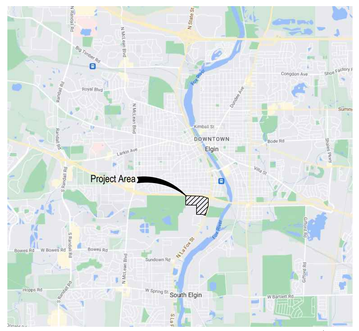
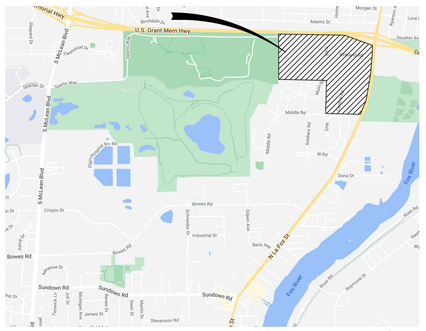
Elgin Sports Complex Expansion

475 SPORTS WAY UNIT A & UNIT B, ELGIN, IL 60123



PROJECT VICINITY MAP



PROJECT LOCATION

PREPARED FOR:

ELGIN
THE CITY IN THE SUBURBS

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ELGIN, IL 60120

PREPARED BY:

SMITHGROUP

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STRUCTURAL, ELECTRICAL

CONSULTANTS: ARCHITECTURE

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ISSUED FOR:

Issue for BID

NOT FOR CONSTRUCTION

VOLUME NUMBER:

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ISSUE DATE:

APRIL 11, 2024

SMITHGROUP PROJECT NUMBER:

14106

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VOLUME 1 OF 2

ISSUE DATE:

APRIL 11, 2024

SMITHGROUP PROJECT NUMBER:
14106

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48 Hours (2 working days) Before You Dig.

ELGIN SPORTS COMPLEX EXPANSION
475 Sports Way,
Elgin, Illinois 60123

VOLUME 1 OF 2

Owner:

ELGIN
THE CITY IN THE SUBURBS™

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ISSUED FOR	REV	DATE
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
INDEX OF DRAWINGS

SCALE

PROJECT NUMBER
14106

DRAWING NUMBER
G-01

General Notes

1) All construction shall comply with the applicable ordinances and requirements of the City of Elgin, unless noted otherwise, and shall conform to the specifications of the "Illinois Department of Transportation (IDOT) Standard Specifications for Road and Bridge Construction" and the "Illinois Society of Professional Engineers (ISPE) Standard Specifications for Water and Sewer Main Construction in Illinois", both of which shall be the latest edition. All construction shall also conform to the Fox River Water Reclamation District (FRWRD) ordinances (or the Metropolitan Water Reclamation District of Greater Chicago (MWRD) as applicable) and the Illinois Recommended Standards for Sewage works, latest edition published by the Illinois Environmental Protection Agency (IEPA) except for conflicts with the Fox River Water Reclamation District sewer permit and manual of procedures ordinances. These specifications shall be considered a part of Elgin's Standard Specifications. In the event of a conflict between the State Specifications and the Elgin Standard Specifications, the most restrictive provisions shall take precedence. Any variations or alternatives to the Elgin Standard Specifications must be submitted to and approved by the City Engineer or their designee(s) (herein after City Engineer) in writing.
2) As applicable, all projects must comply with section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899 and the rules and regulations enforced by the US Army Corps of Engineers, Chicago District.
3) All paving and excavation work shall comply with the applicable ordinances of the City of Elgin and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive provisions shall govern.
4) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the City of Elgin which includes but is not limited to labor, materials, procedures and safety.
5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the City Engineer, in writing, with written approval by the City Engineer received prior to beginning of said work. All such materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications shall be approved by the City Engineer, prior to commencing the installation and construction. The changed, revised and substituted items must be accounted for in the record drawings.
6) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations shown on the plans are based on best available information. Contractor will notify the City Engineer immediately if discrepancies are found.
7) All vertical control records (elevations) shall be referenced upon USGS NAVD 88 datum. For horizontal control, Illinois Coordinate System, East Zone (NAD 83) shall be used.
8) A minimum of one (1) 2nd order class II permanent benchmark shall be required to be established in all developments, location specified by the City Engineer. The benchmark shall reference at least two (2) existing City benchmarks, be tied to the NAVD 88 datum, and be recorded to the nearest 0.01 feet.
9) The contractor shall refer to landscape plans for complete information regarding planting locations, wetlands, walkways, walls, streams and pond shorelines, if applicable.
10) The contractor shall notify the City of Elgin Engineering Department 311 or (847) 931-6001, the Fox River Water Reclamation District (847) 742-2068 and J.U.L.I.E. (800) 892-0123 at least 48 hours prior to starting construction. All other agencies shall also be notified as required.
11) It shall be the responsibility of the contractor to call the assigned City Engineering Inspector at least 48 hours in advance and set up the necessary and proper inspection(s) for all work performed.
12) The contractor shall restore all disturbed off-site areas to a condition equal to or better than what existed prior to construction.
13) 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. Connections shall be made at structures; preferably catch basins only. No blind taps are allowed. As-built drawings shall be provided to the City's Engineering Department.
14) All independent testing, if required by the City Engineer or their designee, is to be paid for by the owner/developer. Testing is to be at the discretion of the City Engineer. Results shall be provided to the City Engineer within 48 hours of testing.
15) The developer shall verify that all public improvements are constructed within public right-of-way or granted public easements.
16) One set of approved plans as well as approved permit(s) shall be on site at all times during construction of the project.
17) The contractor shall provide a record of pre-development conditions at the site utilizing video tape or still pictures as required by the City Engineer.
18) Storm and sanitary sewer lines shall be cleared of all construction debris and silt prior to requesting inspection.
19) Contractor shall maintain public right-of-way free and clear of any obstruction(s) including but not limited to rocks, boulders, debris, mud, equipment or material.

General Underground Utilities

1) Trench backfill shall be provided for any trench excavated under and within 2' of all existing and proposed roadway. Backfill material shall be approved and inspected by the City of Elgin. For restoring cuts in existing roadways, Controlled Low Strength Material (CLSM) - Flowable Fill, shall be used per IDOT specifications and procedure in lieu of trench backfill.
2) All publicly owned and maintained sanitary manholes and similar structures shall be a minimum of 48" diameter. Valve vaults must be a minimum of 48" diameter for watermain up to 8" diameter; minimum 60" diameter for watermain greater than 8" diameter but less than 16" diameter and minimum 72" diameter for watermain 16" diameter or greater.
3) No shear or mechanical joint gasket couplings shall be used in the connection of sewer pipe of dissimilar materials. No dissimilar materials shall be allowed between structures in new developments except as noted for drop manhole connections.
4) The contractor shall mark the location of the end of sanitary, water and storm services with buried 2" x 4" wood posts extending a minimum of 3' out of the ground and painted red, blue and green respectively. Curb shall be marked at appropriate locations where service lines cross with an "S" for sanitary and a "W" for water.
5) All storm, sanitary and watermain services are to end at the right-of-way line with proper termination.
6) Sewer connections to an existing manhole shall be machine cored.
7) Eccentric cone sections shall be used on all manholes and catch basins unless approved otherwise by the City Engineer. Valve vaults shall have their openings centered over the valve.
8) All sewer construction requires bedding with select granular backfill (IDOT equivalent CA-6, CA-7, FA-6) with a minimum thickness equal to ¼ the outside diameter of the sewer pipe, but not less than 4 inches, or greater than 8 inches.
9) All sewer construction shall conform to the approved permit and plans unless revisions have been approved by the City, as well as any and all other regulating agencies.
10) Maximum height attained by adjusting rings for a sanitary structure shall be 8 inches. Maximum height attained by adjusting rings for a water or storm structure shall be less than 12 inches. For 12 inches or greater, a barrel riser shall be used. No more than two rings shall be used for adjustment.

Earthwork / Erosion Control

1) All erosion control work shall comply with Kane County Stormwater Management Ordinance and Technical Manual as amended by the City of Elgin and per the latest addition of the Illinois Urban Manual.
2) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
3) The extent of the exposed area and duration of exposure shall be kept within practical limits as directed by the City Engineer.
4) All temporary stockpiles of earth shall be stabilized per the conditions of the Elgin Municipal Code, Title 21 "Stormwater Management."
5) Sediment shall be retained on site. Erosion control devices shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
6) Management areas shall be inspected per approved schedule and a weekly maintenance report shall be submitted to the City Engineer upon request.
7) Dust produced from the site shall be kept to a minimum.
8) All mud shall be removed from all vehicles before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
9) Culverts and drainage ditches shall be kept clean and clear of obstructions.
10) The contractor shall maintain existing positive drainage from off-site at all times.
11) Water courses and drainage swales adjacent to construction activities shall be monitored weekly for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
12) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
13) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be preserved.
14) In order to ensure protection against flooding, the lowest point of opening of foundations for proposed structures shall be set at a minimum of 2 feet above the following:
   a) HWL of adjacent stormwater management facilities such as retention/detention ponds.
   b) HGL of overland flow route(s).
   c) BFE of any adjacent water body including waters of U.S., except adjacent to the Fox River where the minimum shall be 3 feet above the BFE.
15) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of Modified Proctor Dry Density in accordance with ASTM D 1157-78:
   a) Under structures and pavements:
      Compact 6 inch maximum lifts of dry subgrade, backfill or fill material at 95% modified proctor dry density.
   b) Under parkway or unpaved areas:
      Compact 6 inch maximum lifts of dry subgrade, backfill or fill material at 85% modified proctor dry density.
   c) Under public sidewalks:
      Compact 6 inch maximum lifts of dry subgrade, backfill or fill material at 95% modified proctor dry density.

Storm Sewer

1) All storm sewer pipes shall be reinforced concrete pipe conforming to ASTM C-76 class IV with confined O-ring gasketed joints in compliance with ASTM C-361.
2) All sump pump and drain tile discharges shall be routed to a structure on the storm sewer system. Sump pump drain service connections shall be 4" PVC at a minimum slope of 2% and buried. The discharge pipe shall be SDR 26, and shall conform to ASTM D2751 or ASTM D3034 specifications.
3) Privately owned or maintained sump pump connection or junction structures shall be minimum 2-foot diameter concrete structures.
4) Minimum size of main line storm sewer shall be 12" diameter for concrete pipe.
5) Rim elevations for curb inlet box type storm sewer structures shall be taken at the flow line and recorded on the "As-Built" drawing.
6) All open grate storm sewer structure shall have "Dump No Waste, Drains to River" and appropriate symbol (fish symbol) cast in the grate or curb box.
7) All flared end sections shall have grates which follow the intent of the IDOT standard.
8) All downspouts, footing drains and outside drains shall discharge to the storm sewer or over ground as approved by the City Engineer.
9) All storm sewer mains shall be inspected with a video camera prior to acceptance after all utilities are installed (i.e. electric, phone, gas) and at least one year after construction per the direction of the City Engineer. The sewer shall be cleared of all construction debris and silt prior to televising. The report accompanying video shall accurately state structure #, type, pipe size & length, and location of all services. All defects in pipes and construction shall be called out. Provide a copy of the video to the City Engineer via an online document sharing link. Any discrepancy found in the system shall be corrected and re-televised prior to final acceptance.

Watermain

1) All watermains shall be pressure tested per requirements of the City of Elgin. Test method shall be a leakage test of 150 pounds per square inch (psi) held for 2 hours. The total leakage shall not exceed the allowable leakage requirements of AWWA C600.
2) Water lines 4" and larger must be pressure tested and chlorinated from the point of connection at the existing watermain to a permanently installed valve located inside the building. The contractor shall contact the City of Elgin Water Department at 311 or (847) 931-6001 at least 48 hours prior to making a tap.
3) Pressure testing of water piping shall be witnessed by the Engineering Inspector, Water Distribution Inspector, or the plumbing inspector, as appropriate.
4) All watermains shall be chlorinated per the requirements of the City of Elgin. Bacterial tests will be performed by the City of Elgin Water Department Laboratory.
5) All watermains to be ductile iron pipe per ANSI A21.51 (AWWA C151), (class 52) with "push on" or mechanical joints as required by the Water Department. All bends shall be mechanical joints. All mechanical joints are to be mega-lug restrained with coated stainless steel bolts. All push on joints shall incorporate 2 brass wedges per joint and 4 brass wedges per joint on main larger than 12" diameter. Pipe to be cement lined per ANSI A21.4 (AWWA C104).
6) The exterior of all ductile iron pipe shall be coated with a factory-applied layer of arc-sprayed zinc per ISO 8179. The mass of the zinc applied shall be 200 g/m2 of pipe surface area. A finishing layer topcoat shall be applied to the zinc. The mean dry film thickness of the finishing layer shall not be less than 3 mils with a local minimum not less than 2 mils. The coating system shall conform in every respect to ISO 8179-1 "Ductile iron pipes - External zinc-based coating - Part 1: Metallic zinc with finishing layer, Second edition 2004-06-01". Any damage to the zinc coating shall be repaired per the manufacturer's specification. All ductile iron pipe shall have appropriate manufacturer labeling on each pipe, indicating that zinc coating has been applied. Any ductile iron pipe delivered to the site without the required zinc coating or labeling will be rejected and shall be immediately removed from the project site. In addition, polyethylene encasement for use with ductile iron pipe systems shall consist of three layers of co-extruded linear low density polyethylene (LLDPE) fused into a single thickness of not less than eight mils. The inside surface of the polyethylene wrap to be in contact with the pipe exterior shall be infused with a blend of anti-microbial biocide to mitigate microbiologically influenced corrosion and a volatile corrosion inhibitor to control galvanic corrosion.
7) The minimum cover for watermain shall be 5.5 feet from finished grade to top of main. Top of pipe elevations shall be provided every 50' and recorded on "As-Built" drawings. The maximum depth of the operating nut of a valve shall be 7.0 feet from finished grade unless approved otherwise by the Water Director.
8) All water services to be minimum 1", type "K" copper. 1" taps shall be direct tap, 1 ¼" through 2" taps shall be saddle tapped. Saddle clamp shall be stainless steel epoxy coated. All flare connections, no compression allowed. Corporation stop coupling is to be at a 45 degree angle upwards off the main. Sleeves are prohibited.
9) All water services from main up to the B-box are to be installed by the Water Department personnel, unless approved in writing by the Water Department.
10) The City of Elgin Plumbing Inspector shall be notified (847) 931-5920 for requesting all private water service line and fire suppression line inspections. The Engineering Inspector shall be notified at 311 or (847) 931- 6001 for requesting public and quasi-public watermain inspections. Inspections shall be scheduled a minimum of 48 hours in advance of starting work.
11) Only City of Elgin Water Department personnel shall operate all water main, hydrant and auxiliary valves.
12) Any deviation from these specifications must receive written approval from the City of Elgin Water Department or its representatives. Requests for deviations must be submitted a minimum of 4 weeks prior to proposed installation. Any requests received after this deadline will be rejected.
13) Hydrants shall fully comply with the National Fire Protection Association, Fire Protection Handbook, latest Edition.
14) All valves shall be American Flow Control Series 2500-1 Ductile Iron Resilient Wedge Gate Valves or Clow Series C515 rated for 250 psi cold water working pressure with stainless steel hardware. All valves shall have an operating nut made of ductile iron that has four flats at stem connection to assure even torque input on the stem during opening and exercising. The valves shall have factory installed 304 stainless steel exterior bolting. All bolts to be no smaller than 5/8" diameter. Metric size and socket head cap screw are NOT allowed. Valves 18" and larger shall have an enclosed gear case. Design shall be of the bevel or spur type dependent upon the installation conditions of the valve. All tapping sleeves shall be stainless steel.
15) PVC sleeves for copper water services are not allowed. Any sleeve necessary for protection of the service shall be stainless steel.
16) 3" Ductile iron pipe, fittings and valves are not allowed.
17) Water service lines up to and including 2" services shall be pressure tested against a permanently installed valve, located inside of the building.
18) Service connections 4" and larger shall have valves located in vaults, unless otherwise approved by the Water Department.
19) At all locations where watermains and sewers cross material and jointing shall be in accordance with the Illinois Environmental Protection Agency Public Water Supplies Technical Policy Statements.

Sanitary Sewer

1) All sanitary sewer main and fittings shall meet the following specifications or as approved by the City Engineer.

MATERIAL (8" MIN.)	PIPE SPEC.	JOINT SPEC.
DIP - Class 52 (wrapped)	ANSI A-21.51	AWE C111 & C600
P.V.C --	ASTM D-3034	ASTM D-3212
SDR 26 for 3.5' - 15' cover		
SDR 21 for over 15' - 20' cover		
SDR 18 for over 20' cover		

P.V.C. pipe shall utilize elastomeric gaskets complying with F-477

2) All sanitary sewer mains shall be tested as required by the City of Elgin and the Fox River Water Reclamation District (FRWRD) or the Metropolitan Water Reclamation District of Greater Chicago (MWRD), as applicable, prior to acceptance.
3) All sanitary sewer mains shall be inspected with a video camera prior to acceptance after all utilities are installed (i.e. electric, phone, gas) and at least one year after construction per the direction of the City Engineer. The sewer shall be cleared of all construction debris and silt prior to televising. The sewer shall have water flowing through it during television. The report accompanying video shall accurately state structure #, type, pipe size & length, and location of all services. All defects in pipes and construction shall be called out. Provide a copy of the television to the City Engineer via an online document sharing link. Any discrepancy found in the system shall be corrected and re-televised prior to final acceptance.
4) Sanitary sewer service lines within the public right-of-way shall be 6" diameter with a minimum slope of 1% and shall match material specifications for public main. A clean-out shall be located on every service line per City of Elgin Building Department direction.
5) Sanitary sewer services shall be connected to the main by use of approved fitting. For connections to new sewer main, a manufactured wye or wye-tee shall be used. For existing sewer main, approved saddle connection shall be used. Any sanitary sewer connection to an existing sanitary sewer greater than 15 feet deep shall be made with a cut in ductile iron tee with mechanical joint gaskets and ductile iron sleeve.
6) Manholes shall utilize a reinforced precast monolithic bottom section with integral fillet or a poured concrete bench and trough and shall have a smooth finish. The bench shall be a minimum height of one-half of the diameter of the connecting pipe and extend to the inside walls of the manholes. Changes in direction should be made with the use of rounded turns. The radius of the channel centerline shall be at least 1/2 the inner diameter of the manhole, min. 2 feet. Sharp angles will not be permitted in the redirection of sewer flow.
7) When connecting to an existing sewer main by means other than an existing wye, tee or an existing manhole, one of the following methods shall be used:
   a) Circular saw-cut of the sanitary sewer main by proper tools ("sewer tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle. The cored section shall be provided to the Engineering Department.
   b) With a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting to be held firmly in place using "band-seal" or similar type couplings with prior approval from the City Engineer. If existing bedding is disturbed, connection shall be supported with proper bedding.
9) A flexible rubber boot shall be used at all connections and penetrations into precast sanitary sewer manholes. Connections into existing brick manholes shall utilize brick and hydro-cement.

Paving

1) Sub-base course shall be minimum 4" thick, compacted CA-6, aggregate type B, conforming to IDOT requirements.
2) Base course shall be 5" thick Bituminous Aggregate Mixture (BAM) with composition as follows:
   IL-19.0 Bituminous Base Course, Superpave, N30, 2% air voids, maximum RAP allowed shall be 50%, PG 58-22. The BAM shall be allowed to cool for 24 hours prior to placement of the bituminous binder course. If BAM is not available, N50 binder shall be substituted.
3) Bituminous Binder Course shall be 2.5" thick with composition as follows:
   IL-19.0, Bituminous Concrete Binder Course, Superpave, N50, 4% air voids, maximum RAP allowed 25%, PG 64-22. The binder shall be allowed to cool for 24 hours prior to placement of the bituminous surface course.
4) Bituminous Surface Course shall be 1.5" thick with composition as follows:
   IL-12.5, Bituminous Concrete Surface Course, Superpave, N50 Mix D, 4% air voids, maximum RAP allowed 15%, PG 64-22.
5) A cross slope of 2% shall be maintained from the pavement centerline to the curb and gutter.
6) Curb and gutter and barrier curb shall be continuously reinforced with two #4 bars. Curing compound shall be applied after finishing. Winter protection per IDOT specifications shall be provided. If paved after October 1, the curing compound shall contain 25% sealer. Backfilling of curb or paving adjacent to curb, shall not commence within 72 hours of curb placement. Locations of water and sewer service lines shall be clearly marked on all new curbs. Testing of concrete shall be per IDOT standard. Results shall be provided to the City Engineer within 48 hours of testing.
7) A 1/2" fiber expansion joint shall be installed when the curb abuts a sidewalk or existing curb. Fiber expansion joints shall be excluded at handicap ramps abutting curb.
8) Curb and gutter and barrier curb shall have sawed contraction joints at maximum intervals of ten (10) feet. A 1/2" fiber expansion joint shall be installed at a maximum interval of sixty (60) feet. A 1/2" fiber expansion joint shall be used at 5 feet on both side of a curb line structure. Two 18" long, 1" diameter smooth steel dowel bars with greased caps shall be used at expansion joints.
9) All curbs shall be stamped with a "W" or "S" to identify water or sanitary lines, respectively.
10) Pavement subgrade shall be finished to ± 0.1 foot of design subgrade elevations.
11) The base course shall be cleaned and primed at the rate of 0.25 to 0.50 gallons per square yard with liquid asphalt conforming to IDOT standards and shall be appropriate for prevailing weather conditions.
12) Prior to placement of any public pavement including curbs, the subgrade and subbase shall be proof rolled with a fully loaded tandem axle dump truck (minimum 20 tons). Proof rolling shall be witnessed by the materials consultant and the engineering inspector. The density of the subbase material and bituminous materials shall be tested by the materials consultant. Provide a copy of the test results to the City Engineer within 48 hours of testing.
13) Structures within pavement areas shall be plated during paving operations (BAM & Binder)
14) All existing structures (manholes, catch basins, valve boxes, etc.) shall be adjusted to meet the final pavement or ground surface elevation as required.
15) Removal of all pavement, sidewalk and/or curb shall be accomplished by saw cutting in accordance with IDOT Standard Specifications.
16) Saw cutting of existing curb head to provide depressed curb at entrances is prohibited. The contractor shall saw cut existing curb at limits of work and replace with depressed curb at all entrances. Drill and dowel all new curb including depressed curb to existing curb as required.

Tree Planting

1) All City owned trees and shrubs shall be planted at the approval and direction of the City and in accordance with ANSI A300 (Part 6) latest edition. Contact Engineering & Forestry prior to selecting, planting, or trimming trees by calling 311 or (847) 931-6001.
2) All trees shall have a minimum diameter of 2"-2.5" measured 6" off of the ground, depending on species. Trees shall be placed no more than 40' apart on both sides of the street.
3) The following guidelines shall be followed when placing trees. No tree shall be planted closer than:
   10 feet from hydrants, driveways, b-boxes & underground utility structures
   15 feet from street lights
   50 feet of any right-of-way intersection
   100 feet from any traffic control device (traffic light)
   Additionally, trees may need to be withheld from corners where sound engineering practice requires longer sight lines.
4) Trees subject to disease or with fast growing brittle wood are prohibited. These include: American Elm, Chinese Elm, all species of ash, cottonwood, box elders, silver maples, female ginkgo, Bradford pear, poplars all varieties, Pin Oak, willows all varieties and evergreens. This list includes examples; additional species may be added as deemed necessary by the City of Elgin.
5) A full list of acceptable trees can be found on the City of Elgin Engineering Department website in the document center. The City reserves the right to remove any tree or individual variety from the list.
6) Trees selected for planting shall be locally grown within a 100 mile radius of the City of Elgin. They shall be true to species and variety specified by the City of Elgin planting list and shall be tagged with the scientific and common names. The contractor installing the trees shall supply the City with a letter stating where the trees were grown. They shall be healthy, free of insects and disease and shall conform to the American Association of Nurseryman's Standard for Nursery Stock ANSI Z 60.1 latest edition. The City reserves the right to tag trees in the ground.
7) In an effort to have greater diversity of planting, the following is the minimum requirement:

When planting:	
1 to 3 trees	1 tree variety;
4 to 5 trees	2 different species from 2 different genera;
6 to 9 trees	3 different species from 2 different genera;
10 to 24 trees	4 different species from 3 different families;
25 to 49 trees families;	6 different tree species from 4 different genera and 3 different
50 or more trees species.	Max. of 25% from 1 family, 16% from 1 genus and 8% from 1

8) Trees in common areas of a subdivision shall be planted within one year of obtaining the first building permit.
9) Trees planted adjacent to constructed lots in a subdivision shall be planted within one year of occupancy.
10) Trees planted under utility wires shall be smaller stature when mature. Contact City of Elgin Forestry Department at (847) 931-6001 for a list of acceptable trees.
11) Trees determined to be unsatisfactory by the City of Elgin shall be required to be removed and replaced by the Contractor with the same or larger size tree and species originally planted, within thirty (30) days of written notification by the City of Elgin.
12) Trees shall be trimmed annually until accepted by the City. This trimming shall conform to ANSI Z133 and A300 latest edition. The goal is to prune for clearance, single leader, and long term tree health.
   a) Canopy elevations will be performed to improve the general appearance of the tree and the street, as well as to provide adequate clearance of the streets and sidewalks. State requirements shall be followed when applicable. Extreme care must be taken to maintain a visually aesthetic shape and appearance.
   b) All trees not posing a hazard to road traffic shall be elevated to an easy walking clearance of no less than ten (10) feet on sidewalks, curbs, and driveways, also providing access to and from parked cars.
   c) Trees on primary and secondary access roads shall be elevated to a height of no less than fourteen (14) feet over said road.
   d) All tree branches obstructing traffic control devices and signs shall be trimmed back to allow vehicular and pedestrian traffic a clear line of sight.
   e) All waterspouts, and trunk sprouts shall be removed from all main leaders from a tree if the sprout is lower than fifteen (15) feet from ground level.
   f) Three (3) feet of overhead clearance, and three (3) feet of side clearance will be trimmed away from any utility service line providing that the line is not an OSHA EHAP electrical hazard.
13) For Tree Pruning & Removal, contact Forestry at 311 for approval of all City owned trees.

Requirements for As-Built Record Drawings

1) The contractor shall maintain and keep at job site, an up to date set of "As-Built" drawings showing changes from original plans. These drawings shall include all public improvements and information for stormwater management areas.
2) "As-Built" drawings shall be submitted to the City Engineer in a pdf or other unalterable electronic format at the conclusion of the project, prior to any final inspections for their review. After approval of "As-Built" drawings, the developer/owner's engineer will transfer the information on original plans and furnish the City a final pdf version. Electronic media shall be sent via an online document sharing link.
3) Record drawings shall be submitted in plan form. Digital copies shall include a Title sheet, all Plan and Profile sheets, all overall plan sheets and all detail and note sheets. All sheets must be labeled "Record Drawing" with the date and engineers initials. The title sheet must have the engineer's seal and signature.
4) Record Drawings shall clearly show the following:

Watermain
   a) Rim elevations and numbering of valve vaults; breakaway flange elevation of fire hydrants; top of pipe elevations of watermain at valve boxes, vaults and every 50' between.
   b) Linear distance along watermain from appurtenance (i.e. valve vault to tee, tee to bend, bend to valve, etc.); also verification of pipe sizes installed.
   c) Horizontal ties to all valve vaults, boxes, hydrants and sampling stations (1 foot tolerances).
   d) Location of service connection along main, including horizontal ties on B-Box.
   e) Public irrigation systems including all valve vaults, location of sprinkler heads, RPZ, meters and piping.
   f) Casing locations tied to valve vaults.

Sanitary
   a) Rim elevations and numbering of manholes; invert elevation for all pipes in manholes; top of pipe elevations of sanitary forcemain at every structure, bend and at 50' intervals.
   b) Linear distance along sewer from structure to structure; also verification of pipe sizes and material installed.
   c) Recalculated pipe slopes based on invert to invert elevations along the linear distance between manholes.
   d) Service connections on the main line with distance to downstream manhole. Stub location at property line tied to property corner.

Storm
   a) Rim elevations and numbering of all structures including manholes, catch basins, inlets, end sections, and top and bottom of slope boxes, headwalls and other special structures; invert elevation for all pipes in all structures listed above including culverts.
   b) Linear distance along sewer or subdrain from structure to structure; also verification of pipe sizes and material installed.
   c) Recalculated pipe slopes based on invert to invert elevations along the linear distance between structures.
   d) All publicly and privately owned utility mains must be clearly labeled as such on the record drawing together with a note that states the agencies that will be responsible to own and maintain the utility mains.

Stormwater Management
   A topographical survey prepared by an Illinois Licensed Professional Engineer or Illinois Professional Land Surveyor of the following:
   a) Detention and retention basins, including spot elevations and grading contour lines to show those areas have been constructed in compliance with the approved engineering plans
   b) Constructed or regraded streams and channels.
   c) Overflow routes (including street areas that act as overflow routes) and verify all cross sections called out in the plans.
   d) Street depressions and parking lots which are planned detention areas.
   e) Permanent and/or temporary diversion berms, swales and control structures.
   f) Detail for outlet control structure.
   g) HWL numerically and graphically as a contour line.
   h) Invert elevation of the restrictor.
   i) A table for stormwater detention for the following values: detention volume required, detention volume proposed, detention volume provided, maximum allowable release rate, proposed release rate, and as-built release rate
   j) Detail for underground detention system, including critical elevations such as vault ceiling and floor.
   k) Record information for all public improvements within the stormwater management area must be depicted on the record drawings.

Miscellaneous
   a) Street light poles and cable locations. Please note power connection location also.
   b) Parkway tree locations with common name and trunk diameter measured 6" off the ground.
   c) Pavement centerline and top of curb elevations at intervals as necessary to easily identify location of the pavement and overflow locations.
   d) Any unusual conditions which may affect the public or private improvements such as field tiles.
   e) The engineer shall provide documentation regarding deviations from the plans. This may be done in letter form.
   f) Engineer's Statement to be included on record drawing:

ENGINEER'S STATEMENT OF PUBLIC IMPROVEMENTS -
RECORD DRAWINGS
CONSTRUCTED PER PLANS

Pursuant to Elgin Municipal Code 18.20.050, I, _______________, a licensed Professional Engineer in the State of Illinois, Hereby declare that these record drawings pertaining to water main, sanitary sewer, storm sewer, detention basin grades have been prepared for a certain project known as ____________________ and contain information as obtained by the surveyor ____________________. It is my professional opinion that the furnished information regarding completed construction, as reflected on these plans, is in general conformance with the approved plans and specifications for this project.

Date ________________________

Signed ______________________

Illinois License Number: ______________

My License expires on ______________________

Note:
The City of Elgin may be reached during regular business hours by dialing 311 within the city limits or 847-931-6001 outside of Elgin.

General questions or requests may also be e-mailed to elgin311@cityofelgin.org

DATE	REVISIONS	DRAWN BY	CHECK BY
05/12/2015	PER ENGINEERING REVIEW	SH	

GENERAL NOTES

CITY OF ELGIN
1900 Holmes Road
Elgin, IL 60123
www.cityofelgin.org
Phone: 847-931-6001

ENGINEERING DEPARTMENT

ELGIN THE CITY IN THE SUBURBS

PROJ. MGR.:
PROJ. ENG.:
DRAWN BY: M.L.H.
CHECKED BY:
DATE: 01-13-04
SCALE: N.T.S.

SHEET 1 OF 1

ELGIN SPORTS COMPLEX EXPANSION
475 Sports Way,
Elgin, Illinois 60123

VOLUME 1 OF 2

Owner:

ELGIN THE CITY IN THE SUBURBS

SMITHGROUP
35 EAST WACKER
SUITE 900
CHICAGO, IL 60601
312.641.0770
www.smithgroup.com

HPZS
314 W INSTITUTE PL
SUITE 1E
CHICAGO, IL 60610
312.944.9600
www.hpzs.com

ISSUED FOR	REV	DATE
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN

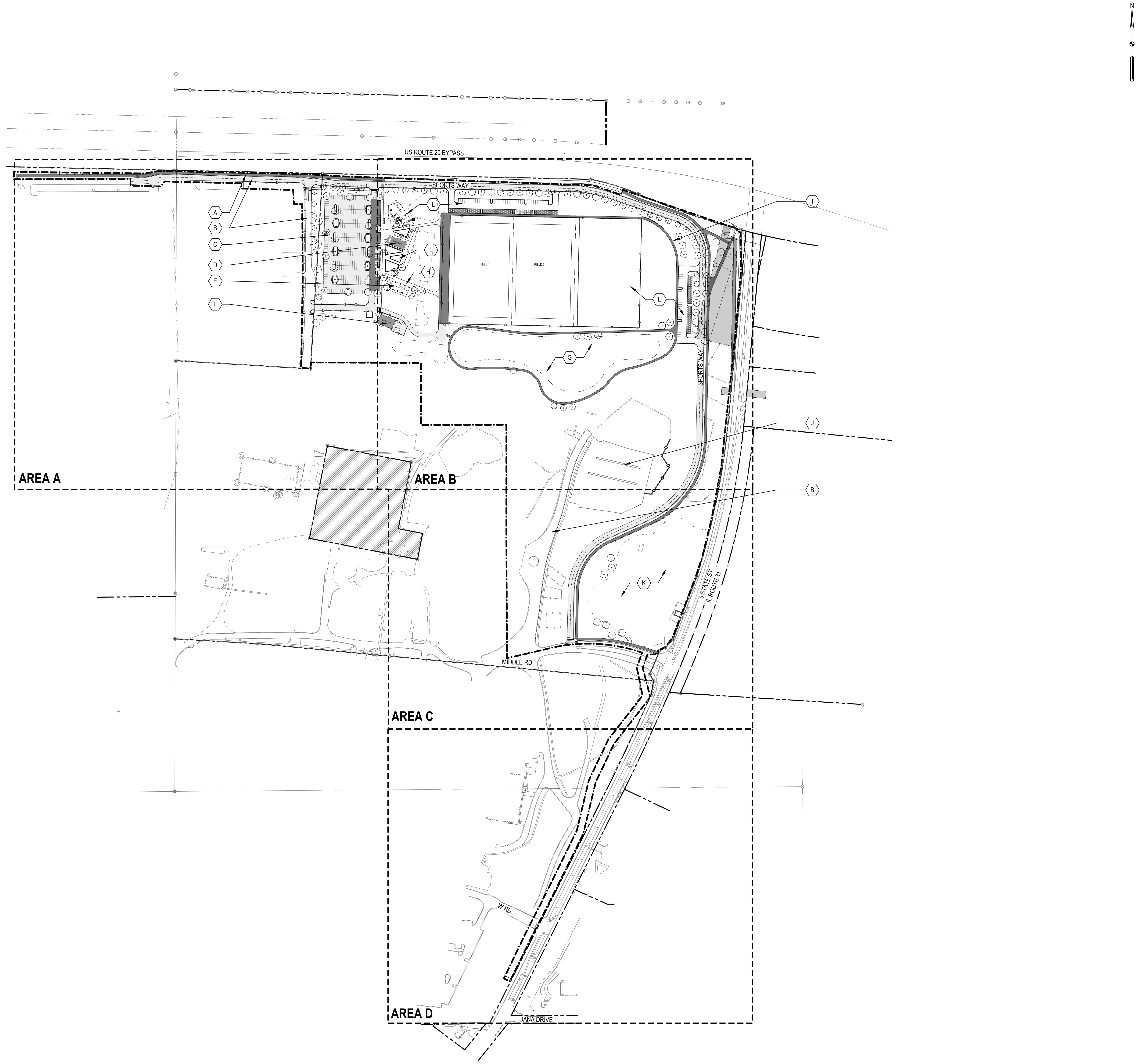
DRAWING TITLE
CITY OF ELGIN
GENERAL NOTES

SCALE

PROJECT NUMBER
14106

G-02
DRAWING NUMBER

CALL J.U.L.I.E. 1-800-892-0123
48 Hours (2 working days) Before You Dig.



GENERAL NOTES

1. PRIOR TO START OF PROJECT WORK, VERIFY ALL SITE CONDITIONS AND SUBMIT A PROJECT WORK PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND COMMENT. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
2. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY IDENTIFIED DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF WORK. DURING PERFORMANCE OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND CROSS-CHECK DETAILS AND DIMENSION SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
3. PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
4. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
5. SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
6. ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.
7. USE DIMENSIONS SHOWN ON DRAWINGS FOR LAYOUT OF THE WORK. DO NOT USE SCALE DIMENSIONS FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
8. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
9. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
10. TAKE NOTE OF ALL GRADING AND DRAINAGE WAYS AND MAINTAIN THESE DRAIN WAYS FLOWS FREE OF OBSTRUCTIONS.
11. COORDINATE CONSTRUCTION OF PENETRATIONS, SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.
12. DISPOSE ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER. PROVIDE RECEIPTS AND LETTERS FROM DISPOSAL SITES TO OWNER AS REQUIRED BY THE OWNER.
13. PREPARE ALL SUBGRADES IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER. PROVIDE PROOF OF ALL REQUIRED SOIL COMPACTION TO THE OWNER.
14. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
15. COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.

KEYED NOTES

- A BIKE PATH
- B EXISTING ASPHALT ROAD
- C PARKING LOT 1
- D CONCESSIONS BUILDING
- E PAVILION
- F MAINTENANCE BUILDING
- G STORMWATER MANAGEMENT AREA: BASIN A
- H CONCRETE WALKING PATH
- I ASPHALT WALKING PATH
- J EXISTING PARKING LOT
- K STORMWATER MANAGEMENT AREA: BASIN B
- L SEE ALTERNATE SHEET SERIES ALT-100 TO ALT-500

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION

CALL J.U.L.I.E. 1-800-892-0123
48 Hours (2 working days) Before You Dig.

ELGIN SPORTS COMPLEX EXPANSION

475 Sports Way,
Elgin, Illinois 60123

VOLUME 1 OF 2

Owner:

ELGIN
THE CITY IN THE SUBURBS™

SMITHGROUP
35 EAST WACKER
SUITE 900
CHICAGO, IL 60601
312.641.0770
www.smithgroup.com

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314 W INSTITUTE PL
SUITE 1E
CHICAGO, IL 60610
312.944.9600
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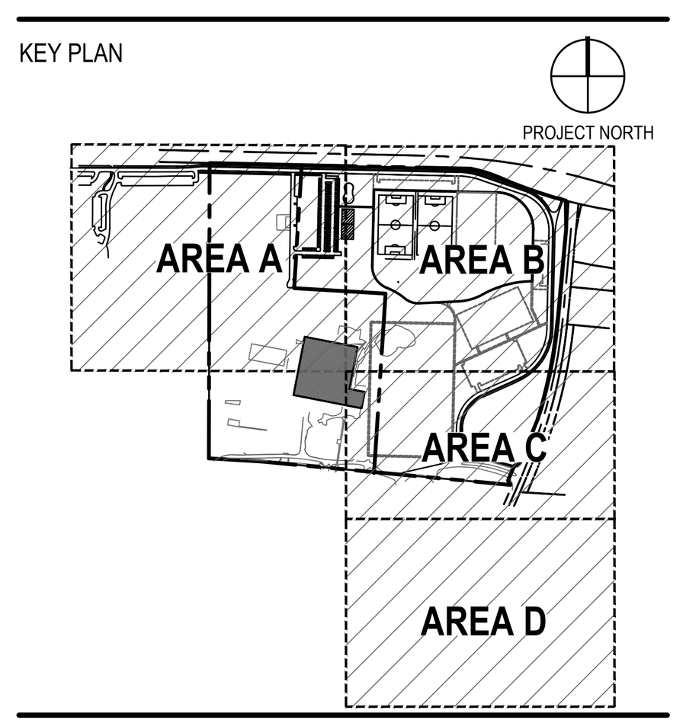
ISSUED FOR	REV	DATE
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
OVERALL DEVELOPMENT PLAN

0' 100' 200' 400'
SCALE: 1" = 200'

SCALE

14106
PROJECT NUMBER

G-100
DRAWING NUMBER

TOPOGRAPHIC SURVEY

OF

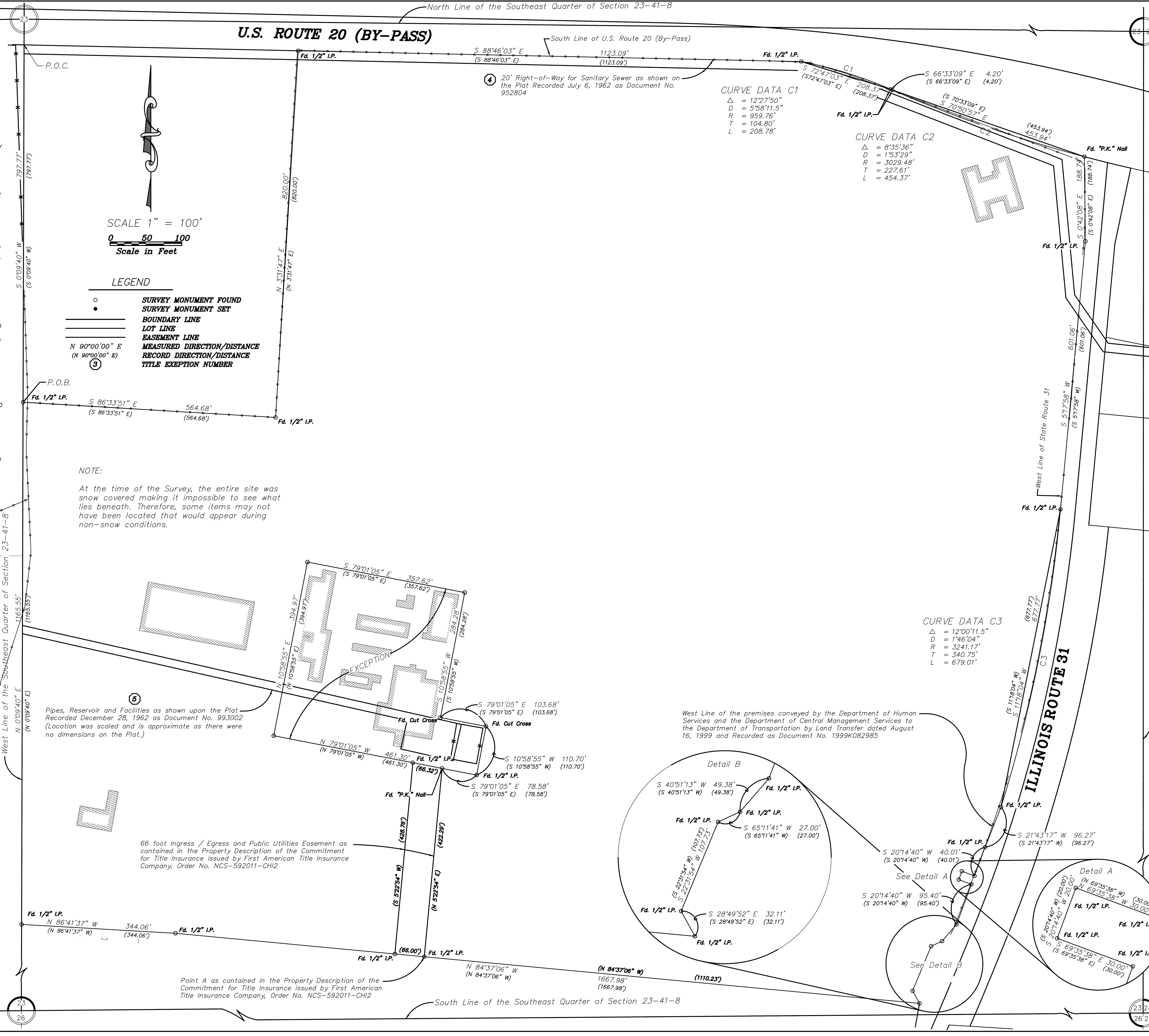
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 23 WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE U.S. ROUTE 20 BY-PASS; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST, ALONG AFORESAID WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 797.77 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 564.68 FEET; THENCE NORTH 03 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 820.00 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 BY-PASS; THENCE SOUTH 88 DEGREES 46 MINUTES 03 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1123.09 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 959.76 FEET, CHORD BEARING OF SOUTH 72 DEGREES 47 MINUTES 03 SECONDS EAST, AN ARC DISTANCE OF 208.78 FEET; THENCE SOUTH 66 DEGREES 33 MINUTES 09 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 4.20 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3029.48 FEET, CHORD BEARING OF SOUTH 70 DEGREES 50 MINUTES 57 SECONDS EAST, AN ARC DISTANCE OF 454.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 31; THENCE SOUTH 00 DEGREES 42 MINUTES 08 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 188.74 FEET; THENCE SOUTH 05 DEGREES 17 MINUTES 58 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 601.06 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3241.17 FEET, CHORD BEARING OF SOUTH 11 DEGREES 18 MINUTES 04 SECONDS WEST, AN ARC DISTANCE OF 679.01 FEET; THENCE SOUTH 21 DEGREES 43 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 96.27 FEET; THENCE SOUTH 20 DEGREES 14 MINUTES 40 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 68.38 FEET TO A JOG IN SAID WESTERLY LINE; THENCE NORTH 69 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG SAID JOG, A DISTANCE OF 30.00 FEET; THENCE SOUTH 20 DEGREES 14 MINUTES 40 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A JOG IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 69 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG SAID JOG, A DISTANCE OF 30.00 FEET; THENCE SOUTH 20 DEGREES 14 MINUTES 40 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.40 FEET; THENCE SOUTH 40 DEGREES 51 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 49.38 FEET; THENCE SOUTH 65 DEGREES 11 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 27.00 FEET; THENCE SOUTH 22 DEGREES 31 MINUTES 54 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.73 FEET; THENCE SOUTH 28 DEGREES 49 MINUTES 52 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 32.11 FEET; THENCE NORTH 84 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 1110.23 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 84 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 557.75 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 344.06 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 00 DEGREES 09 MINUTES 40 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1165.55 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF AFORESAID SOUTHEAST QUARTER OF SECTION 23 DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT "A"; THENCE NORTH 05 DEGREES 22 MINUTES 54 SECONDS EAST, A DISTANCE OF 422.29 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 05 SECONDS EAST, A DISTANCE OF 78.58 FEET FOR THE POINT OF BEGINNING OF EXCEPTION; THENCE NORTH 79 DEGREES 01 MINUTES 05 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE AND SAID LINE EXTENDED WESTERLY, A DISTANCE OF 461.30 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 394.97 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 05 SECONDS EAST, A DISTANCE OF 357.62 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 55 SECONDS WEST, A DISTANCE OF 284.28 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 05 SECONDS EAST, A DISTANCE OF 103.68 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 55 SECONDS WEST, A DISTANCE OF 110.70 FEET TO THE POINT OF BEGINNING, CONTAINING 90.00 ACRES MORE OR LESS. ALSO A 66.00 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT OVER THAT PART OF AFORESAID SOUTHEAST QUARTER OF SECTION 23 DESCRIBED AS FOLLOWS: BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 05 DEGREES 22 MINUTES 54 SECONDS EAST, A DISTANCE OF 422.29 FEET; THENCE NORTH 79 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 66.32 FEET; THENCE SOUTH 05 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 428.76 FEET TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 86 DEGREES 41 MINUTES 37 SECONDS WEST FROM THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 86 DEGREES 41 MINUTES 37 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SITUATED IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS AND CONTAINING 90.00 ACRES MORE OR LESS.

GENERAL NOTES

1. AT THE TIME OF THE SURVEY, THE ENTIRE SITE WAS SNOW COVERED MAKING IT IMPOSSIBLE TO SEE WHAT LIES BENEATH. THEREFORE, SOME ITEMS MAY NOT HAVE BEEN LOCATED THAT WOULD APPEAR DURING NON-SNOW CONDITIONS.
2. OBSERVED UTILITIES WERE LIMITED DUE TO SNOW COVER.
3. TREE LOCATION SHOWN HEREIN ARE TAKEN FROM A TREE SURVEY PREPARED BY DAVEY TREE SERVICE. NUMBERS SHOWN ARE PREFIXED WITH 20,000 (I.E.; DAVEY TREE NUMBER 16 IS SHOWN AS 20016).
4. BOUNDARY INFORMATION SHOWN HEREIN TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC. DATED DECEMBER 26, 2013.

LEGEND

- INDICATES SET IRON ROD UNLESS INDICATED OTHERWISE
- INDICATES MANHOLE
- INDICATES CURB STORM INLET
- INDICATES CATCH BASIN
- INDICATES FLARED END SECTION
- INDICATES WATER VALVE/VALVE VAULT
- INDICATES WATER MANHOLE
- INDICATES FIRE HYDRANT
- INDICATES TRAFFIC CONTROL BOX
- INDICATES TRAFFIC LIGHT
- INDICATES UTILITY POLE
- INDICATES UTILITY POLE WITH ANCHOR
- INDICATES LIGHT POLE
- INDICATES HAND HOLD
- INDICATES ELECTRIC BOX
- INDICATES ELECTRIC MANHOLE
- INDICATES TELEPHONE MANHOLE
- INDICATES GAS METER
- INDICATES MONITOR WELL
- INDICATES POST/BOLLARD
- INDICATES SIGN
- INDICATES BACK OF CURB
- INDICATES EDGE OF PAVEMENT
- INDICATES EDGE OF GRAVEL
- INDICATES FENCE
- INDICATES CONCRETE/SIDEWALK
- OHE INDICATES OVERHEAD ELECTRIC LINES
- 740 / 739 INDICATES CONTOUR AND ELEVATION
- BW-1.62 S INDICATES BACK OF WALK TIE
- F-9.28 INDICATES FENCE TIE



NO.	DESCRIPTION	DATE
REVISIONS		

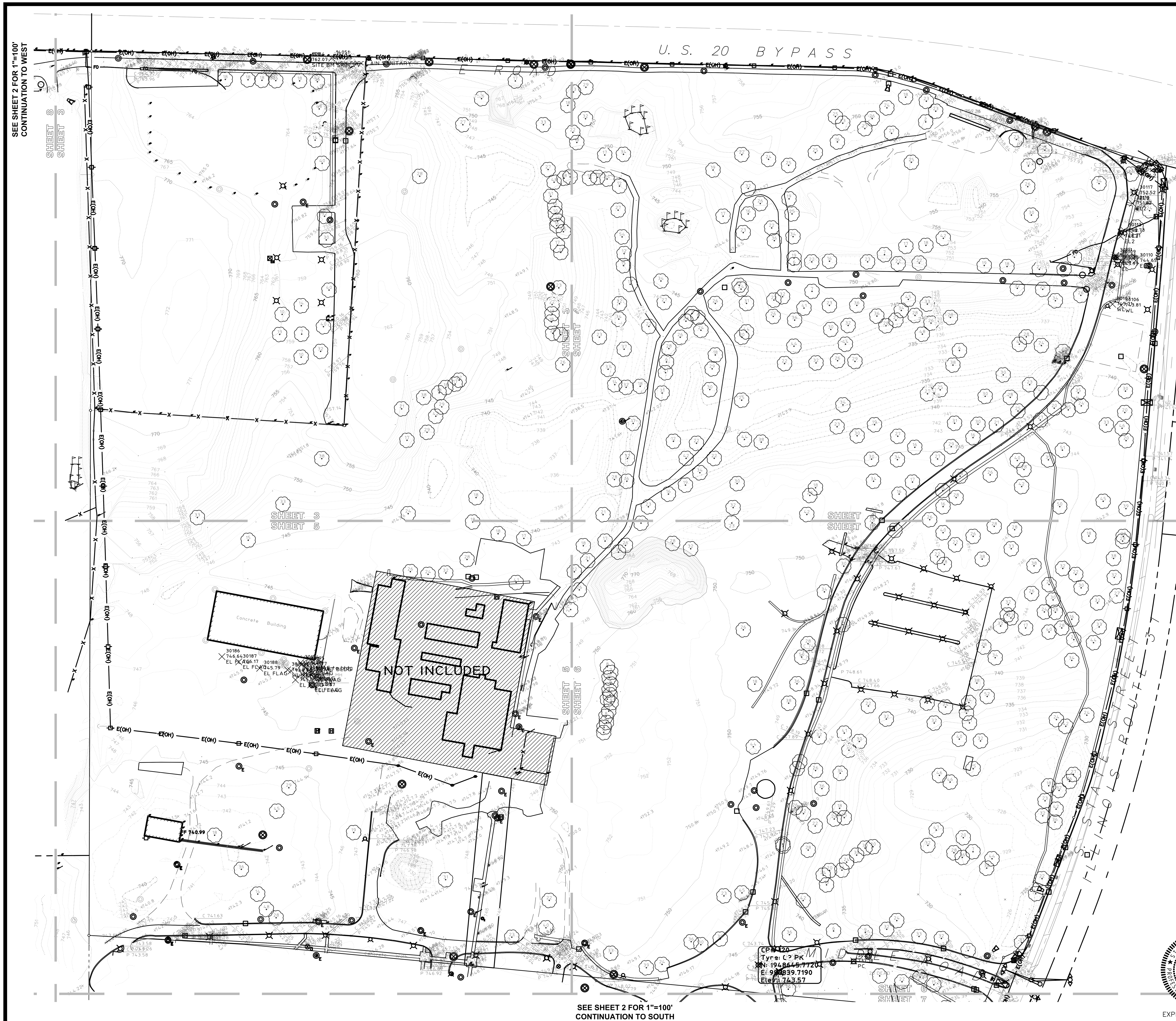
Landmark
ENGINEERING GROUP
1805 N. MILL STREET, SUITE NAPERVILLE, IL 60563
PHONE: (847) 551-5050 FAX (847) 551-1919
CIVIL ENGINEERING AND LAND SURVEYING
DESIGN FIRM REGISTRATION NUMBER 184-001511

TOPOGRAPHIC SURVEY
ELGIN MENTAL HEALTH CENTER
ELGIN, ILLINOIS

DATE: 02/16/16
DRAWN BY: ECM
CHECKED BY:

1
SHEET 1 OF 8

02-15-496



NORTH

Scale 1" = 100'

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Line
- Electric Line
- Overhead Utility Line
- Fiber Optic Line
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Combined Sewer Atlas
- Storm Sewer Atlas
- Sanitary Sewer Atlas
- Water Main Atlas
- Telephone Line Atlas
- Telephone Line
- Cable TV Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Pavement Elevation (C XXX.XX / P XXX.XX)
- Pavement Elevation (XXX.XX)
- Sidewalk Elevation (XXX.XX)
- Ground Elevation (XXX.X +)
- Contour Line (XXX)
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

Surveyor's Notes:

1. Field work was completed on November 13, 2023.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. The boundary lines shown hereon are based on the Topographic Survey performed by Landmark Engineering Group, Job No. 02-15-496. The local boundary lines shown are meant to show practical location of the topographical project limits. This drawing and information shown hereon **SHOULD NOT** be used or interpreted as a Boundary Survey. Please refer to said Topographic Survey for Boundary line information.
5. Due to dense vegetation coverage at the subject property while conducting the field work. Improvements and features that are obscured by vegetation may not be shown on this survey.
6. It is noted that the Tree Location from Davey Tree Service shown on the Topographic Survey by Landmark Engineering Group, Job No. 02-15-496 is Dated 02/16/2016 and has not been updated. Therefore, tree location on this Topographic Survey may not be representative of existing conditions.
7. Wetland Areas shown hereon were located by Encap INC on 2022-07-29 Project number 22-601A
8. Utility information shown hereon is based upon field measurements, available records, Lucky Locators INC, private/public dry utilities and water locate dated July 25, 2022 & October 25, 2023. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a topographic survey.

Schaumburg, Illinois November 29, 2023

By: ______________________

Illinois Professional Land Surveyor No. 3695

STATE OF ILLINOIS — JEFFREY W. GLUNT 035-3695 — SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-24

Ordered By: Smith Group
Order No.: 22-150

No.	Date	Revision
2	2023-11-29	Added Additional Survey Area to South & Northwest
1	2022-12-23	Post Demo Update

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TOPOGRAPHIC SURVEY

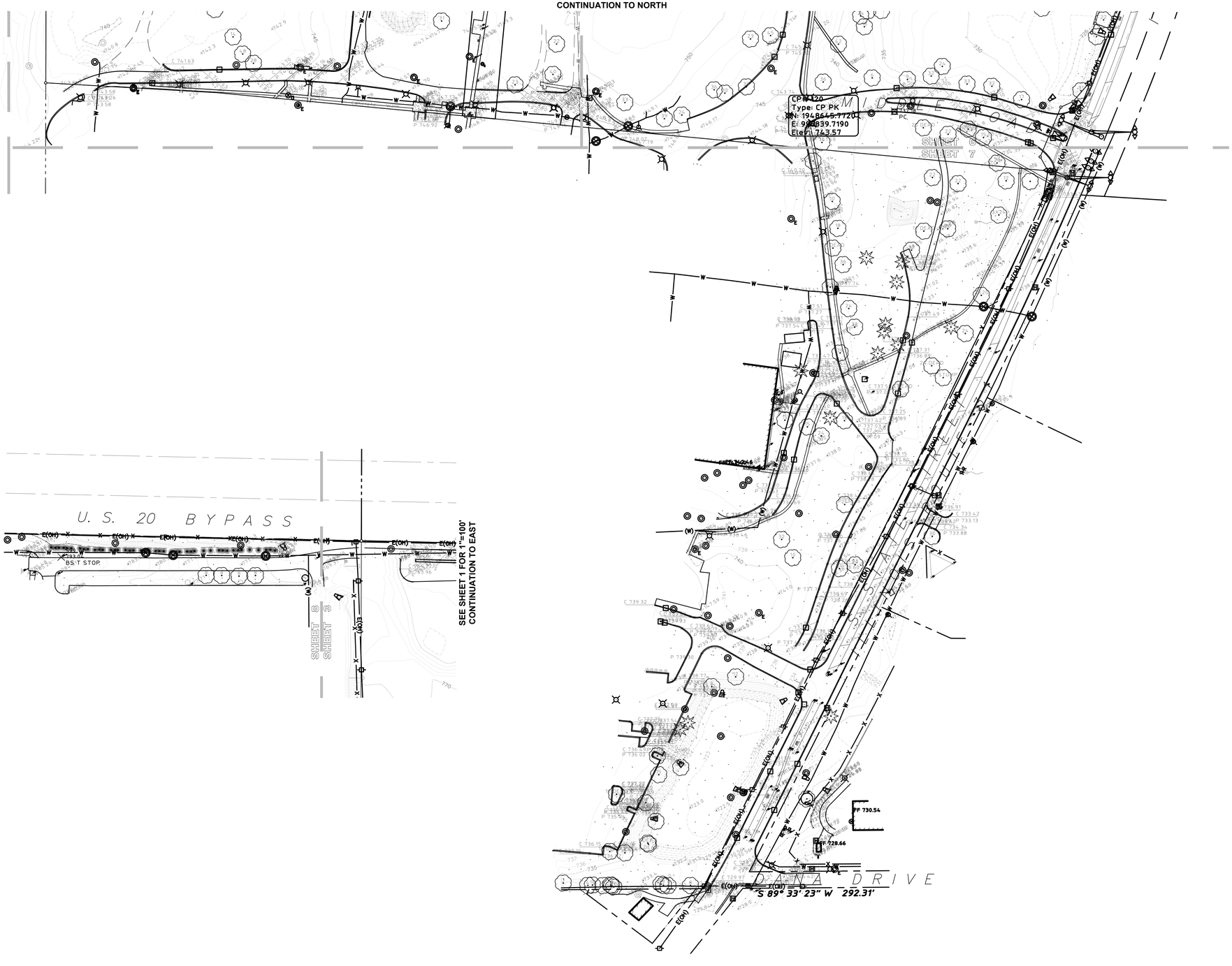
ELGIN SPORTS COMPLEX EXPANSION

ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 1/8

Plot Date: Apr 11, 2024 - 9:47am Plotted By: kradecki
File Name: C:\Users\kradecki\SmithGroup Companies Inc\PRJ - 14106 - SmithGroup - SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg

SEE SHEET 1 FOR 1"=100'
CONTINUATION TO NORTH



LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Line
- Electric Line
- Overhead Utility Line
- Fiber Optic Line
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / P XXX.XX — Curb Elevation and Pavement Elevation
- XXX.XX — Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

NORTH
50 0 100
Scale: 1" = 100'

No.	Date	Revision
1	2022-12-23	Post Demo Update
2	2023-11-29	Added Additional Survey Area to South & Northwest

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TOPOGRAPHIC SURVEY

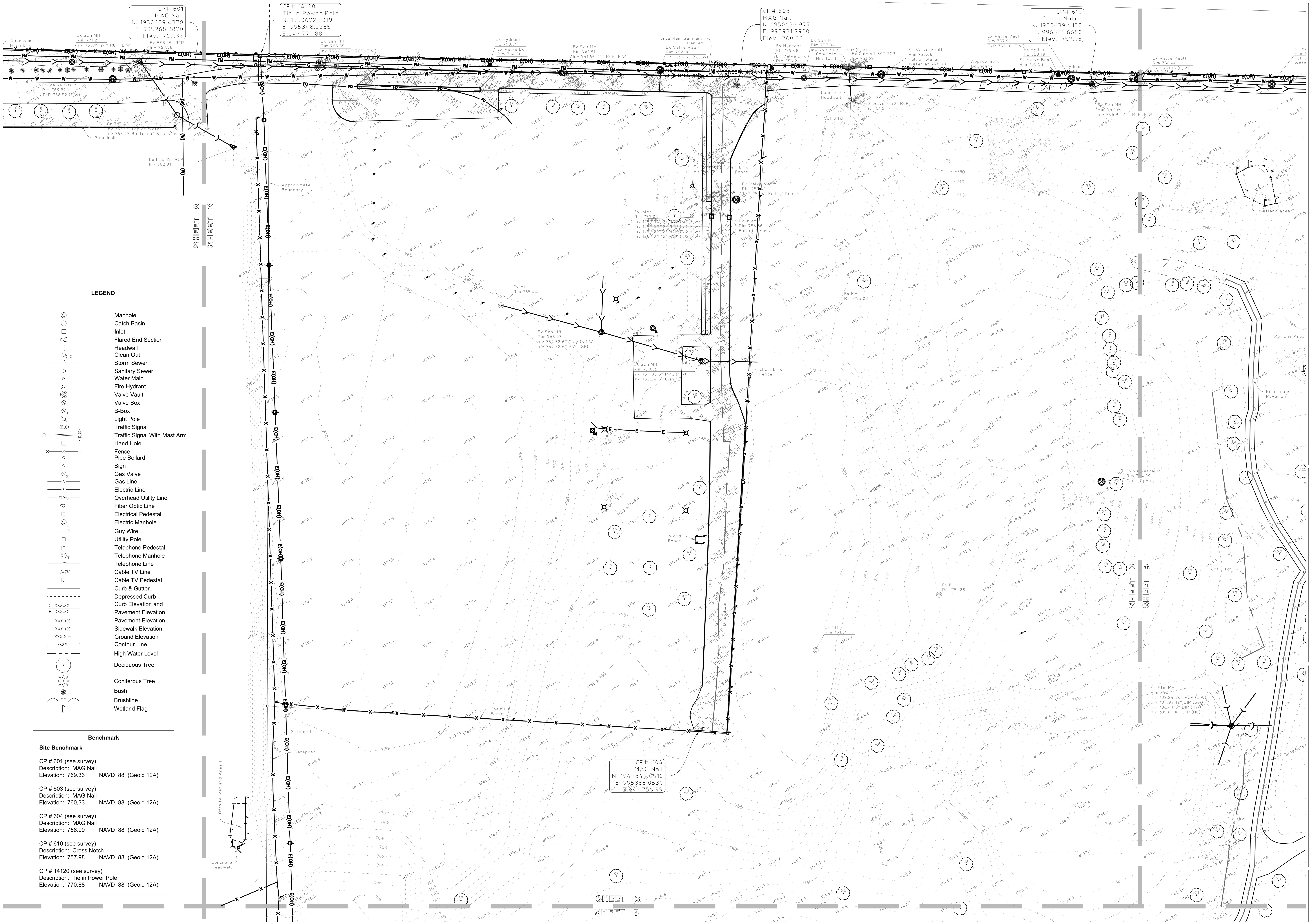
ELGIN SPORTS COMPLEX EXPANSION

ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 2/8

Ordered By: Smith Group
Order No.: 22-150

Plot Date: Apr 11, 2024 – 9:47am Plotted By: kradecki
File Name: C:\Users\kradecki\SmithGroup Companies Inc\PRJ – 14106 – SmithGroup – SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg



LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Line
- Electric Line
- Overhead Utility Line
- Fiber Optic Line
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / P XXX.XX — Curb Elevation and Pavement Elevation
- XXX.XX — Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

Benchmark

Site Benchmark

CP # 601 (see survey)
Description: MAG Nail
Elevation: 769.33 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 760.33 NAVD 88 (Geoid 12A)

CP # 604 (see survey)
Description: MAG Nail
Elevation: 756.99 NAVD 88 (Geoid 12A)

CP # 610 (see survey)
Description: Cross Notch
Elevation: 757.98 NAVD 88 (Geoid 12A)

CP # 14120 (see survey)
Description: Tie in Power Pole
Elevation: 770.88 NAVD 88 (Geoid 12A)

No.	Date	Revision
2	2023-11-29	Added Additional Survey Area to South & Northwest
1	2022-12-23	Post Demo Update

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TOPOGRAPHIC SURVEY

ELGIN SPORTS COMPLEX EXPANSION
ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 3/8

U. S. 20 BYPASS

CP# 615
MAG Nail
N: 1950618.9450
E: 997131.2700
Elev.: 753.18

CP# 609
Cross Notch
N: 1950423.5080
E: 997642.6240
Elev.: 755.26

CP# 10048
Nail
N: 1950041.2880
E: 996618.3490
Elev.: 742.87

CP# 618
Cross Notch
N: 1949798.9140
E: 997379.7340
Elev.: 744.86

SHEET 8
SHEET 4
SHEET 4
SHEET 6

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Line
- Electric Line
- Overhead Utility Line
- Fiber Optic Line
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- Curb Elevation and
- Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

NORTH
25 0 50
Scale: 1" = 50'

Benchmark

Site Benchmark

CP # 609 (see survey)
Description: Cross Notch
Elevation: 755.26 NAVD 88 (Geoid 12A)

CP # 615 (see survey)
Description: MAG Nail
Elevation: 753.18 NAVD 88 (Geoid 12A)

CP # 618 (see survey)
Description: Cross Notch
Elevation: 744.86 NAVD 88 (Geoid 12A)

CP # 10048 (see survey)
Description: Nail
Elevation: 742.87 NAVD 88 (Geoid 12A)

No.	Date	Revision
1	2022-12-23	Post Demo Update
2	2023-11-28	Added Additional Survey Area to South & Northwest

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TOPOGRAPHIC SURVEY
ELGIN SPORTS COMPLEX EXPANSION
ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 4/8

Plot Date: Apr 11, 2024 – 9:48am Plotted By: kradecki
File Name: C:\Users\kradecki\SmithGroup Companies Inc\PRJ – 14106 – SmithGroup – SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg

Benchmark

Site Benchmark

CP # 624 (see survey)
Description: Cross Notch
Elevation: 749.48 NAVD 88 (Geoid 12A)

CP # 632 (see survey)
Description: Cross Notch
Elevation: 7743.10 NAVD 88 (Geoid 12A)

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Line
- Electric Line
- Overhead Utility Line
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- Electric Manhole
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- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- Curb Elevation and
- Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

SHEET 3
SHEET 5

NOT INCLUDED

SHEET 5
SHEET 6

CP# 632
Cross Notch
N. 1948745.8855
E. 995734.9111
Elev. 743.10

CP# 624
Cross Notch
N. 1948646.9590
E. 996428.9970
Elev. 749.48

NORTH
25 0 50
Scale: 1" = 50'

No.	Date	Revision
1	2022-12-23	Post Demo Update
2	2023-11-29	Added Additional Survey Area to South & Northwest

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TOPOGRAPHIC SURVEY

ELGIN SPORTS COMPLEX EXPANSION

ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 5/8

Plot Date: Apr 11, 2024 – 9:48am Plotted By: kradecki
File Name: C:\Users\kradecki\SmithGroup Companies Inc\PRJ – 14106 – SmithGroup – SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg

NORTH

Scale: 1" = 50'

LEGEND

Symbol	Description
	Manhole
	Catch Basin
	Inlet
	Flared End Section
	Headwall
C.O.	Clean Out
	Storm Sewer
	Sanitary Sewer
W	Water Main
	Fire Hydrant
	Valve Vault
	Valve Box
B	B-Box
	Light Pole
	Traffic Signal
	Traffic Signal With Mast Arm
H	Hand Hole
x	Fence
	Pipe Bollard
	Sign
G	Gas Valve
G	Gas Line
E	Electric Line
E(OH)	Overhead Utility Line
FO	Fiber Optic Line
E	Electrical Pedestal
E	Electric Manhole
	Guy Wire
	Utility Pole
T	Telephone Pedestal
T	Telephone Manhole
T	Telephone Line
CATV	Cable TV Line
C	Cable TV Pedestal
	Curb & Gutter
	Depressed Curb
C XXX.XX / P XXX.XX	Curb Elevation and Pavement Elevation
XXX.XX	Pavement Elevation
XXX.XX	Sidewalk Elevation
XXX.X +	Ground Elevation
XXX	Contour Line
	High Water Level
	Deciduous Tree
	Coniferous Tree
	Bush
	Brushline
	Wetland Flag

Benchmark

Site Benchmark

CP # 620 (see survey)
Description: MAG Nail
Elevation: 743.53 NAVD 88 (Geoid 12A)

CP # 621 (see survey)
Description: Cross Notch
Elevation: 749.34 NAVD 88 (Geoid 12A)

CP # 626 (see survey)
Description: MAG Nail
Elevation: 748.45 NAVD 88 (Geoid 12A)

No.	Date	Revision
2	2023-11-29	Added Additional Survey Area to South & Northwest
1	2022-12-23	Post Demo Update

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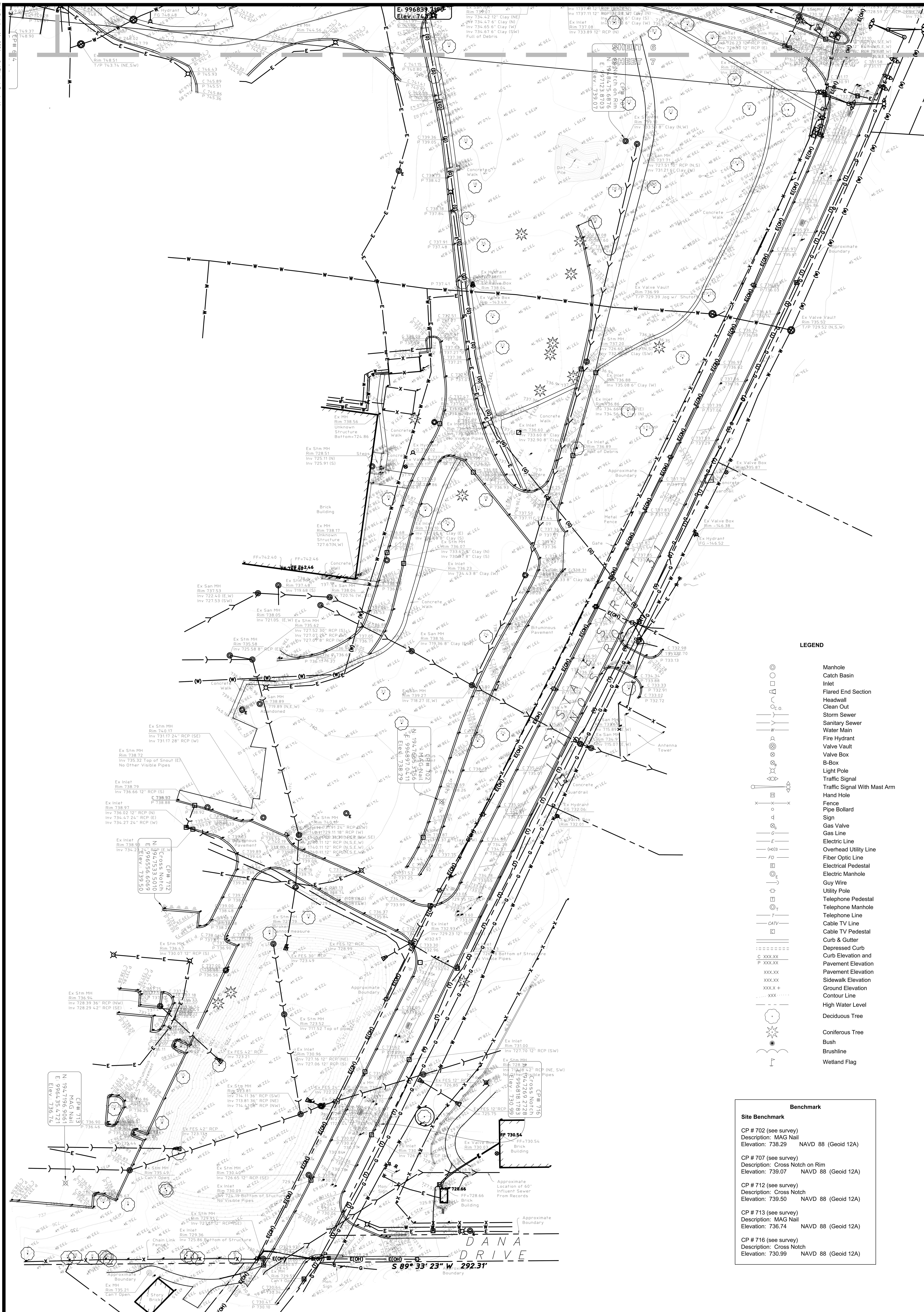
TOPOGRAPHIC SURVEY

ELGIN SPORTS COMPLEX EXPANSION

ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 6/8



LEGEND

Manhole
Catch Basin
Inlet
Flared End Section
Headwall
Clean Out
Storm Sewer
Sanitary Sewer
Water Main
Fire Hydrant
Valve Vault
Valve Box
B-Box
Light Pole
Traffic Signal
Traffic Signal With Mast Arm
Hand Hole
Fence
Pipe Bollard
Sign
Gas Valve
Gas Line
Electric Line
Overhead Utility Line
Fiber Optic Line
Electrical Pedestal
Electric Manhole
Guy Wire
Utility Pole
Telephone Pedestal
Telephone Manhole
Telephone Line
Cable TV Line
Cable TV Pedestal
Curb & Gutter
Depressed Curb
Curb Elevation and Pavement Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
High Water Level
Deciduous Tree
Coniferous Tree
Bush
Brushline
Wetland Flag

Benchmark

Site Benchmark

CP # 702 (see survey)
Description: MAG Nail
Elevation: 738.29 NAVD 88 (Geoid 12A)

CP # 707 (see survey)
Description: Cross Notch on Rim
Elevation: 739.07 NAVD 88 (Geoid 12A)

CP # 712 (see survey)
Description: Cross Notch
Elevation: 739.50 NAVD 88 (Geoid 12A)

CP # 713 (see survey)
Description: MAG Nail
Elevation: 736.74 NAVD 88 (Geoid 12A)

CP # 716 (see survey)
Description: Cross Notch
Elevation: 730.99 NAVD 88 (Geoid 12A)

NORTH
Scale 1" =

TOPOGRAPHIC SURVEY

ELGIN SPORTS COMPLEX EXPANSION

ELGIN, ILLINOIS

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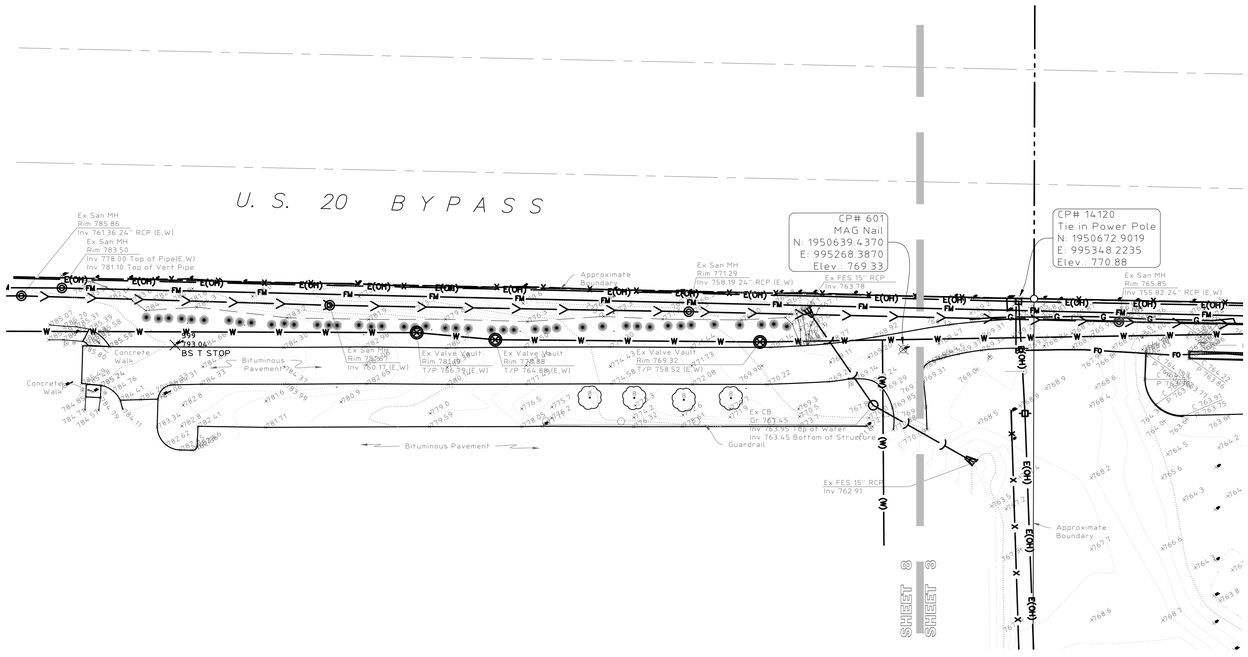
No.	Date	Revision
2	2023-11-29	Added Additional Survey Area to South & Northwest
1	2022-12-23	Post Demo Update

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 7/8

Plot Date: Apr 11, 2024 - 9:49am Plotted By: krodecki
File Name: C:\Users\krodecki\SmithGroup Companies Inc\PRJ - 14106 - SmithGroup - SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg



LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- C.O. Clean Out
- Storm Sewer
- Sanitary Sewer
- W Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- H Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- G Gas Line
- E Electric Line
- E(OH) Overhead Utility Line
- FO Fiber Optic Line
- E Electrical Pedestal
- E Electric Manhole
- Guy Wire
- Utility Pole
- T Telephone Pedestal
- T Telephone Manhole
- T Telephone Line
- CATV Cable TV Line
- C Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / P XXX.XX Curb Elevation and Pavement Elevation
- XXX.XX Pavement Elevation
- XXX.XX Sidewalk Elevation
- XXX.X + Ground Elevation
- XXX Contour Line
- High Water Level
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Wetland Flag

Benchmark

Site Benchmark

CP # 601 (see survey)
Description: MAG Nail
Elevation: 769.33 NAVD 88 (Geoid 12A)

CP # 14120 (see survey)
Description: Tie in Power Pole
Elevation: 770.88 NAVD 88 (Geoid 12A)

NORTH
25 0 50
Scale: 1" = 50'

No.	Date	Revision
1	2022-12-23	Post Demo Update
2	2023-11-29	Added Additional Survey Area to South & Northwest

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TOPOGRAPHIC SURVEY

ELGIN SPORTS COMPLEX EXPANSION
ELGIN, ILLINOIS

Project Manager: K A S
Drafter: J C H
Date: 2022-12-23
Project No. 22-150
Sheet 8/8

Plot Date: Apr 11, 2024 – 9:59am Plotted By: kradecki
File Name: C:\Users\kradecki\SmithGroup Companies Inc\PRJ – 14106 – SmithGroup – SmithGroup\CAD\05 Civil\14106-V-SURV-PLAT.dwg

SHEET NOTES

SURVEYORS NOTES:

1. FILED WORK WAS COMPLETED ON DECEMBER 1, 2023
2. THE HORIZONTAL COORDINATES AND BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK
3. THE VERTICAL DATUM REFERENCED HEREON IS BASED ON NAVD 88 (GEOID 12A) AS REFERENCED FROM KARA COMPANY'S RTK NETWORK
4. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK ENGINEERING GROUP , JOB NO. 02-15-946. THE LOCAL BOUNDARY LINES SHOWN ARE MEANT TO SHOW PRACTICAL LOCATION OF THE TOPOGRAPHICAL PROJECT LIMITS. THIS DRAWING AND INFORMATION SHOWN HEREON SHOULD NOT BE USED OR INTERPRETED AS A BOUNDARY SURVEY. PLEASE REFER TO SAID TOPOGRAPHICAL SURVEY FOR BOUNDARY INFORMATION
5. DUE TO DENSE VEGETATION COVERAGE AT THE SUBJECT PROPERTY WHILE CONDUCTING THE FIELD WORK IMPROVEMENTS AND FEATURES THAT ARE OBSCURED BY VEGETATION MAY NOT BE SHOWN ON THIS SURVEY
6. IT IS NOTED THAT THE TREE LOCATION FROM DAVEY TREE SERVICE SHOWN ON THE TOPOGRAPHIC SURVEY BY LANDMARK ENGINEERING GROUP, JOB NO. 02-15-496 IS DATED 02/16/2016 AND HAS NOT BEEN UPDATED. THEREFORE, TREE LOCATION ON THIS TOPOGRAPHIC SURVEY MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS
7. WETLAND AREAS SHOWN HEREON WERE LOCATED BY ENCAP INC ON 2022-07-29 PROJECT NUMBER 22-601A
8. UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD MEASUREMENTS, AVAILABLE RECORDS. INFORMATION FROM FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS SURVEY DOES NOT EXCLUDE THE POSSIBILITY OF THE EXISTENCE OF OTHER UNDERGROUND UTILITIES AND OR STRUCTURES. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE RESOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT FOR THOSE ITEMS THAT CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY EXCAVATION CONTACT J.U.L.I.E. (1-800-892-0123)
9. CV SERIES EXISTING CONDITIONS SHEETS REFLECT EXISTING TREES REMOVED AND PROTECTION FENCE INSTALLED IN BID PHASE 1 OF THIS PROJECT

KEYNOTES

(A) TEMPORARY AND PERMANENT NICOR EASEMENTS. FOR REFERENCE ONLY, ACTUAL LOCATION MAY VARY. VERIFY IN FIELD. TEMPORORARY EASEMENTS EXPECTED TO BE REMOVED IN MAY 2024.

(B) EXISTING WETLAND

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- INLET
- FLARED END SECTION
- HEADWALL
- CLEAN OUT
- STORM SEWER
- SANITY SEWER
- WATER MAIN
- FIRE HYDRANT
- VALVE VAULT
- VALVE BOX
- B-BOX
- LIGHT POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST ARM
- HAND HOLE
- FENCE
- PIPE BOLLARD
- SIGN
- GAS VALVE
- GAS LINE
- ELECTRICAL LINE
- OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- ELECTRICAL PEDESTAL
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE LINE
- CABLE TV LINE
- CABLE TV PEDESTAL
- CURB AND GUTTER
- DEPRESSED CURB
- CURB ELEVATION AND PAVEMENT ELEVATION
- SIDEWALK ELEVATION
- GROUND ELEVATION
- CONTOUR LINE
- HIGH WATER LEVEL
- SHADE TREE
- CONIFEROUS TREE
- BUSH
- BRUSHLINE
- WETLAND FLAG
- TREE PROTECTION FENCE (BID 1 PHASE)

CALL J.U.L.I.E. 1-800-892-0123
48 Hours (2 working days) Before You Dig.

ELGIN SPORTS COMPLEX EXPANSION

475 Sports Way,
Elgin, Illinois 60123

VOLUME 1 OF 2

Owner:

ELGIN
THE CITY IN THE SUBURBS™

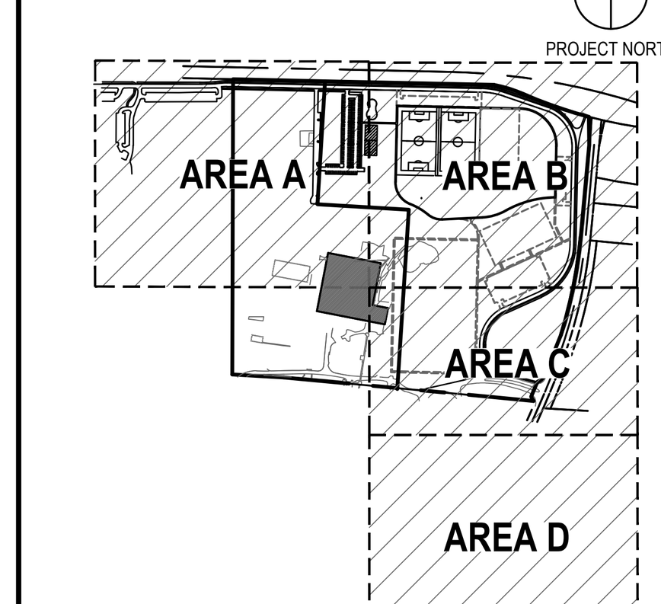
SMITHGROUP

35 EAST WACKER
SUITE 900
CHICAGO, IL 60601
312.641.0770
www.smithgroup.com

ISSUED FOR	REV	DATE
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EXISTING CONDITIONS - OVERALL

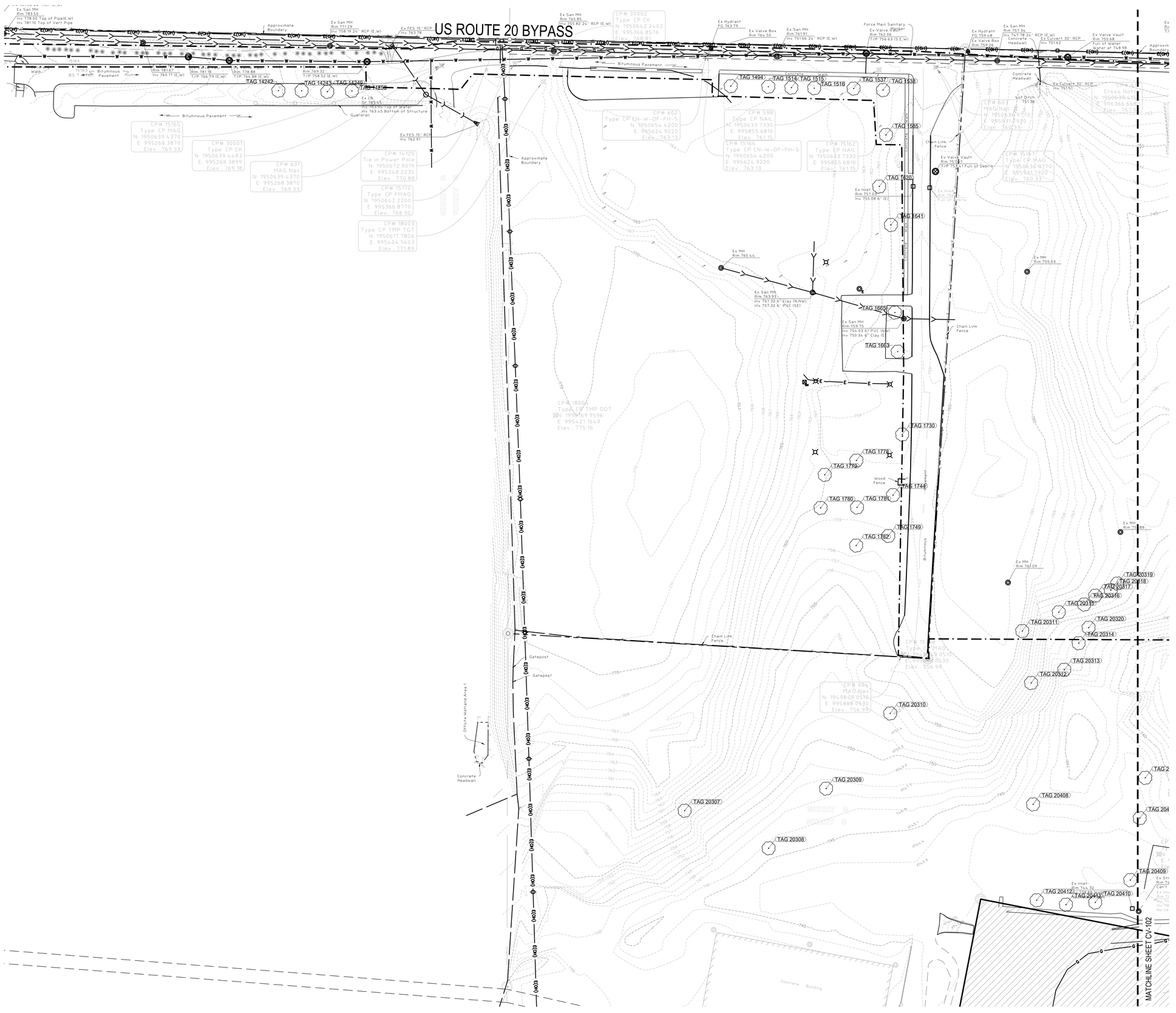
SCALE: 1" = 200'

SCALE

PROJECT NUMBER 14106

DRAWING NUMBER CV-100

FILE: C:\Users\kradecki\SmithGroup Companies Inc\PRJ - 14106 - SmithGroup - SmithGroup\CAD\05 Civil\14106-CV-100_BID 2.dwg USER: kradecki DATE: Apr, 11 2024 TIME: 09:50 pm



SHEET NOTES

1. SEE SHEET CV-100 FOR EXISTING CONDITIONS NOTES

B EXISTING WETLAND

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- INLET
- FLARED END SECTION
- HEADWALL
- C.O. CLEAN OUT
- STORM SEWER
- SANITY SEWER
- W WATER MAIN
- FIRE HYDRANT
- VALVE VAULT
- VALVE BOX
- B-BOX
- LIGHT POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST ARM
- HAND HOLE
- FENCE
- PIPE BOLLARD
- SIGN
- GAS VALVE
- G GAS LINE
- E ELECTRICAL LINE
- E(OH) OVERHEAD UTILITY LINE
- FO FIBER OPTIC LINE
- ELECTRICAL PEDESTAL
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- T TELEPHONE LINE
- CATV CABLE TV LINE
- CABLE TV PEDESTAL
- CURB AND GUTTER
- DEPRESSED CURB
- C XXX.XX CURB ELEVATION AND
- P XXX.XX PAVEMENT ELEVATION
- XXX.XX SIDEWALK ELEVATION
- XXX.X + GROUND ELEVATION
- XXX CONTOUR LINE
- HIGH WATER LEVEL
- SHADE TREE
- CONIFEROUS TREE
- BUSH
- BRUSHLINE
- WETLAND FLAG
- TREE PROTECTION FENCE (BID 1 PHASE)

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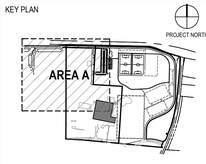
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

EXISTING CONDITIONS - AREA A

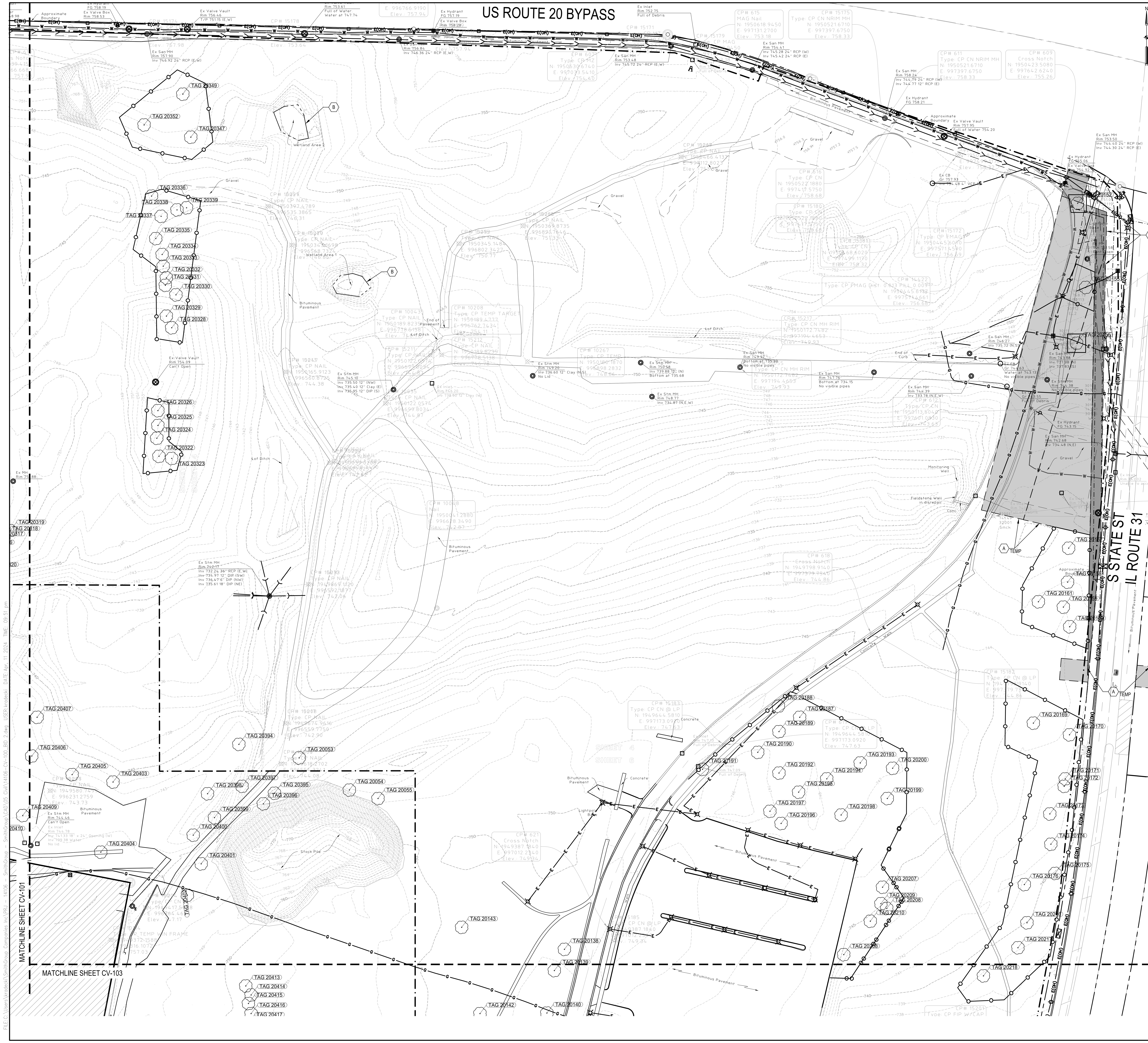
0' 25' 50' 100'

SCALE: 1" = 50'

SCALE 14106

PROJECT NUMBER

DRAWING NUMBER CV-101



SHEET NOTES

1. SEE SHEET CV-100 FOR EXISTING CONDITIONS NOTES

KEYNOTES

(A) TEMPORARY AND PERMANENT NICOR EASEMENTS. FOR REFERENCE ONLY, ACTUAL LOCATION MAY VARY. VERIFY IN FIELD. TEMPORORARY EASEMENTS EXPECTED TO BE REMOVED IN MAY 2024.

(B) EXISTING WETLAND

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- INLET
- FLARED END SECTION
- HEADWALL
- CLEAN OUT
- STORM SEWER
- SANITY SEWER
- WATER MAIN
- FIRE HYDRANT
- VALVE VAULT
- VALVE BOX
- B-BOX
- LIGHT POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST ARM
- HAND HOLE
- FENCE
- PIPE BOLLARD
- SIGN
- GAS VALVE
- GAS LINE
- ELECTRICAL LINE
- OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- ELECTRICAL PEDESTAL
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE LINE
- CABLE TV LINE
- CABLE TV PEDESTAL
- CURB AND GUTTER
- DEPRESSED CURB
- CURB ELEVATION AND PAVEMENT ELEVATION
- SIDEWALK ELEVATION
- GROUND ELEVATION
- CONTOUR LINE
- HIGH WATER LEVEL
- SHADE TREE
- CONIFEROUS TREE
- BUSH
- BRUSHLINE
- WETLAND FLAG

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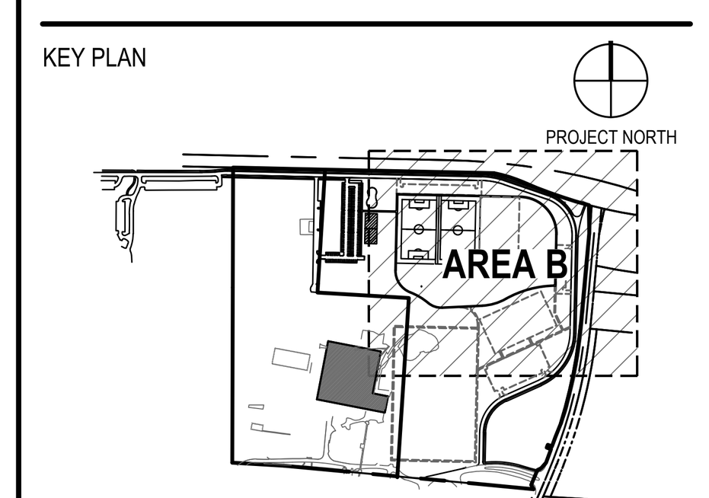
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EXISTING CONDITIONS - AREA B

SCALE: 1" = 50'
SCALE

14106
PROJECT NUMBER

CV-102
DRAWING NUMBER

SHEET NOTES

1. SEE SHEET CV-100 FOR EXISTING CONDTIONS NOTES

B EXISTING WETLAND

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- INLET
- FLARED END SECTION
- HEADWALL
- CLEAN OUT
- STORM SEWER
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- CATV CABLE TV LINE
- CABLE TV PEDESTAL
- CURB AND GUTTER
- DEPRESSED CURB
- C XXX.XX / P XXX.XX CURB ELEVATION AND PAVEMENT ELEVATION
- XXX.XX SIDEWALK ELEVATION
- XXX.X + GROUND ELEVATION
- XXX CONTOUR LINE
- HIGH WATER LEVEL
- SHADE TREE
- CONIFEROUS TREE
- BUSH
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- WETLAND FLAG
- TREE PROTECTION FENCE (BID 1 PHASE)

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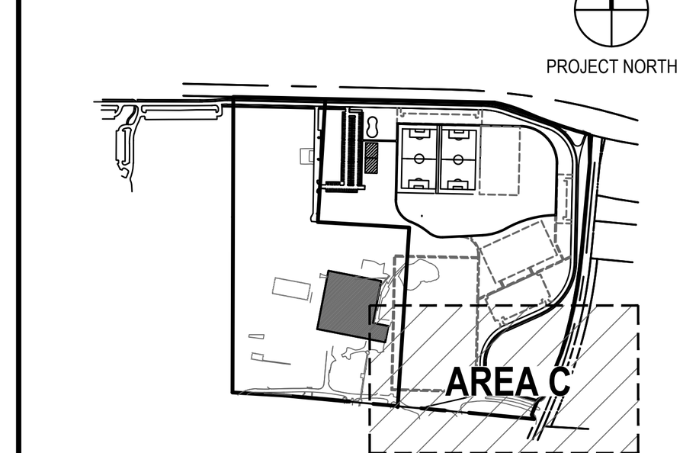
KEY PLAN



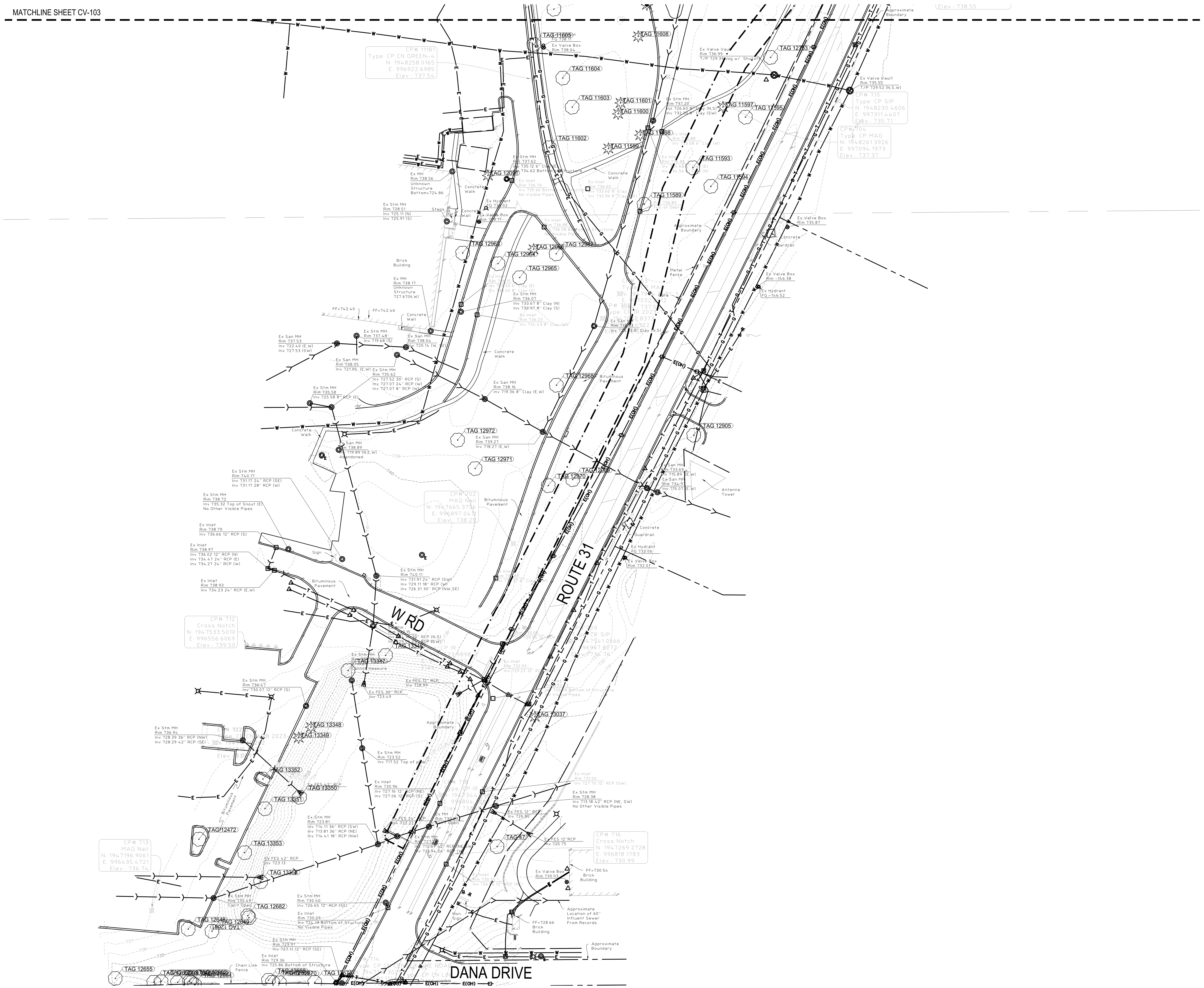
DRAWING TITLE
EXISTING CONDITIONS - AREA C

0' 25' 50' 100'
SCALE: 1" = 50'

SCALE

PROJECT NUMBER 14106

DRAWING NUMBER CV-103



1. SEE SHEET CV-100 FOR EXISTING CONDTIONS NOTES

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B EXISTING WETLAND

LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- INLET
- FLARED END SECTION
- HEADWALL
- CLEAN OUT
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- TREE PROTECTION FENCE (BID 1 PHASE)

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SEALS AND SIGNATURES

KEY PLAN

PROJECT NORTH

AREA D

DRAWING TITLE
EXISTING CONDITIONS - AREA D

0' 25' 50' 100'
SCALE: 1" = 50'

SCALE

14106
PROJECT NUMBER

CV-104
DRAWING NUMBER

SHEET NOTES

1. SEE SHEET CE-501 FOR SITE EROSION CONTROL NOTES

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE / SEDIMENT CONTROL TUBE (1/CE-500, 2/CE-500)
- INLET PROTECTION (3/CE-500)
- STABILIZED CONSTRUCTION ENTRANCE (4/CE-500)
- TEMPORARY SEDIMENT FOREBAY
- OFF-SITE AREA DRAINING ONTO SITE
- SITE DRAINING TO OFF-SITE AREA
- PROPOSED DRAINAGE AREA BOUNDARY
- SEDIMENT CONTROL TUBE TO PROTECT CULVERT PIPE (2/CE-500)
- SURFACE AREA FLOW DIRECTION
- EROSION CONTROL BLANKET

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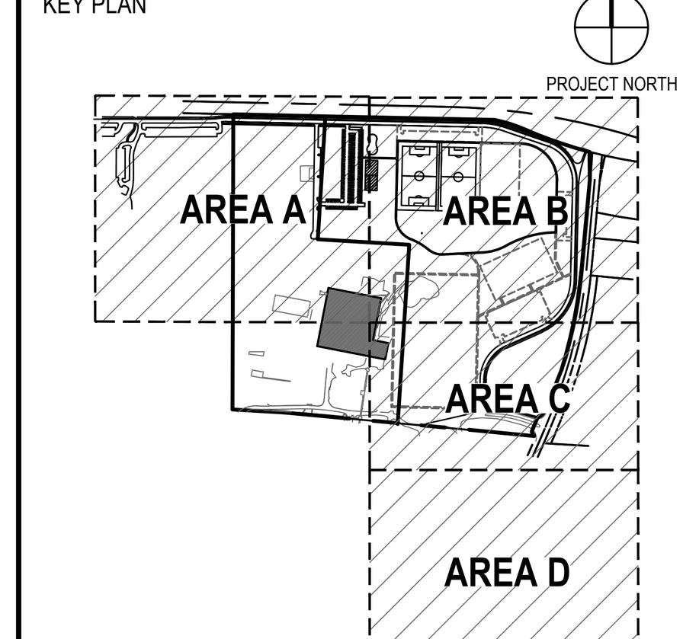
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EROSION CONTROL PLAN - OVERALL

0' 100' 200' 400'
SCALE:1"=200'

SCALE

14106
PROJECT NUMBER

CE-100
DRAWING NUMBER

SHEET NOTES

1. SEE SHEET CE-100 FOR EROSION CONTROL NOTES AND SHEET CE-501 FOR ADDITIONAL SWPPP NOTES.
2. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO EARTHWORK ACTIVITIES.
3. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ON-SITE SHALL BE INSPECTED IN ACCORDANCE WITH THE CURRENT IEPA NPDES ILR10 PERMIT, WHICH IS WEEKLY OR AFTER A ONE-HALF INCH ($\frac{1}{2}$") OR GREATER RAINFALL EVENT. ANY REQUIRED REPAIRS SHALL BE MADE TO KEEP THESE PRACTICES FUNCTIONAL AS DESIGNED.
4. INSTALL INLET PROTECTION SILT SACK AT ALL EXISTING AND PROPOSED STORM SEWER INLETS AND CATCH BASINS WITHIN THE CONSTRUCTION LIMITS AND AS NOTED ON THE PLANS.

KEYED NOTES

(A) USE SEDIMENT CONTROL TUBE IN LIEU OF SILT FENCE WITHIN CRITICAL ROOT RADIUS OF ADJACENT TREES OR ACROSS IMPERVIOUS SURFACES.

(B) SEDIMENT CONTROL TUBE USED TO PROTECT CULVERT PIPE.

(C) INLET PROTECTION, SILT SACK. INSTALL ON EXISTING STORM INLETS PRIOR TO EARTHWORK ACTIVITIES. INSTALL ON PROPOSED STORM SEWER INLETS AFTER INSTALLATION.

(D) AREA OF MASS GRADING AND FINAL CONTOURS ARE SHOWN. INTERMITTENT GRADING SHALL DIRECT STORMWATER RUNOFF FROM MASS GRADING AREAS INTO TEMPORARY SEDIMENT FOREBAY.

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE / SEDIMENT CONTROL TUBE (1/CE-500, 2/CE-500)
- INLET PROTECTION (3/CE-500)
- STABILIZED CONSTRUCTION ENTRANCE (4/CE-500)
- TEMPORARY SEDIMENT FOREBAY
- OFF-SITE AREA DRAINING ONTO SITE
- SITE DRAINING TO OFF-SITE AREA
- PROPOSED DRAINAGE AREA BOUNDARY
- SEDIMENT CONTROL TUBE TO PROTECT CULVERT PIPE (2/CE-500)
- SURFACE AREA FLOW DIRECTION
- EROSION CONTROL BLANKET

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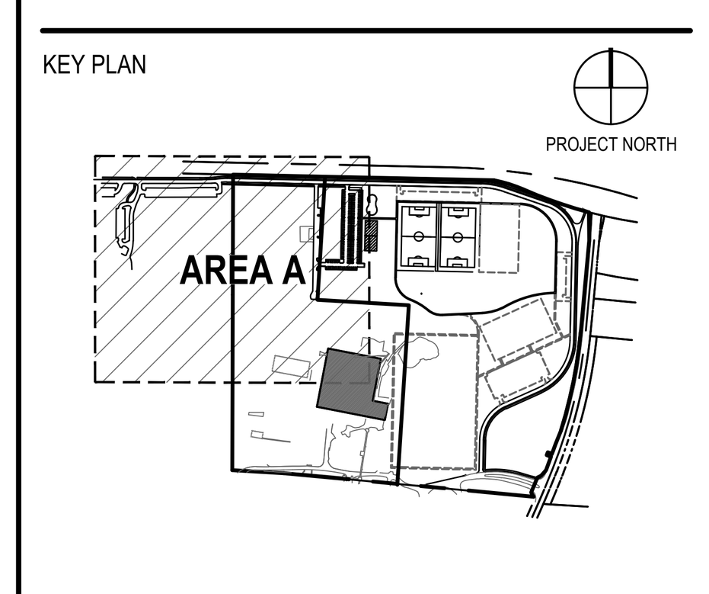
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EROSION CONTROL AREA A

SCALE:1"=50'
SCALE

14106
PROJECT NUMBER

CE-101
DRAWING NUMBER

SHEET NOTES

1. SEE SHEET CE-100 FOR EROSION CONTROL NOTES AND SHEET CE-501 FOR ADDITIONAL SWPPP NOTES.
2. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO EARTHWORK ACTIVITIES.
3. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ON-SITE SHALL BE INSPECTED IN ACCORDANCE WITH THE CURRENT IEPA NPDES ILR10 PERMIT, WHICH IS WEEKLY OR AFTER A ONE-HALF INCH ($\frac{1}{2}$") OR GREATER RAINFALL EVENT. ANY REQUIRED REPAIRS SHALL BE MADE TO KEEP THESE PRACTICES FUNCTIONAL AS DESIGNED.
4. INSTALL INLET PROTECTION SILT SACK AT ALL EXISTING AND PROPOSED STORM SEWER INLETS AND CATCH BASINS WITHIN THE CONSTRUCTION LIMITS AND AS NOTED ON THE PLANS.

KEYED NOTES

A. USE SEDIMENT CONTROL TUBE IN LIEU OF SILT FENCE WITHIN CRITICAL ROOT RADIUS OF ADJACENT TREES OR ACROSS IMPERVIOUS SURFACES.

B. SILT FENCE MAY BE USED AS TREE PROTECTION AROUND GROUPS OF TREES TO BE PROTECTED AS INDICATED ON THE PLAN.

C. INLET PROTECTION, SILT SACK. INSTALL ON EXISTING STORM INLETS PRIOR TO EARTHWORK ACTIVITIES. INSTALL ON PROPOSED STORM SEWER INLETS AFTER INSTALLATION.

D. AREA OF MASS GRADING AND FINAL CONTOURS ARE SHOWN. INTERMITTENT GRADING SHALL DIRECT STORMWATER RUNOFF FROM MASS GRADING AREAS INTO TEMPORARY SEDIMENT FOREBAY.

E. LAND DISTURBANCE IS ESTIMATED TO BE PERMANENTLY STABILIZED IN SIX (6) MONTHS TO A YEAR. THE TEMPORARY SEDIMENT FOREBAY IS DESIGNED FOR A RAINFALL EVENT WITH A TWENTY PERCENT (20%) (5-YEAR EVENT) CHANCE OF BEING EXCEEDED IN ANY ONE YEAR; CONSTRUCT BEFORE UPLAND DISTURBANCE. USE FOREBAY TO CONTROL WATER DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AFTER CONTRIBUTING AREA IS AT LEAST 70% STABILIZED.

F. SEDIMENT CONTROL TUBE USED TO PROTECT CULVERT PIPE

LEGEND

Legend item	Detail
PROPERTY LINE	
LIMITS OF CONSTRUCTION	
SILT FENCE / SEDIMENT CONTROL TUBE	1/CE-500, 2/CE-500
INLET PROTECTION	3/CE-500
STABILIZED CONSTRUCTION ENTRANCE	4/CE-500
TEMPORARY SEDIMENT FOREBAY	
OFF-SITE AREA DRAINING ONTO SITE	
SITE DRAINING TO OFF-SITE AREA	
PROPOSED DRAINAGE AREA BOUNDARY	
SEDIMENT CONTROL TUBE TO PROTECT CULVERT PIPE	2/CE-500
SURFACE AREA FLOW DIRECTION	
EROSION CONTROL BLANKET	

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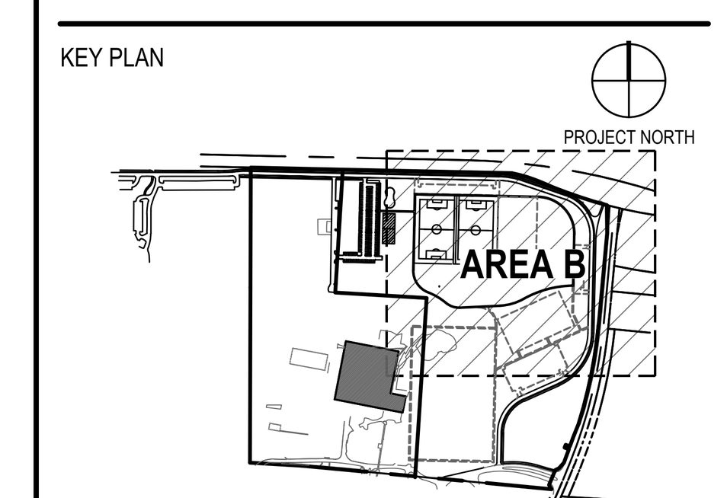
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EROSION CONTROL AREA B

0' 25' 50' 100'
SCALE: 1"=50'

SCALE

PROJECT NUMBER
14106

DRAWING NUMBER
CE-102

SHEET NOTES

1. SEE SHEET CE-100 FOR EROSION CONTROL NOTES AND SHEET CE-501 FOR ADDITIONAL SWPPP NOTES.
2. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO EARTHWORK ACTIVITIES.
3. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ON-SITE SHALL BE INSPECTED IN ACCORDANCE WITH THE CURRENT IEPA NPDES ILR10 PERMIT, WHICH IS WEEKLY OR AFTER A ONE-HALF INCH ($\frac{1}{2}$") OR GREATER RAINFALL EVENT. ANY REQUIRED REPAIRS SHALL BE MADE TO KEEP THESE PRACTICES FUNCTIONAL AS DESIGNED.
4. INSTALL INLET PROTECTION SILT SACK AT ALL EXISTING AND PROPOSED STORM SEWER INLETS AND CATCH BASINS WITHIN THE CONSTRUCTION LIMITS AND AS NOTED ON THE PLANS.

KEYED NOTES

- A — USE SEDIMENT CONTROL TUBE IN LIEU OF SILT FENCE WITHIN CRITICAL ROOT RADIUS OF ADJACENT TREES OR ACROSS IMPERVIOUS SURFACES.
- B — SILT FENCE MAY BE USED AS TREE PROTECTION AROUND GROUPS OF TREES TO BE PROTECTED AS INDICATED ON THE PLAN.
- C — INLET PROTECTION, SILT SACK. INSTALL ON EXISTING STORM INLETS PRIOR TO EARTHWORK ACTIVITIES. INSTALL ON PROPOSED STORM SEWER INLETS AFTER INSTALLATION.
- D — STABILIZED CONSTRUCTION ENTRANCE
- E — AREA OF MASS GRADING AND FINAL CONTOURS ARE SHOWN. INTERMITTENT GRADING SHALL DIRECT STORMWATER RUNOFF FROM MASS GRADING AREAS INTO TEMPORARY SEDIMENT FOREBAY.
- F — IT IS APPROXIMATED THAT LAND DISTURBANCE IS ESTIMATED TO BE PERMANENTLY STABILIZED IN SIX (6) MONTHS TO A YEAR. THE TEMPORARY SEDIMENT FOREBAY IS DESIGNED FOR A RAINFALL EVENT WITH A TWENTY PERCENT (20%) (5-YEAR EVENT) CHANCE OF BEING EXCEEDED IN ANY ONE YEAR. USE BASIN A AS A TEMPORARY SEDIMENT FORBAY TO CONTROL WATER DURING CONSTRUCTION.
- G — SEDIMENT CONTROL TUBE USED TO PROTECT CULVERT PIPE

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SF — SILT FENCE / SEDIMENT CONTROL TUBE (1/CE-500, 2/CE-500)
- INLET PROTECTION (3/CE-500)
- STABILIZED CONSTRUCTION ENTRANCE (4/CE-500)
- TEMPORARY SEDIMENT FOREBAY
- OFF-SITE AREA DRAINING ONTO SITE
- SITE DRAINING TO OFF-SITE AREA
- PROPOSED DRAINAGE AREA BOUNDARY
- SEDIMENT CONTROL TUBE TO PROTECT CULVERT PIPE (2/CE-500)
- SURFACE AREA FLOW DIRECTION
- EROSION CONTROL BLANKET

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ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN

PROJECT NORTH

AREA C

DRAWING TITLE
EROSION CONTROL AREA C

SCALE:1"=50'

SCALE

PROJECT NUMBER
14106

DRAWING NUMBER
CE-103

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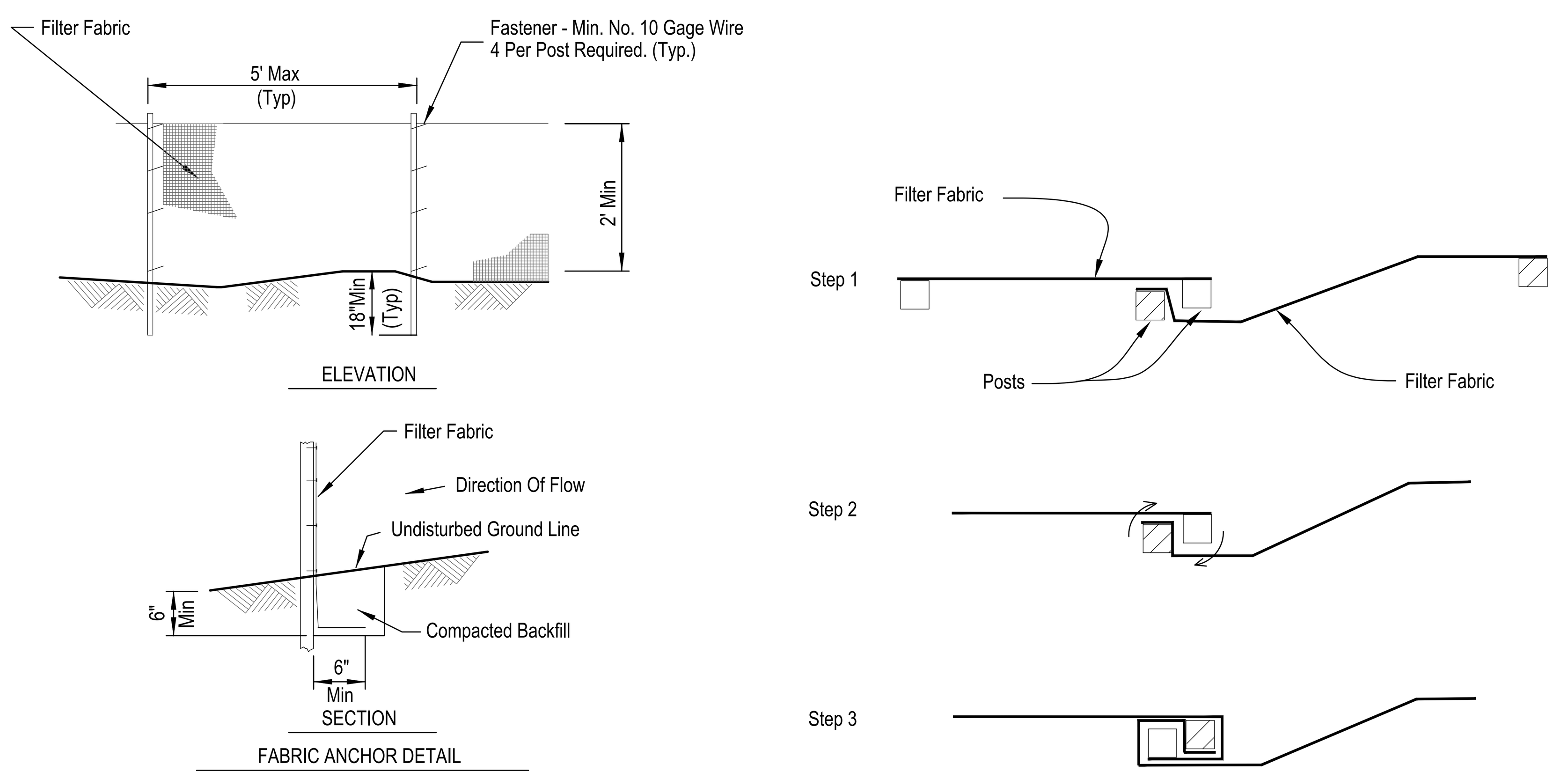
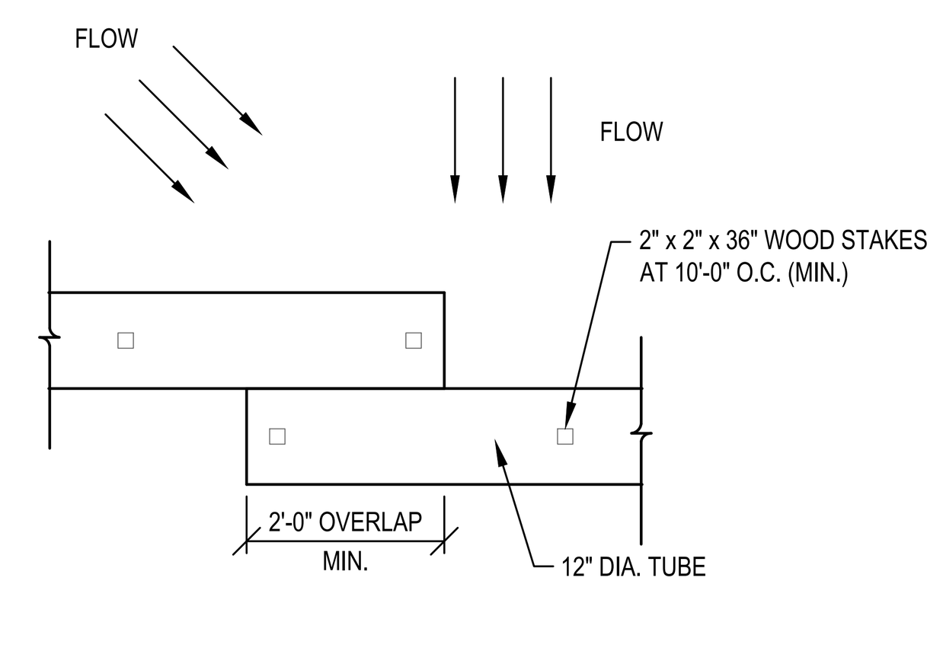
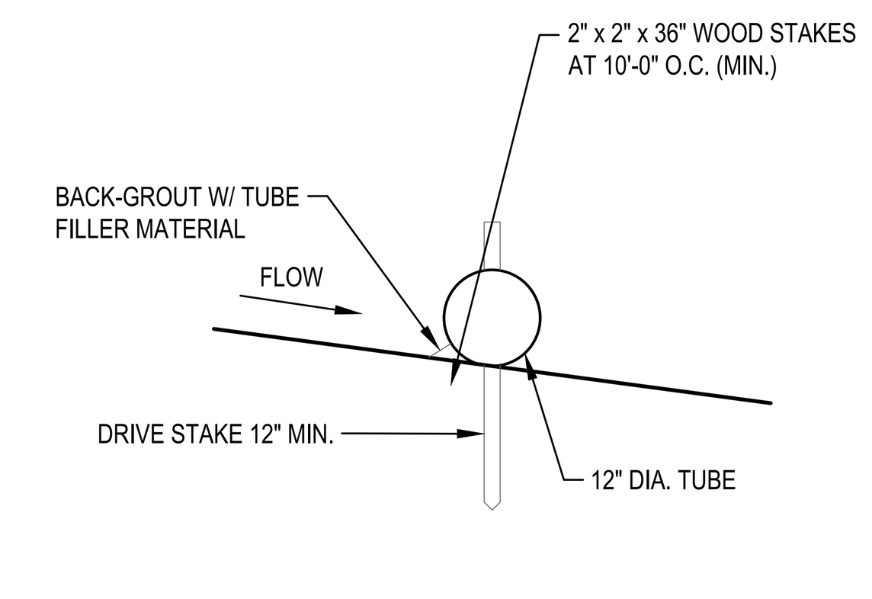


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

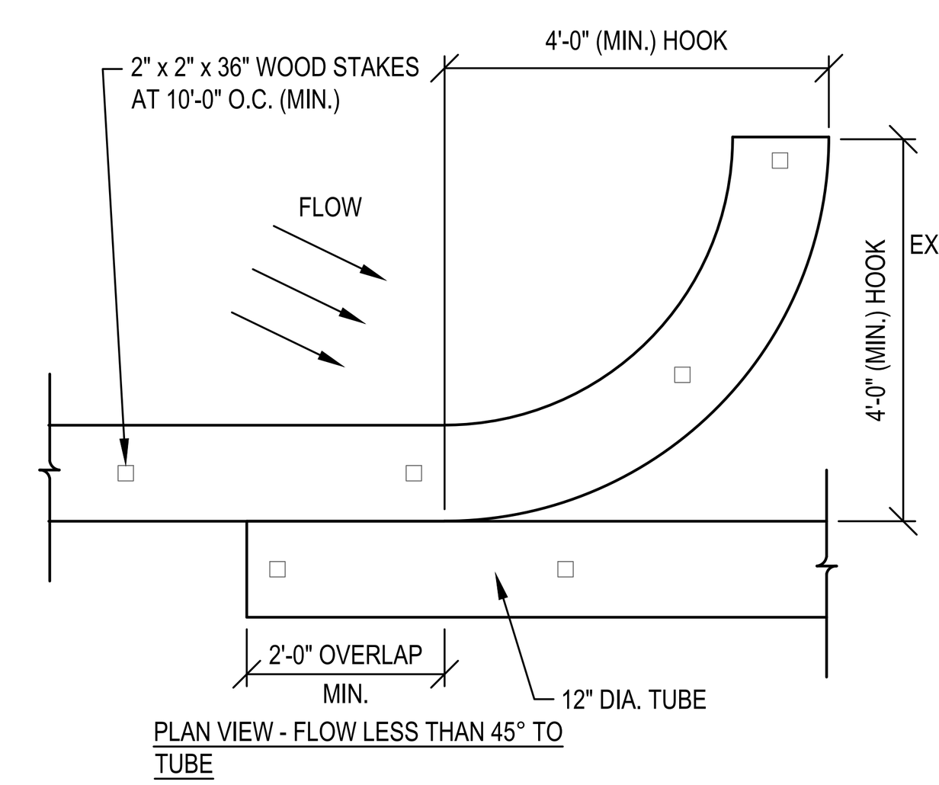
NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

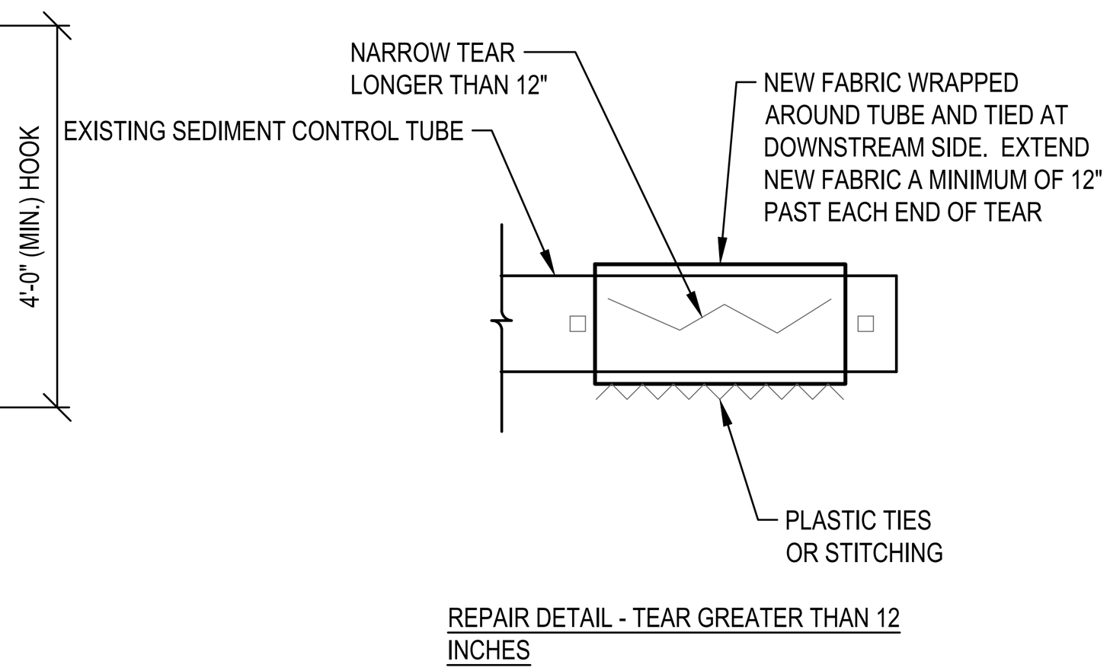
1 SILT FENCE
NOT TO SCALE



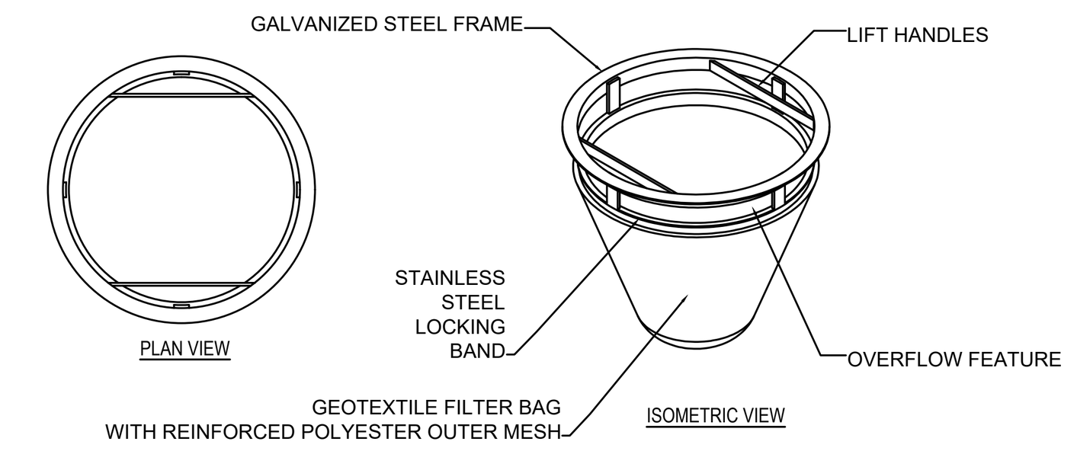


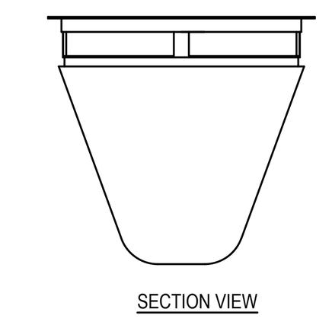
NOTES:
1. WHEN SEDIMENT CONTROL TUBE IS USED ON A PAVED SURFACE CONCRETE BLOCKS SHALL BE USED TO SECURE SEDIMENT CONTROL TUBE IN PLACE OF STAKING.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT CONTROL TUBE WHEN IT HAS REACHED A HEIGHT EQUAL TO HALF OF THE TUBE HEIGHT.
3. SMALL HOLES OR NARROW RIPS LESS THAN 12" LONG MAY BE STITCHED CLOSED USING PLASTIC ZIP TIES. LARGER RIPS SHALL BE FIXED PER THE REPAIR DETAIL. HEAVILY DAMAGED SECTIONS SHALL BE REPLACED ENTIRELY. MAINTAIN 2' MINIMUM OVERLAP AT EACH END.





2 SEDIMENT CONTROL TUBE
NOT TO SCALE

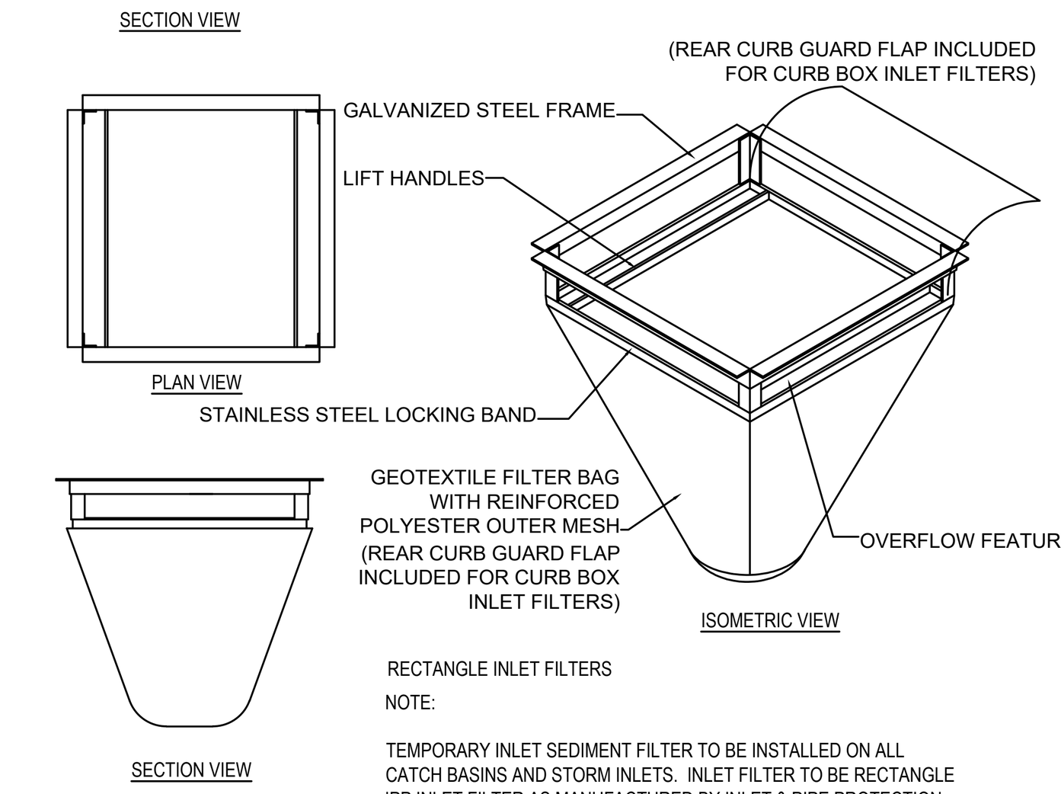




ROUND INLET FILTER

NOTE:

TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL CATCH BASINS AND STORM INLETS. INLET FILTER TO BE ROUND IPP INLET FILTER AS MANUFACTURED BY INLET & PIPE PROTECTION, INC (847-722-0690) OR APPROVED OTHER. CLEAN FILTER AS NEEDED.

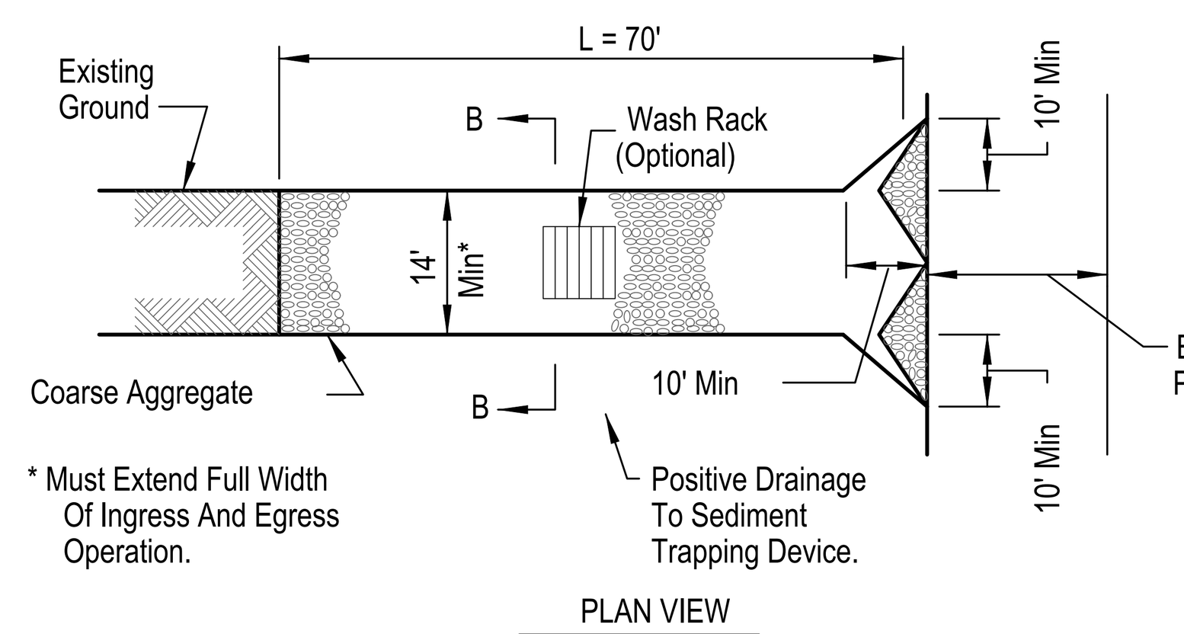


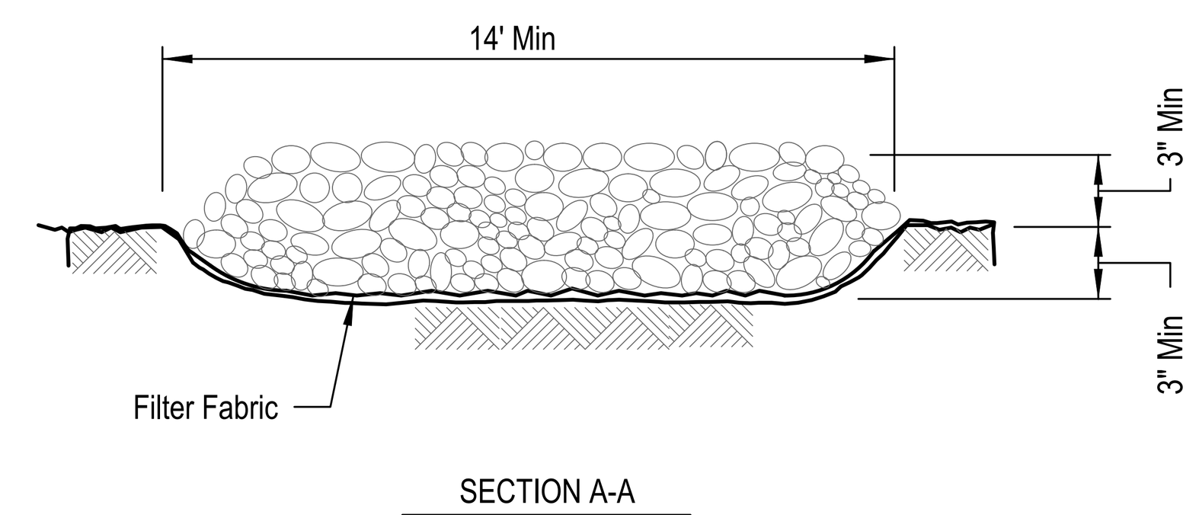
RECTANGLE INLET FILTERS

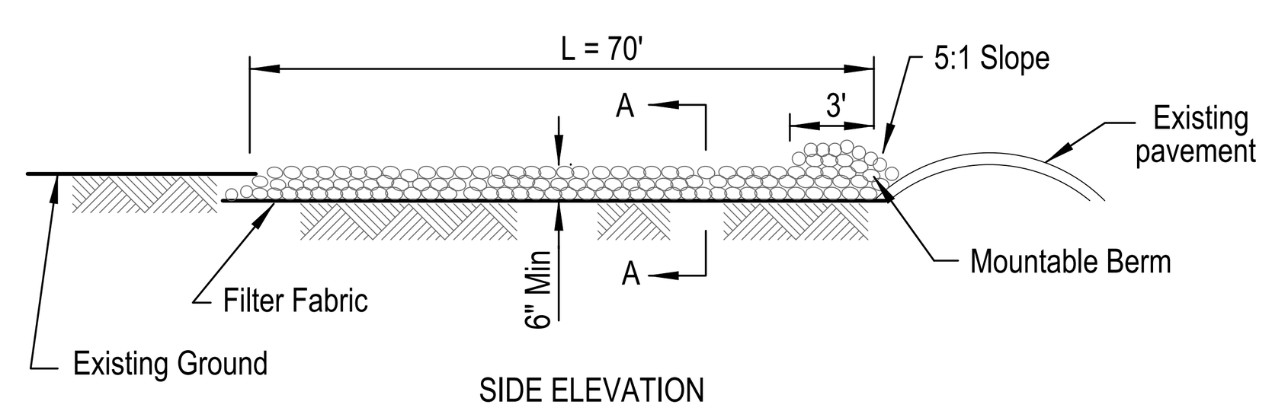
NOTE:

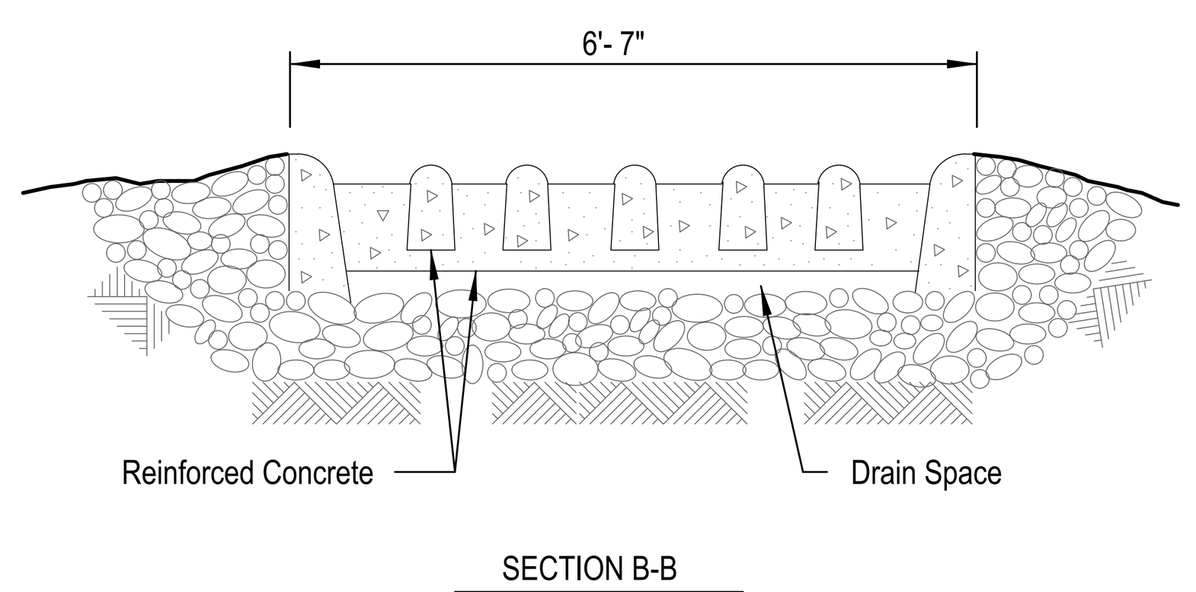
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL CATCH BASINS AND STORM INLETS. INLET FILTER TO BE RECTANGLE IPP INLET FILTER AS MANUFACTURED BY INLET & PIPE PROTECTION, INC (847-722-0690) OR APPROVED OTHER. CLEAN FILTER AS NEEDED.

3 SILT SACK
NOT TO SCALE



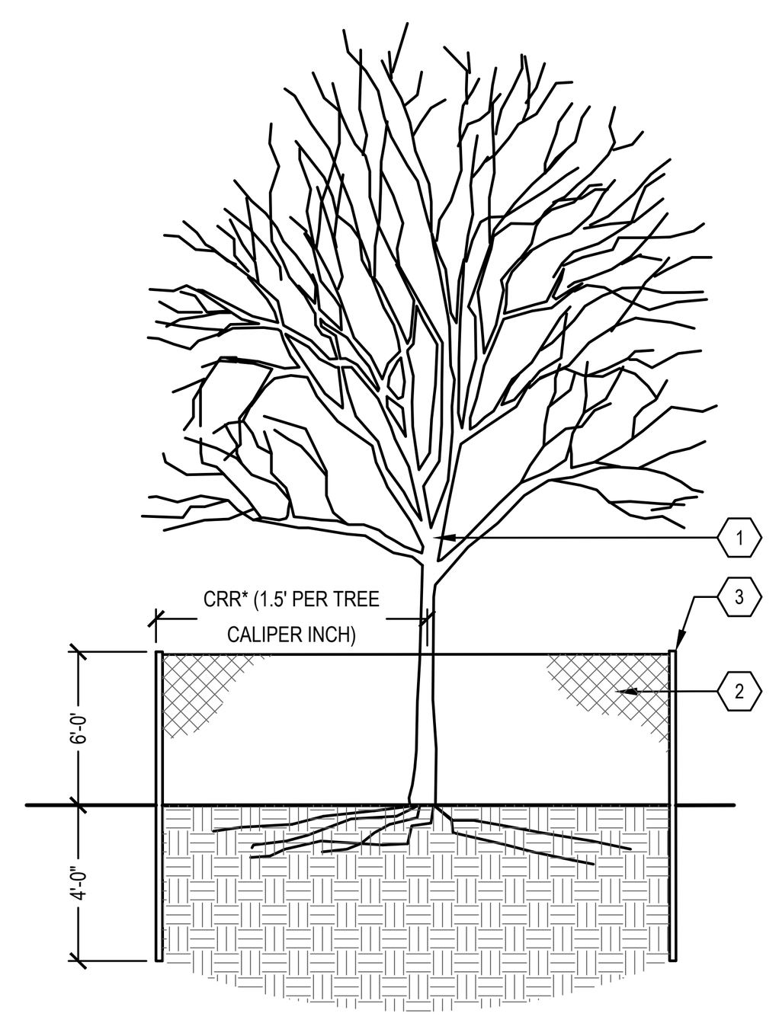






NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

4 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



KEYED NOTES
1. EXISTING TREE
2. TREE PROTECTION FENCING - CHAIN LINK
3. METAL FENCE POSTS, TYP.

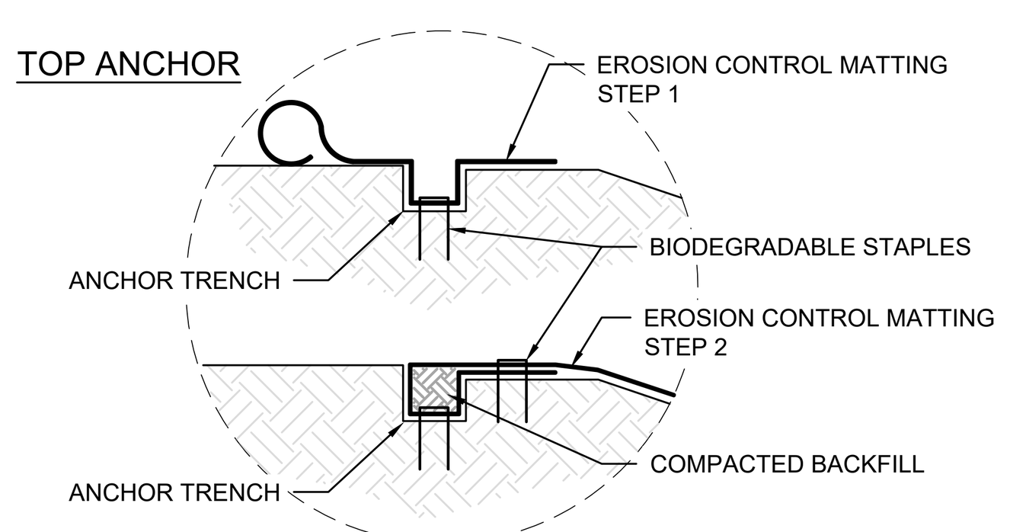
NOTES
1. DO NOT DRIVE POSTS INTO ANY STRUCTURAL ROOT OR ROOT OVER ½" WIDE
2. SEE SHEET CD-100 TO CD-104 FOR TREE PROTECTION BOUNDARIES AS THEY MAY VARY AND TAKE PRECEDENCE FROM THE CRR INDICATED IN THIS DETAIL DUE TO SURROUNDING SITE CONDITIONS

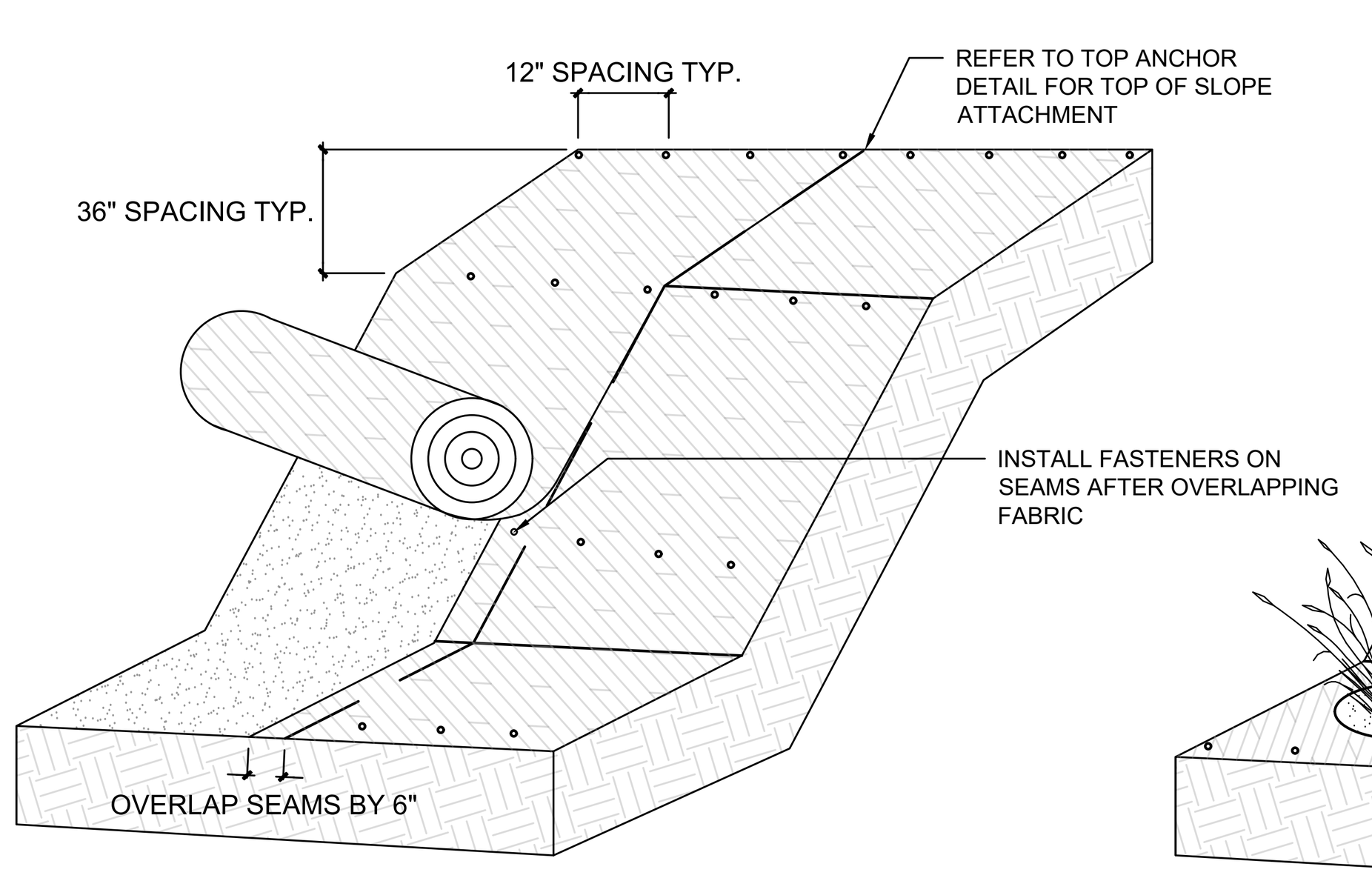
*CRR - CRITICAL ROOT RADIUS IS DEFINED AS TREE DIA. (AT LEAST 4.5' FROM GROUND) x 1.5 = CRR VALUE EXPRESSED IN FEET

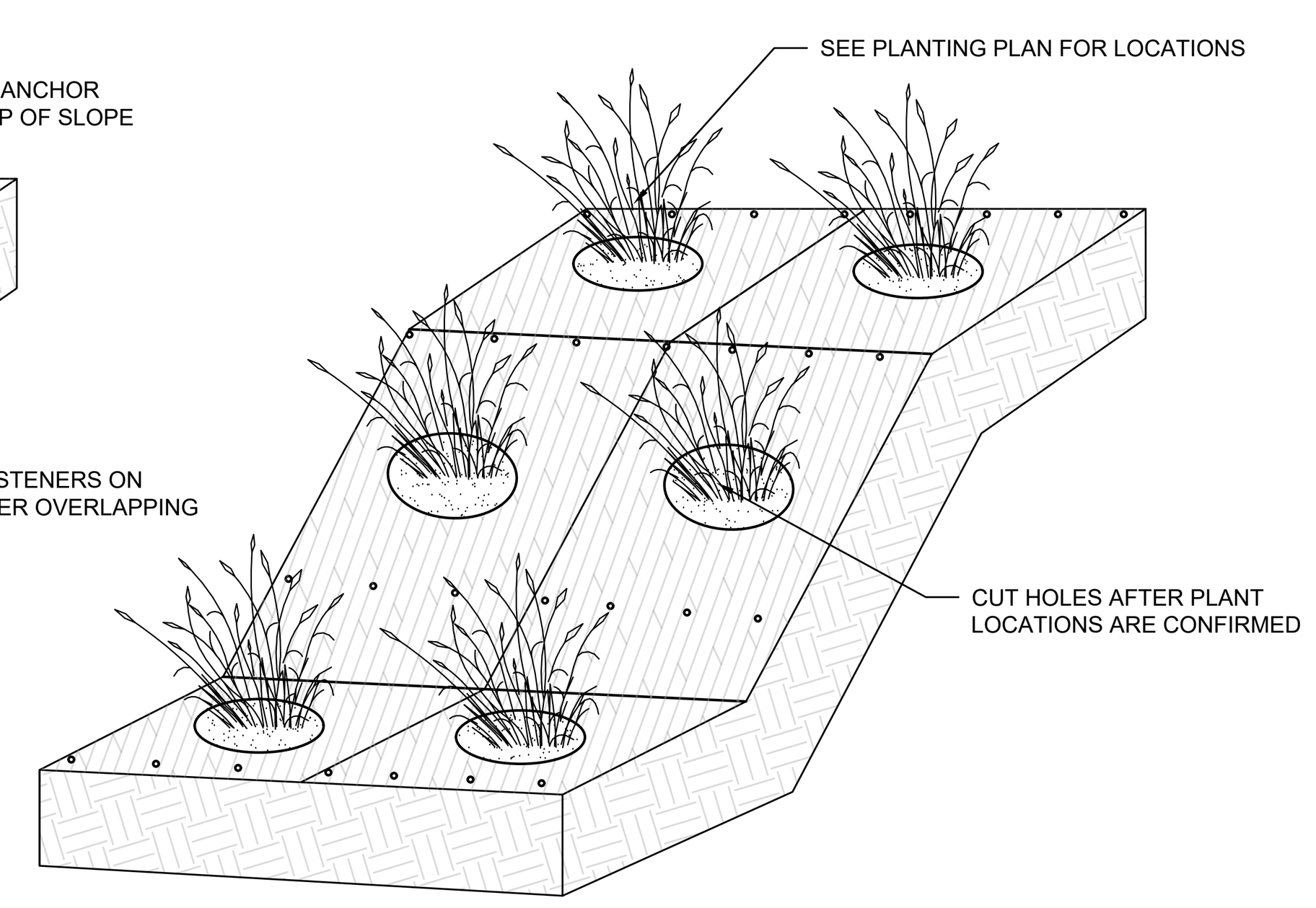
5 TREE PROTECTION
SCALE: JJR 1/4" = 1'-0"_XREF

GENERAL NOTES:
1. SEE SPECIFICATIONS FOR EROSION CONTROL MATTING MATERIAL- MUST BE BIODEGRADABLE
2. SEE SPECIFICATIONS FOR FASTENERS- MUST BE BIODEGRADABLE
3. SPACE FASTENERS AS SHOWN (12" HORIZONTALLY/ 36" VERTICALLY)
   3.1. FASTENERS TO BE DRIVEN IN AFTER SEAMS ARE OVERLAPPED
   3.2. LEAVE 2" BETWEEN ANY EDGE OF MATTING AND FABRIC
4. CONFIRM PLANT LOCATIONS PRIOR TO CUTTING MAT MATERIAL
5. TREES MUST BE PLANTED PRIOR TO MAT INSTALLATION, HOLD MATTING 4" FROM TRUNK

TOP ANCHOR







7 EROSION CONTROL MATTING ON SLOPE
NOT TO SCALE

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION

TASKS	STORM SEWER SYSTEM	SWALES & DITCHES	OVERFLOW STRUCTURES	SCHEDULE
INSPECT FOR ACCUMULATED SEDIMENT	X	X	X	WEEKLY AND AFTER EACH 1/2" RAIN EVENT
REMOVAL OF ACCUMULATED SEDIMENT > 1' DEEP	X	X	X	AS REQUIRED
INSPECT FOR EROSION		X		WEEKLY AND AFTER EACH 1/2" RAIN EVENT
REESTABLISH PERMANENT CONTROLS, ERODED AREAS		X		AS REQUIRED
INSPECT FOR FLOATABLES AND DEBRIS	X		X	WEEKLY AND AFTER EACH 1/2" RAIN EVENT
REMOVE FLOATABLES AND DEBRIS	X		X	AS REQUIRED
MOWING		X		TWO TIMES, ANNUALLY
CERTIFIED STORMWATER MANAGEMENT INSPECTIONS	X	X	X	WEEKLY AND AFTER EACH 1/2" RAIN EVENT
PROFESSIONAL ENGINEER, REPORTING TO DEVELOPER CONSTRUCTION OBSERVATIONS	X	X	X	AS REQUIRED
MODIFICATIONS PER ENGINEERING RECOMMENDATION	X	X	X	MONTHLY
STREET SWEEPING	X	X	X	AS NEEDED

(COMPONENTS: STORM SEWER SYSTEM, SWALES & DITCHES, OVERFLOW STRUCTURES)

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE

POST CONSTRUCTION

TASKS	STORM SEWER SYSTEM	SWALES & DITCHES	OVERFLOW STRUCTURES	SCHEDULE
INSPECT FOR ACCUMULATED SEDIMENT	X	X	X	ANNUALLY
REMOVAL OF ACCUMULATED SEDIMENT > 1' DEEP	X	X	X	5 YEARS OR AS REQUIRED
INSPECT FOR EROSION		X		ANNUALLY
REESTABLISH PERMANENT CONTROLS, ERODED AREAS		X		AS REQUIRED
INSPECT FOR FLOATABLES AND DEBRIS	X		X	ANNUALLY
REMOVE FLOATABLES AND DEBRIS	X		X	AS REQUIRED
MOWING		X		TWO TIMES, ANNUALLY

(COMPONENTS: STORM SEWER SYSTEM, SWALES & DITCHES, OVERFLOW STRUCTURES)

* ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED WEEKLY AND AFTER EACH 1/2" RAIN EVENT

8 STORMWATER MANAGEMENT AND EROSION CONTROL SCHEDULE
NOT TO SCALE

Owner:

ELGIN
THE CITY IN THE SUBURBS

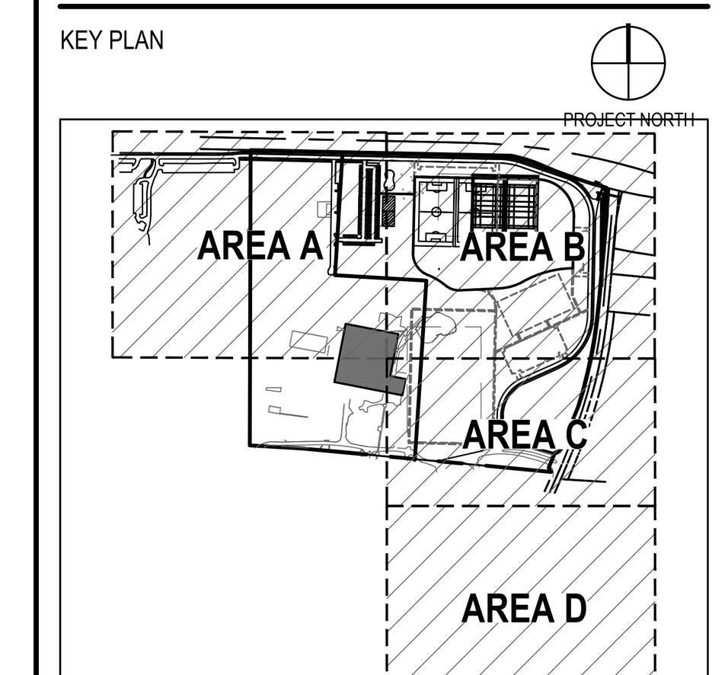
SMITHGROUP
35 EAST WACKER
SUITE 900
CHICAGO, IL 60601
312.641.0770
www.smithgroup.com

HPZS
314 W INSTITUTE PL
SUITE 1E
CHICAGO, IL 60610
312.944.9600
www.hpzs.com

ISSUED FOR	REV	DATE
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EROSION CONTROL DETAILS

SCALE:

SCALE

PROJECT NUMBER 14106

DRAWING NUMBER CE-500

GENERAL SWPPP NOTES:

1. INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY EARTHWORK ACTIVITIES.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. INSTALL INLET PROTECTION FILTERS AT ALL EXISTING AND PROPOSED STORM SEWER INLETS AND CATCH BASINS WITHIN THE CONSTRUCTION LIMITS AND AS NOTED ON THE PLAN.
4. NO SUSPENDED SEDIMENT WILL BE PERMITTED TO LEAVE THE CONSTRUCTION SITE. THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL REMOVE ALL SEDIMENT INCLUDING, BUT NOT LIMITED TO, CLEANING SEWERS, SEDIMENT REMOVAL AND RESEEDING, PAVEMENT SWEEPING AND EROSION CONTROL BARRIER REPAIRS.
5. NO CONSTRUCTION DEBRIS, SOIL AGGREGATES OR OTHER MATERIALS SHALL BE TRACKED ON TO CITY, COUNTY OR PRIVATE DRIVES OR STREETS. SWEEP / CLEAN STREETS WEEKLY AND AS REQUIRED BY OWNER AND/OR OWNER'S REPRESENTATIVE.
6. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 4 HORIZONTAL TO 1 VERTICAL (4:1); EMBANKMENTS OF PONDS, BASINS, AND TRAPS; AND WITHIN FOURTEEN (14) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
7. UNLESS OTHERWISE INDICATED, ALL TEMPORARY SEEDING, VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED 2010.
8. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
9. 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.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
11. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(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.

SITE DESCRIPTION:

1. THE PROJECT INCLUDES THE CONSTRUCTION OF NEW ACCESS ROADS, PARKING LOTS, AND ADJACENT LANDSCAPE, SIDEWALKS, AND GRADING.
2. THE PROJECT AREA IS 59.3 ACRES.
3. SOILS ON THE ELGIN SPORT COMPLEX EXPANSION SITE CONSIST PRIMARILY OF SILTY LOAMS WITH SOME LOAM NORTHWEST PORTION OF THE PROJECT SITE. ACCORDING TO THE KANE COUNTY, ILLINOIS SOILS SURVEY (NRCS), SILTY LOAMS ARE PRIMARILY IN THE DRESDEN, WAUPECAN, AND BOWES SOIL GROUPS AND THE LOAM IS IN THE LORENZO GROUP.
4. THE RECEIVING WATER IS FOX RIVER.

NOTICE OF INTENT:

1. THE OWNER HAS SUBMITTED A COMPLETED NOTICE OF INTENT (NOI) FORM TO IEPA, THE CONTRACTOR SHALL BECOME THE RESPONSIBLE PARTY FOR COMPLIANCE AND SHALL VERIFY THAT THE IEPA MANDATED 30-DAY REVIEW PERIOD HAS PASSED BEFORE DISTURBING LAND.

SEQUENCE OF CONSTRUCTION:

1. INSTALL CONSTRUCTION FENCE/ SILT FENCE AND INLET PROTECTION, TEMPORARY SEDIMENT TRAPS, AND OTHER REQUIRED EROSION AND SEDIMENT CONTROLS.
2. SITE STRIPPING, GRUBBING, AND REMOVALS.
3. INSTALL ERS AND FOUNDATIONS.
4. CONSTRUCT BUILDING.
5. GRADE SITE AND INSTALL UTILITIES INCLUDING SEWER, STORM, WATER AND ELECTRICAL.
6. INSTALL INLET PROTECTION AT ALL NEW STORM SEWER STRUCTURES AS THEY ARE CONSTRUCTED.
7. CONSTRUCT NEW PAVEMENT AREAS IN ACCORDANCE WITH SEQUENCING DESCRIBED IN CONSTRUCTION SPECIFICATIONS .
8. PERMANENTLY STABILIZE AREAS TO BE VEGETATED IMMEDIATELY AS THEY ARE BROUGHT TO FINAL GRADE.
9. INSTALL ARTIFICIAL TURF AND SITE FURNISHINGS.
10. REPAIR ALL SOIL EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SOIL EROSION & SEDIMENT CONTROL DEVICES. INSPECTIONS MUST OCCUR WEEKLY AND AFTER 0.5 INCH OF RAINFALL OR GREATER.
11. ONCE THE SITE HAS BEEN FULLY STABILIZED AND ACCEPTED FOR SUBSTANTIAL COMPLETION, REMOVE SILT FENCE AND INLET PROTECTION DEVICES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTR FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

POTENTIAL SOURCES OF POLLUTION:

- DURING CONSTRUCTION, DUST FROM CONCRETE WORK AND SEDIMENTATION FROM CLEAR AND GRUB COULD DRAIN OFF-SITE TO THE FOX RIVER OR ENTER THE STORM SYSTEM THROUGH CATCH BASINS OR INLETS.

CONTROL STORMWATER FLOWING ONTO AND THROUGH THE SITE:

A. BMP - SILT FENCE

INSTALL SILT FENCE AROUND PORTIONS OF THE PROJECT AREA POTENTIALLY SHEET-DRAINING OFF-SITE, THE PROJECT LIMIT AND WETLANDS TO PREVENT SEDIMENT FROM LEAVING THE SITE INTO ADJACENT WATERWAYS PRIOR TO CONSTRUCTION ACCORDING TO THE ILLINOIS URBAN MANUAL CODE 920.

REMOVE SILT FENCE WHEN THEY HAVE SERVED THEIR USEFULLNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
INSPECT SILT FENCE IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE STILL IS NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.

REMOVE SEDIMENT DEPOSITS AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, A SEEDBED PREPARED AND THE SITE VEGETATED.

B. BMP - SEDIMENT CONTROL TUBE

INSTALL SEDIMENT CONTROL TUBES IN AREAS WITH LOW SHEAR STRESS ALONG CONTOURS TO PREVENT EROSION AND MINIMIZE RILL AND GULLY DEVELOPMENT. SEDIMENT CONTROL TUBE CAN BE UTILIZED IN LIEU OF SILT FENCE AROUND TREE ROOTS, ON IMPERVIOUS SURFACES, OR AROUND CULVERT INLETS TO TO PROTECT EXISTING INFRASTRUCTURE AND PREVENT SEDIMENT TRANSPORT. IT ALSO HELPS REDUCE SEDIMENT LOAD TO RECEIVING WATERS BY FILTERING RUNOFF AND CAPTURING SEDIMENTS.

INSPECT SEDIMENT CONTROL TUBES TO ENSURE THAT THE TUBES REMAIN FIRMLY ANCHORED IN PLACE AND ARE NOT CRUSHED OR DAMAGED BY EQUIPMENT TRAFFIC.

MONITOR SEDIMENT CONTROL TUBES DAILY DURING PROLONGED RAIN EVENTS. REPAIR OR REPLACE SPLIT, TORN, UNRAVELED, OR SLUMPING TUBES. SEDIMENT CONTROL TUBES ARE TYPICALLY LEFT IN PLACE ON SLOPES. IF THEY ARE REMOVED, COLLECT AND DISPOSE OF THE ACCUMULATED SEDIMENT. FILL AND COMPACT HOLES, TRENCHES, DEPRESSIONS, OR ANY OTHER GROUND DISTURBANCE TO BLEND WITH THE SURROUNDING LANDSCAPE.

STABILIZE SOILS:

A. BMP - TEMPORARY SEEDING

APPLY TEMPORARY SEEDING TO NEWLY GRADED AREAS THAT WOULD NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 WORKING DAYS, ACCORDING TO ILLINOIS URBAN MANUAL CODE 965.

THE SEED SHALL BE APPLIED BY HAND BROADCASTING TO ACHIEVE A REASONABLE UNIFORM COVERAGE AT THE RATE OF 100 LB/ACRE. SEED SHALL BE APPLIED ALL BARE AREAS EVERY SEVEN DAYS, REGARDLESS OF WEATHER CONDITIONS OR PROGRESS OF THE WORK. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE TEMPORARY SEEDED.

RESEED AREAS WHERE SEEDLING EMERGENCE IS POOR, OR WHERE EROSION OCCURS AS SOON AS POSSIBLE. PROTECT FROM VEHICULAR AND FOOT TRAFFIC. CONTROL WEEDS BY MOWING.

B. BMP - EROSION CONTROL MEASURE

EROSION CONTROL MEASURES (BLANKET) ARE APPLIED TO SLOPES (DETENTION POND, DITCHES AND SWALES ETC.) TO PREVENT SOIL EROSION LOSS.

THE BLANKET SHALL BE IN FIRM CONTACT WITH THE SOIL. IT SHALL BE ANCHORED PER THE MANUFACTURER'S RECOMMENDATION WITH THE PROPER NUMBER AND SPACING OF WIRE STAPLES. THE STAPLES SHALL BE THE PROPER WIDTH AND LENGTH TO MEET THE MANUFACTURER'S RECOMMENDATIONS.

INSPECT ALL EROSION BLANKETS PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR DAMAGE DUE TO WATER RUNNING UNDER THE BLANKET OR IF THE BLANKETS THAT HAVE BEEN DISPLACED. WHERE WATER HAS FLOWED UNDER THE BLANKET, MORE STAPLES MAY BE NEEDED PER GIVEN AREA OR MORE FREQUENT ANCHORING TRENCHES INSTALLED. IF SIGNIFICANT EROSION HAS OCCURRED UNDER THE BLANKET THEN RESEEDING MAY BE NEEDED. ANY EROSION BLANKETS THAT HAVE BEEN DISPLACED WILL NEED TO BE PUT BACK AND RE-STAPLED.

ESTABLISH STABILIZED CONSTRUCTION EXITS:

A. BMP - STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCES WILL BE INSTALLED AT ACCESS POINTS INTO THE CONSTRUCTION AREA AND POINTS WHERE CONSTRUCTION ACCESS ROADS INTERSECT WITH VEHICULAR ACCESS ACCORDING TO ILLINOIS URBAN MANUAL CODE 930.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

RETAIN SEDIMENT ON-SITE:

PROTECT STORM DRAIN INLETS:

A. BMP - SILTSACK

SILTSACK (INLET FILTER) IS USED FOR PROPOSED INLETS WITHIN THE PROJECT LIMITS. SILTSACK IS A TEMPORARY SEDIMENT INLET FILTER THAT IS INSERTED ALONG THE RIM OF THE INLET, COVERED AND SECURED BY THE INLET LID.

GOOD HOUSEKEEPING BMPS

A. BMP - MATERIAL HANDLING AND WASTER MANAGEMENT

- STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB.
- STORE ALL MATERIALS STORED ONSITE IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AN IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE FOREMAN OF EACH PRIME CONTRACTOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
- WASTE MATERIALS WILL NOT BE STORED ONSITE THEY ARE TO BE REMOVED THE SAME DAY THEY ARE PRODUCED.
- HAZARDOUS WASTE MATERIALS (IF ANY) WILL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND MUNICIPAL REGULATIONS.
- PAVED ROADS ARE KEPT CLEAN OF ACCUMULATED DUST AND DEBRIS. UNPAVED ROADS ARE PERIODICALLY GRADED.
- ALL STORAGE TANK LEAKS ARE REPAIRED AS SOON AS POSSIBLE
- STORM WATER OUTFALLS AND CONTAINMENT STRUCTURES ARE KEPT CLEAN AND FREE OF DEBRIS TO ENSURE PROPER FLOW.
- ROUTINE INSPECTION OF MECHANICAL EQUIPMENT ROUTINE INSPECTION OF CONTAINMENT STRUCTURES AND OUTSIDE TRAFFIC AREAS.
- DESIGNATE TRASH AND BULK WASTE-COLLECTION AREAS ON SITE.
- RECYCLE MATERIALS WHENEVER POSSIBLE.
- LOCATE WASTE COLLECTION AREAS AWAY FROM STREET, WATER COURSES AND STORM INLETS.

B. BMP - SPILL PREVENTION AND CONTROL PLAN

- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- CONTRACTOR FOREMAN/SUPERINTENDENT WILL BE RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS ASSOCIATED WITH THEIR WORK AND WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE ANOTHER INDIVIDUAL WHO WILL BECOME RESPONSIBLE FOR PREVENTION AND CLEANUP. THE NAMES OF THE RESPONSIBLE INDIVIDUAL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT:

- WATER FROM THE WATER LINE FLUSHINGS
- PAVEMENTS WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OF HAZARDOUS MATERIALS HAVE OCCURRED. USING DETERGENT FOR WASHING PAVEMENT IS NOT ALLOWED)
- LANDSCAPE IRRIGATION

SWPPP INSPECTIONS:

QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL CONTRACTOR) SHALL INSPECT: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH THE FINAL STABILIZATION SECTION OF THIS SWPPP. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER (P.E.), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI) OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THIS SWPPP SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. THE STORM WATER POLLUTION PREVENTION PLAN INSPECTION REPORT S TO BE COMPLETED AFTER EACH INSPECTION AND SHALL BE ADDED TO THIS SWPPP.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANTS SOURCES IDENTIFIED IN THE PLAN AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE REPORT SHALL BE REVISED AS INDICATED BY THE QUALIFIED PERSONNEL AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

C. THE STORM WATER POLLUTION PREVENTION PLAN INSPECTION REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THIS STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE REPORT SHALL BE SIGNED BY THE INSPECTOR AS INDICATED AND SHALL BE ATTACHED TO THIS SWPPP FOR REVIEW IF REQUESTED.

D. THE CONTRACTOR SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THIS SWPPP. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY EVIDENCE IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G (SIGNATORY REQUIREMENTS) OF THE GENERAL NPDES PERMIT NO. ILR10.

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE:

MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS WITHIN 5 DAYS OF THE INCIDENCE OF NONCOMPLIANCE:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

RETENTION OF RECORDS:

A. THE PERMITTEE SHALL RETAIN COPIES OF STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATE USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIODS OF AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE AGENCY AT ANY TIME.

NOTICE OF TERMINATION:

A. UPON FINAL STABILIZATION OF THE SITE, THE PERMITTEE SHALL SUBMIT A COMPLETE NOTICE OF TERMINATION IN ACCORDANCE WITH NPDES PERMIT NO. ILR10.

CERTIFICATION STATEMENT:

A. THE FOLLOWING STATEMENT SHALL BE SIGNED PRIOR TO ANY WORK AUTHORIZED BY THE NPDES PERMIT NO. ILR10 IS PERFORMED AT THE SITE. THE UNDERSIGNED IS RESPONSIBLE FOR IMPLENTATION OF ALL MEASURE IDENTIFIED ON THIS PLAN.

CERTIFICATION AND NOTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PRIME CONTRACTOR'S CERTIFICATION

NAME: _____
TITLE: _____
ADDRESS: _____
SIGNATURE: _____ DATE:

SUB CONTRACTOR'S CERTIFICATION

NAME: _____
TITLE: _____
SIGNATURE: _____ DATE:
RESPONSIBILITY: _____

SUB CONTRACTOR'S CERTIFICATION

NAME: _____
TITLE: _____
SIGNATURE: _____ DATE:
RESPONSIBILITY: _____

OWNER'S CERTIFICATION:

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

ONWER'S CERTIFICATION

NAME: _____
TITLE: _____
ADDRESS: _____
SIGNATURE: _____ DATE: _____

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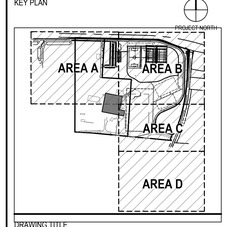
ISSUE FOR BID	1	04/11/2024

SEALS AND SIGNATURES

KEY PLAN



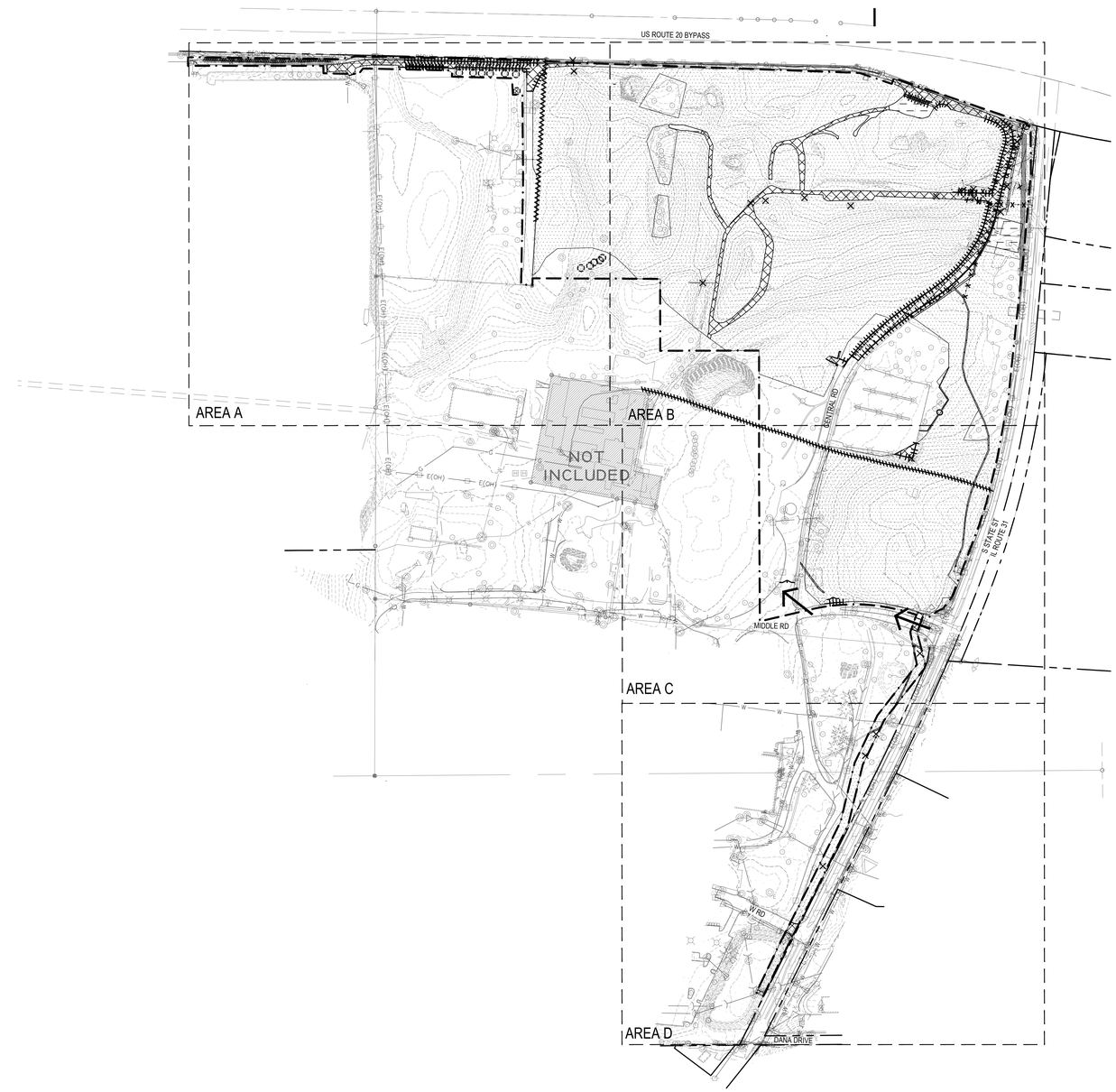
DRAWING TITLE
EROSION CONTROL NOTES

0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
14106

DRAWING NUMBER
CE-501



SHEET NOTES

1. SUBMIT PROJECT LOGISTICS PLAN, INDICATING CONSTRUCTION ACCESS AND AREAS OF DISTURBANCE.
2. ALL STRUCTURES, UTILITIES, PAVEMENT AND TREES NOT DESIGNATED TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR TO ITEMS AND STRUCTURES TO REMAIN SHALL BE REPAIRED AT NO COST TO THE OWNER.
3. COORDINATE THE ADJUSTMENT OF UTILITY STRUCTURES WITH THE APPROPRIATE AGENCIES. NO WORK SHALL BE DONE WITHOUT WRITTEN CONSENT BY UTILITY OWNER. ALL UTILITY STRUCTURES TO REMAIN INCLUDING, BUT NOT LIMITED TO: CLEAN-OUTS, MANHOLES, CATCH BASINS, STRUCTURES, VALVE BOXES, SHUT OFF VALVES, VAULT COVERS, ELECTRICAL VAULT COVERS, ELECTRICAL PULL BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE, UNLESS NOTED OTHERWISE.
4. ALL MATERIAL TO BE REMOVED AND NOT INDICATED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH ALL STATE, LOCAL AND FEDERAL GUIDELINES, UNLESS OTHERWISE NOTED.
5. INSTALL MIN. 6' HEIGHT CONSTRUCTION FENCING WHERE INDICATED ON THE PLANS. MODIFY PLACEMENT OF FENCE WITH ENGINEER REPRESENTATIVE TO ACCOMMODATE PHASING OF CONSTRUCTION, EMERGENCY ACCESS AND CONSTRUCTION INGRESS/EGRESS AS NECESSARY.
6. CLEANLY SAWCUT PAVEMENT AT THE JOINT CLOSEST TO WHERE INDICATED ON THE DRAWINGS TO THE FULL PAVEMENT DEPTH UNLESS OTHERWISE NOTED ON PLANS.
7. HATCH PATTERNS SHOWING LIMITS OF REMOVALS ARE APPROXIMATE AND FOR REFERENCE PURPOSES ONLY. CONTRACTOR RESPONSIBLE FOR VERIFYING MATERIALS. PRIOR TO THE START OF DEMOLITION, THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE TO REVIEW LIMITS OF REMOVALS, RESTORATION AND REPAIRS.
8. CONTRACTOR MAY ADJUST CONSTRUCTION ACCESS ROUTES WITH APPROVAL FROM THE ENGINEER AND MAY REQUIRE NOTIFICATION TO DO IT.

TREE PROTECTION NOTES

1. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS OR PARKING VEHICLES WITHIN THE DRIP ANY DAMAGE BY CONTRACTOR TO EXISTING TREES TO REMAIN SHALL BE REPAIRED/REPLACED AT NO COST TO THE OWNER.
2. TOXIC CHEMICALS, GASOLINE AND OTHER INJURIOUS SUBSTANCES SHALL NOT BE STORED OR ALLOWED TO SEEP, DRAIN OR EMPTY WITHIN ONE HUNDRED FEET OF THE PRESERVATION ZONE.
3. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL SHALL BE SECURED OR FASTENED AROUND OR THROUGH A PROTECTED TREE.
4. INSTALL TREE PROTECTION FOR ALL TREES TO REMAIN PER DETAIL 5/CE-500. MAINTAIN FENCED AREA FREE OF WEEDS AND TRASH.
5. CONTRACTOR TO LEAVE INSTALLED PROTECTION FENCE UPON COMPLETION OF SCOPE OF WORK SPECIFIED IN PROJECT DRAWINGS AND SPECIFICATIONS.
6. FOR ADDITIONAL INFORMATION, SEE SPECIFICATION SECTION 015639 "TEMPORARY TREE AND PLANT PROTECTION"

KEYED NOTES

- (A) REMOVE EXISTING LIGHT POLE AND FOOTINGS COMPLETE (25 QTY.)
- (B) REMOVE CONCRETE HEADWALL INCLUDING FOUNDATION TO MINIMUM OF 36" BELOW PROPOSED GRADE.
- (C) EXISTING TREES TO BE TRANSPLANTED, REFER TO LANDSCAPE.
- (D) GAS SERVICE TO ELGIN HEALTH CENTER POWER PLANT TO BE DECOMMISSIONED BY UTILITY PROVIDER UNDER SEPARATE CONTRACT. DECOMMISIONING IS ANTICIPATED TO BE COMPLETED BY JUNE 2024. COORDINATE AND SCHEDULE CONSTRUCTION ACTIVITIES WITH UTILITY PROVIDER AND OWNER'S REPRESENTATIVE.
- (E) EXISTING LOT TO REMAIN FOR CONTINUED ELGIN USE
- (F) SEE TREE PROTECTION NOTES, THIS SHEET.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CLEAR AND GRUB
- PAVEMENT SAWCUT
- CURB REMOVAL
- FENCE REMOVAL
- EXISTING TREE PROTECTION FENCE
- REMOVE
- UTILITY REMOVAL
- CAP UTILITY
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- JERSEY BARRIER
- UTILITY ABANDON
- PROTECT

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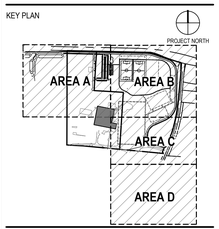
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE PREPARATION PLAN - OVERALL

0' 50' 100' 200'
SCALE: 1" = 100'

SCALE
14106
PROJECT NUMBER

CD-100
DRAWING NUMBER

SHEET NOTES

1. SEE SHEET CD-100 FOR SITE PREPARATION NOTES.

KEYED NOTES

- (A) REMOVE EXISTING LIGHT POLE AND FOOTINGS COMPLETE (25 QTY.)
- (B) REMOVE CONCRETE HEADWALL INCLUDING FOUNDATION TO MINIMUM OF 36" BELOW PROPOSED GRADE.
- (C) EXISTING TREES TO BE TRANSPLANTED, REFER TO LANDSCAPE.
- (D) GAS SERVICE TO ELGIN HEALTH CENTER POWER PLANT TO BE DECOMMISSIONED BY UTILITY PROVIDER UNDER SEPARATE CONTRACT. DECOMMISIONING IS ANTICIPATED TO BE COMPLETED BY JUNE 2024. COORDINATE AND SCHEDULE CONSTRUCTION ACTIVITIES WITH UTILITY PROVIDER AND OWNER'S REPRESENTATIVE.
- (F) SEE TREE PROTECTION NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CLEAR AND GRUB
- PAVEMENT SAWCUT
- CURB REMOVAL
- FENCE REMOVAL
- EXISTING TREE PROTECTION FENCE
- REMOVE
- UTILITY REMOVAL
- CAP UTILITY
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- JERSEY BARRIER
- UTILITY ABANDON
- PROTECT
- RELOCATE

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SEALS AND SIGNATURES

KEY PLAN

PROJECT NORTH

AREA A

DRAWING TITLE

SITE PREPARATION PLAN - AREA A

SCALE: 1" = 50'

SCALE

14106

PROJECT NUMBER

CD-101

DRAWING NUMBER