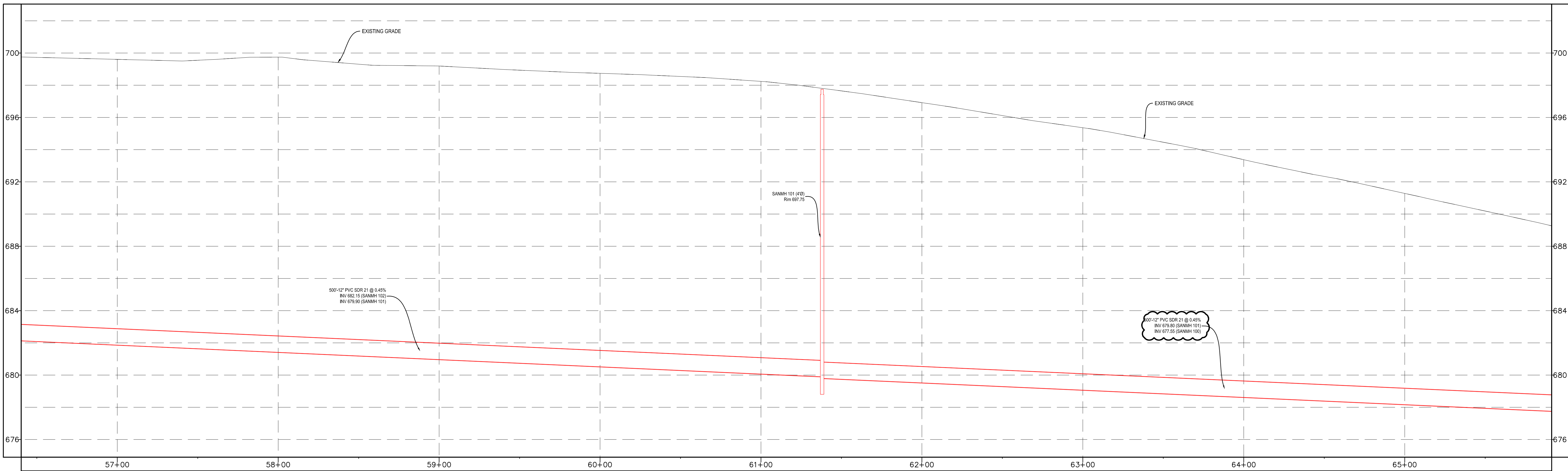
C3.8  
SHEET NO.





MATCH LINE G-G

Scale 1"=30'



R E V I S I O N S							
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
7	2/2/22	PER SAN. REVISIONS					
3	9/15/21	PER VILLAGE COMMENTS					
2	7/6/21	PER VILLAGE COMMENTS					

## SANITARY PLAN & PROFILE

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

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

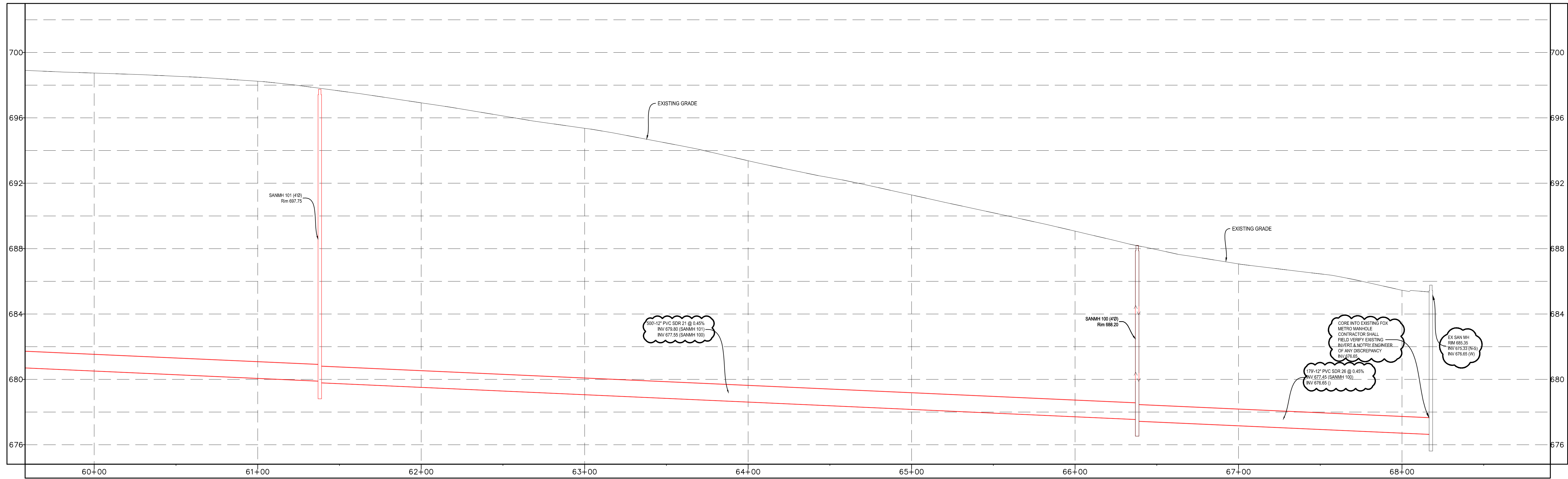
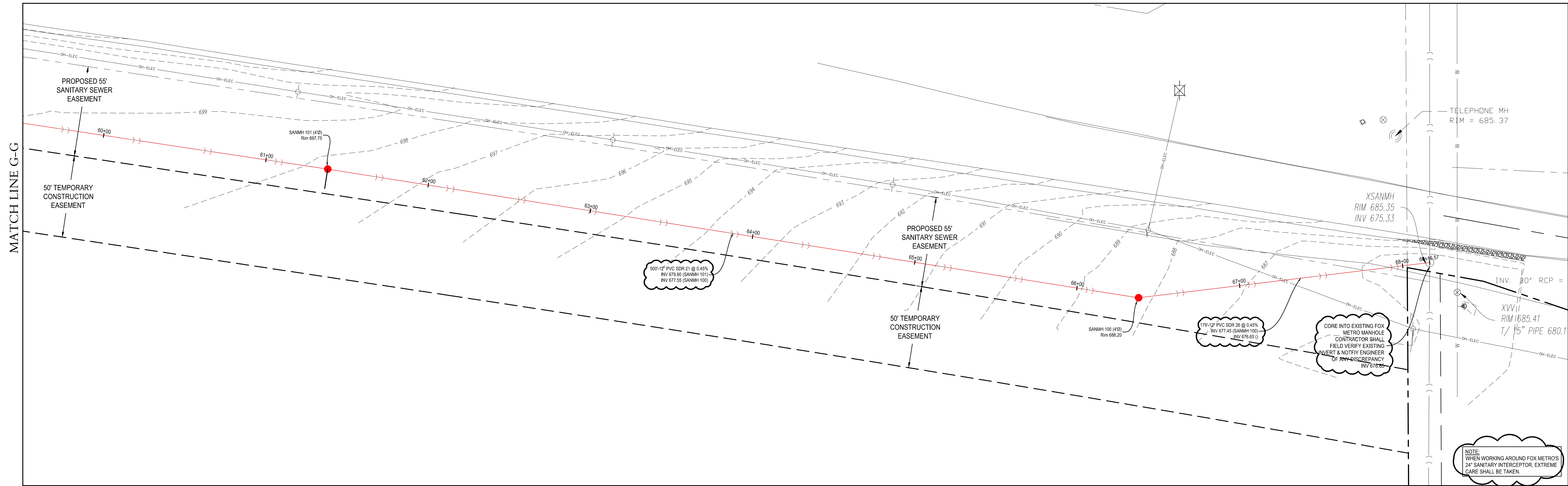
**Craig R. Knoche & Associates** • Civil Engineers  
• Surveyors  
• Land Planners  
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 8/18/22  
FILE: 20-036 C30  
JOB NO: 20-036

C3.9  
SHEET NO.

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS





REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
7	2/2/22	PER SAN. REVISIONS				
3	9/15/21	PER VILLAGE COMMENTS				
2	7/6/21	PER VILLAGE COMMENTS				

## SANITARY PLAN & PROFILE

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

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

**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: 8/18/22  
FILE: 20-036 C30  
JOB NO: 20-036  
SHEET NO.

C3.10



1. In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.
2. Bid Proposal should show unit prices and quantities for all items shown on this drawing.
3. Contractor shall follow and conform to the Village of Sugar Grove, IL building codes.
4. Job site safety and means and methods of construction are the responsibility of the Contractor.
5. Contractor shall excavate and dispose of excavated materials off site.
6. Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.
7. Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
8. Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.
9. Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.
10. Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.
11. Landscape Architect not responsible for installation permits unless otherwise noted.
12. Determine subsoil conditions and subsurface drainage requirements of all plant material.
13. Removals. Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.
14. Topsoil. Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture free samples dried at 100 degrees centigrade, less than 60% of material passing VSS #100 sieve consists of clay by dried weights of material.
15. Amend Existing Soil. Amend existing soil in all planting beds. Amended soil shall be 25% soil conditioner, 25% clean sand and 50% existing soil. Rototill amendments into planting beds.
16. Plant Material. The Landscape Architect reserves the right to personally select any and all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition "American Standard for Nursery Stock". All plants are subject to inspection by the Landscape Architect at the job site or nursery.
17. Plant Installation. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. Plant rootball and overburden and premix and tamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
18. Mulch. Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of wood chips and sawdust.
19. Sod. Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips. If new sod is laid late in the Fall, the guarantee shall be extended into the Spring of the next growing season.
20. Seed. Supply and install new seed, Kentucky Bluegrass Blend on minimum 4" depth rolled, fine graded, pulverized, topsoil as needed. Straw mat to cover seed.
21. Repair Disturbed Areas. All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Seed and blanket all repaired areas.
22. Bed Edge. Spade edge where bed meets lawn if no edging is installed.
23. Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. LC to water installed plant materials for entire first season. LC shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.

SHADE TREES		BOTANICAL NAME		COMMON NAME		REMARKS	
KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE
ACF	4	23'	Botanicus	23'	Aulum Blaze Freeman Maple	Specimen	symmetrical
APF	3	25'	Acers rubrum Frank Jr. #P6164	25'	Redpointe Maple	Specimen	symmetrical
CEO	4	25'	Celtis occidentalis	25'	Common Hackberry	Specimen	symmetrical
GLD	2	25'	Gladiolus pilosus "Protection Sentinel"	25'	Princeton Sentry dogwood	Specimen	symmetrical
GTS	6	25'	Gleditsia triacanthos var. harnis Skyline	25'	Skyline Thornless Honeylocust	Specimen	symmetrical
GYD	6	25'	Gymnocladus dioica	25'	Kentucky Coffeetree	Specimen	symmetrical
HEC	2	25'	Hercules blood	25'	Swamp Petiole Oak	Specimen	symmetrical
QAC	4	25'	Quercus muhlenbergii	25'	Chinkapin Oak	Specimen	symmetrical
GUX	3	25'	Taxodium distichum "Shonnee Brave"	25'	Shonnee Brave Baldcypress	Specimen	symmetrical
ULM	4	25'	Ulmus Regalis	25'	Regal Elm	Specimen	symmetrical
EVERGREEN TREES							
KEY QTY, SIZE		BOTANICAL NAME		COMMON NAME		REMARKS	
KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE
ABC	2	6'	Abies concolor	6'	Concolor Fir	Specimen	
JVN	4	6'	Juniperus virginiana	6'	Eastern Redcedar	Specimen	
PID	1	6'	Picea glauca "Densata"	6'	Black Hills Spruce	Specimen	
FLA	7	6'	Ficus dolioides	6'	Norway Spruce	Specimen	
ORNAMENTAL TREES							
KEY QTY, SIZE		BOTANICAL NAME		COMMON NAME		REMARKS	
KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE
AMC	12	6'	Amelanchier canadensis	6'	Shadblow Serviceberry	Specimen	clump form
MAS	6	2'	Magnolia stellata	2'	Star Magnolia	Specimen	clump form
NLS	4	6'	Nelumbo argentea	6'	Sargent's Cabbageleaf	Specimen	symmetrical
SYR	2	6'	Syringa reticulata "Joyful Silk"	6'	Joyful Silk Japanese Tree Lilac	Specimen	clump form
SHRUBS							
KEY QTY, SIZE		BOTANICAL NAME		COMMON NAME		REMARKS	
KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE
DKR	25	24"	Diervilla "S2X83541"	24"	Kodak Red Diervilla	Full branching to ground	
HBR	52	24"	Hydrangea paniculata "LV0BO"	24"	Bobo Hydrangea	Full branching to ground	
HYD	2	24"	Hydrangea "Hidcote"	24"	Hydrangea	Full branching to ground	
JCS	155	24"	Juniperus chinensis var. sargentii	24"	Sargent Juniper	Full branching to ground	
JKC	74	24"	Juniperus chinensis "Kailay's Compact"	24"	Kailay's Compact Juniper	Full branching to ground	
LRG	2	24"	Lonicera "Growth-Low"	24"	Low Fragrant Sumac	Full branching to ground	
RNS	51	24"	Rosa "Melajosa"	24"	Pink Drift Rose	Full branching to ground	
TMD	4	24"	Taxus x media "Densiformis"	24"	Dense Yew	Full branching to ground	
VBM	23	24"	Viburnum dentatum "Christina"	24"	Blue Mottled Arrowwood Viburnum	Full branching to ground	
PERENNIALS AND ORNAMENTAL GRASSES							
KEY QTY, SIZE		BOTANICAL NAME		COMMON NAME		REMARKS	
KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE	KEY	QTY, SIZE
CAF	91	gal.	Callagrostis oviflora "Karl Foerster"	gal.	Feather Reed Grass	Container	
EGH	05	gal.	Echinacea "CB3 Cone 2"	gal.	Pink Meadowbrite Coneflower	Container	
HBR	150	gal.	Hemerocallis "Happy Returns"	gal.	Happy Returns Daylily (Yellow)	Container	
PRO	42	gal.	Prospice "Reddy Returns"	gal.	Reddy Returns Daylily (Pink)	Container	
PAN	23	gal.	Panicum virgatum "Heavy Metal"	gal.	Feather Reed Grass	Container	
RJD	130	gal.	Rudbeckia fulgida "Goldstrum"	gal.	Goldstrum Black-Eyed Susan	Container	
SGH	24	gal.	Scilla "Standing Ovation"	gal.	Scilla Standing Ovation Little Bluebell	Container	
SPG	238	gal.	Sporobolus heterolepis	gal.	Probie Droopseed	Container	

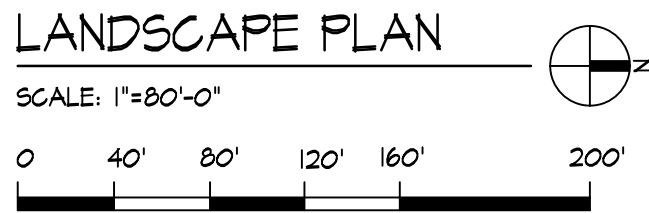
LICENSE # 157.000683  
STAMP:

CIVIL ENGINEER:

**PRAIRIE GROVE COMMONS**  
SWC Illinois Route 47 & Galena Boulevard  
Sugar Grove, Illinois

Design by: KWS/PKS  
 Drawn by: KWS  
 Checked by: PKS  
 Start date: 07.06.202  
 Project no.

L-0.0



IDOT CLASS 1A SALT TOLERANT SEED MIX  
SEE ENGINEERING PLANS

IDOT CLASS 1A SALT TOLERANT SEED MIX  
SEE ENGINEERING PLANS

NORTH AMERICAN GREEN ST5 EROSION  
CONTROL BLANKET AND IDOT #3 SEED MIX

NORTH AMERICAN GREEN STEEP EROSION  
CONTROL BLANKET (BIODEGRADABLE) AND  
BASIC PRAIRIE SEED MIX

REFER TO ENCAP NATIVE LANDSCAPE PLAN  
FOR DETENTION BASIN PLANTINGS/SEED MIX

PERMANENT GRASSES/SEDGES	COMMON NAME	PLS Oz/Acre
<i>Andropogon gerardii</i>	Big Bluestem	12.00
<i>Bouteloua curtipendula</i>	Side-Oats Grass	16.00
<i>Carex spp.</i>	Prairie Sedge Species	9.00
<i>Elymus canadensis</i>	Canada Wild Rye	24.00
<i>Festuca virgata</i>	Switch Grass	2.50
<i>Schizachyrium scoparium</i>	Little Bluestem	32.00
<i>Sorghastrum nutans</i>	Indian Grass	12.00
	Total	101.50

TEMPORARY COVER		
BOTANICAL NAME	COMMON NAME	PLS Oz/Acre
<i>Avena sativa</i>	Common Oat	512.00
	Total	512.00

[illegible]

<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Chamaecrista</i>	Butterfly Weed	2.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Ceropegia lanceolata</i>	Sand Ceropegia	6.00
<i>Crotophaga bipinnata</i>	Tall Cereopsis	2.00
<i>Dalea purpurea</i>	Purple Prairie Clover	2.00
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	2.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	1.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Heliopsis helianthoides</i>	False Sunflower	0.50
<i>Hesperis matronalis</i>	Round-headed Bush Clover	1.00
<i>Liatris pteris</i>	Rough Blazing Star	1.00
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine	2.00
<i>Monarda fistulosa</i>	Wild Bergamot	2.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Drymonia arifolia</i>	Prairie Onychium	1.00
<i>Rudbeckia pinata</i>	Yellow Coneflower	1.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	6.00
<i>Silphium laciniatum</i>	Prairie Dock	1.00
<i>Solidago speciosa</i>	Shiny Goldenrod	0.50
<i>Symphoricarpos laevis</i>	Smooth Blue Aster	1.00
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Veronica gigantea</i>	Smooth Tall Ironweed	2.00
	<b>Total</b>	<b>57.00</b>

NOTE:  
Apply at 41.91 PLS Pounds/Acre; cover with North American Green S75BN Erosion Control Blanket (biodegradable).  
Cardno; [cardnonativeplantnursery.com](mailto:cardnonativeplantnursery.com); (574) 586-2412

Basic Prairie Seed Mix to be installed by a contractor that is experienced in establishing native seed mixes. The contractor will provide to Owner a 3-year post planting maintenance schedule.



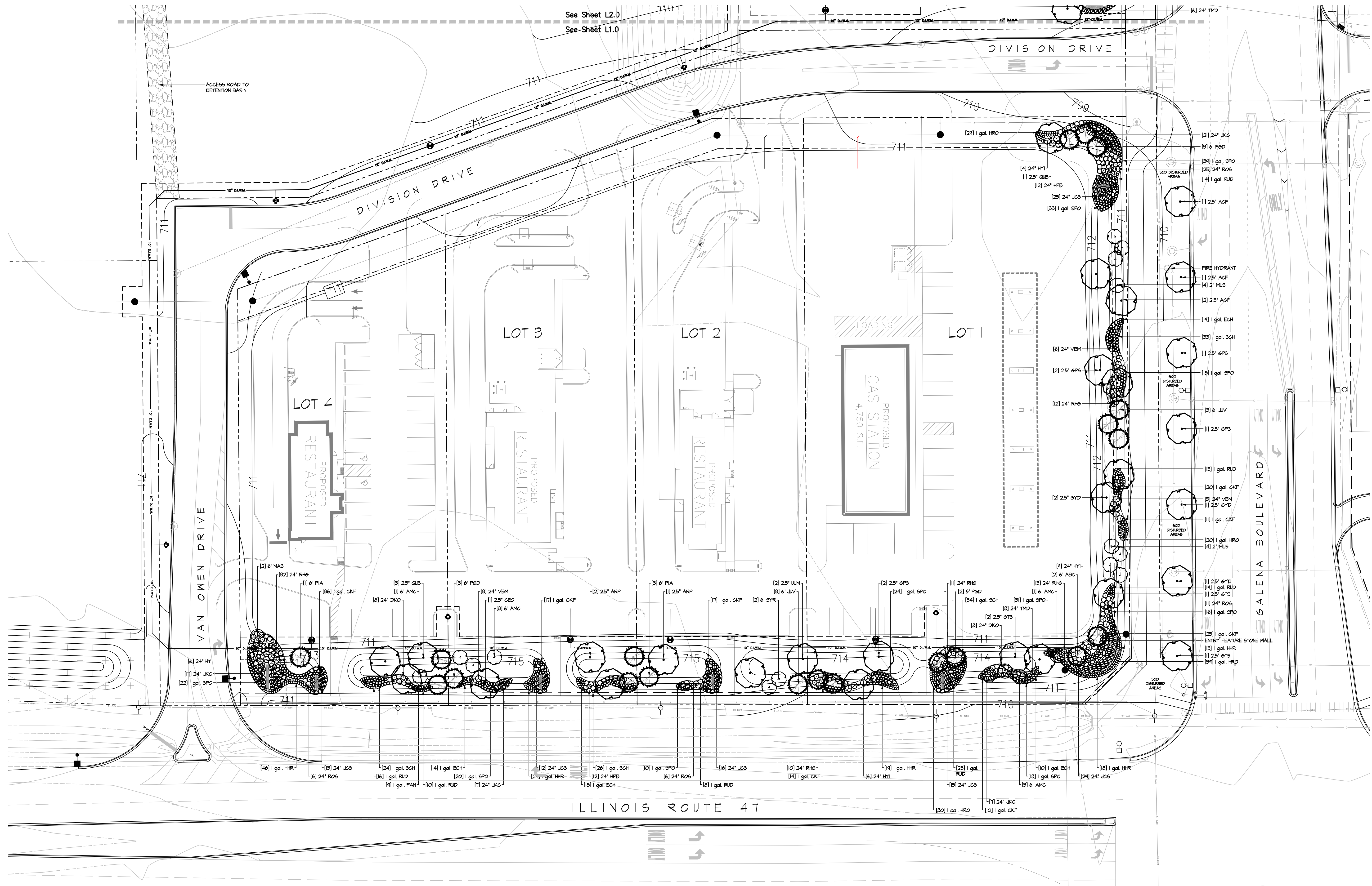
**PRAIRIE GROVE COMMONS**  
SWC Illinois Route 47 & Galena Boulevard  
Sugar Grove, Illinois

No.	Description	Date
1	Per Village Comments/Site Plan Revisions	02.15.22
2	Added Seed Mix	03.01.22
3	Per Village Comments	03.22.22
4	Per Owner Comments	04.06.22
5	Site Plan Revisions	04.29.22
5	Site Plan/Grading Revisions	05.10.22

Design by: KWS/PKS  
 Drawn by: KWS  
 Checked by: PKS  
 Start date: 07.06.2021  
 Project no.

LANDSCAPE  
PLAN

-1.0



## LANDSCAPE PLAN

SCALE: 1"=30'-0"

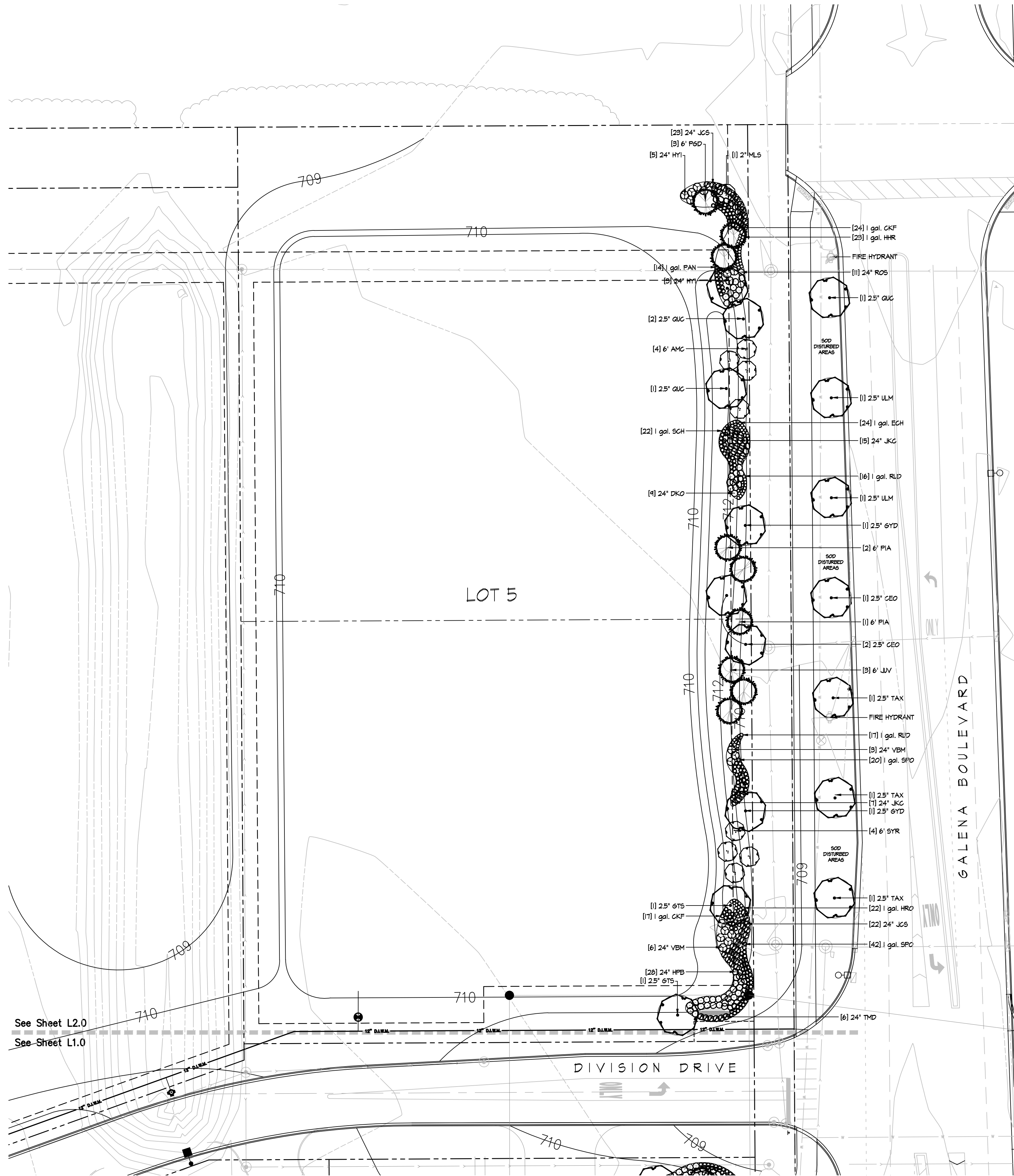


SEED NOTES

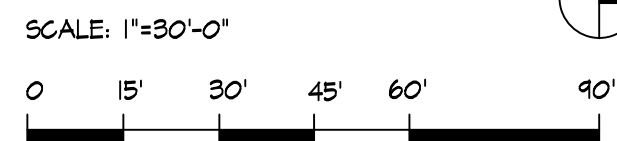
SEE SHEET L-0.0 FOR SEED TYPES AND LOCATIONS.

**NOT FOR CONSTRUCTION**



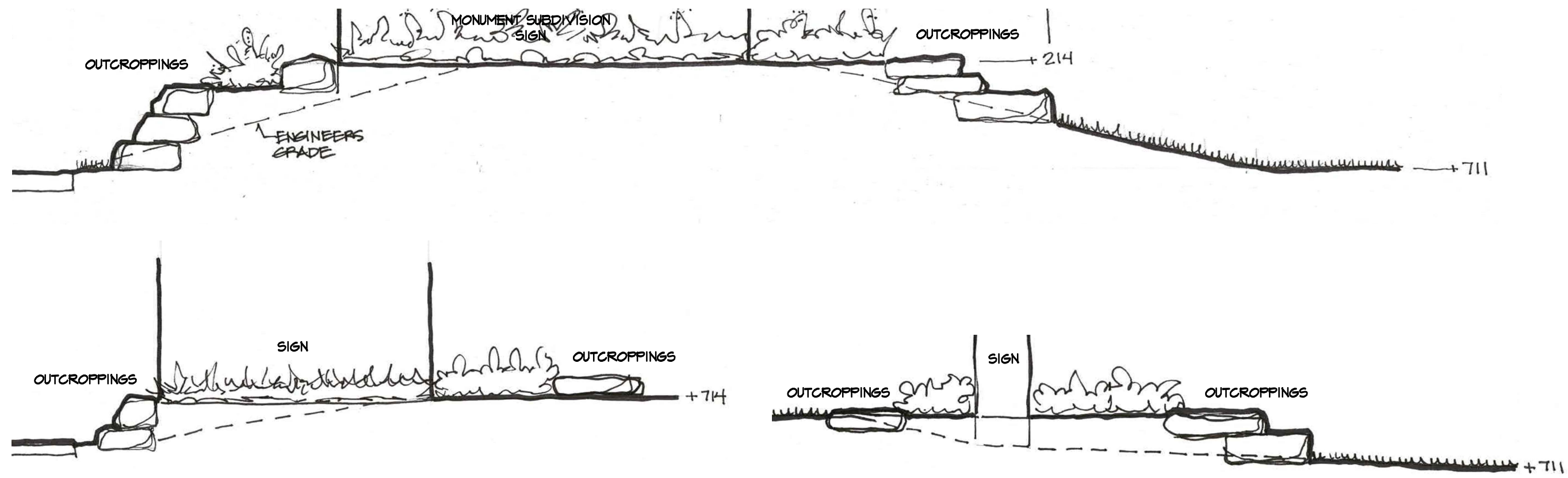


# LANDSCAPE PLAN



## SEED NOTES

SEE SHEET L-0.0 FOR SEED TYPES AND LOCATIONS.



## OUTCROPPINGS - TYPICAL SECTIONS

## OUTCROPPINGS - NOTES

TYPICAL OUTCROPPINGS STONE LAYOUT - PHOTO SHOWS DESIGN INTENT  
EDEN OUTCROPPINGS STONE, NO WEATHER-EDGED, COLOR TO MATCH ENTRANCE WALL FEATURE  
75% PALLET SIZE, 25% 2-3' MAN/BOBCAT SIZE  
TN = 714.5, BW = VARIES 714-711  
LANDSCAPE ARCHITECT TO APPROVE EXACT LOCATIONS AND ELEVATIONS



## OUTCROPPINGS

## ENTRANCE WALL FEATURE - NOTES

TYPICAL ENTRANCE WALL FEATURE STONE LAYOUT - PHOTO SHOWS DESIGN INTENT  
EDEN OUTCROPPINGS STONE, WEATHER-EDGED, COLOR TO MATCH OUTCROPPINGS  
LANDSCAPE ARCHITECT TO APPROVE EXACT LOCATIONS AND ELEVATIONS



## ENTRANCE WALL FEATURE

### PLANTING NOTES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### EVERGREEN TREE

EVERGREEN & DECIDUOUS TREE NOTES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### ORNAMENTAL TREE

ORNAMENTAL TREE NOTES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### SHRUB PLANTING DETAIL

SHRUB PLANTING DETAIL

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### PERENNIAL PLANTING DETAIL

PERENNIAL PLANTING DETAIL

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### STAKING ORNAMENTAL TREES

STAKING ORNAMENTAL TREES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### BUYING DECIDUOUS & EVERGREEN TREES

BUYING DECIDUOUS & EVERGREEN TREES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

### SEED NOTES

SEED NOTES

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND MIX WITH SOIL FROM BALL AND REVERSE SIDE VERTICALLY
5. APPLY HYDROGEL TO ROOTBALL SURFACE TO PREVENT ROOT DRYING OUT
6. ALL TREES 8" CAL & LARGER TO BE STAKED
7. DO NOT MULCH AROUND TRUNK

CLIENT NAME:  
Knoche Engineering, P.C.  
24 North Bennett Street  
Geneva, Illinois

LANDSCAPE  
ARCHITECTURE  
**pamelaself**  
202 South Cook Street Ste #214  
Barrington, Illinois 60010  
847.436.4922  
www.pamelaself.com  
LICENSE # 157.000683  
STAMP:

ARCHITECT:

CIVIL ENGINEER:

GENERAL CONTRACTOR:

**PRAIRIE GROVE COMMONS**  
SWC Illinois Route 47 & Galena Boulevard  
Sugar Grove, Illinois

REVISIONS	No.	Description	Date
	1	Per Village Comments/Site Plan Revisions	02/15/22
	2	Added Seed Mix	03/01/22
	3	Per Village Comments	03/22/22
	4	Per Owner Comments	04/06/22
	5	Site Plan Revisions	04/25/22
	6	Site Plan Grading Revisions	05/10/22

Design by: KWS/PKS  
Drawn by: KWS  
Checked by: PKS  
Start date: 07.06.2021  
Project no.

## LANDSCAPE PLAN

L-2.0

NOT FOR CONSTRUCTION



GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the latest Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" or latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the latest "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois municipal league, latest edition, except as may be modified by project plans and specifications.
3. All work shall be in accordance with the standard specifications of the Municipality, IDOT and Fox Metro as applicable. Each Contractor shall be provided with the applicable sections of this specification in the bid package.
4. All elevations shown are plus and are NAVD88 Datum.
5. The Municipal building and engineering departments shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.
6. All work to meet the Municipal Supplemental Codes unless the state codes are more restrictive.
7. The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc and Illinois Department of Transportation. From all liability involved with the construction, installation and testing of the work on this project.
8. All work shall comply with the "Illinois Urban Manual." The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be responsible for removing sediment resulting from this project from storm sewers and drainage structures at no additional cost.
9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with construction project.
10. All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered unless otherwise noted.
11. Commonwealth Edison, AT&T, NCor gas, and other utility company conduits are not necessarily shown on the drawings and must be located in the field prior to construction.
12. The contractor shall field verify the existing conditions and notify Craig R. Knoche & Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.
13. Contractor will be responsible for repairing all existing pavement damaged during construction that is not specified.
14. All concrete used shall be I.D.O.T. class S1.
15. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material.
16. Apply prime coat uniformly over surface of compacted aggregate base at a rate of 0.40 gal/SY. Apply enough material to penetrate and seal, but not flood surface. Allow prime coat to cure for 72 hours minimum.
17. It shall be the responsibility of each contractor to notify J.U.L.I.E prior to performing any excavations.
18. Cable routing and specification in accordance with village ordinance.
19. The contractor shall provide the municipality and Craig R. Knoche & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field files, etc.
20. All property dimensions and areas are approximates and subject to change per final survey.
21. All dimensions are back of curb unless otherwise noted.
22. All curb radii are back of curb unless otherwise noted.
23. See architectural plans for exact building dimensions.
24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
25. Sidewalk around perimeter of the building shall be integral curb / walk.
26. All pavement markings shall be painted traffic yellow 4" wide and 2 coats
27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.W. in accordance with Illinois D.O.T. Requirements.
28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.
29. The Municipal, IDOT and Fox Metro details shall take precedence. Craig R. Knoche and Associates will not take responsibility for the accuracy of the Municipal details.
30. Knoche Engineering PC shall not have control or be in charge of and shall not be responsible for the means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project

EARTHWORK NOTES & SPECIFICATIONS

1. All trenched in green / landscape area shall be backfield with earth compacted to 90%. A minimum of 6" of topsoil shall be provided in green / landscape areas. Trenches in all paved areas, curbed, and sidewalk areas shall be back filled with approved Engineering Backfill compacted as 95% modified Proctor.
2. All disturbed areas shall be restored and positive drainage must be maintained.
3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include repair of trench settlements as needed to bring trench to original grade.
4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.
5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and parkways damaged or removed during construction shall be restored to their original condition.
6. See soil report for testing requirements.
7. The contractor is advised that soil borings have been performed for this project. Boring logs and the soil report are available from the engineer. This report is dated \_\_\_\_\_ and was prepared by \_\_\_\_\_. The soil borings were performed by \_\_\_\_\_. The soils report and borings are a part of the of the bidding documents and is the soil reports and borings are not received with the bid set, it is the bidders responsibility to obtain and review the soil report and borings prior to submitting final bid.
8. After stripping and rough grading is completed, the exposed sub grade should be proof rolled. Proof rolling may be accomplished with a fully loaded, tandem-axle dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by scarification and recompaction or by undercutting and replacement with suitable compacted fill.
9. State erosion control measures must be implemented and maintained throughout construction.
10. Contractor shall provide dust control during site work demolition or removal. Contractor shall control dust created from on-site construction and associated traffic using water or other approved means.
11. Protect trees, plant growth, and features designated to remain as final landscaping. Construction equipment shall not travel under drip lines of trees to be protected.
12. Protect benchmarks from damage or displacement.
13. Remove trees and shrubs, stump, and root system to a minimum depth of 42 inches.
14. Moisture Control--Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.
15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.
16. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with I.D.O.T. standards shall provide all required traffic control and signs.
2. The contractor shall maintain temporary access to all roadways and driveways during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary open cuts required to install utilities across driveways.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. Water and sewer locations taken from drawings by others and must be located in the field by contractor prior to construction, including all elevations of rims and inverts.
2. All sewer and water mains trenches under, crossing under or within five (5) feet of existing or proposed curb & gutter, sidewalk, or pavement shall be back filled.
3. Valve Vaults and manholes frames and rings shall be set in workmanlike manner in easy-stick (or equal) bed.
4. All stubs to buildings shall end 5 ft. from the building. All stubs shall be right angles to the foundation.
5. Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3" minimum above grade. Markers shall be painted as follows: Blue - Water, Green - Sanitary, Yellow - Storm.
6. Install conduit free from crimps and dents. Plug ends to prevent entry of dirt or moisture after installed
7. Clean out conduit before installation of conductors.
8. Conduit outside the building shall be buried minimum 36 inches below grade unless noted otherwise
9. Underground conduits shall have a minimum of 2 inch spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all air pockets. Conduits from building to fuel pumps may be clustered in the same trench with minimal separation as required by owner.
10. All underground conduits shall be protected against future excavation damage by placing a plastic tape warning marking in each trench during backfill. Install tape full length of the trench.
11. Contractor shall verify with local munipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

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

GENERAL NOTES & SPECIFICATIONS

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



**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 C70
JOB NO:	20-036

C7.1  
SHEET NO.



Plotter: December 1, 2017 @ 8:19 AM By: Kris Pung - Tab: NOTES Plan Sheet 01 - 22x34

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE	REVISIONS					

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES

	<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> 10 MUNICIPAL DRIVE SUGAR GROVE, IL 60554					<b>STANDARD NOTES</b>	<b>VILLAGE OF SUGAR GROVE</b> <b>STANDARD NOTES</b>	DATE: FEBRUARY 2017		
									PROJECT NO: SG1700		
									FILE: NOTES		
									SHEET <b>1</b> OF <b>3</b>		
				NO.	DATE						



Plotted: December 1, 2017 @ 8:20 AM By: Kris Pung - Tab: NOTES Plan Sheet 02 - 22x34

WATER MAIN CONSTRUCTION  
REVISED DECEMBER 2017

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AND REVISIONS THERETO, THESE IMPROVEMENT PLANS AND DETAILS. SPECIAL PROVISIONS AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS. IN CASE OF CONFLICT WITH VILLAGE CODES, DRAWINGS, AND THESE STANDARD NOTES, THE VILLAGE ENGINEER SHALL BE CONTACTED TO CONFIRM WHICH IS CORRECT.
2. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111. PIPE SHALL BE MANUFACTURED IN THE UNITED STATES.
3. THE 10-POINT SOIL EVALUATION PROCEDURE FOR DUCTILE IRON PIPE CONFORMING TO APPENDIX A OF THE ANSI/AWWA C105/A21.5 STANDARD SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION. IF CORROSION PROTECTION IS REQUIRED, THE WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
4. BRASS WEDGES SHALL BE INSTALLED AT EACH PUSH JOINT FOR ELECTRICAL CONDUCTIVITY. WEDGES SHALL BE INSTALLED 180° APART. TWO (2) WEDGES SHALL BE INSTALLED PER JOINT FOR WATER MAIN UP TO 12" AND TWO (2) PAIRS OF TWO (2) WEDGES SHALL BE INSTALLED PER JOINT ON WATER MAIN LARGER THAN 12".
5. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/421.53\_84. FITTINGS SHALL BE U.L. LISTED CLASS 350, TYLER UNION, GRIFFIN OR APPROVED EQUAL. FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES.
6. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA C104/421.4.
7. ALL FITTINGS SHALL BE MECHANICAL JOINT AND INSTALLED WITH RETAINER GLANDS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
8. LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C600. WHEN RUBBER GASKETED PIPE IS LAID ON A CURVE, THE PIPE SHALL BE JOINED IN A STRAIGHT ALIGNMENT AND THEN DEFLECTED TO THE CURVED ALIGNMENT. TRENCHES SHALL BE MADE WIDER ON CURVES FOR THIS PURPOSE.
9. SLEEVES SHALL BE ROCKWELL D.I. COUPLING TYPE 441, TYLER UNION OR APPROVED EQUAL. SLEEVES SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED. THE COST OF SLEEVES IS CONSIDERED AS INCIDENTAL TO THE COST OF THE PROJECT.
10. ALL GATE VALVES SHALL HAVE A NON-RISING STEM, SHALL HAVE A STANDARD OPERATING NUT AND SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION. GATE VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C-515 STANDARD. ALL WATER MAIN GATE VALVES SHALL BE INSTALLED IN VALVE VAULTS.
11. ALL FIRE HYDRANT VALVE BOXES SHALL BE HEAVY WALL HIGH DENSITY POLYETHYLENE AMERICAN FLOW CONTROL TRENCH ADAPTERS. LIDS TO BE MARKED "WATER" (VALVE BOX EXTENSIONS IF REQUIRED ARE CONSIDERED INCIDENTAL). OPEN GRADED (CA-7) LESTONE SHALL BE UTILIZED TO BACKFILL AROUND THE OPERATING NUT ON ALL VALVE BOXES TO PREVENT MUD FROM PENETRATING THE VALVE BOXES.
12. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION FOUR (4) OF AWWA C502-54 STANDARD AND SHALL BE AN AMERICAN FLOW CONTROL/WATEROUS PACER MODEL NO. WB-67-250 (BREAK AWAY STYLE TRAFFIC DESIGN) WITH ONE 4 ½" STEAMER NOZZLE AND TWO 2 ½" HOSE OUTLETS, OF WHICH THE THREADS CONFORM WITH THE STANDARDS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS. ALL HYDRANTS SHALL HAVE AN AUXILIARY GATE VALVE. HYDRANT INSTALLATIONS SHALL HAVE 5.5' DEPTH OF COVER. FIRE HYDRANTS SHALL BE PLACED 3 FOOT FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, OR WHERE THERE IS NO CURB AND GUTTER, THE FACE OF THE PUMPER NOZZLE SHALL BE LOCATED FIVE FEET (5') FROM THE PAVED ROAD EDGE. CENTER LINE OF PUMPER NOZZLE SHALL BE EIGHTEEN INCHES (18") TO TWENTY INCHES (20") ABOVE FINISH GRADE LINE (SIDEWALK TO CURB).
13. ALL FIRE HYDRANTS ALONG A POTABLE WATER MAIN SHALL BE FACTORY PAINTED RED. ALL FIRE HYDRANTS ALONG A RAW WATER MAIN SHALL BE FACTORY PAINTED EMERALD GREEN WITH THE PAINT CODE M4157 BY WATEROUS.
14. ALL MECHANICAL JOINT FITTINGS, VALVES AND HYDRANTS SHALL BE RESTRAINED WITH RETAINER GLANDS. RETAINER GLANDS SHALL BE EBAA IRON SERIES 1100 MEGALUG OR APPROVED EQUAL. THE VILLAGE ENGINEER SHALL WITNESS ALL RESTRAINED JOINTS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VILLAGE ENGINEER PRIOR TO BACKFILLING SUCH WATER SYSTEM IMPROVEMENTS. SHOULD THE SYSTEM BE BACKFILLED PRIOR TO INSPECTION, THE RESTRAINT SYSTEM WILL HAVE TO BE EXCAVATED BY THE CONTRACTOR FOR INSPECTION AT NO COST TO THE VILLAGE OF SUGAR GROVE.

15. ALL PRESSURE TAPS TO AN EXISTING VILLAGE MAIN SHALL BE MADE WITH AN AMERICAN FLOW CONTROL SERIES 2800 COMPACT DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND AN AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT WEDGE TAPPING VALVE (M J X FL) AND SHALL BE CONSTRUCTED IN A FIVE (5') FOOT MINIMUM DIAMETER VALVE VAULT. ALL TAPS SHALL BE PERFORMED BY THE CONTRACTOR AFTER PAYMENT OF APPLICABLE CONNECTION FEES AND SHALL BE WITNESSED BY THE VILLAGE. THE VILLAGE ENGINEER SHOULD BE NOTIFIED 48 HOURS IN ADVANCE OF ANY TAP.
16. ALL TEES, BENDS, VALVES, AND FIRE HYDRANTS SHALL BE ADEQUATELY SUPPORTED WITH A CONCRETE BASE, AND SUPPORTED LATERALLY WITH PRECAST CONCRETE THRUST BLOCKING (NOT POURED-IN-PLACE) AGAINST UNDISTURBED EARTH. THE VILLAGE ENGINEER SHALL WITNESS ALL THRUST BLOCKING, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VILLAGE ENGINEER PRIOR TO BACKFILLING THE WATER SYSTEM IMPROVEMENTS. SHOULD THE SYSTEM BE BACKFILLED PRIOR TO INSPECTION, THE BLOCKING WILL HAVE TO BE EXCAVATED BY THE CONTRACTOR FOR INSPECTION AT NO COST TO THE VILLAGE OF SUGAR GROVE.
17. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5.5' FROM THE FINISH GRADE TO THE TOP OF PIPE OR AS NOTED ON PLANS.
18. ALL VERTICAL WATER MAIN ADJUSTMENTS SHALL BE ACCOMPLISHED BY DEFLECTION, NOT BENDS IN THE WATER MAIN.
19. ALL WATER SERVICES SHALL BE ONE (1") INCH DIAMETER TYPE "K" COPPER PIPE WITH COMPRESSION CONNECTIONS. NO JOINTS WILL BE ALLOWED BETWEEN THE CORPORATION STOP AND THE CURB STOP. MATERIAL AND INSTALLATION WILL BE IN GENERAL ACCORDANCE WITH AWWA C800. THE UNDERGROUND WATER SERVICE PIPE AND THE BUILDING SEWER SHALL BE NOT LESS THAN TEN FEET (10') APART HORIZONTALLY AND SHALL BE SEPARATED BY UNDISTURBED OR COMPACTED EARTH.
20. A DUCTILE IRON SADDLE WITH 2 STAINLESS STEEL STRAPS AND ACCESSORIES IS REQUIRED FOR WATER SERVICES 1.5" OR LARGER. ALL CORPORATION STOPS, CURB STOPS, AND CURB BOXES SHALL BE AS FOLLOWS:
21. THE BUFFALO BOXES SHALL BE SET BETWEEN THE SIDEWALK AND THE HOUSE/BUILDING. IT SHALL BE PLACED EITHER WITHIN THE RIGHT OF WAY (BETWEEN THE SIDEWALK AND THE RIGHT OF WAY) OR IN AN EASEMENT ADJACENT TO THE RIGHT OF WAY WITHIN 2 FEET OF THE SIDEWALK. NO BUFFALO BOX SHALL BE ALLOWED IN A SIDEWALK, DRIVEWAY OR OTHER PAVED SURFACE.
22. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE STANDARD SPECIFICATIONS AND THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. CONTRACTOR SHALL FURNISH A TRAFFIC CONTROL PLAN FOR IDOT OR VILLAGE APPROVAL IF REQUIRED.
23. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS.
24. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOD), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
26. BEFORE ACCEPTANCE BY THE VILLAGE ALL WORK SHALL BE INSPECTED AND APPROVED BY THE VILLAGE OR ITS REPRESENTATIVES.
27. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
28. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35: ENVIRONMENTAL PROTECTION AGENCY SUBTITLE F- PUBLIC WATER SUPPLIES, CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY PARTS 651-654 TECHNICAL POLICY STATEMENTS, SECTION 653.119.

29. WHENEVER POSSIBLE, A WATER MAIN MUST BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE. SHOULD LOCAL CONDITIONS EXIST WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A STORM OR SANITARY SEWER PROVIDED THAT THE WATER MAIN INVERT IS AT LEAST EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER, AND IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS DESCRIBED ABOVE, THEN THE SEWER MUST ALSO BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL (DUCTILE IRON PIPE WITH SLIP-ON OR MECHANICAL JOINTS, PRESTRESSED REINFORCED CONCRETE PIPE WITH ASTM C-443 JOINTS, ETC.) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.
30. WHENEVER WATER MAINS MUST CROSS HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. THIS MUST BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE DRAIN OR SEWER. IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE OR IF IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THEN THE SEWER MUST BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL (AS NOTED IN ITEM 23). THIS CONSTRUCTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET. IN MAKING SUCH CROSSINGS, CENTER A LENGTH OF WATER MAIN PIPE OVER/UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUIDISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF EIGHTEEN INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED, ALONG WITH MEANS TO SUPPORT THE LARGER SIZED SEWER LINES TO PREVENT THEIR SETTLING AND BREAKING THE WATER MAIN.
31. VALVE VAULT FRAMES SHALL BE IDOT TYPE 1 (STANDARD 604001) WITH CONCEALED PICKHOLES AND ALL LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "WATER" CAST INTO THEM.
32. VALVE VAULTS SHALL BE ADJUSTED WITH PRECAST CONCRETE ADJUSTING RINGS TO A MAXIMUM OF EIGHT (8") INCHES.
33. HYDROSTATIC TESTS \_ THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTS IN ACCORDANCE WITH DIVISION IV, SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND APPLICABLE PROVISIONS OF AWWA C\_600 AND C\_603. THE WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI. ALLOWABLE LEAKAGE SHALL BE AS SET FORTH IN AWWA C\_600 LATEST EDITION. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED OFF OF THE FIRST 1,000 FEET OF PIPE (I.E. IF 2,000 FEET OF PIPE IS BEING TESTED, THE ALLOWABLE LEAKAGE WILL BE BASED ON THE FIRST 1,000 FEET ONLY.) THE DURATION OF THE TEST SHALL BE FOR TWO HOURS MINIMUM, AND THE MAXIMUM PRESSURE DROP DURING THIS TWO HOUR PERIOD IS A CUMULATIVE 2 PSI. TO MEET THE TESTING REQUIREMENTS, THE WATER MAIN SHALL SATISFY THE PRESSURE DROP AND THE ALLOWABLE LEAKAGE REQUIREMENTS. THE GAUGE WILL BE ZEROED OUT BEFORE THE PRESSURE TEST BEGINS. IN ADDITION, THE PRESSURE GAUGE USED IN THE HYDROSTATIC TEST SHALL BE IN 2 PSI INCREMENTS OR LESS AND HAVE A MINIMUM OF A 3/4" DIAMETER FACE. WHEN TESTING DUCTILE IRON SERVICES, THE PERMANENT VALVE ON THE BUILDING RISER SHALL BE INSTALLED PRIOR TO PRESSURE TESTING.
34. DISINFECTION OF THE WATER MAINS \_ UPON COMPLETION OF THE NEWLY LAID WATER MAINS, THE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION, PROCEDURE DESIGNATION, AWWA C\_651, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING SAMPLES AND HAVING BACTERIOLOGICAL TESTING PERFORMED AS REQUIRED BY THE IEPA. THE CONTRACTOR SHALL FURNISH TO THE VILLAGE THE REQUIRED DOCUMENTATION, TEST RESULTS, ETC., REQUIRED BY THE IEPA FOR PLACING THE WATER MAINS OR SERVICE LINES IN SERVICE AND/OR SECURING AN OPERATING PERMIT.
35. WATER VALVES AND FIRE HYDRANTS SHALL BE OPERATED BY VILLAGE OF SUGAR GROVE PERSONNEL ONLY.
36. THE DEVELOPER/CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER TO SCHEDULE OPERATION OF VALVES, FLUSH AND FILL, PRESSURE TEST, CHLORINATION, AND SAMPLING. THE VILLAGE ENGINEER WILL CONTACT THE VILLAGE ACCORDINGLY. THE DEVELOPER/CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE PRIOR TO PERFORMING ANY OF THESE WORK ITEMS. THE FOLLOWING ACTIVITIES MUST BE SCHEDULED WITH THE VILLAGE ENGINEER ON INDEPENDENT DAYS:
  - ✓ FLUSH AND FILL (WATER MAIN/SERVICE SHALL THEN BE PRE-TESTED.)
  - ✓ PRESSURE TEST (THE GAUGE SHALL BE ZEROED OUT BEFORE THE START OF THE TEST.)
  - ✓ CHLORINATION
  - ✓ 1ST DAY OF SAMPLING
  - ✓ 2ND DAY OF SAMPLING

37. THE VILLAGE SHALL WITNESS ALL SERVICE TAPS GREATER THAN 1" IN DIAMETER. ACCORDINGLY, THE DEVELOPER/CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER 48 HOURS IN ADVANCE OF THE TAP.
38. THE WATER MAIN WILL BE INSTALLED UNDER THE RULES AND REGULATIONS OUTLINE IN THE IEPA WATER MAIN CONSTRUCTION PERMIT. HOWEVER THE WATER SERVICE INSTALLATION IS NOT COVERED UNDER THE IEPA PERMIT. ANY WATER SERVICE INSTALLATION WILL BE PERFORMED ACCORDING TO THE RULES AND REGULATIONS OF THE ILLINOIS PLUMBING CODE AND ILLINOIS PLUMBING LICENSE LAW (225 ILCS 320). PER THE ILLINOIS PLUMBING CODE, AN ILLINOIS LICENSED PLUMBER MUST PERFORM THE WORK ASSOCIATED WITH THE WATER SERVICES. THE WORK THAT MUST BE PERFORMED BY A LICENSED PLUMBER INCLUDES BUT IS NOT LIMITED TO THE TAP AT THE WATER MAIN, SERVICE PIPE INSTALLATION, CURB STOP INSTALLATION, B-BOX INSTALLATION, CONNECTION TO THE EXISTING WATER SERVICE AND ANY OTHER FITTINGS REQUIRED. ENGINEERING ENTERPRISES, INC WILL BE RESPONSIBLE FOR THE FIELD REVIEW OF ANY MATERIALS USED FOR THE WATER SERVICE INSTALLATION AND CONNECTIONS. THE VILLAGE OF SUGAR GROVE'S ILLINOIS LICENSED PLUMBER AND PLUMBING INSPECTOR WILL PERFORM ALL INSPECTIONS FOR THE WATER SERVICES. THE VILLAGE OF SUGAR GROVE PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO ANY INSPECTION AT 630-391-7230. THE INSTALLER'S ILLINOIS LICENSED PLUMBER CARD WILL NEED TO BE PRESENTED DURING THE INSPECTION.
39. FOX METRO WATER RECLAMATION DISTRICT SHALL BE CONTACTED BY THE DEVELOPER/CONTRACTOR TO OBSERVE THE CONSTRUCTION OF ALL WATER SERVICE LINES TO A BUILDING/HOUSE. THEIR OBSERVATION IS REQUIRED FROM THE SERVICE VALVE TO THE BUILDING/HOUSE.
40. ALL WATER MAIN SHALL BE PRE-PRESSURE TESTED PRIOR TO THE ACTUAL PRESSURE TEST THE VILLAGE ENGINEER AND/OR THE VILLAGE WITNESSES.

STREET PAVING AND CONSTRUCTION  
REVISED DECEMBER 2017


1. ALL STREET PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN CRITERIA FOR THE VARIOUS CLASSES AS ESTABLISHED IN THE BUREAU OF DESIGN AND ENVIRONMENT MANUAL " AND "HIGHWAY STANDARDS" OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION. CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION. THE THICKNESS OF THE PAVEMENTS FOR MAJOR COLLECTORS AND ARTERIALS SHALL BE DETERMINED IN ACCORDANCE WITH THE CURRENT ILLINOIS DEPARTMENT OF TRANSPORTATION BUREAU OF LOCAL ROADS AND STREET MANUAL CHAPTER FOURTY-FOUR - PAVEMENT DESIGN, OR AS REQUIRED BY THE JURISDICTIONAL AUTHORITY.
2. PRIOR TO THE CONSTRUCTION OF ANY ROADWAY PAVEMENT, ALL OF THE MAJOR UNDERGROUND WORK SHALL BE COMPLETELY INSTALLED IN PLACE.
3. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE POURING OF THE CURB AND GUTTER IN ORDER TO REVIEW THE AGGREGATE BASE AND STRING LINE/FORMWORK OF THE CURB AND GUTTER. THE CURB AND GUTTER SHALL BE MACHINE PLACED UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER AND SHALL BE COMPLETED IN A MONOLITHIC INSTALLATION UNLESS PREVIOUSLY APPROVED BY THE VILLAGE ENGINEER.
4. ALL EXPOSED CONCRETE SURFACES SHALL BE CURED AND PROTECTED WHEN REQUIRED DUE TO WEATHER CONDITIONS PER THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, INCLUDING ANY REVISIONS. NO HONEYCOMBING OF THE CONCRETE WILL BE ACCEPTED.
5. PROOF ROLLS ARE REQUIRED ON THE SUB-GRADE, AGGREGATE BASE, HOT MIX ASPHALT BASE, AND THE BINDER COURSE, AND SHALL BE WITNESSED BY THE VILLAGE ENGINEER. THE VILLAGE ENGINEER SHALL BE PROVIDED A MINIMUM OF 48 HOURS ADVANCED NOTICE PRIOR TO THE PROOF ROLL. EACH PROOF ROLL SHALL BE AT THE COST OF THE CONTRACTOR AND SHALL BE TO THE SATISFACTION OF THE VILLAGE ENGINEER AS FOLLOWS:
  - a. A LOADED TRUCK PROVIDED BY THE CONTRACTOR SHALL BE DRIVEN OVER THE AREA TO BE TESTED AT A SPEED PATTERN AND NUMBER OF CYCLES TO BE DETERMINED BY THE VILLAGE ENGINEER. THE TEST TRUCK SHALL BE THE COMMON TRACTOR TRAILER TYPE WITH NO MORE THAN FIVE (5) AXLES WITH A TOTAL OF EIGHTEEN (18) WHEELS LOADED TO A NET WEIGHT OF NO LESS THAN TWENTY-TWO (22) TONS. THE LOAD TICKET SHALL BE PROVIDED TO THE VILLAGE ENGINEER FOR RECORD.
  - b. ANY UNSTABLE OR DAMAGED SUBGRADE, AGGREGATE SUB-BASE, OR BINDER COURSE SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE ENGINEER AT NO COST TO THE VILLAGE.
  - c. THE VILLAGE ENGINEER IS RESPONSIBLE FOR INDICATING WHETHER THE PROOF ROLL PASSES OR FAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HOW TO FIX ANY UNSATISFACTORY AREAS.
6. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY PAVING.
7. FINAL PLACEMENT OF HOT MIX ASPHALT SURFACE COURSE SHALL BE DELAYED FOR A MINIMUM OF ONE FULL WINTER UNLESS OTHERWISE APPROVED BY THE VILLAGE AND VILLAGE ENGINEER. BEFORE THE PLACEMENT OF THE SURFACE COURSE, ALL UNDERGROUND UTILITY PUNCH LIST ITEMS FOR FINAL INSPECTION SHALL BE COMPLETED AND APPROVED. ALSO, THE BINDER COURSE PATCHES MUST BE COMPLETED AND THE CURB AND GUTTER REPAIRED AS REQUIRED BY THE VILLAGE ENGINEER.

8. ON ALL STREETS WHERE NEW PAVEMENTS MEET EXISTING HOT MIX ASPHALT, A BUTT JOINT SHALL BE PROVIDED IN ACCORDANCE WITH IDOT DETAIL BD400, LATEST REVISION (BUTT JOINT AND HMA TAPER DETAILS). THE SUBGRADE SHALL BE GRADED PARALLEL TO THE FINAL SURFACE GRADE AND AS SUCH SHALL DRAIN TO THE CURB LANE AND TO THE INLETS AND CATCH BASINS. POSITIVE DRAINAGE MUST BE ACCOMPLISHED ON THE COMPACTED SUB-GRADE OR THE PLACEMENT OF BASE MATERIAL WILL NOT BE ALLOWED. CERTIFICATION BY THE VILLAGE ENGINEER VERIFYING PROPER SUBGRADE DRAINAGE WILL BE REQUIRED PRIOR TO ANY ADDITIONAL ROADWORK.
9. THE HOT MIX ASPHALT BASE COURSE, LEVELING BINDER, BINDER COURSE, AND SURFACE COURSE MIXTURES SHALL BE LAID ON A SURFACE, WHICH IS DRY AND ONLY WHEN WEATHER CONDITIONS MEET ALL STANDARDS STATED IN THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE HOT MIX ASPHALT BASE COURSE, LEVELING BINDER AND BINDER COURSES SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST FORTY DEGREES FAHRENHEIT (40°F), WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS TWENTY-FOUR (24) HOURS IS AT LEAST THIRTY-TWO DEGREES FAHRENHEIT (32°F) AND WHEN THE FORECAST IS FOR RISING TEMPERATURES. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST FORTY-FIVE DEGREES FAHRENHEIT (45°F), WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS TWENTY-FOUR (24) HOURS IS AT LEAST FORTY DEGREES FAHRENHEIT (40°F), AND WHEN THE FORECAST IS FOR RISING TEMPERATURES.
10. AFTER THE BINDER COURSE HAS BEEN PROOF ROLLED AND REPAIRED WHERE REQUIRED AND PRIOR TO PLACING THE HOT MIX ASPHALT SURFACE COURSE, THE BINDER COURSE SHALL BE SURFACE TESTED BY THE CONTRACTOR'S PROJECT ENGINEER, AT NO COST TO THE VILLAGE IN ACCORDANCE WITH ARTICLE 406.11 OF THE "STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT ISSUE. ANY VARIATIONS IN THE BINDER COURSE, INCLUDING PATCHES AND HEADER JOINTS, EXCEEDING ONE-FOURTH INCH (1/4") SHALL BE CORRECTED BY THE REMOVAL AND REPLACEMENT OF ANY SUBSTANDARD AREAS OR THE CONSTRUCTION OF CORRECTIVE LEVELING BINDER AT THE DIRECTION OF THE VILLAGE ENGINEER. THE VILLAGE ENGINEER SHALL BE NOTIFIED NO LESS THAN FORTY-EIGHT (48) HOURS BEFORE THE SURFACE TESTING AND SHALL RECEIVE WRITTEN TEST RESULTS AND SPECIFIC CONSTRUCTION ENGINEERING RECOMMENDATIONS BEFORE THE SURFACE COURSE CAN BE CONSTRUCTED. PRIOR TO FINAL ACCEPTANCE, THE SURFACE COURSE SHALL BE SURFACE TESTED AS OUTLINED ABOVE AND CORRECTED AS DIRECTED BY THE VILLAGE ENGINEER.
11. THE AGGREGATE BASE COURSE SHALL BE PRIMED WITH BITUMINOUS MATERIALS (SS-1) AT A RESIDUAL ASPHALT RATE OF TWENTY-FIVE HUNDREDTHS (0.25) POUNDS PER SQUARE FOOT.
12. AFTER ANY BINDER COURSE SURFACE VARIATIONS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND IMMEDIATELY PRIOR TO PLACING HOT MIX ASPHALT SURFACE COURSE, THE PAVEMENT SHALL BE THOROUGHLY CLEANED, FLUSHED AND PRIMED WITH BITUMINOUS MATERIALS (SS-1) AT A RESIDUAL ASPHALT RATE NOT TO EXCEED FIVE HUNDREDTHS (0.05) POUNDS PER SQUARE FOOT. WHEN BITUMINOUS MATERIALS (SS-1) ARE APPLIED UNDER TRAFFIC CONDITIONS, SANDING AT THE APPROXIMATE RATE OF TWO TO FOUR (2 TO 4) POUNDS PER SQUARE YARD WILL BE REQUIRED.
13. ALL HOT MIX ASPHALT SHALL BE DELIVERED AND HANDLED SO THAT THE HOT MIX ASPHALT IMMEDIATELY BEHIND THE PAVER SCREEN IS AT OR ABOVE TWO HUNDRED SEVENTY DEGREES FAHRENHEIT (270°F). ALL ASPHALT DELIVERED TO THE PROJECT SHALL BE COVERED WHEN THE TEMPERATURE IS AT OR BELOW SEVENTY DEGREES FAHRENHEIT (70°F).
14. THE MIX DESIGN SHALL BE SUBMITTED THE VILLAGE ENGINEER 48 HOURS IN ADVANCE OF PAVING.
15. ALL TESTING FOR BOTH CONCRETE PLACEMENT AND HOT MIX ASPHALT PAVING SHALL BE PER IDOT SPECIFICATIONS. THE ASPHALT LAYING PATTERN MUST BE APPROVED BY THE VILLAGE ENGINEER OR THEIR REPRESENTATIVE IN ORDER TO MINIMIZE TRANSVERSE JOINTS. A CERTIFIED NUCLEAR DENSITY TECHNICIAN MUST BE ON SITE TO SET THE ASPHALT PAVEMENT ROLLING PATTERN AND CONFIRM COMPACTION DENSITIES. THE TECHNICIAN SHALL REVISE THE ROLLING PATTERN AS DEEMED NECESSARY. THE TECHNICIAN SHALL STOP THE PAVING OPERATION IF THE REQUIRED DENSITIES ARE NOT BEING MET. DENSITY TEST RESULTS WILL BE SUBMITTED TO THE VILLAGE ENGINEER WITHIN ONE WEEK OF COMPLETION OF THE PAVING OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL TESTING. THE VILLAGE SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE TESTING. THEREFORE, AT THE TIME OF ASPHALT PAVING, A REPRESENTATIVE FROM THE CONTRACTOR'S TESTING AGENCY AND A REPRESENTATIVE FROM THE VILLAGE'S TESTING AGENCY SHALL BE PRESENT AT THE ASPHALT PLANT PRIOR TO PAVING AND ON SITE AT THE START OF PAVING. THE VILLAGE ENGINEER RESERVES THE RIGHT TO STOP PAVING AND/OR CONCRETE OPERATIONS IF THE CONTRACTOR DOES NOT HAVE A QUALIFIED TESTER ON SITE AT THE START OF THE PAVING AND/OR CONCRETE OPERATIONS.
16. ALL PAVING SHALL BE DONE WITH PAVING MACHINES UTILIZING ELECTRONIC GRADE CONTROL AND A STRING LINE SHOE ON WHEELS OF A MINIMUM LENGTH OF FIFTEEN FEET (15').
17. ALL ROLLERS SHALL BE PER IDOT SPECIFICATIONS.
18. ALL HOT MIX ASPHALT PLANTS SHALL BE APPROVED BY THE STATE. IN ADDITION, ALL PAVING CONTRACTORS PERFORMING WORK WITHIN THE RIGHT OF WAY SHALL FURNISH AN IDOT CERTIFICATE OF ELIGIBILITY TO THE VILLAGE PRIOR TO THE START OF PAVING.
19. LOAD TICKETS SHALL BE FURNISHED TO THE VILLAGE ENGINEER AT THE TIME OF PAVING.



**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

VILLAGE OF SUGAR GROVE  
10 MUNICIPAL DRIVE  
SUGAR GROVE, IL 60554



Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS	

STANDARD NOTES

VILLAGE OF SUGAR GROVE  
STANDARD NOTES

DATE: FEBRUARY	2017
PROJECT NO:	SG1700
FILE:	NOTES
SHEET	2 OF 3

Path: C:\Library\CAD DETAILS-DWG\SG - SUGAR GROVE NOTES



Plotter: December 1, 2017 @ 8:20 AM By: Kris Pung - Tab: NOTES Plan Sheet 03 - 22x34

20. THE NOSE OF ALL ISLANDS IN THE ROADWAY SHALL BE TAPERED PER IDOT STANDARDS AS TO NOT HINDER SNOW PLOW OPERATIONS.
21. THE VILLAGE ENGINEER MAY APPROVE LIME STABILIZATION, WHEN SOILS ARE COMPATIBLE AS DETERMINED BY A GEOTECHNICAL ENGINEER. THE LIME SHALL BE MIXED TO A MINIMUM DEPTH OF 16 INCHES AND MEET THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S GUIDELINES FOR LIME STABILIZED SOIL MIXTURE AS OUTLINED IN THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DRAINAGE FABRIC WILL NOT BE REQUIRED IF LIME STABILIZATION, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS, IS UTILIZED FOR SOIL SUB-BASE MODIFICATION (ADD SOIL MODIFICATION (SECTION 302) WITH ALLOWED MODIFIERS – FLY ASH?).
12. THE MIX DESIGN SHALL BE SUBMITTED THE VILLAGE ENGINEER 48 HOURS IN ADVANCE OF PAVING.
13. ALL TESTING SHALL BE PER IDOT SPECIFICATIONS. A CERTIFIED NUCLEAR DENSITY TECHNICIAN MUST BE ON SITE TO SET THE ASPHALT PAVEMENT ROLLING PATTERN AND CONFIRM COMPACTION DENSITIES. THE TECHNICIAN SHALL REVISE THE ROLLING PATTERN AS DEEMED NECESSARY. THE TECHNICIAN SHALL STOP THE PAVING OPERATION IF THE REQUIRED DENSITIES ARE NOT BEING MET. DENSITY TEST RESULTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER WITHIN ONE WEEK OF COMPLETION OF THE PAVING OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL TESTING. THE VILLAGE RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING. THE VILLAGE ENGINEER RESERVES THE RIGHT TO STOP PAVING OPERATIONS IF THE CONTRACTOR DOES NOT HAVE A QUALIFIED TESTER ON SITE AT THE START OF THE PAVING OPERATIONS.

PARKING LOT CONSTRUCTION  
REVISED DECEMBER 2017

1. CONSTRUCTION MATERIALS AND METHODS FOR PARKING LOT CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PRIOR TO THE CONSTRUCTION OF ANY PARKING LOT PAVEMENT, ALL OF THE MAJOR UNDERGROUND WORK SHALL BE COMPLETELY INSTALLED.
3. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE POURING OF THE CURB AND GUTTER IN ORDER TO REVIEW THE AGGREGATE BASE AND STRING LINE/FORMWORK OF THE CURB AND GUTTER. THE CURB AND GUTTER WITHIN THE PARKING LOT SHALL BE COMPLETED IN A MONOLITHIC INSTALLATION UNLESS PREVIOUSLY APPROVED BY THE VILLAGE ENGINEER.
4. CURING AND WEATHER PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, LATEST EDITION, INCLUDING ANY REVISIONS. NO HONEYCOMBING OF THE CONCRETE WILL BE ACCEPTED.
5. PROOF ROLLS ARE REQUIRED ON THE SUB-GRADE, AGGREGATE BASE, AND THE BINDER COURSE, AND SHALL BE WITNESSED BY THE VILLAGE ENGINEER. THE VILLAGE ENGINEER SHALL BE PROVIDED A MINIMUM OF 48 HOURS ADVANCED NOTICE PRIOR TO THE PROOF ROLL. EACH PROOF ROLL SHALL BE AT THE COST OF THE CONTRACTOR AND SHALL BE TO THE SATISFACTION OF THE VILLAGE ENGINEER AS FOLLOWS:

a. A LOADED TRUCK PROVIDED BY THE CONTRACTOR SHALL BE DRIVEN OVER THE AREA TO BE TESTED AT A SPEED PATTERN AND NUMBER OF CYCLES TO BE DETERMINED BY THE VILLAGE ENGINEER. THE TEST TRUCK SHALL BE THE COMMON TRACTOR TRAILER TYPE WITH NO MORE THAN FIVE (5) AXLES WITH A TOTAL OF EIGHTEEN (18) WHEELS LOADED TO A NET WEIGHT OF NO LESS THAN TWENTY-TWO (22) TONS. THE LOAD TICKET SHALL BE PROVIDED TO THE VILLAGE ENGINEER FOR RECORD.

b. ANY UNSTABLE OR DAMAGED SUBGRADE, AGGREGATE SUB-BASE, OR BINDER COURSE SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE ENGINEER AT NO COST TO THE VILLAGE.

c. THE VILLAGE ENGINEER IS RESPONSIBLE FOR INDICATING WHETHER THE PROOF ROLL PASSES OR FAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HOW TO FIX ANY UNSATISFACTORY AREAS.
6. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY PAVING.
7. FINAL PLACEMENT OF HOT MIX ASPHALT SURFACE COURSE SHALL BE DELAYED FOR A MINIMUM OF ONE FULL WINTER UNLESS OTHERWISE APPROVED BY THE VILLAGE AND VILLAGE ENGINEER. BEFORE THE PLACEMENT OF THE SURFACE COURSE, ALL UNDERGROUND UTILITY PUNCH LIST ITEMS FOR FINAL INSPECTION SHALL BE COMPLETED AND APPROVED. ALSO, THE BINDER COURSE PATCHES MUST BE COMPLETED AND THE CURB AND GUTTER REPAIRED AS REQUIRED BY THE VILLAGE ENGINEER.
8. THE HOT MIX ASPHALT BINDER COURSE AND SURFACE COURSE MIXTURES SHALL BE LAID ON A SURFACE, WHICH IS DRY AND ONLY WHEN WEATHER CONDITIONS MEET ALL STANDARDS STATED IN THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE HOT MIX ASPHALT BINDER COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST FORTY DEGREES FAHRENHEIT (40°F), WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS TWENTY-FOUR (24) HOURS IS AT LEAST THIRTY TWO DEGREES FAHRENHEIT (32°F) AND WHEN THE FORECAST IS FOR RISING TEMPERATURES. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST FORTY-FIVE DEGREES FAHRENHEIT (45°F), WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS TWENTY-FOUR (24) HOURS IS AT LEAST FORTY DEGREES FAHRENHEIT (40°F), AND WHEN THE FORECAST IS FOR RISING TEMPERATURES.
9. THE AGGREGATE BASE COURSE SHALL BE PRIMED WITH BITUMINOUS MATERIALS (SS-1) AT A RESIDUAL ASPHALT RATE OF TWENTY FIVE HUNDREDTHS (0.25) POUNDS PER SQUARE FOOT.
10. IMMEDIATELY PRIOR TO PLACING HOT MIX ASPHALT SURFACE COURSE, THE PAVEMENT SHALL BE THOROUGHLY CLEANED, FLUSHED AND PRIMED WITH BITUMINOUS MATERIALS (SS-1) AT A RESIDUAL ASPHALT RATE NOT TO EXCEED FIVE HUNDREDTHS (0.05) POUNDS PER SQUARE FOOT. WHEN BITUMINOUS MATERIALS (SS-1) ARE APPLIED UNDER TRAFFIC CONITIONS, SANDING AT THE APPROXIMATE RATE OF TWO TO FOUR (2 TO 4) POUNDS PER SQUARE YARD WILL BE REQUIRED.
11. ALL HOT MIX ASPHALT SHALL BE DELIVERED AND HANDLED SO THAT THE HOT MIX ASPHALT IMMEDIATELY BEHIND THE PAVER SCREEN IS AT OR ABOVE TWO HUNDRED SEVENTY DEGREES FAHRENHEIT (270°F). ALL ASPHALT DELIVERED TO THE PROJECT SHALL BE COVERED WHEN THE TEMPERATURE IS AT OR BELOW SEVENTY DEGREES FAHRENHEIT (70°F).

COPYRIGHT © 2017 ENGINEERING ENTERPRISES, INC.



**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / [www.eeiweb.com](http://www.eeiweb.com)

**VILLAGE OF SUGAR GROVE**  
10 MUNICIPAL DRIVE  
SUGAR GROVE, IL 60554

01

Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

STANDARD NOTES

VILLAGE OF SUGAR GROVE  
STANDARD NOTES

DATE:	FEBRUARY	2017
PROJECT NO:	SG1700	
FILE:	NOTES	
SHEET	3	OF 3

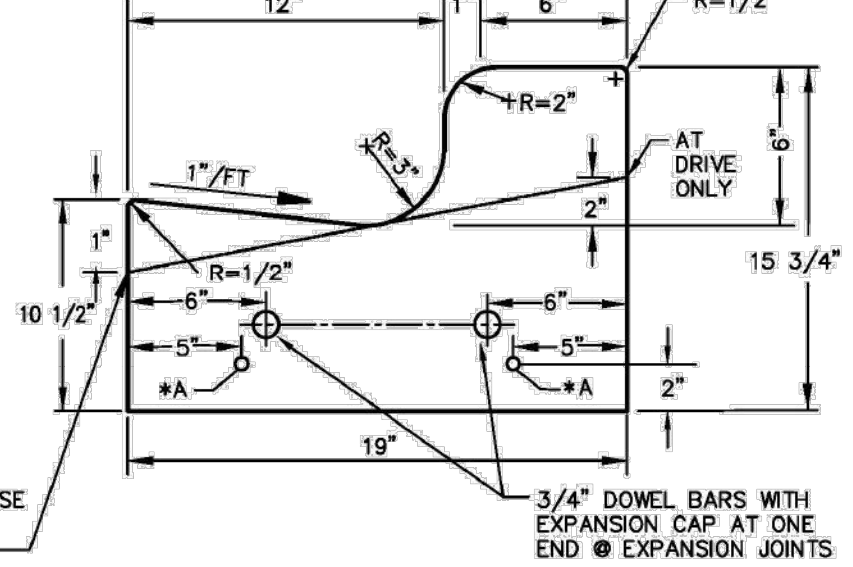
Path: H:\CAD LIBRARY\CAD DETAILS-DWG\SG - SUGAR GROVE\NOTES







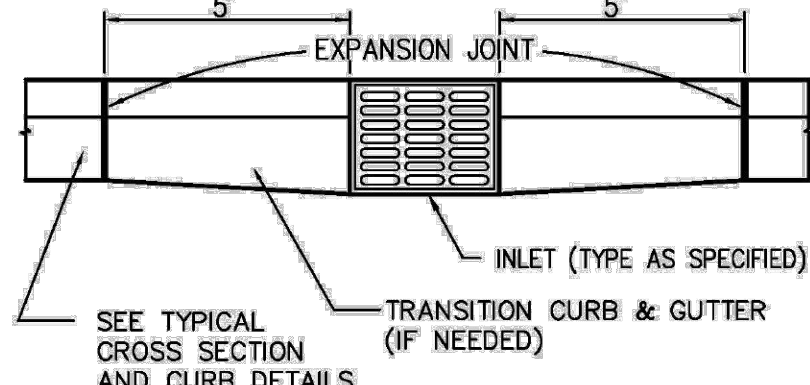
1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX WITH 5% TO 8% AIR ENTRAINMENT.
2. CONSTRUCTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITH TWENTY-FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.02.
3. 2 - 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREMOLDED EXPANSION JOINTS TO BE PLACED AT ALL P.C.'S, P.T.'S AND AS INDICATED BELOW.
4. EXPANSION JOINTS, AS DETAILED HEREIN, SHALL BE CONSTRUCTED AT A MINIMUM SPACING AS INDICATED BELOW.
5. ALL CURBS SHALL BE CURED TO THE REQUIREMENTS OF ARTICLE 1020.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS CS 309 WITH WHITE FLUORIDE DYE AS PER TYPE II MEMBRANE CURING.
6. THE MINIMUM LONGITUDINAL CURB SLOPE SHALL BE 0.5%.
7. CUTS IN THE CURB WILL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
8. CURB AND GUTTER SHALL HAVE A LIGHT BROOM FINISH.
9. CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA-6 AGGREGATE BASE.
10. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND DRIVE CROSSESS.
11. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS.
12. THE MINIMUM CURB AND GUTTER REPLACEMENT SHALL BE 10 FEET AND SHALL BE NO LESS THAN JOINT TO JOINT EXCEPT WHERE RECOMMENDED BY THE VILLAGE ENGINEER.
13. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN WEATHER CONDITIONS DICTATE.
14. ALL WEATHER AND CONCRETE CONDITIONS SHALL MEET IDOT REQUIREMENTS.
15. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY IN THE FACE OF THE CURB HEAD.
16. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY POUR.



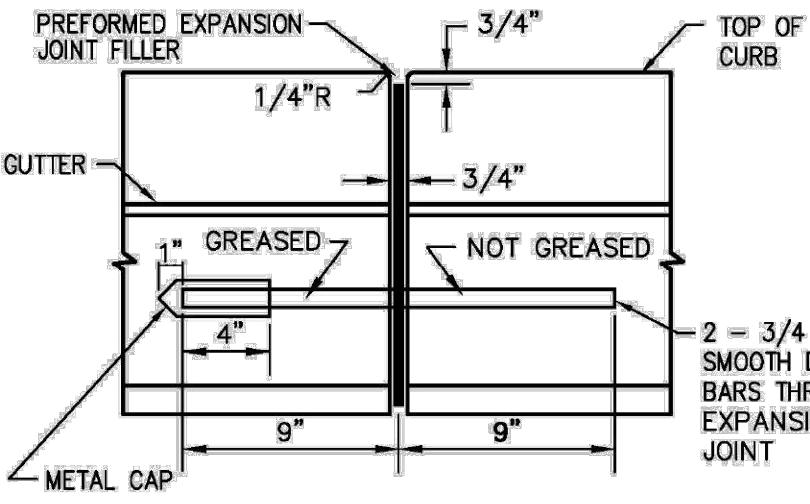
\*A 2-20', NO.4 REBAR AT ALL TRENCH CROSSINGS

TYPICAL B-6.12 CONCRETE CURB & GUTTER				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-RD	DRAWING NUMBER 06	DRAWN BY CLN	REVIEWED
DATE 5/18/07				

### CURB & GUTTER TRANSITION DETAIL AT INLETS



### CURB & GUTTER EXPANSION JOINT DETAIL



### EXPANSION JOINT DETAIL & TRANSITION DETAIL AT INLETS

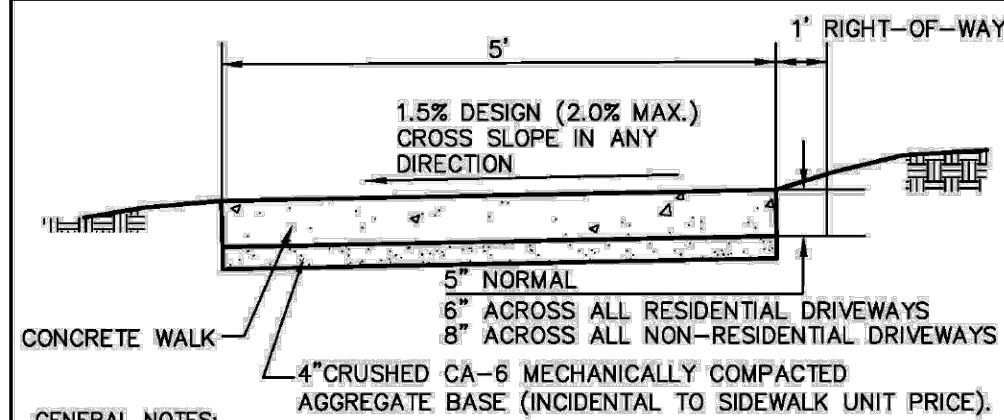
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-RD	DRAWING NUMBER 08	DRAWN BY JGG	REVIEWED
DATE 3/26/07				

### NOTES:

1. PLACEMENT OF DETECTABLE WARNING TILES SHALL ADHERE TO LOCATIONS AND SETBACKS AS SHOWN IN IDOT HIGHWAY STANDARDS INCLUDING 424001, 424006, 424011, 424016, 424021, 424026, AND 424031 FOR VARIOUS FIELD CONDITIONS. SIDEWALK RAMP WIDTH (W) AND LAYOUT SHALL BE ACCORDING TO THESE IDOT HIGHWAY STANDARDS, EXCEPT A SIDE CURB SHALL NOT BE CONSTRUCTED IN LANDSCAPED AREAS. THE ENGINEER SHALL INCLUDE THE MOST CURRENT IDOT STANDARDS IN THE FINAL ENGINEERING PLANS.
2. A PREFABRICATED, BRICK RED (FEDERAL STANDARD COLOR 3016B) DETECTABLE WARNING PANEL WITH SQUARE PATTERNED TRUNCATED DOMES, SHALL BE UTILIZED. THE PANEL SHALL BE AN E-2-SET CERAMIC COMPOSITE DETECTABLE WARNING PANEL OR APPROVED EQUAL BY VILLAGE ENGINEER.
3. TILES SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
4. THE COLORING AND STAMPING OF CONCRETE WILL NOT BE ALLOWED.
5. ALL CONCRETE SHALL BE POURED IN PLACE.
6. THE PANEL SHALL LIE PERPENDICULAR TO THE STREET AND SHALL BE ALIGNED WITH RAMPS ACROSS THE STREET.
7. A FIELD MEETING SHALL BE SET UP WITH THE VILLAGE ENGINEER OR STREETS AND PROPERTIES SUPERVISOR PRIOR TO BEGINNING WORK ON ANY RAMP. THE CONTRACTOR'S FIELD SUPERINTENDENT RESPONSIBLE FOR RAMP CONSTRUCTION SHALL BE PRESENT AT MEETING.
8. DESIGN ENGINEER SHALL INCLUDE CURRENT IDOT RAMP DETAIL IN PLAN SET.

### CURB HEAD TAPER AT PEDESTRIAN RAMPS FOR SIDEWALKS IN LANDSCAPED AREAS

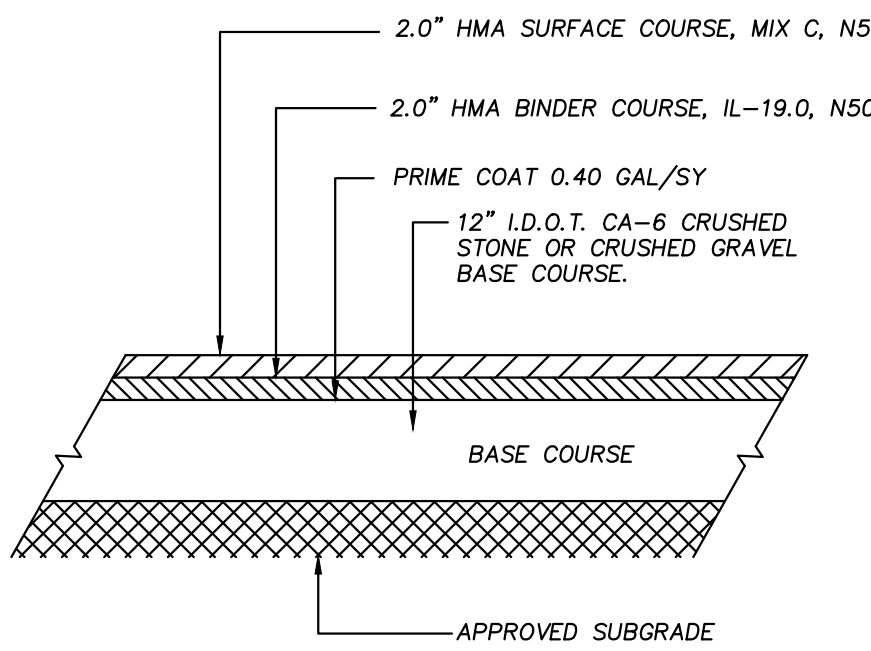
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-RD	DRAWING NUMBER 18	DRAWN BY KKP	REVIEWED
DATE 11/30/17				



1. REMOVE ALL TOPSOIL. PLACE CONCRETE ON 4" MIN. COMPACTED CA-6 STONE.
2. A CONTROL (CONTRACTION) JOINT SHALL BE TOOLED AT 5' INTERVALS AT THE TIME OF PLACEMENT. EXPANSION JOINTS WITH 1/2" BITUMINOUS FILLER MATERIAL SHALL BE SPACED AT INTERVALS SPECIFIED BELOW, AND AT 2.5' EITHER SIDE OF UTILITY STRUCTURES.
3. SIDEWALK SHALL BE INSTALLED THROUGH ALL RESIDENTIAL AND NON-RESIDENTIAL ACCESS DRIVES WITHIN THE VILLAGE'S RIGHT OF WAY. SIDEWALK SHALL BE 6" THICK MIN. AT RESIDENTIAL DRIVEWAY CROSSINGS AND AT SIDEWALK RAMPS, 8" THICK MIN. AT NON-RESIDENTIAL DRIVEWAYS, AND 5" MIN. OTHER AREAS.
4. CONCRETE SHALL BE CLASS SI.
5. PLACE 3/4" PREFORMED BIT. FILLER MATERIAL AT THE FULL DEPTH OF CONCRETE AT EDGES ADJUTING SIDEWALKS, CONCRETE DRIVES OR PRIVATE DRIVEWAYS.

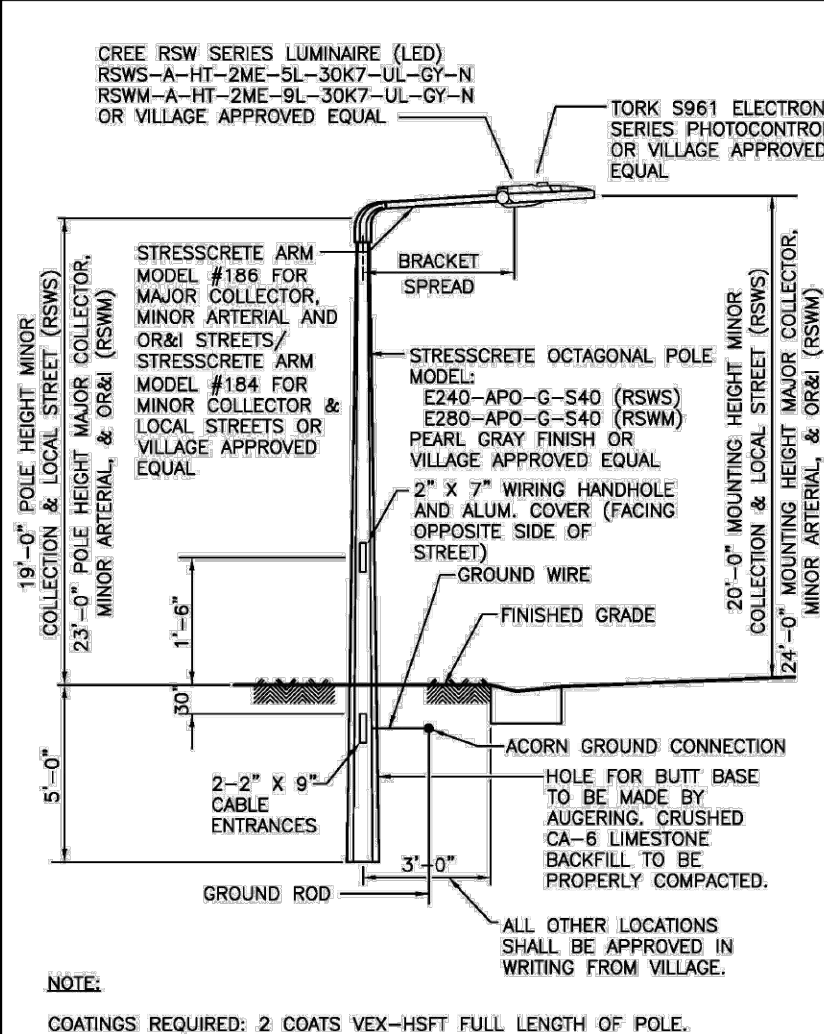
TYPICAL EXPANSION JOINT SPACING CURB AND SIDEWALK	
POUR TEMP. (DEG. F)	EXPANSION JOINT (SPACING FT.)
40 MIN.....	70'
45.....	75'
50.....	80'
55.....	85'
60.....	90'
65.....	95'
70.....	105'
75.....	115'
80.....	125'
85.....	145'
90 MAX.....	160'

TYPICAL SIDEWALK SECTION				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-RD	DRAWING NUMBER 13	DRAWN BY CLN	REVIEWED
DATE 5/18/07				

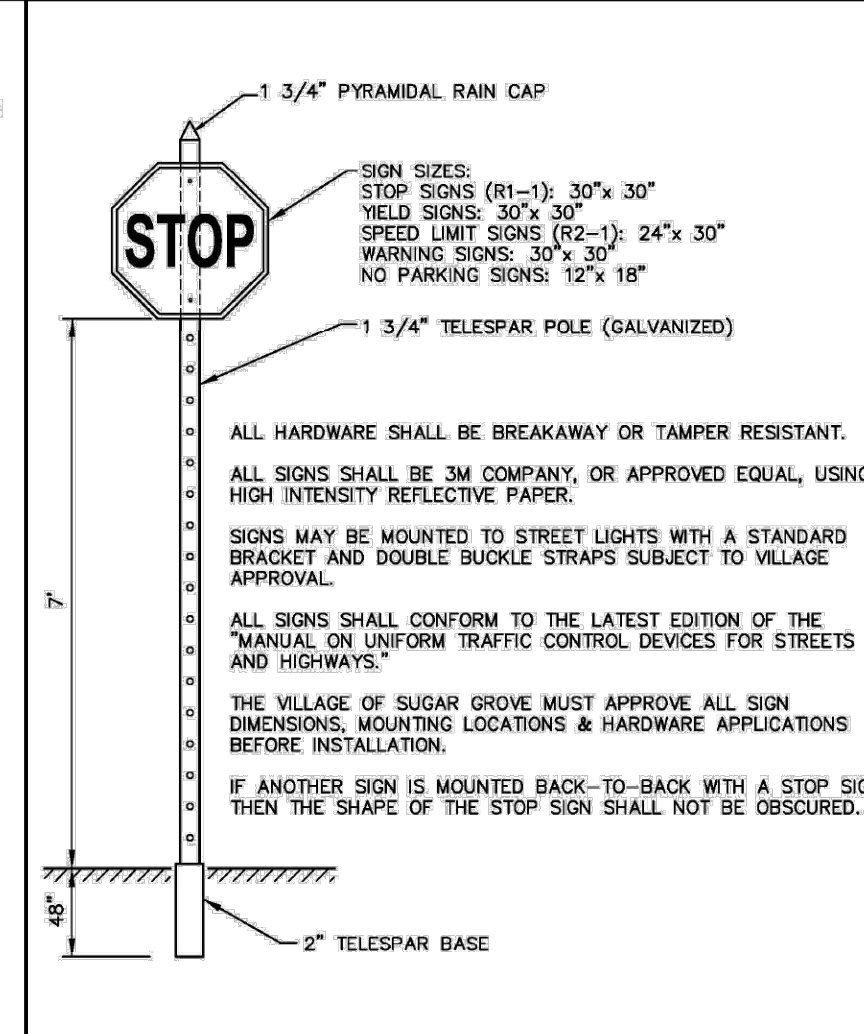


### 5 C7.3 DETAIL - PAVEMENT SECTION

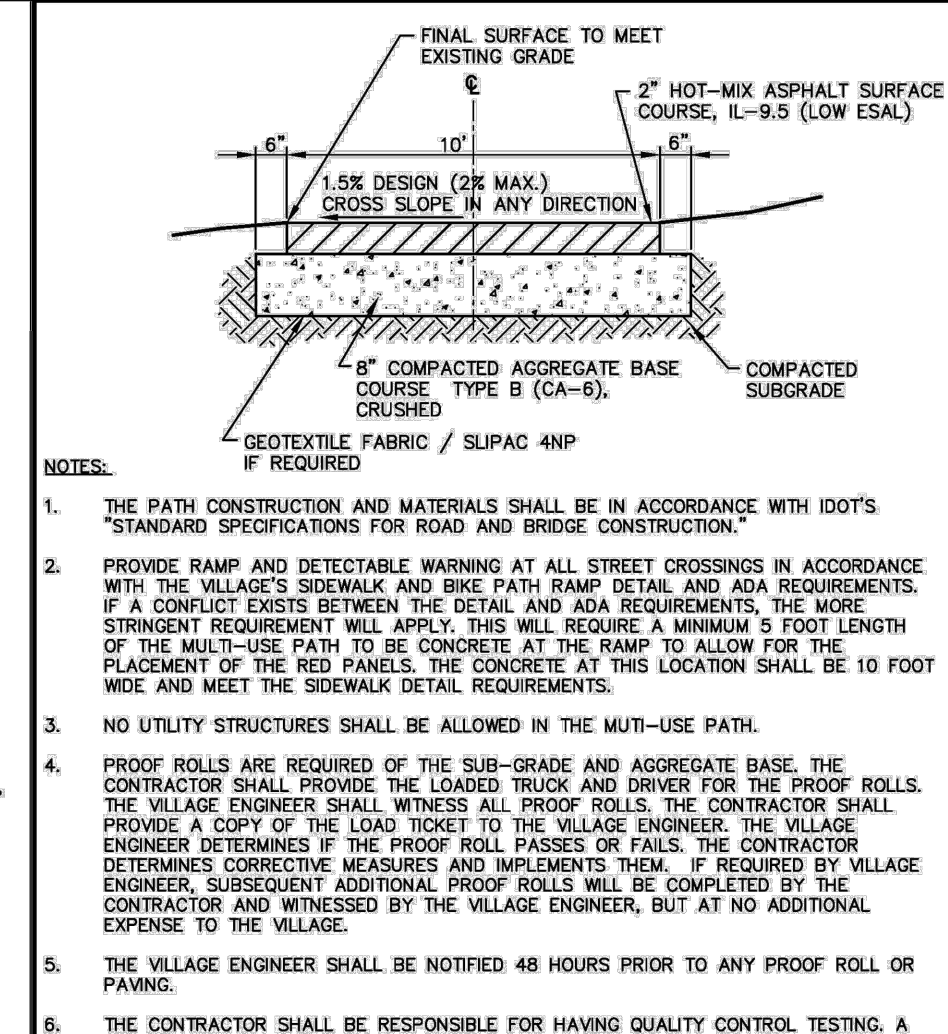
FILE:PV-PAVEMENT.DWG



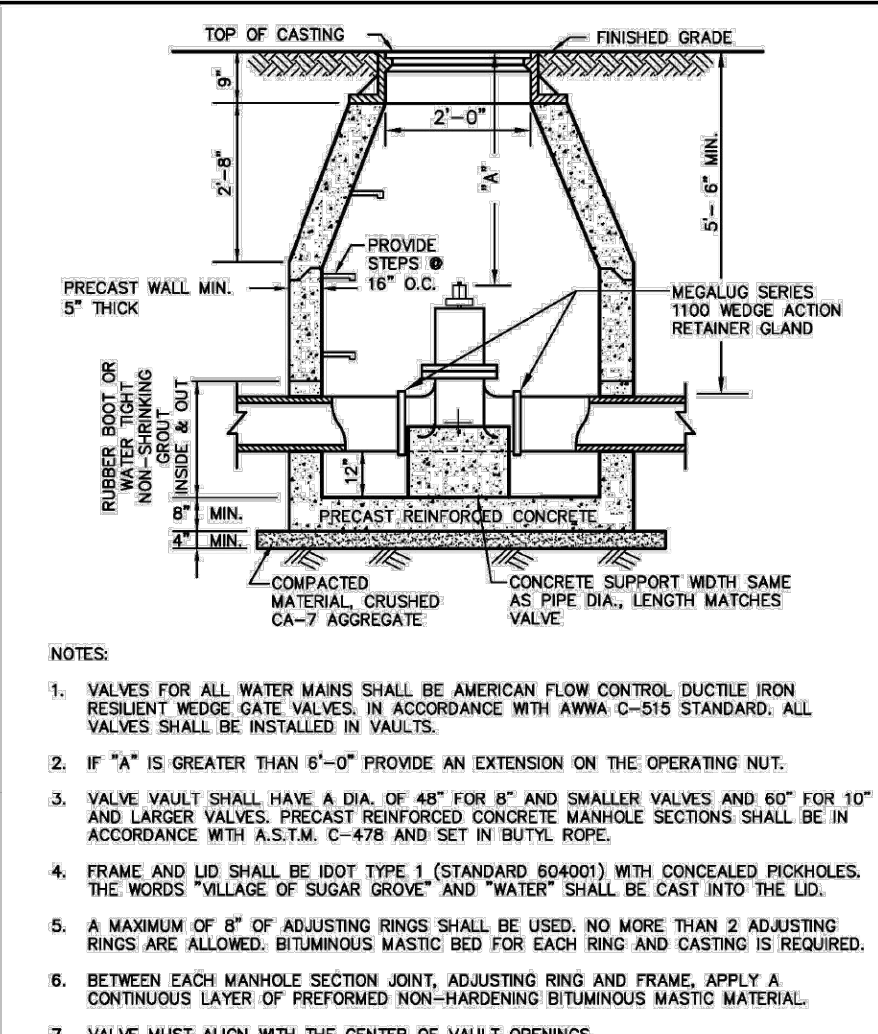
STREET LIGHT DETAIL - OPTION 2				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-EL	DRAWING NUMBER 03	DRAWN BY CLN	REVIEWED
DATE 8/14/07				



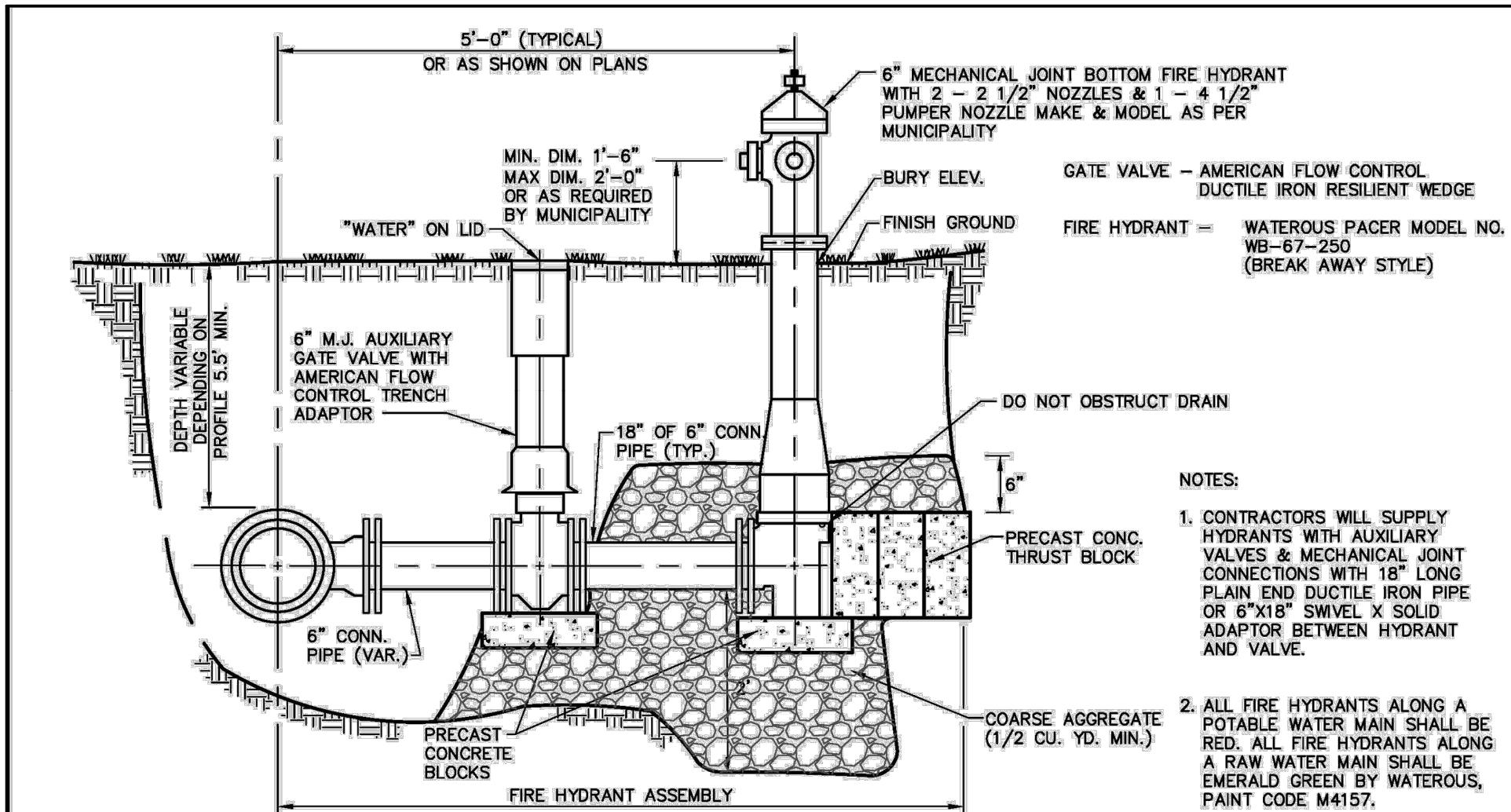
REGULATORY SIGNS				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 468-4507				
SCALE N.T.S.	FOLDER SG-SI	DRAWING NUMBER 01	DRAWN BY KKP	REVIEWED
DATE 11/29/17				



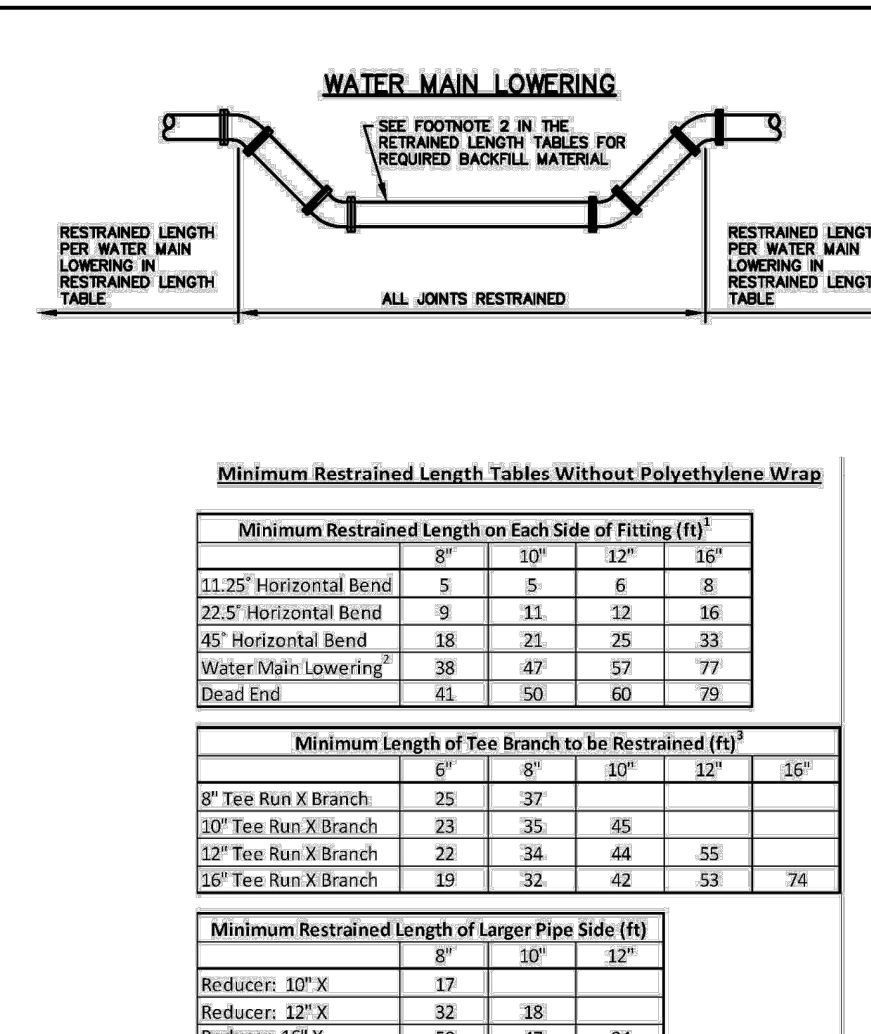
TYPICAL MULTI-USE PATH SECTION				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-RD	DRAWING NUMBER 12	DRAWN BY CLN	REVIEWED
DATE 8/14/07				



VALVE VAULT INSTALLATION				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-WA	DRAWING NUMBER 02	DRAWN BY CLN	REVIEWED
DATE 03-26-07				



FIRE HYDRANT ASSEMBLY INSTALLATION				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-WA	DRAWING NUMBER 01	DRAWN BY CLN	REVIEWED
DATE 8/14/07				



### Minimum Restrained Length Tables Without Polyethylene Wrap

Minimum Restrained Length on Each Side of Fitting (ft)				
	8"	10"	12"	16"
11.25' Horizontal Bend	5	5	6	8
22.5' Horizontal Bend	9	11	12	16
45' Horizontal Bend	18	21	25	33
Water Main Lowering	38	47	57	77
Dead End	41	50	60	79

Minimum Length of Tee Branch to be Restrained (ft)				
	8"	10"	12"	16"
8" Tee Run X Branch	25	37	47	67
10" Tee Run X Branch	23	35	45	65
12" Tee Run X Branch	22	34	44	64
16" Tee Run X Branch	19	32	42	53

Minimum Restrained Length of Larger Pipe Side (ft)				
	8"	10"	12"	16"
Reducer: 10" X	17	20	27	36
Reducer: 12" X	34	38	45	58
Reducer: 16" X	56	67	84	112

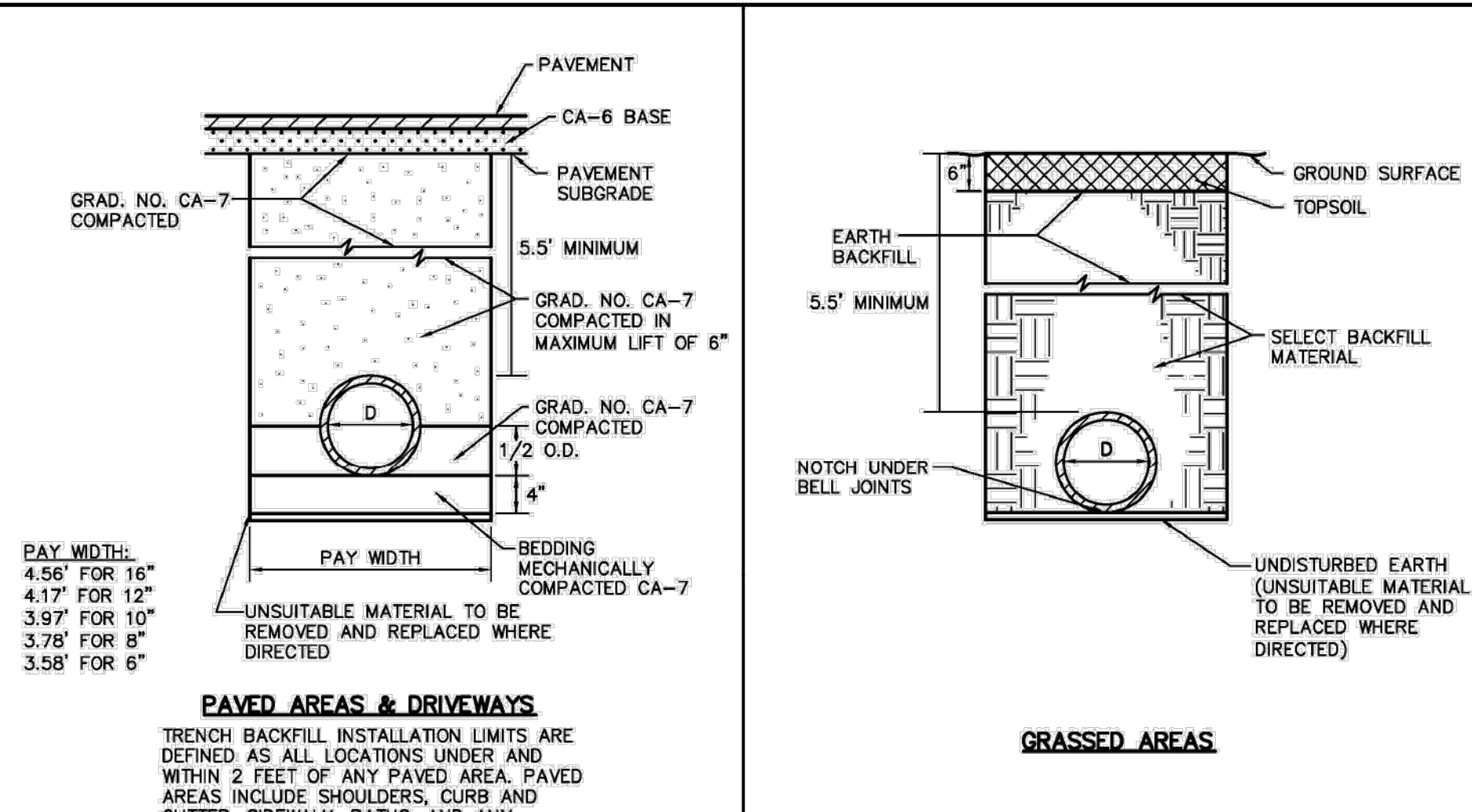
MINIMUM RESTRAINED LENGTH				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-WA	DRAWING NUMBER 10	DRAWN BY CLN	REVIEWED
DATE 11/29/16				

- Notes:
1. The 10-point soil test evaluation for ductile iron pipe conforming to ANSI/AWWA C105/A21.5 shall be used to determine the corrosivity of the soils on a per project basis and whether or not polyethylene wrap is required for corrosion protection.
  2. Mechanical joints (fittings with resins) shall be used. Field Lok 350 gaskets or approved equal shall be used to satisfy the restrained length requirements.
  3. The minimum restraint lengths are all in addition to the use of precast concrete thrust blocks for horizontal bends and dead ends.
  4. The water main lowering restrained length is on each side of the outermost bends. When lowering water main under a pipe with 4 bends, all joints shall be restrained between the outermost 45-degree bends. The water main shall have compacted CA-7 from 4" below the pipe to 6" above the pipe within the lowered section.
  5. The total length between first joints on either side of the tee on the run shall be a minimum of 30'.

Minimum Restrained Length Tables With Polyethylene Wrap				
Minimum Restrained Length on Each Side of Fitting (ft)				
	8"	10"	12"	16"
11.25' Horizontal Bend	5	6	7	10
22.5' Horizontal Bend	10	12	15	19
45' Horizontal Bend	21	25	30	39
Water Main Lowering	36	69	83	111
Dead End	39	71	85	112

Minimum Length of Tee Branch to be Restrained (ft)				
	8"	10"	12"	16"
8" Tee Run X Branch	36	52	67	97
10" Tee Run X Branch	33	50	65	95
12" Tee Run X Branch	31	48	63	93
16" Tee Run X Branch	27	45	60	90

Minimum Restrained Length of Larger Pipe Side (ft)				
	8"	10"	12"	16"
Reducer: 10" X	24	30	37	48
Reducer: 12" X	45	55	65	84
Reducer: 16" X	82	97	117	156



WATER MAIN TRENCH DETAIL				
Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60054 Phone: (830) 391-7200				
SCALE N.T.S.	FOLDER SG-WA	DRAWING NUMBER 07	DRAWN BY CLN	REVIEWED
DATE 5/18/07				

REVISIONS			NO.	DATE	DESCRIPTION
9	5/2/22	PER PRIVATE ROADWAY CHANGE			
3	9/15/21	PER VILLAGE COMMENTS			

## SITE & UTILITY DETAILS

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

**Craig R. Knoche & Associates** • Civil Engineers  
• Surveyors  
• Land Planners

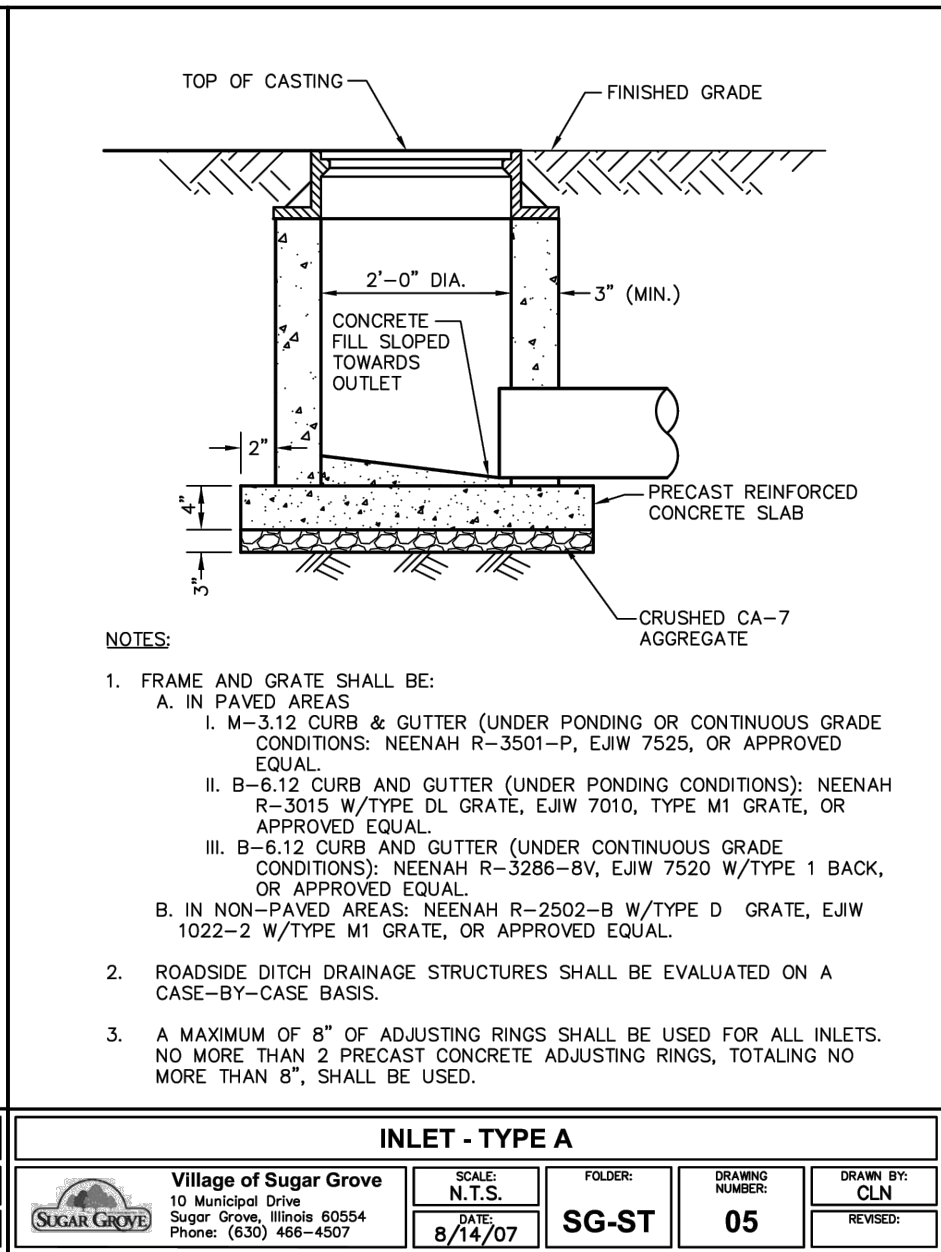
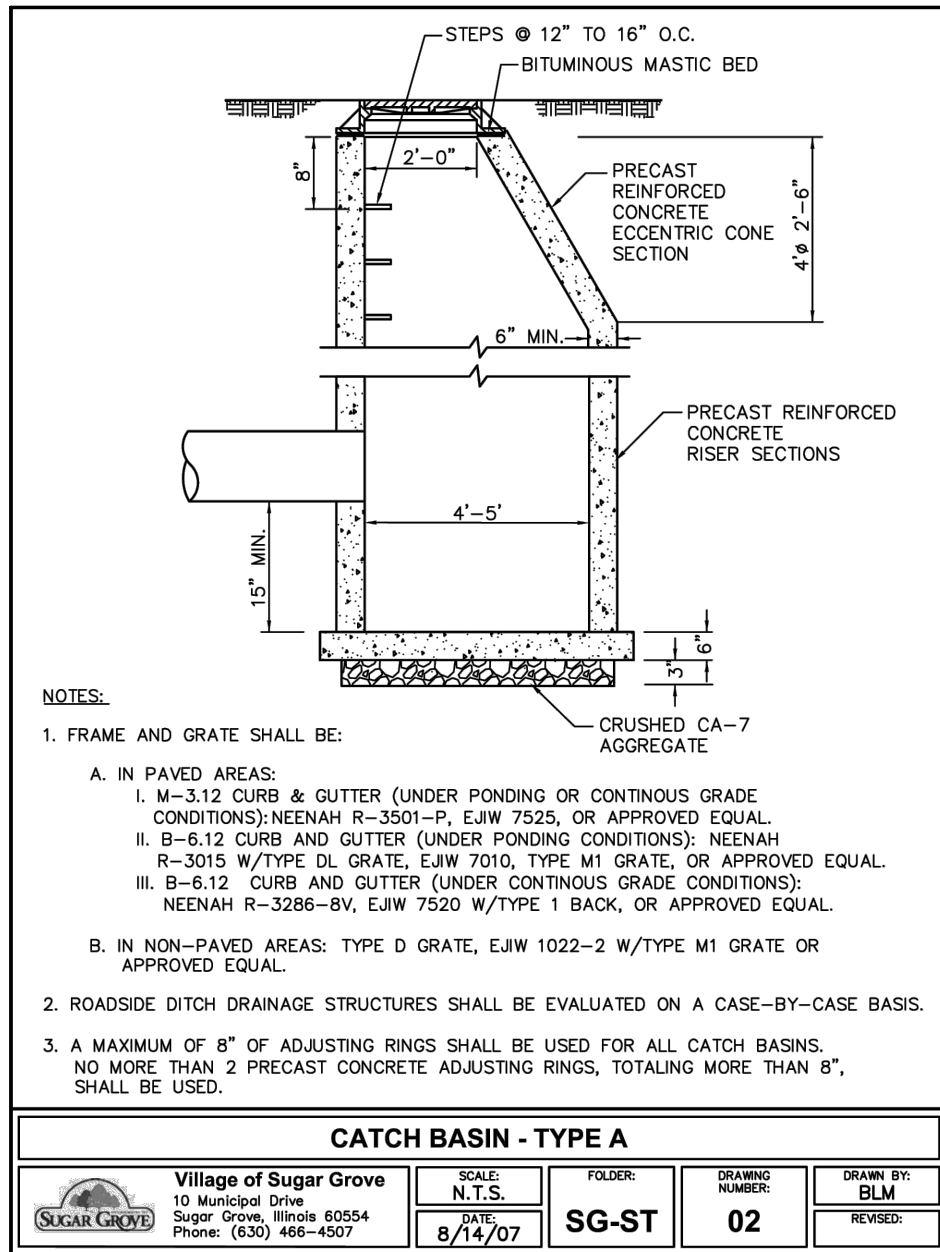
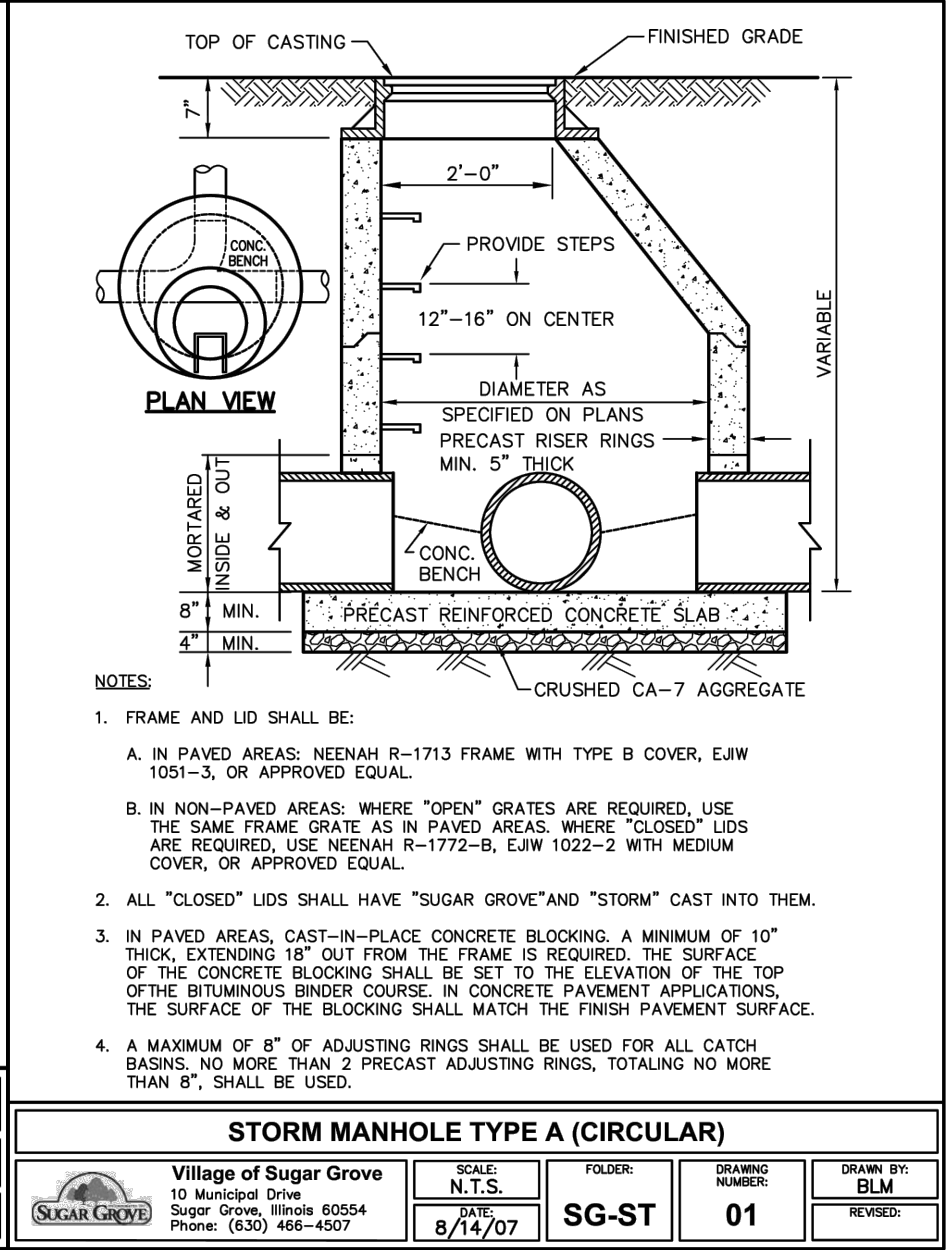
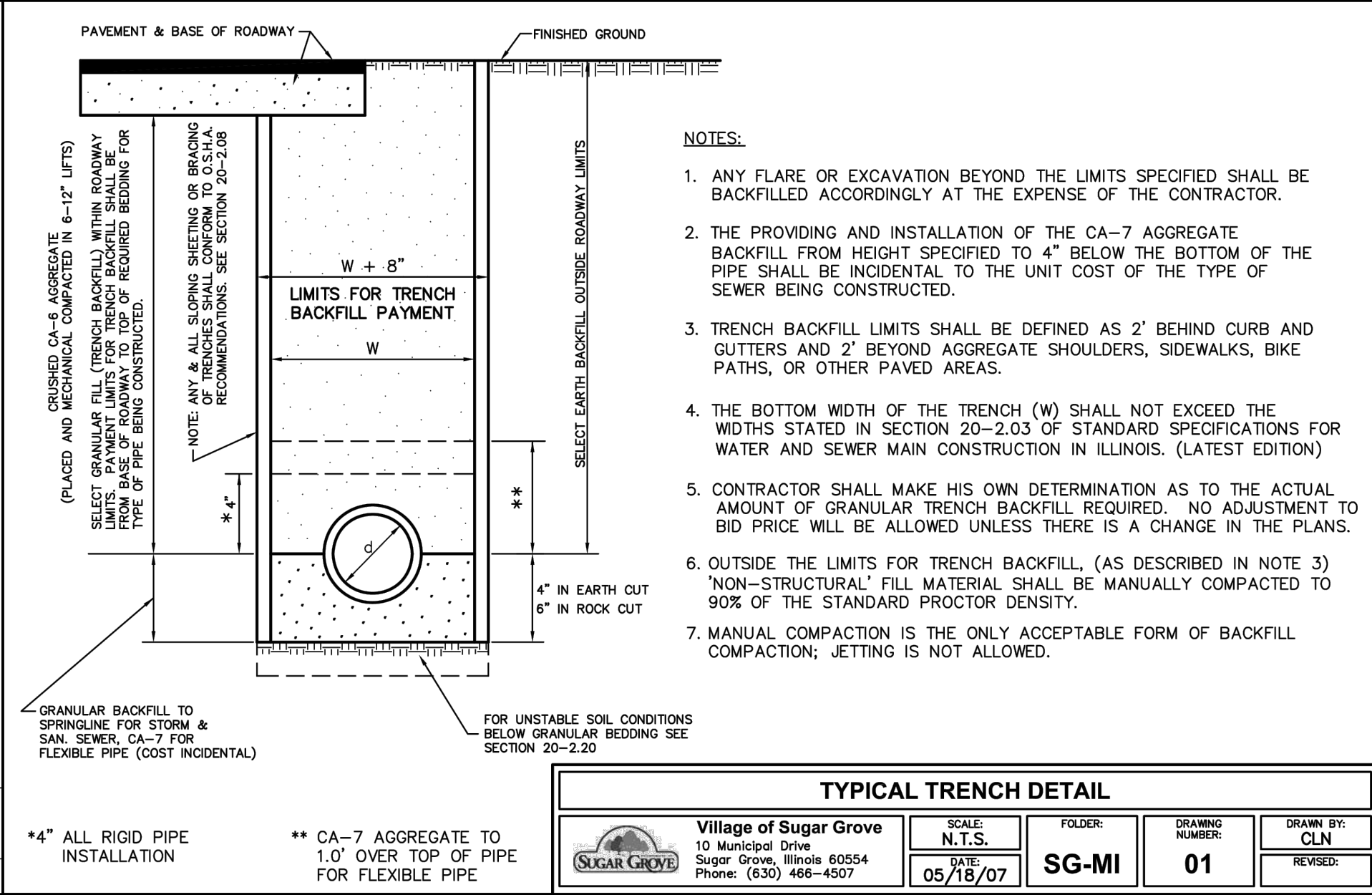
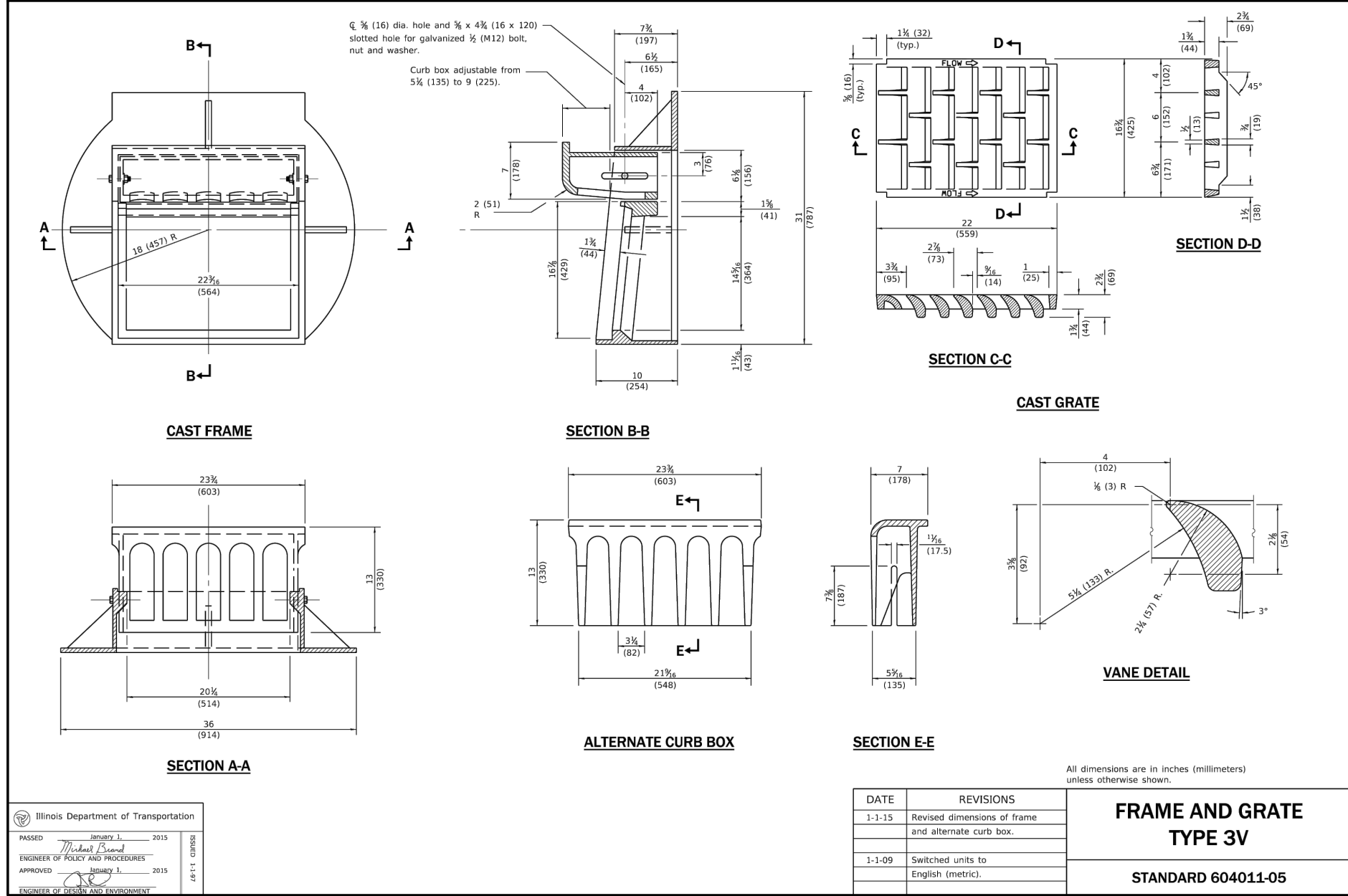
24 N. Bennett Street • Geneva, IL 60134 • phone (830) 845-1270 • fax (830) 845-1275

DATE: 5/24/21	C7.3
FILE: 20-036 C70	
JOB NO: 20-036	









REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	

# UTILITY DETAILS

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

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

DATE:	5/2/22	C7.5
FILE:	20-036 C70	
JOB NO:	20-036	