

ITEM **RES2015-6099**

VILLAGE OF DOWNERS GROVE
 Report for the Village Council Meeting

SUBJECT:	SUBMITTED BY:
Acceptance of Public Improvements – Green Acres Subdivision	Nan Newlon, P.E. Director of Public Works

SYNOPSIS

A resolution has been prepared for the acceptance of public improvements for the Green Acres Subdivision.

STRATEGIC PLAN ALIGNMENT

The Goals for 2011-2018 identified *Top Quality Infrastructure*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the February 17, 2015 consent agenda.

BACKGROUND

Green Acres Subdivision is located on the west side of Fairview Avenue, north of 66th Street, and includes Lynn Gremer Court and a portion of Davane Lane. The subdivision consists of 12 lots for single-family homes and a stormwater management basin located on a 13th lot, to be maintained by the homeowners association (HOA). The subdivision was originally approved in 2004 and was to be developed by Rosol Construction. After the completion of four homes and some of the infrastructure, activity ceased and the remaining property remained undeveloped. In 2011, Greenscape Homes, LLC purchased the remaining lots and resubdivided the property to provide a naturalized stormwater management basin in accordance with Resolution 00-04856. Since that time they have constructed eight homes on the remaining lots and completed the public improvements. The public improvements Greenscape Homes installed have been inspected and recommended for acceptance by staff. Public improvements include the streets, sidewalks, lighting and other infrastructure within the Right of Way. The stormwater management basin is considered a public improvement, but will be maintained by the HOA.

Special Service Area (SSA) No. 4 was established through ORD 5288. The SSA serves as a safeguard in the event that the HOA cannot or does not maintain the common areas including the stormwater infrastructure and detention area. With the acceptance of the public improvements the two-year maintenance period will begin and an appropriate letter of credit will be in place to guarantee the work during the maintenance period.

ATTACHMENTS

Resolution

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING ACCEPTANCE OF
PUBLIC IMPROVEMENTS - GREEN ACRES SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the Green Acres Subdivision; and,

WHEREAS, Naniel Newlon, Director of Public Works, has recommended acceptance of these public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of The Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the Village hereby accepts those municipal public improvements constructed as part of the Green Acres Subdivision generally located on the west side of Fairview Avenue, north of 66th Street, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the Irrevocable standby letter of credit, in the original amount of \$101,434.30 submitted by Greenscape Homes, LLC is hereby reduced to the amount of \$20,286.86 to ensure the maintenance of the Public Improvements in accordance with Section 20.407 of the Village Code.
3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Resolution.
4. That all resolutions or parts of resolutions in conflict with the provisions of the Resolution are hereby repealed.
5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

PROPOSED SITE IMPROVEMENTS FOR

GREEN ACRES OF DOWNERS GROVE

FAIRVIEW AVENUE AT 65TH STREET VILLAGE OF DOWNERS GROVE, ILLINOIS

2004

INDEX OF PLAN SHEETS

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14. FINAL PLAT OF SUBDIVISION
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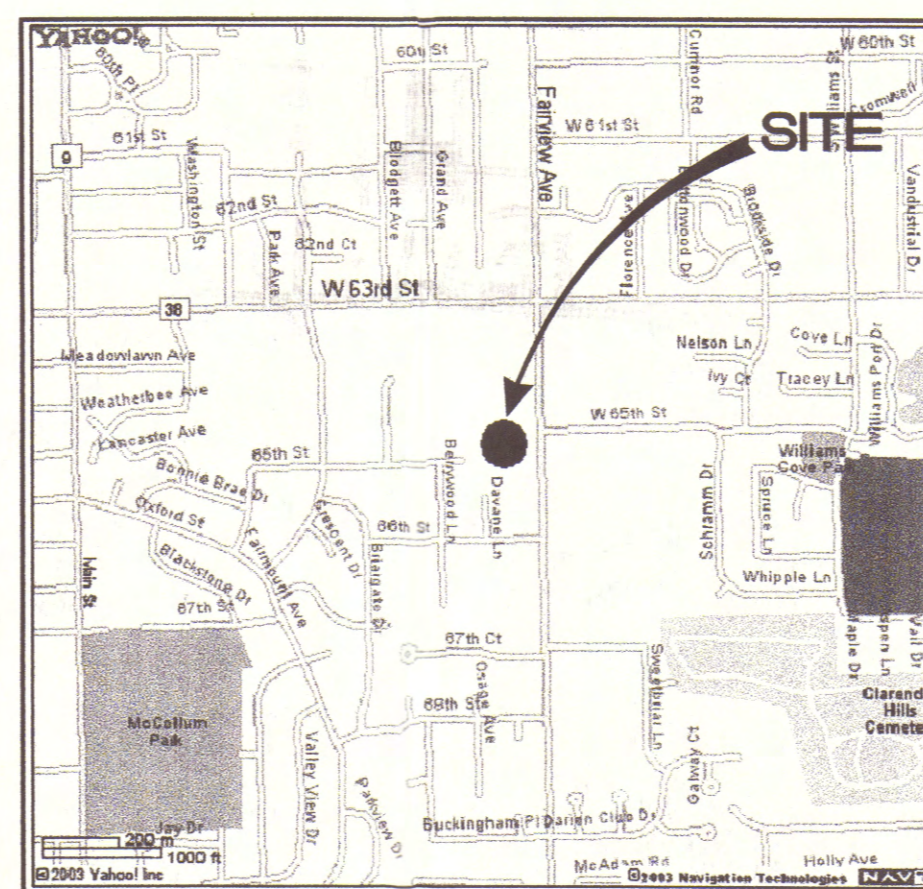
BENCHMARK

DUPAGE COUNTY BENCHMARK NUMBER DGN22003 IS A BRONZE DISK MONUMENT ESTABLISHED IN THE CONCRETE BASE OF THE TRAFFIC CONTROL LIGHT STAMPED 'DUPAGE COUNTY MAPS AND PLATS' AT THE CORNER OF FAIRVIEW AVENUE AND 75TH STREET. VERTICAL DATUM: NAVD 29 ELEVATION=779.99 (USGS)

CONVERSION: SUBTRACT 19" FROM USGS BENCHMARK TO OBTAIN VILLAGE OF DOWNERS GROVE DATUM.

LEGAL DESCRIPTION

THE SOUTH 1/4 OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE), ALSO THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE), AND THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE) ALSO KNOWN AS LOT 2 IN REBAK'S ASSESSMENT, ALL IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



SITE LOCATION

PLANS PREPARED FOR:

ROSOL CONSTRUCTION, INC.
1129 FAIRVIEW AVENUE
WESTMONT, IL 60559
(630) 971-0996 T
(630) 971-3975 F

PLANS PREPARED BY:



Consulting Civil Engineering
Land Planning & Surveying
633 Rogers Street
Downers Grove, Illinois 60515
voice 630-434-2780
fax 630-434-2781

STORM WATER MANAGEMENT PERMIT
APPROVED: 4/16/04
VILLAGE OF DOWNERS GROVE, ILLINOIS
BY: Neil
TITLE: Site

LEGEND

- ◄ PROPOSED FLARED END SECTION
- ◄ EXISTING FLARED END SECTION
- ◉ PROPOSED STORM MANHOLE
- ◉ EXISTING STORM MANHOLE
- ◻ PROPOSED INLET
- ◻ EXISTING INLET
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED VALVE AND VAULT
- EXISTING VALVE AND VAULT
- PROPOSED VALVE BOX
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- ◉ PROPOSED SANITARY MANHOLE
- ◉ EXISTING SANITARY MANHOLE
- ◉ PROPOSED B BOX
- EXISTING VALVE BOX
- |—w|— PROPOSED WATERMAIN
- |—w|— EXISTING WATERMAIN
- |—>— PROPOSED SANITARY SEWER
- |—>— EXISTING SANITARY SEWER
- |—>— PROPOSED STORM SEWER
- |—>— EXISTING STORM SEWER
- |— HWL — HIGH WATER LEVEL
- |— NWL — NORMAL WATER LEVEL
- |— 632 — EXISTING CONTOUR
- |— 632 — PROPOSED CONTOUR
- |— --- --- PROPOSED SILT FENCE
- |— --- --- STRAW BALES
- |— —>— EMERGENCY FLOOD ROUTE
- |— —>— APPROXIMATE GARAGE LOCATION
- |— —>— PROPOSED LIGHTPOLE

File Copy

MAY 13 2005

CURRENT REVISION DATE: 6/12/04

I, MICHAEL D. COOK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION.

Michael D. Cook
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS PROFESSIONAL ENGINEER NO. 0062-052101
EXPIRES 11/30/2005

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CALL JULIE
48 Hours (2 working days) Before You Dig.
1-800-892-0123

GENERAL NOTES

- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND AT HIS OWN COST. IN THE EVENT OF ANY DOUBT OR QUESTION CONCERNING THE TRUE MEANINGS OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE STANDARD SPECIFICATIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INDUSTRIAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED PART OF THE CONTRACT.
- THE CONTRACTORS FOR ALL CONTRACTS SHALL NOTIFY AUSTIN, THE SANITARY DISTRICT, AND ANY APPLICABLE ENGINEERING OR BUILDING DEPARTMENTS TWO (2) WORKING DAYS MINIMUM PRIOR TO START OF WORK. AS REQUIRED, THE UTILITY COMPANIES WILL ESTABLISH ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY THAT UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, ADOPTED MAY 1996 OR LATEST REVISION.
- ALL EXCAVATION WORK SHALL COMPLY WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", ADOPTED JANUARY 1, 2002 OR LATEST REVISION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, THE VILLAGE / CITY AND THEIR AGENTS FROM ALL LIABILITY INVOLVED IN THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
- WHEN A CONFLICT BETWEEN PLANS AND SPECIFICATIONS OR NOTES OCCURS, THE ENGINEER SHALL DECIDE WHICH GOVERNS. GENERALLY, THE MORE RESTRICTIVE, MORE SPECIFIC OR STRICTER PROVISION SHALL GOVERN.
- THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY EQUIPMENT OR LABORERS TO EXISTING CONDITIONS. CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL NEW WORK UNTIL COMPLETION OF THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY ROAD OR MATERIAL THAT IS FROM THE PROJECT. THE CONTRACTOR SHALL CLEAN THE STREETS ON A DAILY BASIS. THIS WILL BE DONE AT THE CLOSE OF EACH DAY OF WORK OR MORE FREQUENTLY AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
- THE CONTRACTOR IS TO VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCIES ARE RESOLVED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL AND PROTECTION OF ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAY, TRAFFIC CONTROL AND PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF SECTION 100 AND 700 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2002, AND THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. ALL SAFETY REQUIREMENTS PROVIDED BY THE VILLAGE/CITY AND/OR OSHA SHALL BE ADHERED TO BY THE CONTRACTOR DURING CONSTRUCTION OPERATIONS.
- DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER METHOD ACCEPTABLE TO THE ENGINEER. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
- ALL CONSTRUCTION WILL BE INSPECTED BY THE VILLAGE / CITY ENGINEER OR HIS REPRESENTATIVE. SPECIALLY ALL TRENCHES AND SEWERS SHALL BE LEFT OPEN BY SAFELY BARRICADED UNTIL INSPECTED AND APPROVED BY THE VILLAGE/CITY ENGINEER. PAVEMENT SUBBASE, BASE, AND SURFACE MUST EACH BE INSPECTED BY THE ENGINEER PRIOR TO THE NEXT PHASE OF WORK. PROOF ROLLING AND NUCLEAR DENSITY TESTING WILL BE UTILIZED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS, PROPOSED IMPROVEMENTS, AND ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCIES ARE RESOLVED.
- ALL SHRUBS, TOPSOIL, OR EXCAVATION MATERIAL AND ANY OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND DEPOSED OF AT AN OFF-SITE LOCATION. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 98% AS DETERMINED BY THE MODIFIED AASTHO COMPACTION TEST, T-180-74, (ASTM D-1557) IN PAVED AREAS. THE OWNER'S SOILS ENGINEER SHALL EVALUATE AND APPROVE THE EXCAVATION, FILL PLACEMENT, AND COMPACTION PRIOR TO PAVING CONSTRUCTION. THE CONTRACTOR SHALL GIVE THE GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK FORTY-EIGHT (48) HOURS NOTICE BEFORE WORK COMMENCES.
- ANY WATER AND WASTEWATER UTILITIES AFFECTED BY CONSTRUCTION, INCLUDING GRADES, MUST BE BROUGHT TO CURRENT VILLAGE OR CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES, TREES, STREETS, AND PRIVATE PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. ANY DAMAGES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL AT AREAS DESIGNATED ON THE SITE PLAN. ADDITIONAL MEASURES SHALL BE PROVIDED AS DEEMED NECESSARY BY THE VILLAGE / CITY OR THE DESIGN ENGINEER AT THE CONTRACTOR'S EXPENSE.
- ALL HANDICAP PROVISIONS SHALL BE IN ACCORDANCE WITH THE "AMERICAN DISABILITIES ACT" (ADA) DATED NOVEMBER 28, 1990 OR LATEST REVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINATION OF THE ENGINEERING PLANS AND SPECIFICATIONS AND THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID, AND NOTIFYING THE ENGINEER AT ONCE OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY PERMITS NOT PREVIOUSLY APPLIED FOR BY THE OWNER AND POSTING OF THE NECESSARY BONDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE START OF CONSTRUCTION TO ALL JURISDICTIONAL AGENCIES, UTILITY COMPANIES, AND THE ENGINEER, AT LEAST TWO (2) WORKING DAYS PRIOR TO SAID START. ALL EXISTING UTILITIES MUST BE STAKED PRIOR TO CONSTRUCTION. VILLAGE OR CITY ENGINEERING DIVISION SHALL BE NOTIFIED 48 HRS. IN ADVANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR CALLING ATTENTION TO THE OWNER OF ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES WHICH ARE ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THE LINES AND GRADES, WHICH ARE BELIEVED TO BE IN ERROR, HAVE BEEN CORRECTED BY THE OWNER. ADDITIONAL STAKING THAT MAY BE REQUIRED DUE TO THE CONTRACTOR NEGLIGENCE, SHALL BE PAID FOR BY THE CONTRACTOR.
- JOINTS SHALL BE:
 - FOR PVC; FLEXIBLE ELASTOMERIC SEALS PER ASTM 3139.
 - FOR DIP; PUSH-ON (BELL-TITE) PER AWMA C111 AND C500.
- BEDDING SHALL BE AS DETAILED ON THE ENGINEERING PLANS.
- COVER OVER PUBLIC SEWERS SHALL BE A MINIMUM OF FIVE (5) FEET AND COVER OVER BUILDING SEWERS SHALL BE A MINIMUM OF FOUR (4) FEET.
- SLOPE FOR A 6 INCH DIAMETER PIPE SHALL BE A MINIMUM 1.00%, FOR A 8 INCH DIAMETER PIPE SHALL BE A MINIMUM OF 0.43%, FOR A 10 INCH DIAMETER PIPE SHALL BE A MINIMUM OF 0.30%.
- WYES SHALL BE PROVIDED ON THE NEW SANITARY SEWERS FOR PROPOSED BUILDING SEWERS. ALL CONNECTIONS TO EXISTING SANITARY SEWERS SHALL BE MADE BY MACHINE TAP. THE CONNECTION SHALL BE MADE WITH A GENEED SEALTITE SEWER SADDLE (MODEL S).
- "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED WHEN JOINING PIPES OF DISSIMILAR MATERIALS OR SIZES.
- SIZES SHALL BE AS INDICATED ON THE ENGINEERING PLAN.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOWNS GROVE SANITARY DISTRICT STANDARD SPECIFICATIONS AND WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AS ADOPTED MAY 1996.

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- LANDSCAPE, SOIL AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL TO ACHIEVE THE FINAL GRADES SHOWN ON THE FINAL ENGINEERING PLANS.
- UNDESIRABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT, BUILDING, AND/OR LOAD BEARING STRUCTURES AS DETERMINED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- THE QUANTITIES AS SHOWN IN THE ENGINEER'S "QUANTITY ESTIMATE" ARE THOSE ESTIMATED BY THE ENGINEER AND ARE PROVIDED SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR, BY CHOOSING TO UTILIZE THESE QUANTITIES IN THE PREPARATION OF HIS "LUMP SUM" BID, ALSO ACCEPTS THEIR ACCURACY. THE CONTRACTOR IS THEREFORE ENCOURAGED TO MAKE HIS OWN INDEPENDENT EARTHWORK CALCULATION, AND TO VISIT THE SITE PRIOR TO THE PREPARATION OF HIS BID.
- CONDUIT TO BE PROVIDED UNDER PAVEMENT FOR ALL SERVICE UTILITIES SUCH AS, BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE AS DEEMED NECESSARY BY THE OWNER. ALL CONDUIT SHALL MEET UTILITY COMPANY SPECIFICATIONS. CONDUIT SHOWN HEREON IS APPROXIMATE IN SIZE AND LOCATION. ALL SPECIFICATIONS SHALL BE CONFIRMED WITH THE UTILITY COMPANY PRIOR TO INSTALLATION, TELEPHONE, AND CABLE AS DEEMED NECESSARY BY THE OWNER. ALL CONDUIT SHALL MEET UTILITY COMPANY SPECIFICATIONS. CONDUIT SHOWN HEREON IS APPROXIMATE IN SIZE AND LOCATION. ALL SPECIFICATIONS SHALL BE CONFIRMED WITH THE UTILITY COMPANY PRIOR TO INSTALLATION.
- EARTHWORK IMPROVEMENTS
 TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL, IN ORDER TO ACHIEVE THE PLAN SUB GRADE ELEVATIONS.
 - PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.
 - COMPACTION OF THE EXCAVATED MATERIAL WHERE PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL, SHALL BE MODERATE.
 - EXCESS MATERIALS IF NOT UTILIZED AS FILL OR IF NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.
- EARTHWORK IMPROVEMENTS
 TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF EARTH AND OTHER MATERIALS ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN THE TOLERANCE OF 0.3 FEET (+/-) OF THE PLAN SUBGRADE ELEVATIONS. THE (+/-) TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.
 - PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.3 FEET (+/-). THE MATERIAL SHALL BE PLACED (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE BUILDING SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY, ASTM 698 WITH PROPOSED PAVEMENT AND BUILDING AREAS. MODERATE COMPACTION IS REQUIRED ELSEWHERE.
 - EXCESS MATERIAL IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTORS.
- GENERAL THE GRADING CONTRACTOR SHALL:
 - MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
 - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
 - SCAFFRY AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
 - PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS ASSIGNED TO THE GRADING CONTRACTOR ON THE ENGINEERING PLAN.
 - GRADE PUBLIC UTILITY EASEMENTS TO MEET THE REQUIREMENTS OF THE LOCAL PUBLIC UTILITY COMPANIES.
- TESTING AND FINAL ACCEPTANCE
 THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL.
 - SPECIFIC COMPACTION TESTING MAY BE REQUIRED BY THE OWNER IN SELECTED FILL AREAS. THE CONTRACTOR SHALL BEAR THE COST OF ANY COMPACTION TESTING WHICH DOES NOT MEET SPECIFICATION AS WELL AS ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE NECESSARY CORRECTIONS.
 - APPROVAL OF THE PAVEMENT SUBGRADE BY THE OWNER SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIALS.
- METHOD OF MEASUREMENT
 AS-BUILT MEASUREMENTS OF EARTHWORK FOR THE PURPOSE OF PAYMENT SHALL NOT APPLY. THE QUANTITIES SHOWN IN THE ENGINEER'S "QUANTITY ESTIMATE" SHALL BE UTILIZED UNLESS SAID QUANTITIES ARE ADJUSTED BY MUTUAL CONSENT OR BY THE OWNER AND CONTRACTOR PRIOR TO THE SIGNING AND ACCEPTANCE OF THE CONTRACT.
 - THE QUANTITIES AS SHOWN IN THE ENGINEER'S "QUANTITY ESTIMATE" ARE THOSE ESTIMATED BY THE ENGINEER AND ARE PROVIDED SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR, BY CHOOSING TO UTILIZE THESE QUANTITIES IN THE PREPARATION OF HIS "LUMP SUM" BID, ALSO ACCEPTS THEIR ACCURACY. THE CONTRACTOR IS THEREFORE ENCOURAGED TO MAKE HIS OWN INDEPENDENT EARTHWORK CALCULATION, AND TO VISIT THE SITE PRIOR TO THE PREPARATION OF HIS BID.
 - PRIOR TO THE REMOVAL OF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR AUTHORIZATION TO REMOVE SAID MATERIAL. UPON AUTHORIZATION AND REMOVAL, THE UNSUITABLE MATERIAL SHALL BE FIELD MEASURED BY THE ENGINEER IN PLACE.
- EROSION CONTROL
 EROSION CONTROL MEASURES SHALL CONFORM TO THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NORTHEASTERN ILLINOIS" LATEST EDITION, AND FURTHER MEASURES AS DEEMED NECESSARY. TEMPORARY VEGETATION OR, WHEN APPROPRIATE, MULCHING OR OTHER NONVARIABLE COVER SHALL BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT. PERMANENT SEEDING AREAS SHALL RECEIVE 16 LBS/ACRE CREeping RED FESCUE AND 68 LBS/ACRE KENTUCKY BLUEGRASS. STRAW BALESS SHALL BE SPREAD AT TWO (2) BALS/ACRE IN ALL PERMANENT SEEDING AREAS. FERTILIZER SHOULD BE APPLIED PRIOR TO SEEDING AT THE FOLLOWING RATES:
 - NITROGEN 130 LBS/ACRE
 - PHOSPHORUS 130 LBS/ACRE
 - POTASSIUM 130 LBS/ACRE
- DOWNS GROVE SANITARY DISTRICT
 1. MATERIAL SHALL BE:
 - POLYVINYL CHLORIDE PIPE (PVC) WITH A SDR 26, WHICH SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPOUT TYPE WITH RUBBER RING SEAL GASKET ASTM D3139, FOR CONSTRUCTION AND INSTALLATION.
 - DUCTILE IRON SEWER PIPE (DIP), WHERE INDICATED ON THE PLANS, WHICH SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ANS 21.51, CLASS 52 W/ H2 SEWER SAFE (ODENT LINED AND FUSED CALCIUM ALUMINATE MORTAR). FOR FURTHER INFORMATION REGARDING SPECIFICATIONS, PLEASE CONTACT MR. STEVE KELLY OF GRIFFIN PIPE PRODUCTS COMPANY AT (847) 253-9921.
- BEDDING SHALL BE AS DETAILED ON THE ENGINEERING PLANS.
- COVER OVER PUBLIC SEWERS SHALL BE A MINIMUM OF FIVE (5) FEET AND COVER OVER BUILDING SEWERS SHALL BE A MINIMUM OF FOUR (4) FEET.
- SLOPE FOR A 6 INCH DIAMETER PIPE SHALL BE A MINIMUM 1.00%, FOR A 8 INCH DIAMETER PIPE SHALL BE A MINIMUM OF 0.43%, FOR A 10 INCH DIAMETER PIPE SHALL BE A MINIMUM OF 0.30%.
- WYES SHALL BE PROVIDED ON THE NEW SANITARY SEWERS FOR PROPOSED BUILDING SEWERS. ALL CONNECTIONS TO EXISTING SANITARY SEWERS SHALL BE MADE BY MACHINE TAP. THE CONNECTION SHALL BE MADE WITH A GENEED SEALTITE SEWER SADDLE (MODEL S).
- "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED WHEN JOINING PIPES OF DISSIMILAR MATERIALS OR SIZES.
- SIZES SHALL BE AS INDICATED ON THE ENGINEERING PLAN.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOWNS GROVE SANITARY DISTRICT STANDARD SPECIFICATIONS AND WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AS ADOPTED MAY 1996.

PAVING IMPROVEMENTS

- FINE GRADING SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL. THE STREETS SHALL BE FINE GRADED TO WITHIN 0.1 FEET +/- OF THE FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE PROPOSED CURB.
- CURB AND GUTTER SHALL BE THE TYPE AS DETAILED ON THE ENGINEERING PLANS. THE CURB SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION PRIOR TO THE PLACEMENT OF THE BASE COURSE.
- PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.
 - SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE SHALL BE REQUIRED, AND IS NOT; THE FAULT OF THE PAVING CONTRACTOR. SHALL BE PAID FOR ON A TIME AND MATERIAL BASIS BY PRIOR AGREEMENT WITH THE OWNER.
- TESTING AND FINAL ACCEPTANCE
 1. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE LOCAL JURISDICTIONAL AUTHORITY. (SEE "TESTING AND FINAL ACCEPTANCE FOR EARTHWORK").
- PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, IF REQUESTED BY THE OWNER, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WERE DIRECTED BY THE ENGINEER, FOR THE PURPOSE OF THICKNESS VERIFICATION. CORING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ART.406.16 OF THE STANDARD SPECIFICATION ENTITLED "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THE COST FOR OBTAINING CORES WHICH ARE LESS THAN THE MINIMUM THICKNESS SPECIFIED SHALL BE BORNE BY THE CONTRACTOR. THE COST FOR OBTAINING CORES WHICH MEET OR EXCEED THE SPECIFICATION SHALL BE BORNE BY THE OWNER.
- DEFLECTIONS IN THE BITUMINOUS CONCRETE BINDER COURSE SHALL BE ADJUSTED FOR BY INCREASING THE PLAN THICKNESS OF THE SURFACE COURSE WITH NO ADDITIONAL COST TO THE OWNER.
- FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS P.C. ABOVE.
- WALKS SHALL BE C-30 CONCRETE (3000 PSI) 5' WIDE OR, AS SPECIFIED IN THE PLANS AND A THICKNESS NOT LESS THAN 5". EXPANSION JOINTS AT 50' INTERVALS; W/ CONTRACTION JOINTS EVERY 5'. BEDDING SHALL BE C-8-3 CONCRETE MINIMUM DEPTH, 2-4" REBARs, TO OTHER SIDE ALL UTILITY CROSSINGS.

METHOD OF MEASUREMENT

- CURB AND GUTTER, AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION.
- WHEN REQUESTED, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER, AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION. DEFLECTIONS IN TOTAL BITUMINOUS CONCRETE PAVEMENT THICKNESS SHALL BE ADJUSTED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY.

BASIS OF PAYMENT

- CURB AND GUTTER SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE / LINEAL FOOT.
- PRIME COAT MATERIAL SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER GALLON.
- BASE COURSE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER SQUARE YARD.
- BITUMINOUS CONCRETE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER TON.

SANITARY SEWER SYSTEM

GENERAL

- ALL DEVELOPMENT, WHETHER PUBLIC OR PRIVATE, SHALL INCLUDE PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS AND APPURTENANCES DESIGNED IN ACCORDANCE WITH THIS SECTION. DEVELOPERS SHALL USE EITHER THE PUBLIC SEWER SYSTEM OR AN ALTERNATIVE SEWER SYSTEM, CERTIFIED BY THE AGENCY OR MUNICIPALITY WITH JURISDICTION AUTHORITY, PROVIDED THAT THE DEVELOPMENT IS PROMINATE TO A TRANSMISSION LINE THAT HAS ADEQUATE CAPACITY TO HANDLE SUCH PROPOSED DEVELOPMENT.
- THE DOWNS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
- ALL SANITARY IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL INSTALLATION AND TESTING REQUIREMENTS OF THE "STANDARD SPECIFICATION FOR THE WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, UNLESS OTHERWISE MODIFIED IN THIS SECTION.

PROTECTION OF WATER MAINS

- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH THE APPLICABLE ILLINOIS POLLUTION CONTROL BOARD REGULATIONS AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, DIVISION OF PUBLIC WATER SUPPLIES, TECHNICAL POLICY STATEMENTS. WHEREVER THE SANITARY SEWER MAIN, BUILDING SERVICE SEWER OR ANY STORM DRAIN CROSSES A WATER MAIN, A MINIMUM EIGHTEEN (18) INCHES VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN THE TOP OF THE LOWER PIPE AND THE BOTTOM OF THE UPPER PIPE. IF AN EIGHTEEN (18) INCH VERTICAL SEPARATION CANNOT BE MAINTAINED, THE SANITARY OR STORM SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, FOR A MINIMUM DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE WATER MAIN. IF STORM OR SANITARY SEWER CROSSES ABOVE A WATERMAIN AND AN EIGHTEEN (18) INCH CLEARANCE CANNOT BE MAINTAINED, BOTH SEWER AND WATER PIPES MUST BE OF THE SAME PIPE MATERIAL AS THE WATERMAIN.
- INSPECTION AND TEST
 A. GENERAL
 1. THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
 2. THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (630-969-0664).
 3. ALL REQUIRED TESTING AND CORRECTION OF ANY DEFECTS OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED BEFORE CURB AND GUTTER OR OTHER ROADWAY WORK BEGINS.
 4. THE CONSTRUCTED SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR, TELEVISION, DEFLECTION, AND MANHOLE VACUUM TESTS.
 B. CLEANING
 ALL SEWERS AND APPURTENANCES SHALL BE HIGH PRESSURED CLEANED PRIOR TO INSPECTION AND TESTING REQUIRED BY THE SECTION.
 C. AIR TEST
 1. THE ENTIRE BUILDING SANITARY SERVICE SHALL BE AIR TESTED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUT(S) AND ALL SERVICE PIPING. IF A NEW WYE OR TEE IS INSTALLED ON AN EXISTING PUBLIC SEWER, THE PIPE CONNECTIONS ON THE PUBLIC SEWER ON BOTH SIDES OF THE WYE OR TEE MUST ALSO BE AIR TESTED, AS DESCRIBED IN ITEM 11.
 2. PRIOR TO TESTING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. IF A NEW WYE OR TEE IS INSTALLED ON A EXISTING PUBLIC SEWER, CLEAN THE INSIDE OF ALL EXISTING PIPES TO ALLOW THE TEST PLEGS TO PROPERLY SEAL DURING TESTING.
 3. ISOLATE THE BUILDING SANITARY SERVICE FROM THE EXISTING PUBLIC SEWER BY INSTALLING TWO AIRTIGHT PLUGS IN THE PUBLIC SEWER, BY INSTALLING ONE AIRTIGHT PLUG WITH A YOD POSITIONED AT THE CONNECTION BETWEEN THE BUILDING SERVICE CONNECTION AND THE PUBLIC SEWER, OR BY OTHER METHOD ACCEPTABLE TO THE DISTRICT.
 4. INSTALL AN AIRTIGHT PLUG ON THE CLEANOUT INSIDE THE BUILDING.
 5. PROPERLY BRACE THE OUTSIDE CLEANOUT CAP AND COLLAR TO WITHSTAND AIR TESTING.
 6. WHENEVER THE SEWER TO BE TESTED IS SUBMERGED UNDER GROUNDWATER, DETERMINE THE GROUNDWATER HYDROSTATIC PRESSURE BY A METHOD APPROVED BY THE DISTRICT.
 7. ADD AIR TO THE PLUGGED SEWER SECTIONS UNDER TEST THROUGH THE CLEANOUT OR PUBLIC SEWER PLUG UNTIL INITIAL AIR PRESSURE REACHES 4.0 PSIG GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
 8. ALLOW AT LEAST TWO MINUTES FOR AIR TEMPERATURE TO STABILIZE, ADDING AIR TO MAINTAIN THE INITIAL TEST PRESSURE.
 9. SHUT OFF THE AIR SUPPLY AFTER STABILIZING THE AIR TEMPERATURE AND RECORD THE TIME IN SECONDS USING AN APPROVED STOPWATCH FOR THE INTERNAL SEWER PRESSURE TO DROP FROM 3.5 PSIG TO 2.5 PSIG GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
 10. THE BUILDING SANITARY SERVICE SHALL PASS IF THE RECORDED TIME FOR THE ALLOWABLE PRESSURE DROP EQUALS OR EXCEEDS 2 MINUTES FOR A 4-INCH AND 6-INCH DIAMETER SERVICE LESS THAN 300 FEET IN LENGTH OR THE MINIMUM ALLOWABLE TIME FOR LARGER PIPE DIAMETERS OR LONGER PIPE LENGTHS WILL BE DETERMINED BY THE DISTRICT.

- THE INDIVIDUAL PIPE JOINTS ON EITHER SIDE OF A NEW WYE OR TEE INSTALLED ON AN EXISTING PUBLIC SEWER SHALL ALSO BE AIR TESTED AS FOLLOWS:
 - COMPLY WITH REQUIREMENTS OF ASTM C1103-90.
 - USE COMMERCIALLY AVAILABLE TEST APPARATUS WITH TWO SEPARATE INFLATABLE SEALING RINGS OR PLUGS. ONE PLUG WITH A YOD POSITIONED AT THE CENTER, AT LEAST 2.50 INCHES, BUT NO MORE THAN 2 FEET APART.
 - ACCEPTABLE MAXIMUM AIR LOSS IS 1 PSI IN 5 SECONDS.
 - TEST PRESSURE IS 3.5 PSIG HIGHER THAN GROUNDWATER PRESSURE, BUT DO NOT USE A TEST PRESSURE GREATER THAN 6 PSIG.
 - PROVIDE TEST APPARATUS THAT ALLOWS REMOTE MONITORING OF TEST BY THE DISTRICT.
- IF THE AIR TEST FAILS TO MEET THESE REQUIREMENTS, LOCATE AND REPAIR, OR REMOVE AND REPLACE THE FAULTY SECTIONS OF SEWER IN A MANNER APPROVED BY THE DISTRICT, AS NECESSARY TO MEET THE ALLOWABLE LIMITS UPON RE-TESTING. THE USE OF ACRYLAMOL GEL SEALANT IS NOT AN ACCEPTABLE METHOD TO CORRECT LEAKAGE.
- PROVIDE AND USE EQUIPMENT AND MEASURING DEVICES ACCEPTABLE TO THE DISTRICT.
- ALL AIR TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING.
- AIR TESTING TECHNIQUES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM STANDARD PRACTICE FOR TESTING SEWER LINES BY LOW-PRESSURE AIR TEST METHOD FOR THE APPROPRIATE PIPE MATERIAL.
- AIR TESTING MAY NOT BE PERFORMED UNTIL THE SANITARY SERVICE TRENCH HAS BEEN COMPLETELY BACKFILLED.
- TELEVISION
 1. THE ENTIRE BUILDING SANITARY SERVICE SHALL BE TELEVIEWED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUT(S) AND ALL SERVICE PIPING.
 2. THE CONSTRUCTED SEWERS MUST BE TELEVIEWED UNDER SIMULATED FLOOD CONDITIONS. DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVIEWING. NO SAGS GREATER THAN 20% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SAGS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE DISTRICT.
 3. PRIOR TO TELEVIEWING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. PREPAREATORY CLEANING OF THE SEWER TO PERMIT UNOBSTRUCTED PASSAGE OF THE TELEVISION CAMERA AND CLEAN ENOUGH FOR THE CAMERA TO DISCLOSE STRUCTURAL DEFECTS, MISALIGNMENT, AND POINTS OF INFILTRATION TO THE SATISFACTION OF THE DISTRICT.
 4. PROVIDE THE DISTRICT A VHS VIDEO RECORDING OF THE TELEVIEWING. SET VIDEO RECORDER TO STANDARD PLAY (SP) MODE.
 5. VIDEO SAG SHALL BE WITH THE CURRENT DATE AND THE BEGINNING FOOTAGE COUNT SUPERIMPOSED ON THE VIDEO SAG. PROVIDE CONTINUOUS FOOTAGE COUNTER ON ALL VIDEO RECORDINGS.
 6. PROFESSIONALLY LABEL ALL VIDEO TAPES SHOWING THE BUILDING ADDRESS, THE DATE, AND CONTRACTOR'S NAME.
 7. MOVE THE CAMERA, AT A SPEED NO GREATER THAN 30 FEET PER MINUTE AND STOPPING AT ALL DEFECTS AND POINTS OF INFILTRATION TO PERMIT PROPER DOCUMENTATION OF THE SEWER CONDITION.
 8. ALL TELEVIEWING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TELEVIEWING. VIDEO TAPES SHALL BE TURNED IN IMMEDIATELY TO THE DISTRICT INSPECTOR UPON COMPLETION OF TELEVIEWING.
 9. TELEVIEWING MAY BE PERFORMED AFTER THE SANITARY SERVICE HAS BEEN SUCCESSFULLY AIR TESTED AND ALL OUTSIDE CLEANOUTS HAVE BEEN ADJUSTED TO FINAL GRADE.

MANHOLE TESTING

- EACH MANHOLE SHALL BE TESTED NO SOONER THAN 30 DAYS AFTER COMPLETION OF MANHOLE CONSTRUCTION.
- ALL LEFT HOLES SHALL BE PLUGGED WITH AN APPROVED NON-SHRINK GROUT.
- NO GROUT WILL BE PLACED IN THE HORIZONTAL JOINTS BEFORE TESTING.
- ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED, TAKING CARE TO SECURELY BRACE THE PLUS FROM BEING DRAWN INTO THE MANHOLE.
- THE TEST HEAD SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE MANHOLE FRAME AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9 INCHES. THE MANHOLE SHALL PASS IF THE TIME IS GREATER THAN 60 SECONDS FOR A 48" DIAMETER MANHOLE, 75 SECONDS FOR 60", AND 90 SECONDS FOR 72".
- IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED.
- ALL MANHOLE TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE TEST PROCEDURE BY THE DISTRICT OR ITS AUTHORIZED REPRESENTATIVE(S). THE DISTRICT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS PRIOR TO TESTING.

F. DEFECTS

- PIPES WITH DIPS, CRACKS, IMPROPERLY SEALED JOINTS, OR VARIATIONS FROM THE APPROVED GRADES AND ALIGNMENT SHALL BE REPAIRED BY REMOVING AND REPLACING THE INVOLVED SECTIONS OF PIPE. THE REPAIRED SECTION SHALL BE TESTED AS IF AN ALTERNATIVE SEWER SYSTEM. THE DISTRICT MAY ALSO REQUEST OTHER TYPES OF TESTING ON THE SANITARY SEWER INSTALLATION AS A CONDITION OF FINAL ACCEPTANCE.
- RECORD DRAWINGS
 1. PRIOR TO FINAL ACCEPTANCE OF WORK "RECORD" DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE.
 2. ONE MUST BE REPRODUCIBLE AND TWO BLUELINE COPIES SHALL BE SUBMITTED.
- H. ACCEPTANCE
 ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS AND ACCEPTANCE BY METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO PRIOR TO THE ACCEPTANCE BY THE DIRECTOR OF ENGINEERING.

STORM SEWER AND STORM WATER DETENTION

GENERAL

- ALL DEVELOPMENT, WHETHER PUBLIC OR PRIVATE, SHALL INCLUDE PROVISIONS FOR THE CONSTRUCTION OF STORM SEWERS AND APPURTENANCES DESIGNED IN ACCORDANCE WITH THIS SECTION. DEVELOPERS SHALL USE EITHER THE PUBLIC SEWER SYSTEM OR AN ALTERNATIVE SEWER SYSTEM, CERTIFIED BY THE AGENCY OR MUNICIPALITY WITH JURISDICTIONAL AUTHORITY, PROVIDED THAT THE DEVELOPMENT IS PROMINATE TO A TRANSMISSION LINE THAT HAS ADEQUATE CAPACITY TO HANDLE SUCH PROPOSED DEVELOPMENT.
- ALL DEVELOPMENT DESIGNATED BY THE DIRECTOR OF ENGINEERING SHALL INCLUDE PROVISIONS FOR STORM WATER HOLDING FACILITIES DESIGNED IN ACCORDANCE WITH THIS SECTION. THE STORM WATER HOLDING FACILITIES SHOULD INCORPORATE MULTIPLE USES WHERE PRACTICABLE.
- THE DETENTION, RETENTION OR DEPRESSIONAL STORAGE AREAS THAT ARE TO BE USED AS PART OF THE DRAINAGE SYSTEM FOR A PROPERTY SHALL BE CONSTRUCTED AS THE FIRST ELEMENT OF THE INITIAL EARTHWORK PROGRAM. ANY ERODED SEDIMENT CAPTURED IN THESE FACILITIES SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION IN ORDER TO MAINTAIN THE DESIGN VOLUME OF THE FACILITIES.

- CASING PIPES
 STEEL PIPE - ASTM A102, 0.375" MINIMUM THICKNESS.
- VALVE VAULTS
 PRECAST REINFORCED CONCRETE - ASTM C478 AND ASTM C443.
 SIZE: FOR 6", 8", AND 10" DIAMETER VALVES, VALVE VAULTS SHALL HAVE A 48" INSIDE DIAMETER. FOR PRESSURE CONNECTIONS AND VALVES 12" AND LARGER IN DIAMETER, VALVE VAULTS SHALL HAVE A 60" INSIDE DIAMETER.
 ADJUSTMENTS: NO MORE THAN TWO (2) PRECAST CONCRETE ADJUSTING RINGS WITH SIX (6) INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.
- CASTING MANHOLE FRAME AND COVER - NEEDHAM R-1077, 1/4 DROSSED WATER AND VILLAGE OF DOWNS GROVE.
 MANHOLE STEPS, EAST JORDAN IRON WORKS, INC. #518-406.

REVISIONS

- REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004.
- NO REVISIONS TO THIS SHEET.
- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
- NO REVISIONS TO THIS SHEET.
- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNS GROVE DATED MARCH 9, 2004
- NO REVISIONS TO THIS SHEET.
- REVISED PLANS PER REVIEW COMMENTS FROM DOWNS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
- REVISED DOWNS GROVE SANITARY DISTRICT NOTES.

- MANHOLES AND CATCH BASINS
 PRECAST REINFORCED CONCRETE - ASTM C478 AND ASTM C 443.
 SIZE: FOR 36" 16" DIAMETER OR LESS, MANHOLE SHALL HAVE A 48" INSIDE DIAMETER. FOR SEWER 21" TO 36" DIAMETER, MANHOLE SHALL HAVE A 60" INSIDE DIAMETER. FOR SEWER GREATER THAN 36" DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF 48" INSIDE DIAMETER.
 ADJUSTMENT: NO MORE THAN TWO (2) PRECAST CONCRETE ADJUSTING RINGS WITH SIX (6) INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.
 PIPE AND FRAME SEALS: ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH PORTLAND CEMENT MORTAR, O-RING GASKETS OR MASTIC MATERIAL.
 BOTTOM SECTIONS: ALL BOTTOM SECTIONS SHALL BE MONOLITHIC PRECAST INCLUDING BASES AND INVERT FLOWLINES.
 MANHOLE SEALS - EAST JORDAN IRON WORKS, INC. #518. STEPS SHALL BE INSTALLED IN ALL STRUCTURES (STORM / SANITARY / WATER) AT 18 INCH CENTERS, WHERE THE DEPTH BETWEEN THE RM AND THE BOTTOM OF THE STRUCTURE EXCEEDS FOUR FEET IN HEIGHT.
 5. INLETS
 PRECAST REINFORCES CONCRETE - ASTM C478 AND ASTM C443
 SIZE: INLETS SHALL HAVE 24" INSIDE DIAMETER AND A MAXIMUM DEPTH OF FOUR (4) FEET ADJUSTMENT: NO MORE THAN TWO (2) PRECAST CONCRETE ADJUSTING RINGS WITH SIX (6) INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.
 ONLY ONE (1) PIPE CONNECTION IS ALLOWED AND IT SHALL BE PRECAST WITH PORTLAND CEMENT MORTAR, O-RING GASKETS OR MASTIC MATERIAL.
 BOTTOM SECTIONS: ALL BOTTOM SECTIONS SHALL BE MONOLITHIC PRECAST INCLUDING BASES AND INVERT FLOWLINES.
 6. CASTINGS - UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING SHALL BE USED:
 MANHOLE FRAME AND COVER - EAST JORDAN IRON WORKS, INC. #1060 AND TYPE M-CLOSE GRATE.
 CATCH BASIN INLET - EAST JORDAN IRON WORKS, INC. #1060 AND TYPE M-OPEN GRATE.
 THREE (3) INCH INLET AND CATCH BASIN INLET - EAST JORDAN IRON WORKS, INC. # 7520 AND TYPE M GRATE.
 7. CRUSHED GRANULAR BEDDING:
 CRUSHED GRANULAR OR CRUSHED STONE COURSE AGGREGATE - ASTM C33, SIZE NO. 67
 8. HEADWALLS AND PRECAST END SECTIONS.
 ALL PIPES SHALL TERMINATE AT REINFORCED CONCRETE HEADWALLS OR PRECAST END SECTIONS.

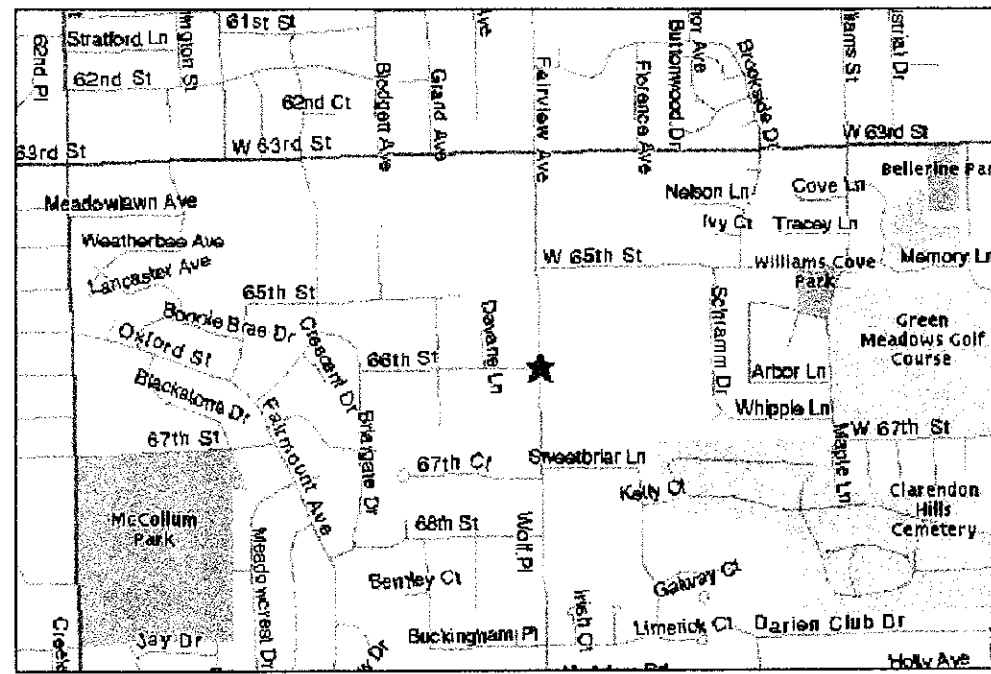
WATERMAIN

GENERAL

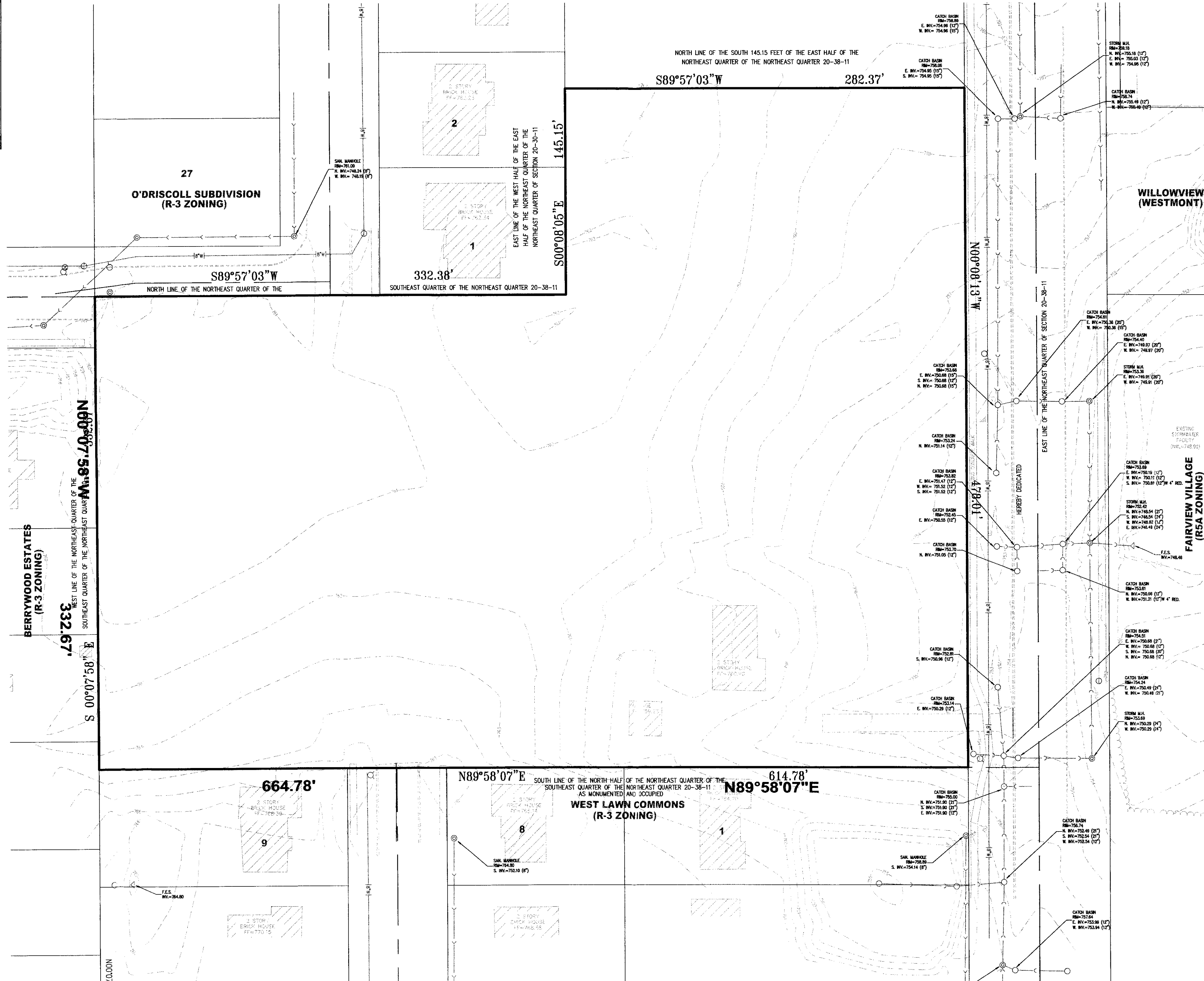
- ALL DEVELOPMENT SHALL INCLUDE PROVISIONS FOR THE CONSTRUCTION OF WATER DISTRIBUTION FACILITIES COMPLETE WITH VALVES, FIRE HYDRANTS, AND OTHER APP

PLAT OF SURVEY

THE SOUTH 145.15 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE), ALSO THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE), AND THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, (EXCEPT FAIRVIEW AVENUE) ALSO KNOWN AS LOT 2 IN REHAK'S ASSESSMENT, ALL IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



SITE LOCATION



LEGEND

- (0.00) RECORD INFORMATION
- 0.00 MEASURED INFORMATION
- SECTION LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- EXISTING VALVE VAULT
- EXISTING VALVE BOX
- EXISTING SIGN
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER MAIN
- EXISTING UTILITY BOX
- EXISTING CONTOUR
- EXISTING TREE

BENCHMARK

DUPAGE COUNTY BENCHMARK NUMBER DGN28003 IS A BRONZE DISK MONUMENT ESTABLISHED IN THE CONCRETE BASE OF THE TRAFFIC CONTROL LIGHT STAMPED 'DUPAGE COUNTY MAPS AND PLATS' AT THE CORNER OF FAIRVIEW AVENUE AND 75TH STREET. ELEVATION DATUM: NAVD 29 ELEVATION=779.99 (USGS)

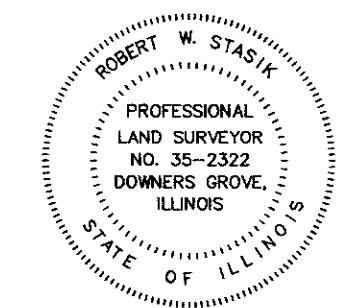
CONVERSION: SUBTRACT 1.3' FROM USGS BENCHMARK TO OBTAIN VILLAGE OF DOWNERS GROVE DATUM.

- NOTES:
- FIELD SURVEY PERFORMED ON JULY 2, 2003.
 - PLAT REPRESENTS A BOUNDARY SURVEY OF A DESCRIPTION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - DECLARATION IS MADE ONLY TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO FLOOD RISK (I.E. THE PROPERTY FALLS WITHIN ZONE "C"; AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170197-0060-B, REVISED DATE: APRIL 15, 1982.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY SITE WORK/EXCAVATIONS ARE BEGUN CONTACT J.U.L.I.E. AT 1-800-892-0123 AND ALL NECESSARY ENTITIES.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
 - THE LOCATION OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND NOT SHOWN.
 - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EVIDENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, TITLE COMMITMENT NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL OF LAND.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

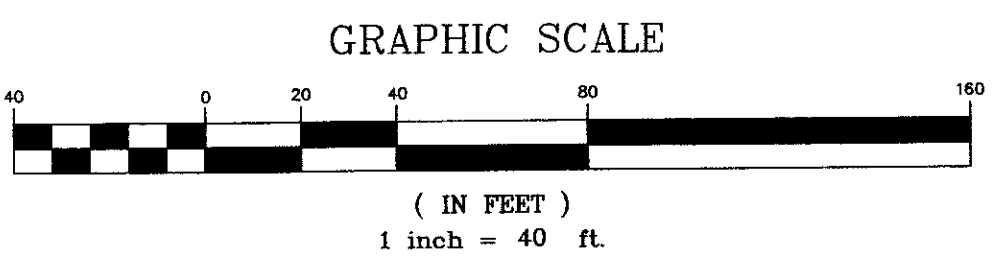
STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, ROBERT W. STASIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 28TH DAY OF DECEMBER 2, A.D., 2003.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322
 LICENSE RENEWAL/DATE OF EXPIRATION: 11-30-04



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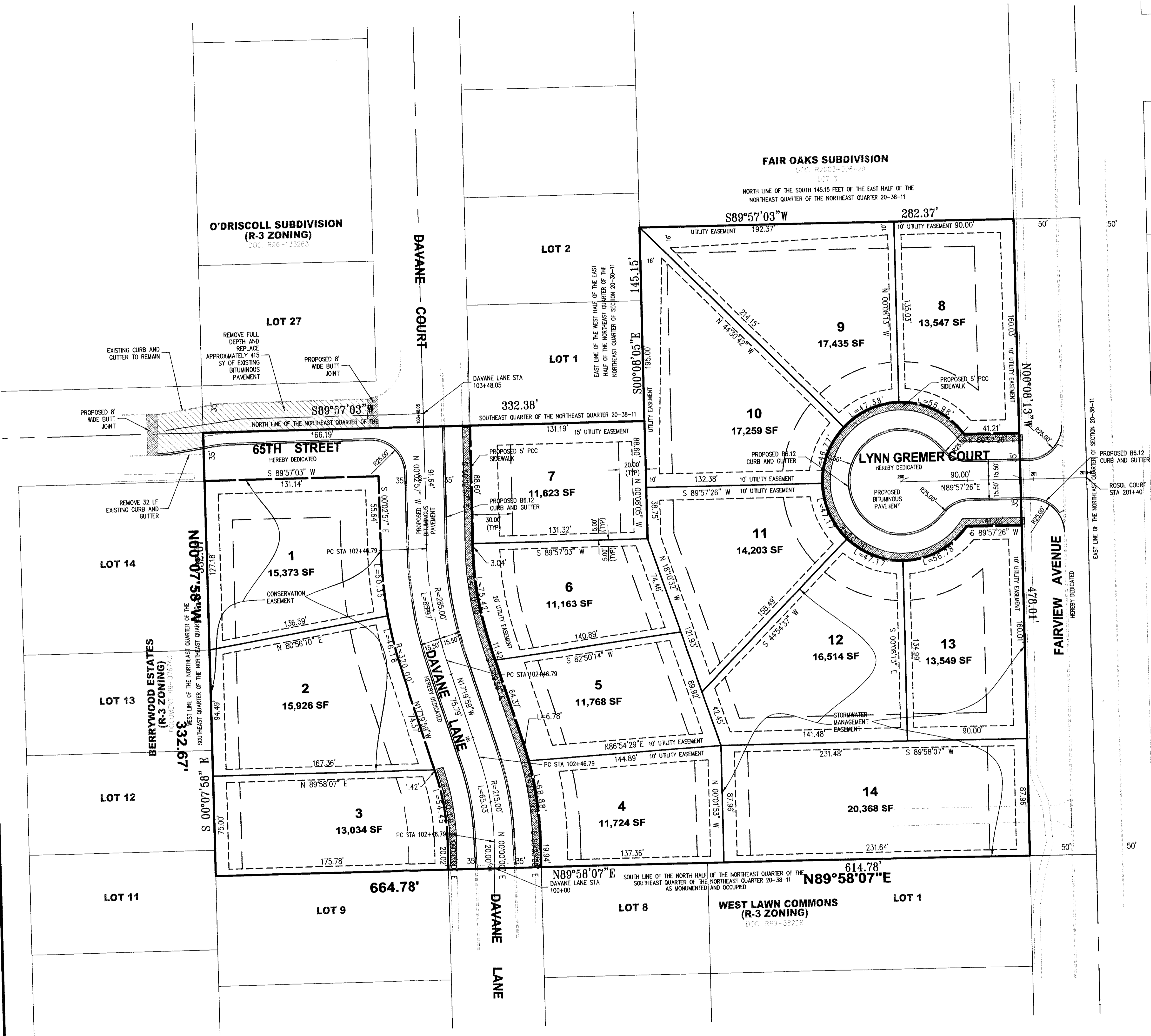
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
 - NO REVISIONS TO THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM CBEL DATED JUNE 9, 2004.
 - NO REVISIONS TO THIS SHEET.
- △ REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004.
 - NO REVISIONS THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004.
 - NO REVISIONS THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
 - NO REVISIONS TO THIS SHEET.
- △ REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004.
 - NO REVISIONS THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VLLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
 - NO REVISIONS TO THIS SHEET.

GREEN ACRES

65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

DRAWN BY: JRE		CHECKED BY: MDC	
SCALE: 1"=40'		DATE: 03-19-04	
JOB NUMBER: 03-164		SHEET: 5 OF 16	
#	DATE	DESCRIPTION	
1	02-11-04	PER CLIENT	
2	03-19-04	PER VILLAGE REVIEW	
3	03-11-04	PER D.G. SAN. DIST. & CBEL	
4	05-17-04	PER D.G. SAN. DIST. & CBEL	
5	05-20-04	PER D.G. SANITARY DISTRICT	
6	06-12-04	PER CBEL	
7			
8			

**Consulting Civil Engineering
Land Planning & Surveying**
633 Rogers Street
Downers Grove, Illinois 60515
voice 630-434-2780
fax 630-434-2781



LOT SUMMARY

#	AREA
1	15,373
2	15,926
3	13,034
4	11,724
5	11,768
6	11,170
7	11,623
8	13,547
9	17,435
10	17,259
11	14,194
12	16,514
13	13,549
14	20,368

LEGEND:

- (0.00) RECORD INFORMATION
- 0.00 MEASURED INFORMATION
- BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE

DEVELOPMENT SUMMARY

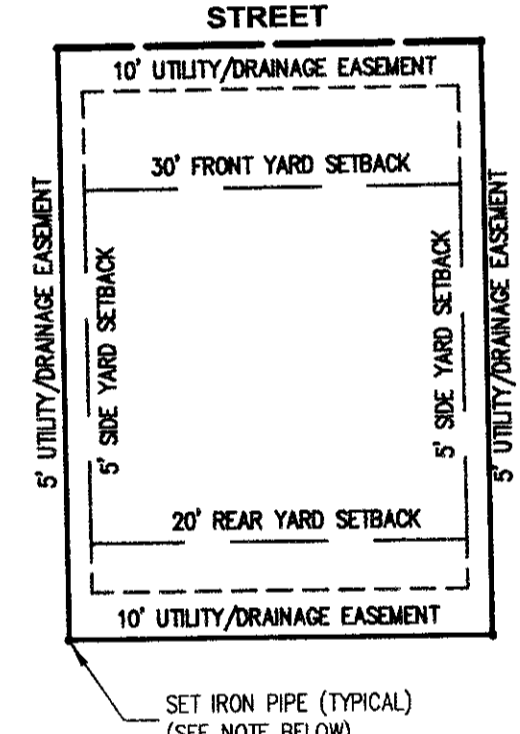
MINIMUM LOT SIZE = 11,163 SF (0.248 AC)
 MAXIMUM LOT SIZE = 20,368 SF (0.468 AC)
 AVERAGE LOT SIZE = 14,534 SF (0.334 AC)

R.O.W. DEDICATION = 42,074 SF (0.966 AC)

TOTAL = 245,559 SF (5.64 AC)

TOTAL NUMBER OF DWELLING UNITS = 14
 DWELLING UNITS PER ACRE = 2.48

EACH BUILDING SHALL BE CONSTRUCTED ON AN INDIVIDUAL LOT OF RECORD AS SHOWN ON THE FINAL PLAT.



TYPICAL LOT SETBACK/EASEMENT DIMENSIONS

(SIDEYARD EASEMENTS ARE AS INDICATED ON THE HEREON DRAWN PLAT. IN AREAS WHERE THE SIDEYARD EASEMENT IS GREATER THAN 5 FEET THE SIDE YARD SETBACK SHALL COINCIDE WITH THE EASEMENT LINE) 10' EASEMENTS ALONG COMMON REAR LINES SHALL BE SHARED AT 5' EITHER SIDE OF THE COMMON LINE, EXCEPT WHERE NOTED.
 (IRON PIPE WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF FINAL GRADING)

WILLOWVIEW (WESTMONT)
DCC: 876-055872

FAIRVIEW VILLAGE (R5A ZONING)

- REVISD PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
- 1. ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GEOMETRY, EASEMENTS, AND SETBACKS.
- REVISD PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
 - 1. REVISED CURB TYPE TO BE B6.12.
 - 2. REVISED LOT LINE BETWEEN LOTS 5 AND 4 TO MEET MINIMUM LOT WIDTH REQUIREMENTS FOR LOT 5.
 - 3. ADDED 65TH STREET IMPROVEMENTS CALL-OUT.
 - 4. REVISED LOT SUMMARY TABLE TO REFLECT LOTS 4 AND 5 AREA CHANGES.
 - 5. REVISED REAR YARD UTILITY EASEMENTS.
- REVISD PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004
- REVISD PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
 - 1. REVISED EASEMENT INFORMATION.
- REVISD PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
 - 1. NO REVISIONS TO THIS SHEET.
- REVISD PLANS PER REVIEW COMMENTS FROM CBEL DATED JUNE 9, 2004.
 - 1. NO REVISIONS TO THIS SHEET.

GREEN ACRES

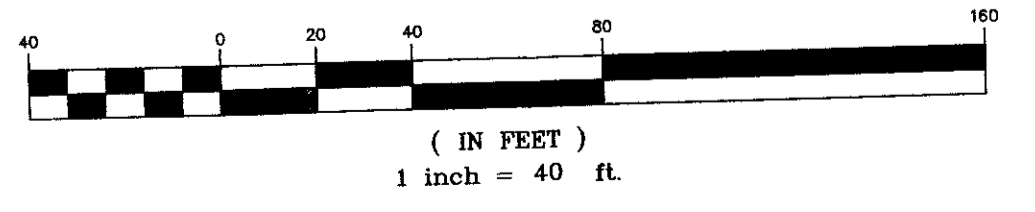
65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

GEOMETRY PLAN

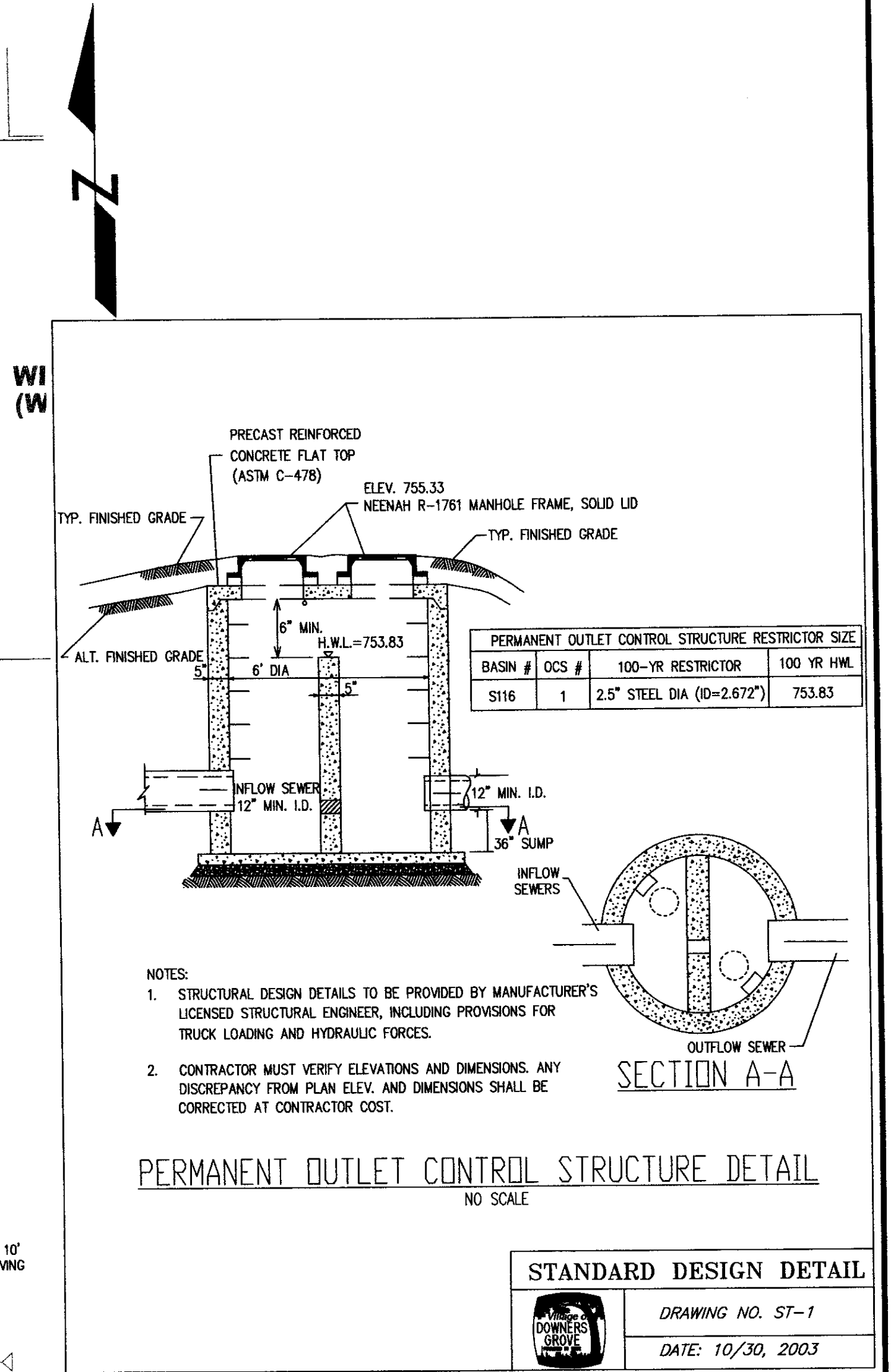
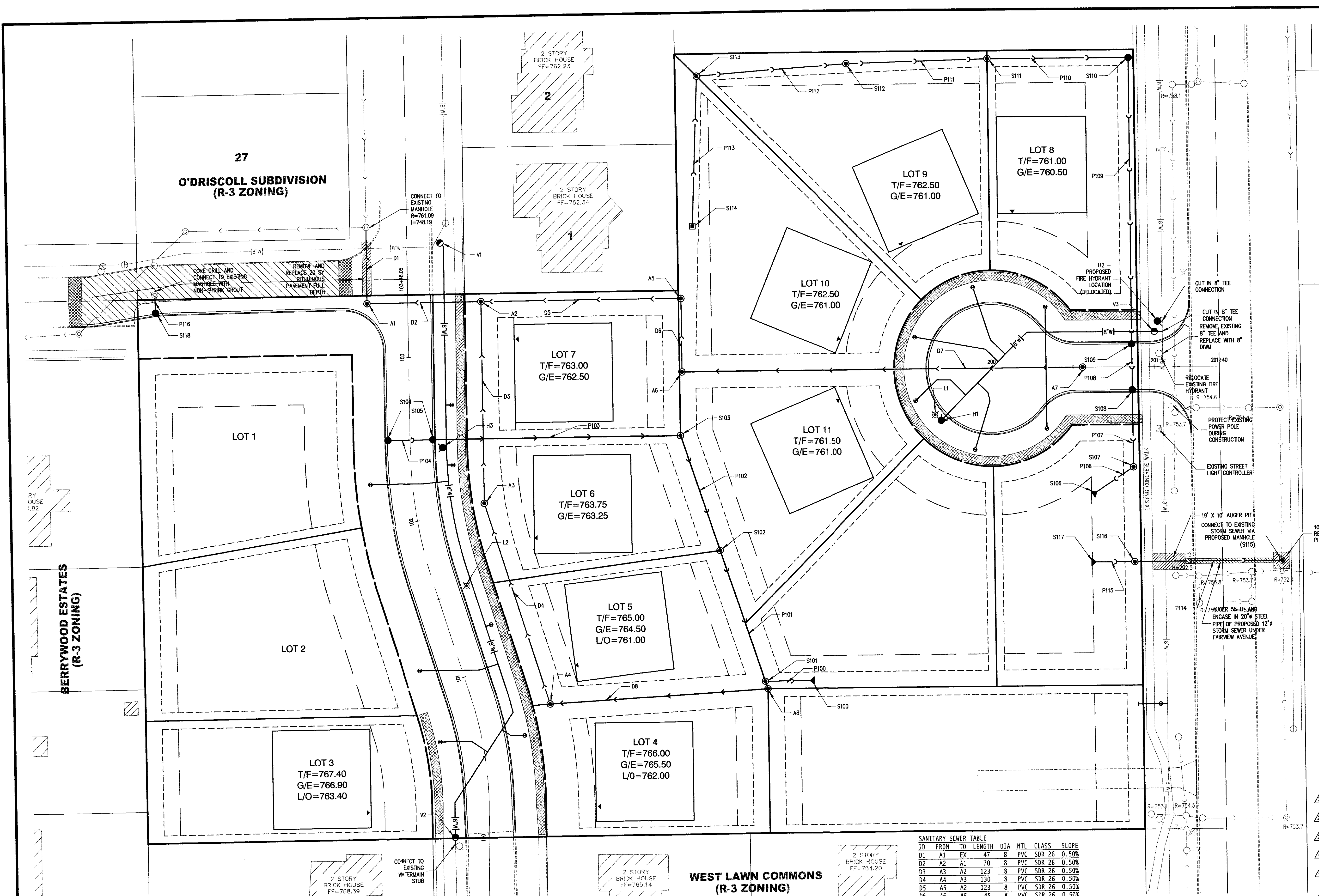
C.M. Lavoie & Associates, Inc.
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 633 Rogers Street
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DRAWN BY: JRE	CHECKED BY: MDC	
SCALE: 1"=40'	DATE: 03-19-04	
JOB NUMBER: 03-164	SHEET: 6 OF 16	
#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
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5	05-20-04	PER D.G. SANITARY DISTRICT
6	06-12-04	PER CBEL
7		
8		

GRAPHIC SCALE



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- NOTES:**
- STRUCTURAL DESIGN DETAILS TO BE PROVIDED BY MANUFACTURER'S LICENSED STRUCTURAL ENGINEER, INCLUDING PROVISIONS FOR TRUCK LOADING AND HYDRAULIC FORCES.
 - CONTRACTOR MUST VERIFY ELEVATIONS AND DIMENSIONS. ANY DISCREPANCY FROM PLAN ELEV. AND DIMENSIONS SHALL BE CORRECTED AT CONTRACTOR COST.
- STANDARD DESIGN DETAIL**
DRAWING NO. ST-1
DATE: 10/30, 2003
- REVISD PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
- REVISD PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
- ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GRADING, UTILITIES, RIM AND INVERT ELEVATIONS.
 - ADDED LIGHT L2 DAVANE LN.
 - ADDED HYDRANT H3.
 - ADDED VALVE NEAR LOT 3.
 - REMOVED PRESSURE CONNECTIONS AT ROSOL CT. AND NORTH OF LOT 7.
- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
 - EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 - RESTRAIN JOINTS ACCORDINGLY, WHERE PROPOSED WATERMAIN IS TAPPING TO EXISTING MAIN.
 - CONTRACTOR TO RESTRAIN WATERMAIN JOINTS AT ALL EXISTING CONNECTION POINTS TO THE SATISFACTION OF THE VILLAGE ENGINEER.
 - ALL HYDRANTS MUST BE WATEROUS MB-100. ALL VALVES MUST BE RESILIENT WEDGE TYPE AND BE LOCATED IN VALVE VAULTS.
 - THE WATER DEPARTMENT WILL NEED A 48 HOUR NOTICE TO COORDINATE A WATER MAIN SHUT DOWN ON FAIRVIEW AVENUE.
 - ALL STORM SEWER FRAMES / GRATES ARE TO BE LABELED "NO DUMPING - DRAINS TO CREEK" (OR SIMILAR).
 - THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DOWNERS GROVE SANITARY DISTRICT A MEETING PRIOR TO THE START OF CONSTRUCTION.
 - THE CONNECTION INTO THE EXISTING SANITARY MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATER TIGHT SEAL. THE MANHOLE BENCH SHALL ALSO BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
 - THE CONSTRUCTED SANITARY SEWERS MUST BE TELEVIEWED UNDER SIMULATED FLOW CONDITIONS. DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVIEWING. NO SAGS GREATER THAN 25% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SAGS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE DISTRICT.
 - CONTRACTOR TO COORDINATE WITH VILLAGE OF DOWNERS GROVE PUBLIC SERVICE RESPONSE TEAM FOR PROPOSED LIGHTING CONNECTIONS. (630) 434-5561

STORM STRUCTURE TABLE

STR. ID	TYPE	FRAME	GRATE	STA.	OFFSET	RIM	NORTH	SOUTH	EAST	WEST
S100	18" RCFCES	TRASH				757.9	753.25		753.25	753.00
S101	MH, TYA	1020	CLOSED			760.1	753.75	753.75		
S102	MH, TYA	1020	TYPE N			760.6	754.19		754.19	
S103	MH, TYA	1020	TYPE N			759.6	755.11		755.11	
S104	CB, TYA	7515	TYPE M1	102+50	14.0'L	759.6			755.27	
S105	CB, TYA	7515	TYPE M1	102+50	14.0'L	759.6			750.00	
S106	18" RCFCES	TRASH				755.0	750.22		750.22	
S107	MH, TYA	1020	CLOSED			750.0	750.60	750.60		
S108	CB, TYA	7505	TYPE M1	200+86	14.0'R	754.5			750.82	
S109	CB, TYA	7505	TYPE M1	200+86	14.0'L	754.5			750.82	
S110	CB, TYA	1020	TYPE N			758.3	752.23		752.23	
S111	MH, TYA	1020	TYPE N			759.0		752.93	752.93	
S112	MH, TYA	1020	TYPE N			760.0		753.62	753.62	
S113	MH, TYA	1020	TYPE N			760.0		754.37	754.37	
S114	INL, TYA	1020	TYPE N			755.10				
S115	MH, TYA	1020	CLOSED			752.41	748.63	748.63		
S116	MH, TYA	R-1761	CLOSED			755.33		748.92	748.92	
S117	12" RCFCES	TRASH				760.0			749.00	
S118	CB, TYA	7515	TYPE M1			760.77	757.77			

STORM SEWER TABLE

PIPE ID	FROM	TO	MATERIAL	CLASS	LENGTH	DIAMETER	SLOPE
P100	S101	S100	RCP	III	28	18	0.90%
P101	S102	S101	RCP	III	83	18	0.60%
P102	S103	S102	RCP	III	74	18	0.60%
P103	S104	S103	RCP	III	152	15	0.60%
P104	S105	S104	RCP	III	28	18	0.80%
P105	S107	S106	RCP	III	28	18	0.80%
P106	S108	S107	RCP	III	28	18	0.80%
P107	S109	S108	RCP	IV	28	15	0.80%
P108	S110	S109	RCP	III	176	12	0.80%
P109	S111	S110	RCP	III	87	12	0.80%
P110	S112	S111	RCP	III	87	12	0.80%
P111	S113	S112	RCP	III	93	12	0.80%
P112	S114	S113	RCP	III	92	12	0.80%
P113	S115	S114	RCP	III	24	12	0.32%
P114	S116	S115	RCP	III	24	12	0.32%
P115	S117	S116	RCP	III	11	12	1.00%
P116	S118	EXIST	RCP	III	11	12	1.00%

SANITARY STRUCTURE TABLE

ID	STA	OFFSET	TYPE	FRAME	GRATE	RIM	NORTH	SOUTH	EAST	WEST
A1	103+33	25.2'L	MH, TYA	R-1713	CLOSED	761.0	748.42		748.42	
A2	103+33	45.0'R	MH, TYA	R-1713	CLOSED	761.2	748.78	748.78		748.78
A3	102+04	42.2'R	MH, TYA	R-1713	CLOSED	760.9	749.38		749.38	
A4	100+71	45.8'R	MH, TYA	R-1713	CLOSED	762.6	749.39		749.39	
A5	302+40	0.0	MH, TYA	R-1713	CLOSED	762.6	749.61		749.61	
A6	302+85	0.0	MH, TYA	R-1713	CLOSED	760.6	749.61		749.61	
A7	305+31	0.0	MH, TYA	R-1713	CLOSED	756.2			750.85	
A8	401+34	0.0	MH, TYA	R-1713	CLOSED	758.0			750.69	

INVERTS

ID	STA	OFFSET	TYPE	FRAME	GRATE	RIM	NORTH	SOUTH	EAST	WEST
I1	200+00	44.5'	558.9							
I2	201+22	28.0'L	756.2							
I3	102+45	20.0'R	760.3							

FIRE HYDRANTS

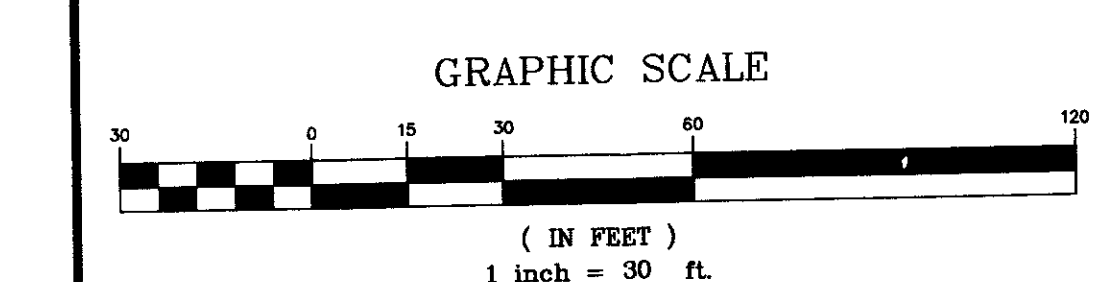
STRUCTURE ID	STATION	OFFSET	FLANGE
V1	8 IN		760.8
V2	8 IN	100+00	21.8'L
V3	8 IN	201+05	21.8'L

VALVE VAULTS

STRUCTURE ID	STATION	OFFSET	RIM
V1	8 IN		760.8
V2	8 IN	100+00	21.8'L
V3	8 IN	201+05	21.8'L

LIGHT POLES

LIGHT ID	STATION	OFFSET
L1	200+00	45.0'
L2	101+53	19.0'R



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GREEN ACRES
65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

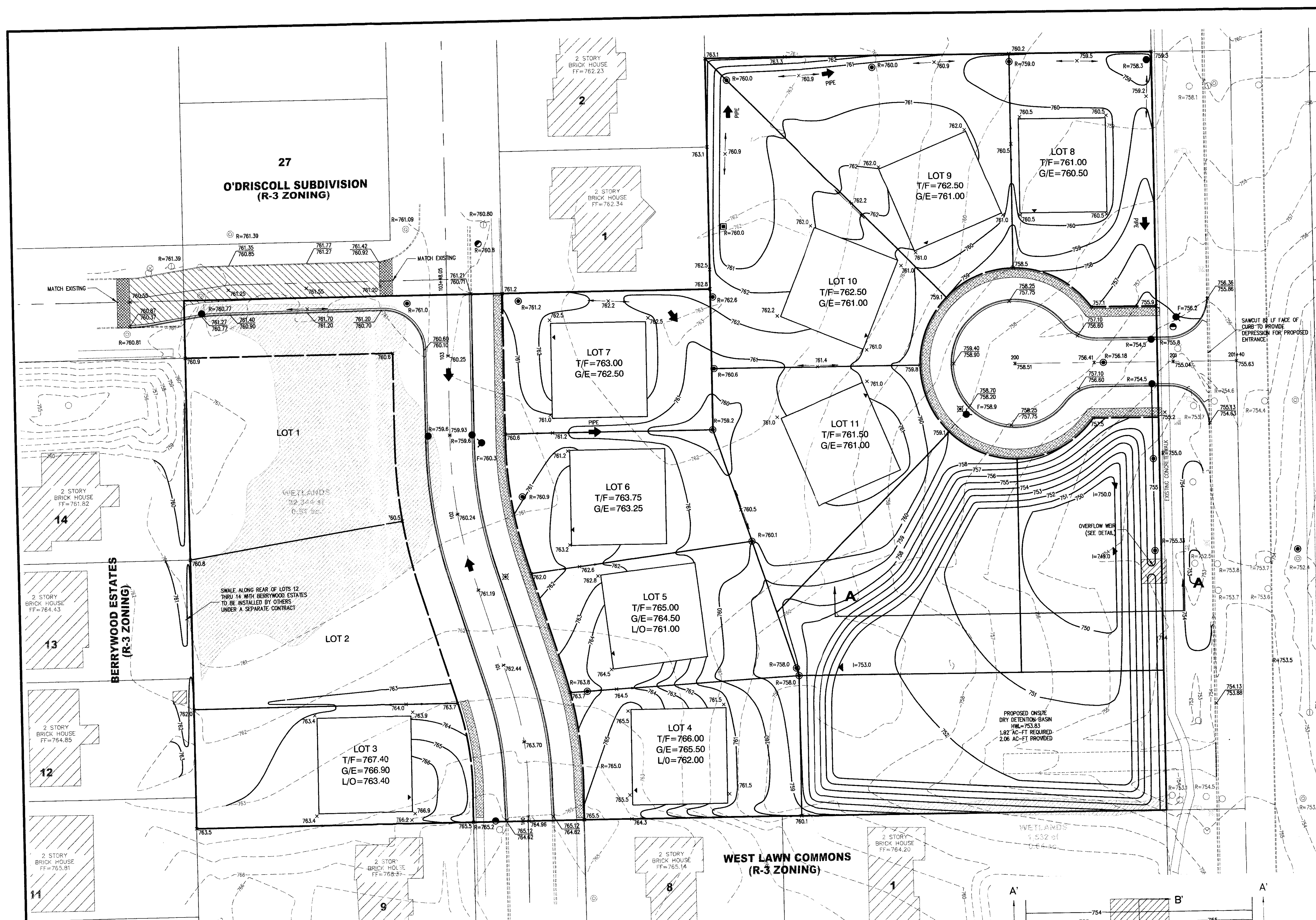
UTILITY PLAN

DRAWN BY: JRE
SCALE: 1"=30'
JOB NUMBER: 03-164

CHECKED BY: MDC
DATE: 03-19-04
SHEET: 7 OF 16

#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
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WILLOWVIEW (WESTMONT)

FAIRVIEW VILLAGE (R5A ZONING)

WEST LAWN COMMONS (R-3 ZONING)

BERRYWOOD ESTATES (R-3 ZONING)

O'DRISCOLL SUBDIVISION (R-3 ZONING)

- △ REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
- 1. ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GRADING, T/F, G/E, AND L/O ELEVATIONS.
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
- 1. ADDED DETENTION BASIN CROSS SECTION.
- 2. ADDED TYPICAL WEIR DETAIL.
- 3. ADDED NOTES 5 AND 6.
- 4. ADDED SPOT GRADES FOR 65TH STREET IMPROVEMENTS.
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004.
- 1. ADDED STORM DRAINAGE FOR REAR OF LOT 3.
- △ REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
- 1. NO REVISIONS TO THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
- 1. NO REVISIONS TO THIS SHEET.
- △ REVISED PLANS PER REVIEW COMMENTS FROM CBEL DATED JUNE 9, 2004.
- 1. NO REVISIONS TO THIS SHEET.

ELEVATION TABLE

T/F=TOP OF FOUNDATION ELEVATION
 L/O=LOOK OUT ELEVATION
 G/E=GARAGE ENTRY ELEVATION
 W/O=WALK OUT ELEVATION
 D/S=DROP SIDING ELEVATION
 R=RM ELEVATION
 F=HYDRANT FLANGE ELEVATION
 I=INVERT ELEVATION

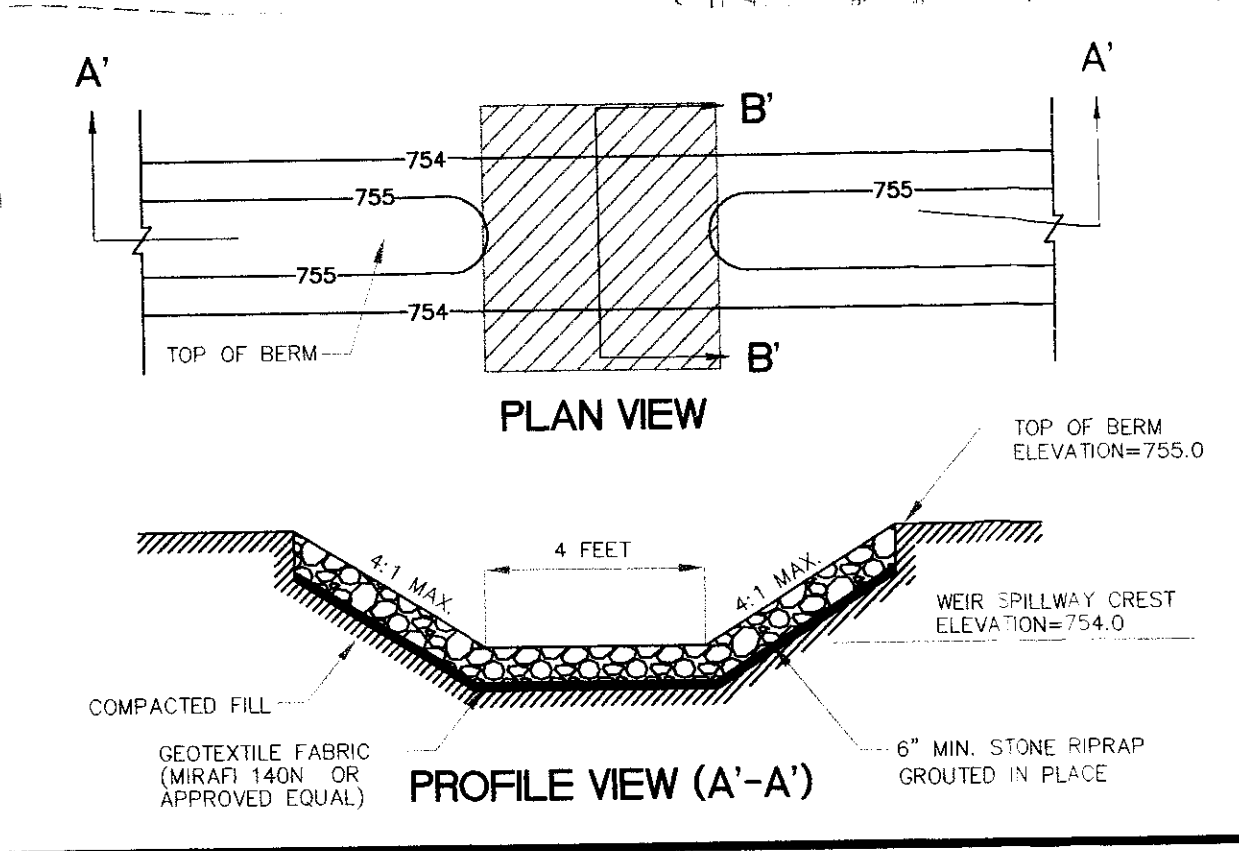
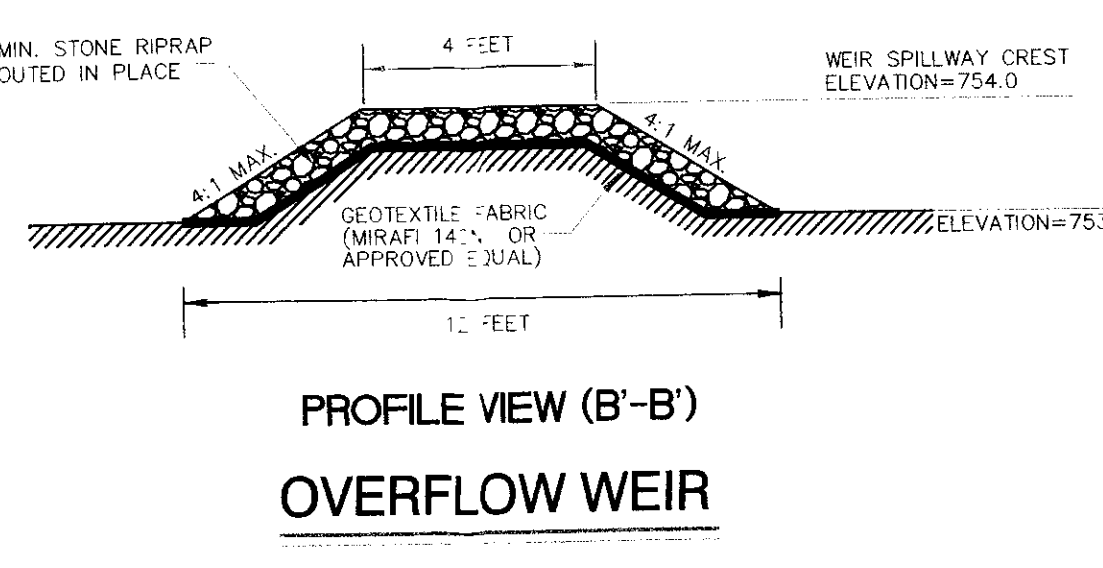
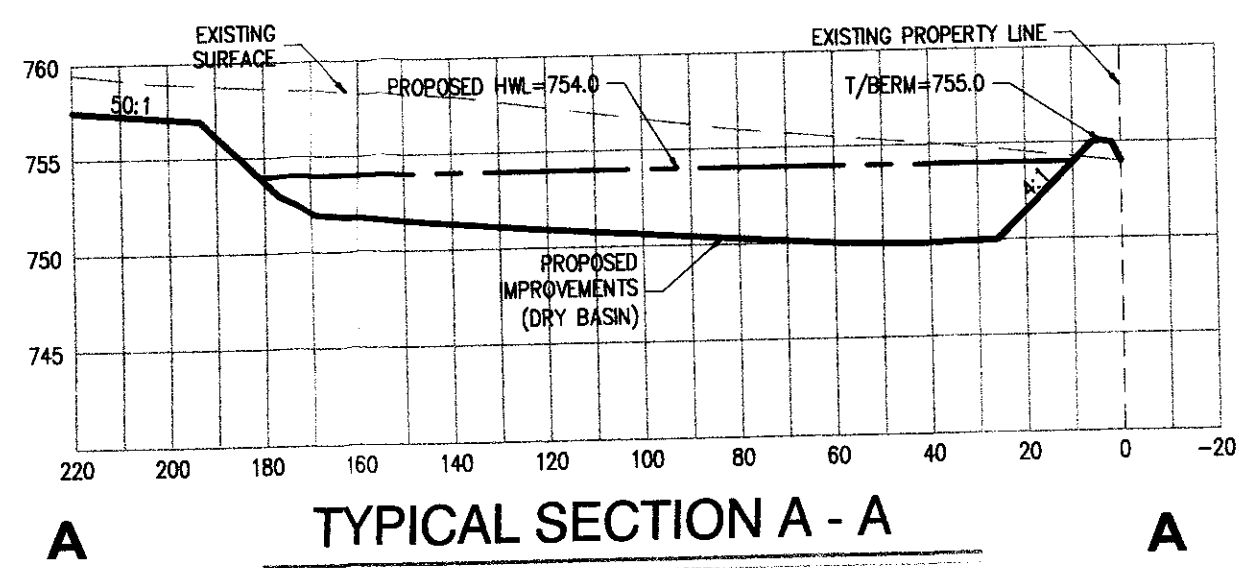
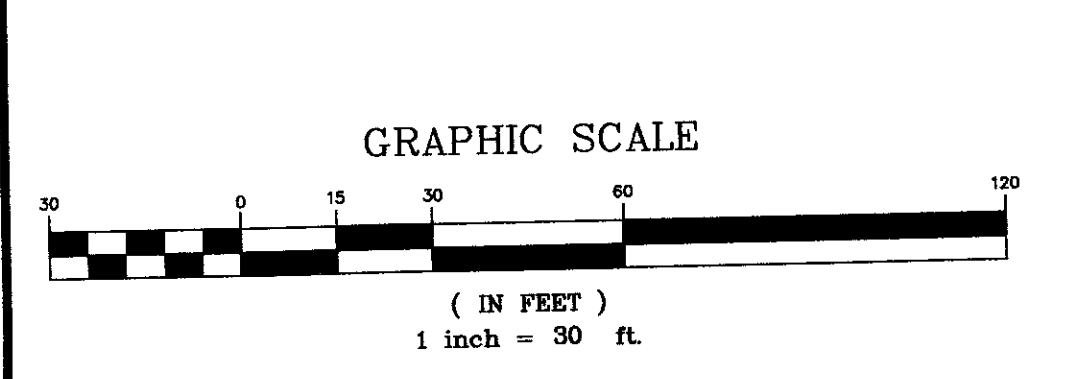
PROPOSED GRADES = 620.75
 620.25 TOP OF CURB
 FLOW LINE

PROPOSED SPOT GRADES = 620.75
 W/ FLOW LINES

EMERGENCY OVERLAND FLOW ROUTE

ELEVATION CONVERSIONS
 TOP OF CURB = CENTERLINE - 0.09 FEET
 FLOW LINE = CENTERLINE - 0.34 FEET
 EDGE OF PAVEMENT = CENTERLINE - 0.28
 RIGHT OF WAY = CENTERLINE + 0.30 FEET

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 - ALL RM ELEVATIONS OF STORM STRUCTURES LOCATED IN CURB & GUTTER ARE TO FLOWLINE.
 - THE PROPOSED BERM AND THE DETENTION SYSTEM SHALL BE FILLED WITH STRUCTURAL FILL, NOT TO BE PLACED OVER TOPSOIL OR ANY OTHER UNSUITABLE MATERIALS UNLESS SPECIALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - COMPACTION OF THE PROPOSED BERM SHALL BE TO AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY, ASTM 698.



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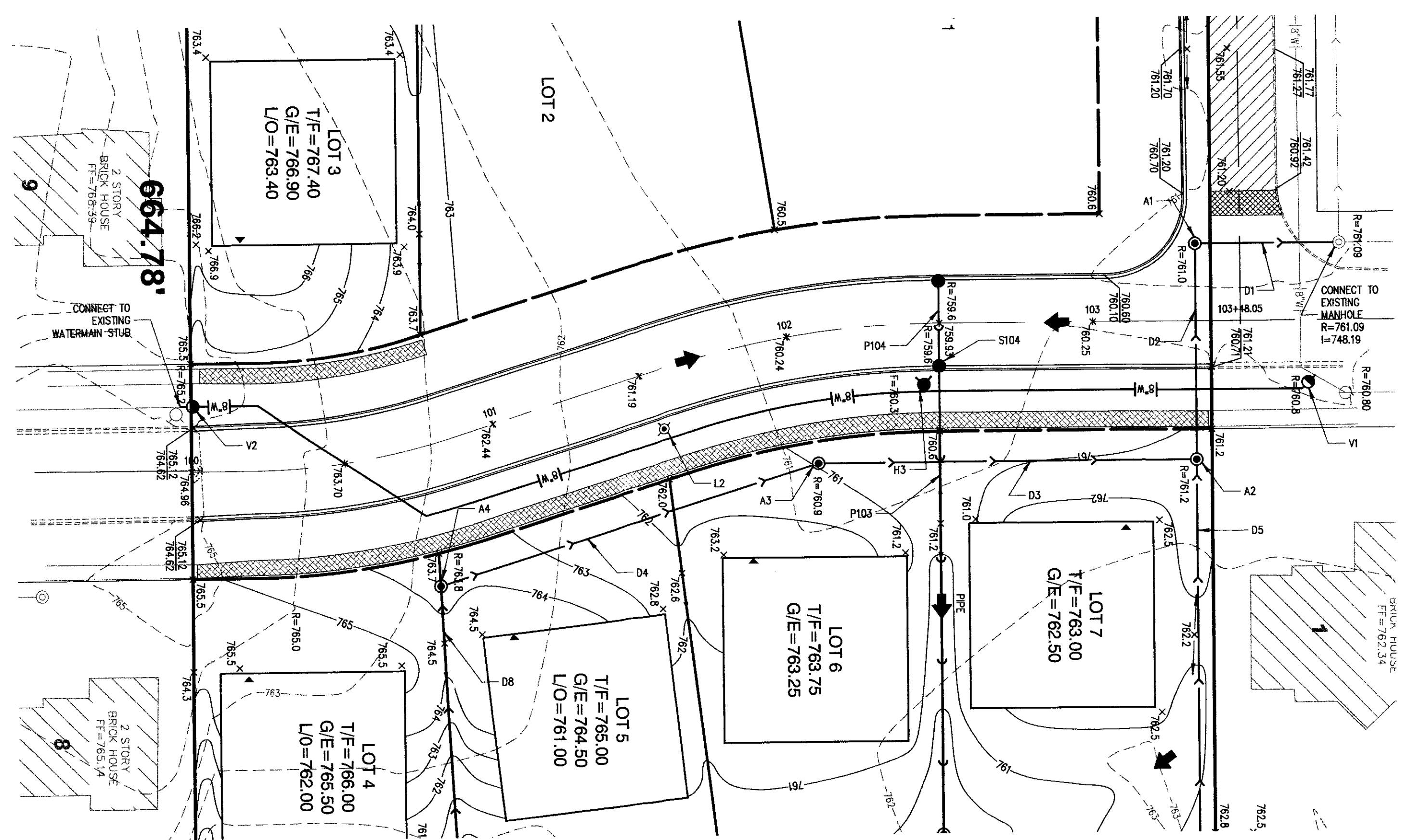
GREEN ACRES
 65TH STREET AND FAIRVIEW AVENUE
 DOWNERS GROVE, ILLINOIS

GRADING PLAN

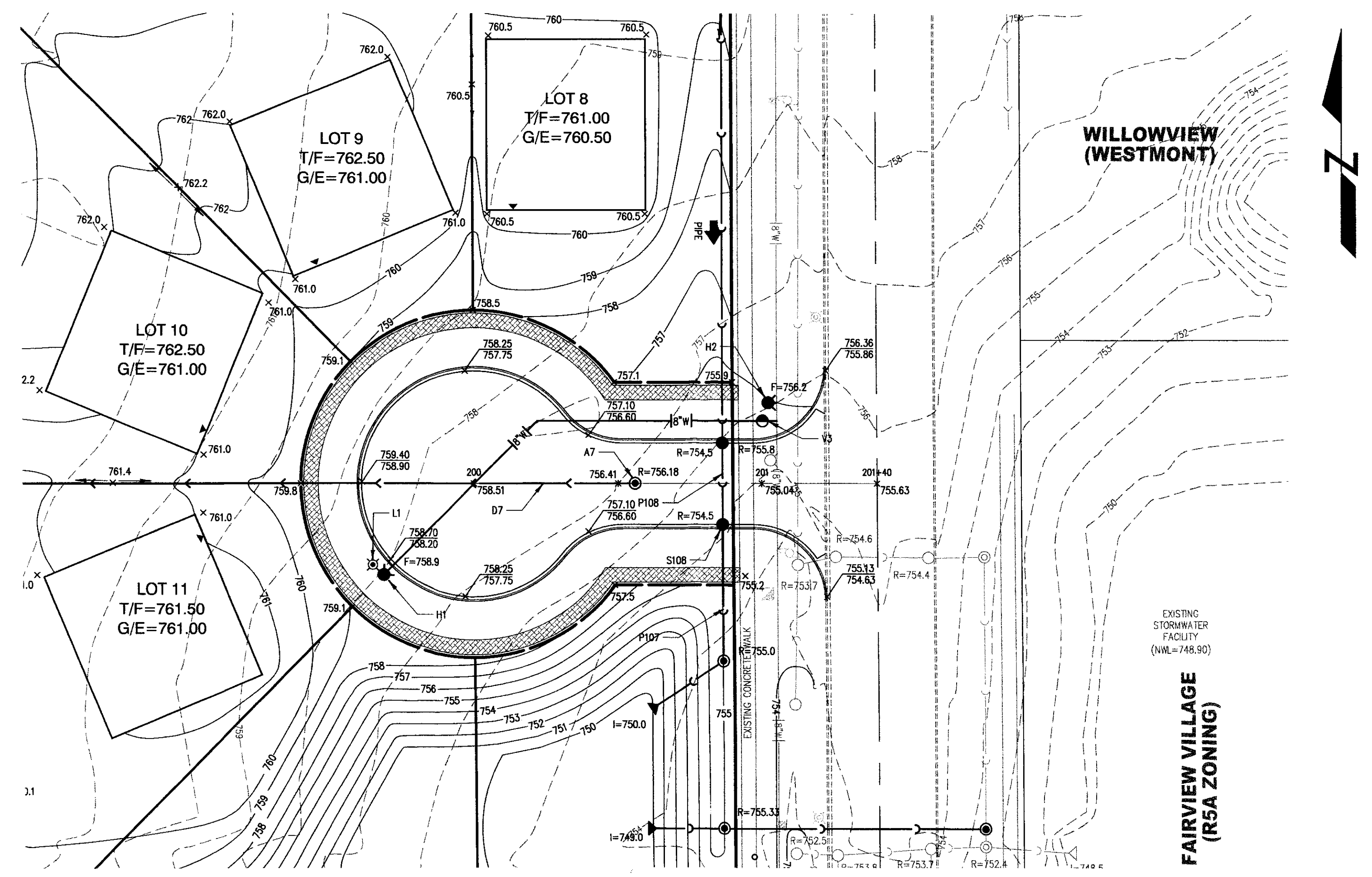
DRAWN BY: JRE CHECKED BY: MDC
 SCALE: 1"=30' DATE: 03-19-04
 JOB NUMBER: 03-164 SHEET: 8 OF 16

#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
2	03-19-04	PER VILLAGE REVIEW
3	03-11-04	PER VILLAGE REVIEW
4	05-17-04	PER D.G. SAN. DIST. & CBEL
5	05-20-04	PER D.G. SANITARY DISTRICT
6	06-12-04	PER CBEL
7		
8		

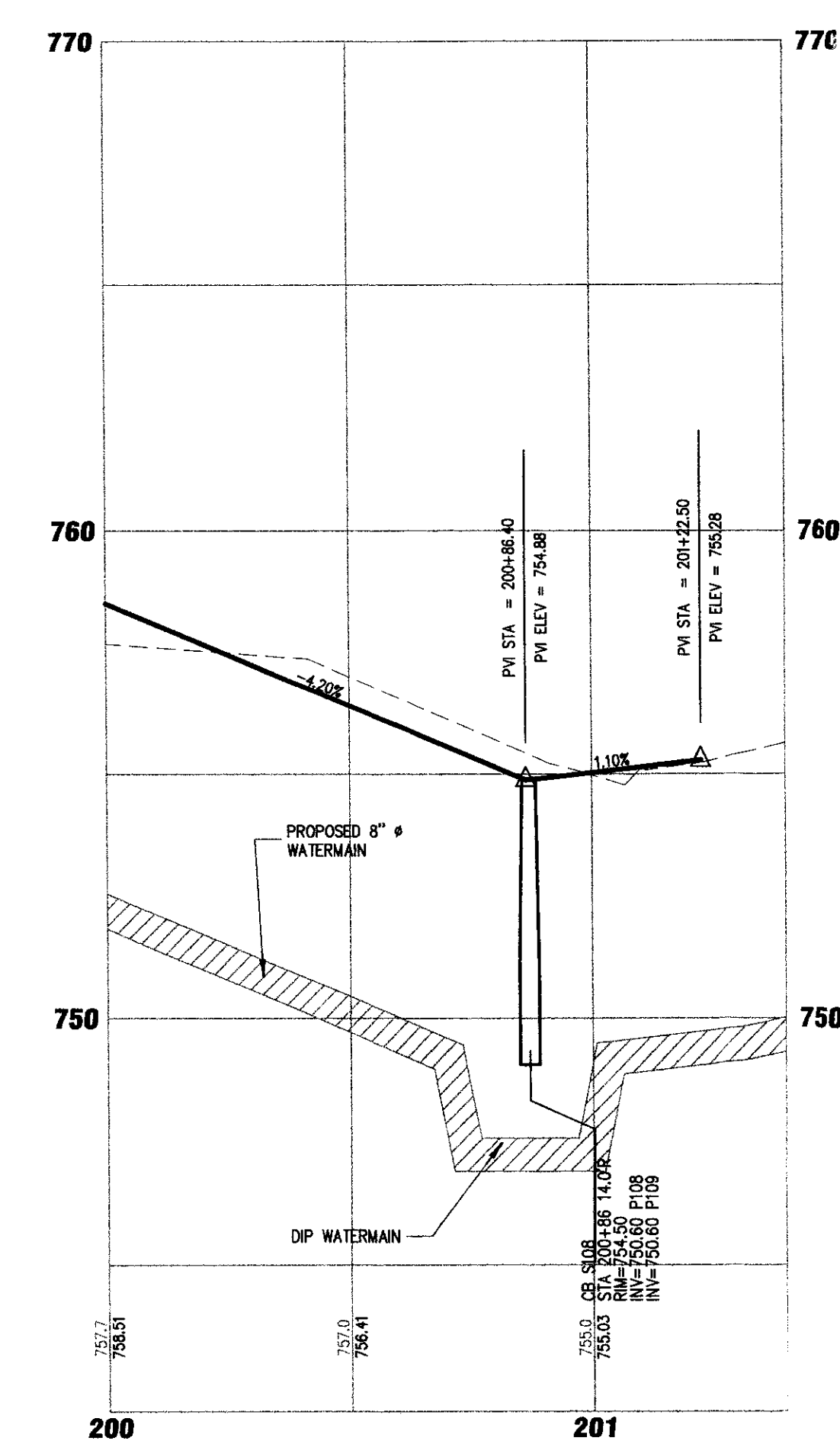
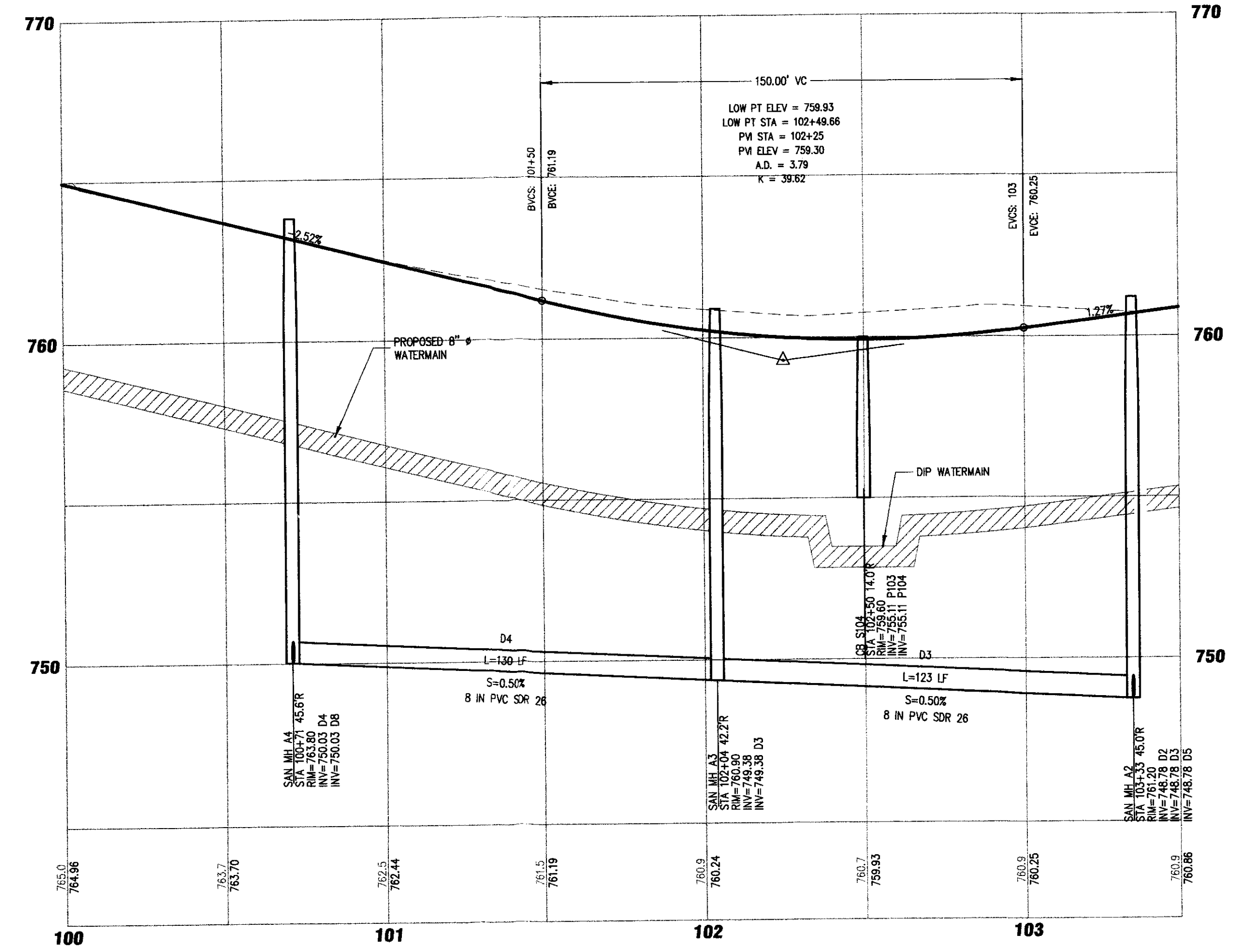
C.M. Lavoie & Associates, Inc.
 Consulting Civil Engineering
 Land Planning & Surveying
 633 Rogers Street
 Downers Grove, Illinois 60515
 voice 630-434-2780
 fax 630-434-2781



DAVANE LANE-STA 100+00 - 103+48



LYNN GREMER COURT-STA 200+00 - 201+40



PROFILE SCALE
HOR. 1"=30'
VER. 1"=5'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
2. EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.

REVISED PLANS PER REVIEW COMMENTS FROM CBDEL DATED JUNE 9, 2004.
1. NO REVISIONS TO THIS SHEET.

GREEN ACRES
85TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

P & P (DAVANE & LYNN GREMER)

DRAWN BY: JRE CHECKED BY: MDC
SCALE: 1"=30' DATE: 03-19-04
JOB NUMBER: 03-164 SHEET: 9 OF 16

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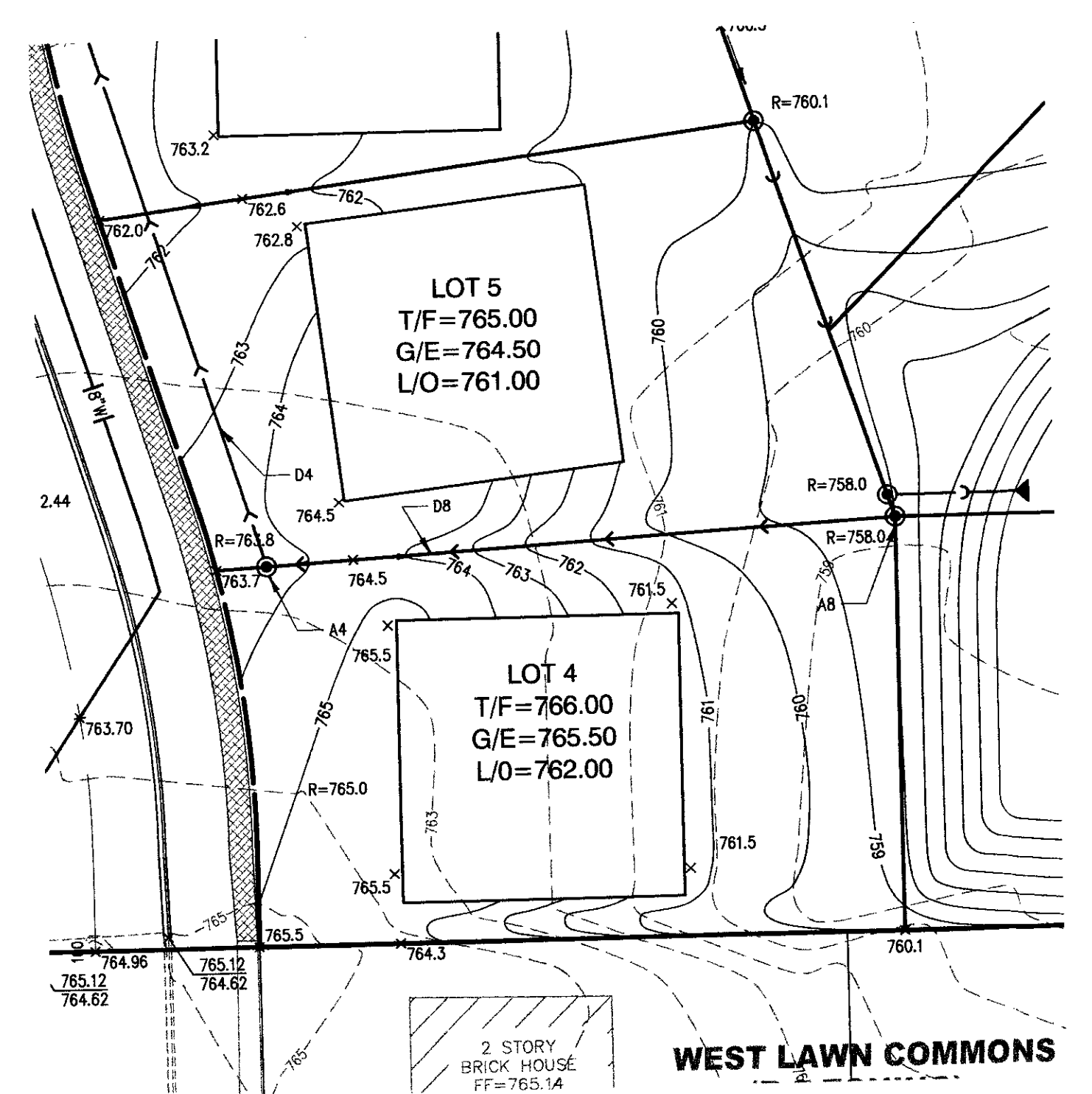
REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004.
1. ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GRADING, T/F, G/E, AND L/O ELEVATIONS.

REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBDEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
1. NO REVISIONS TO THIS SHEET.

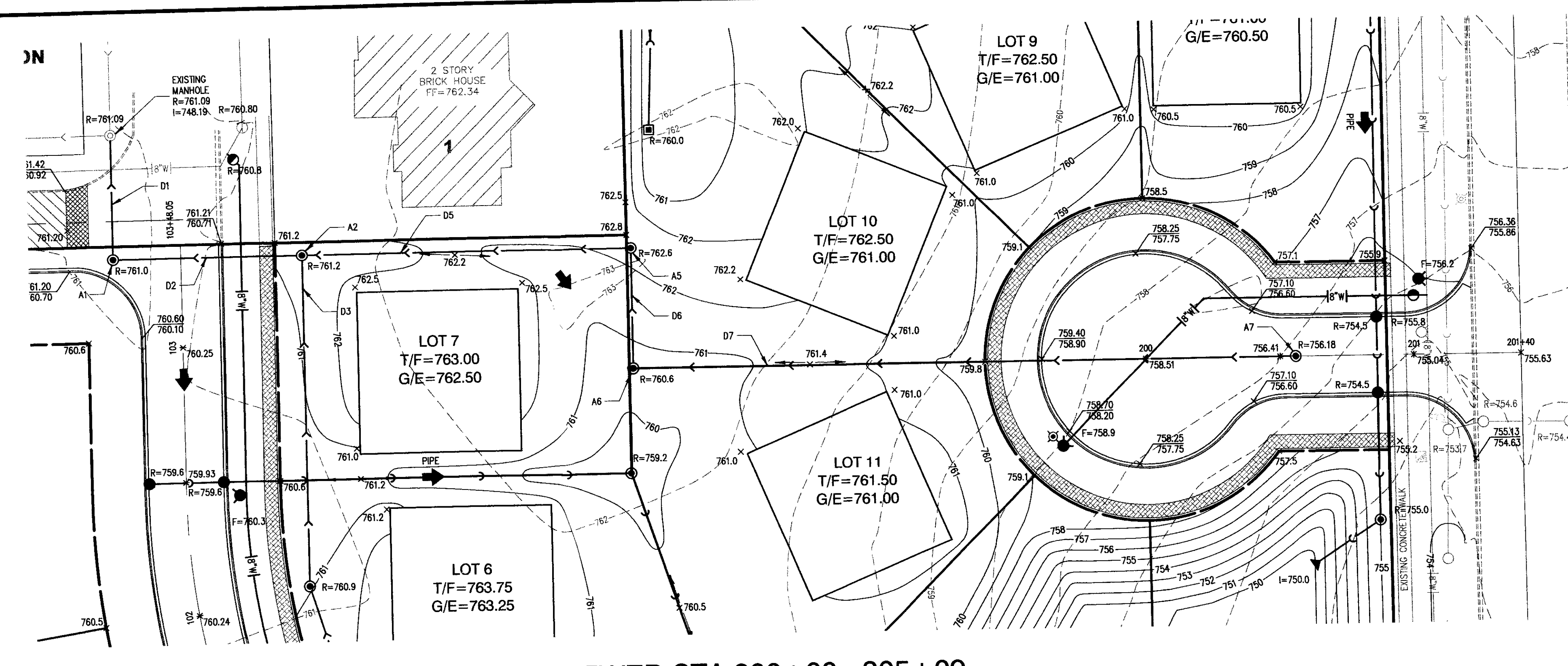
REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004.
1. CHANGED ROSOL COURT TO LYNN G. COURT

REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBDEL DATED MAY 4, 2004.
1. REVISED SANITARY SEWER.

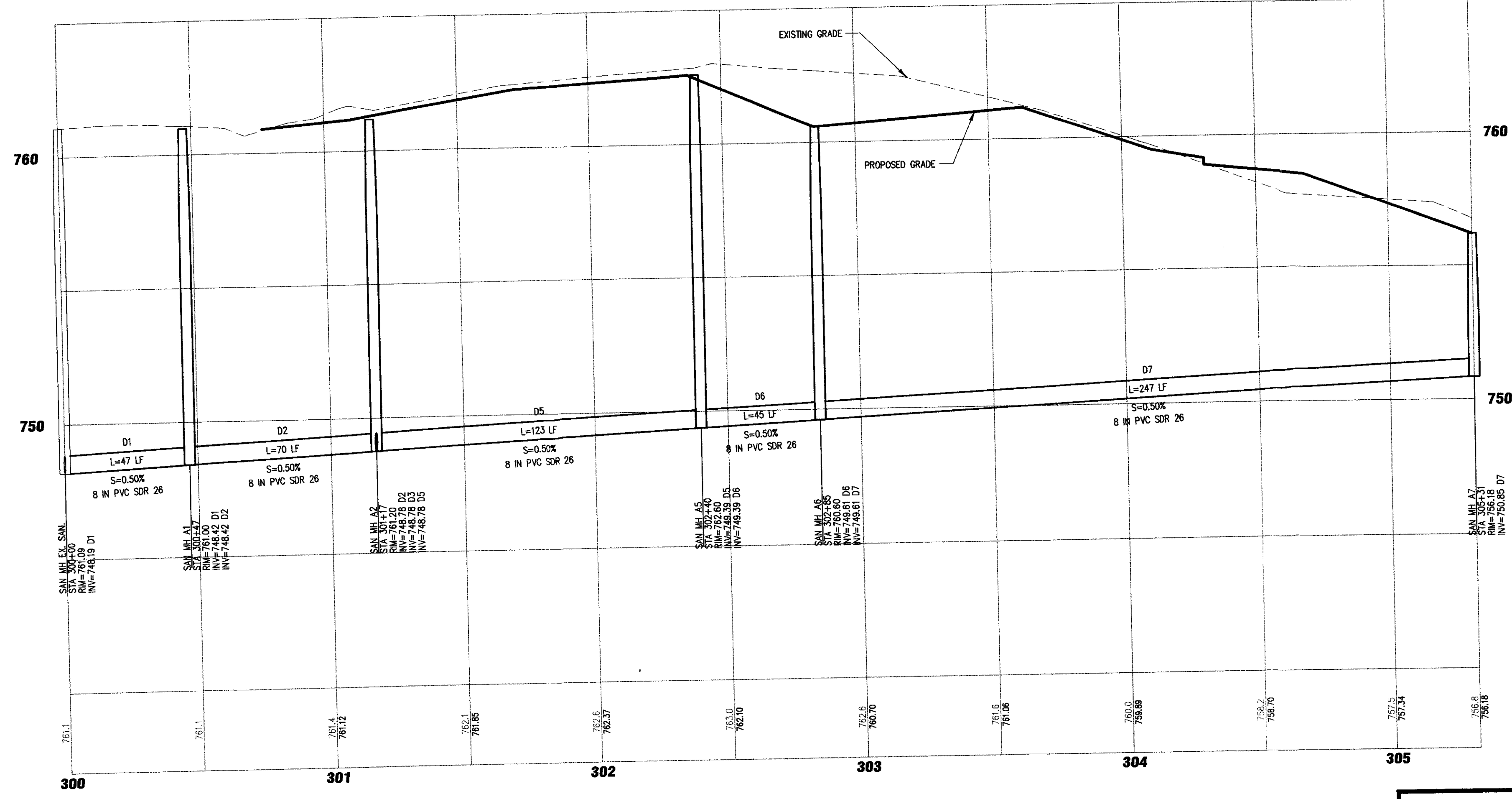
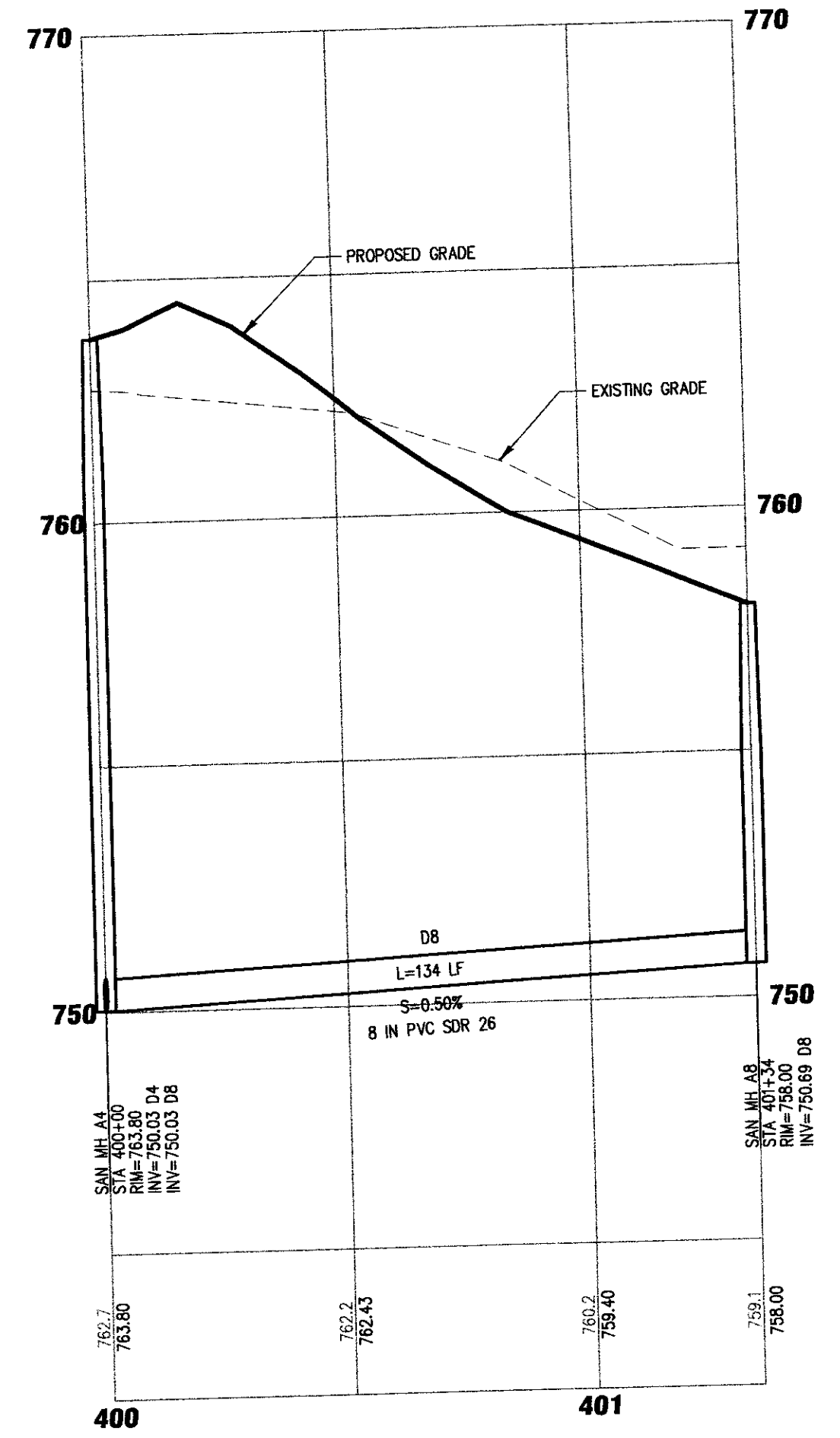
REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
1. REVISED SANITARY SEWER PROFILE.



SANITARY SEWER-STA 400+00 - 401+34



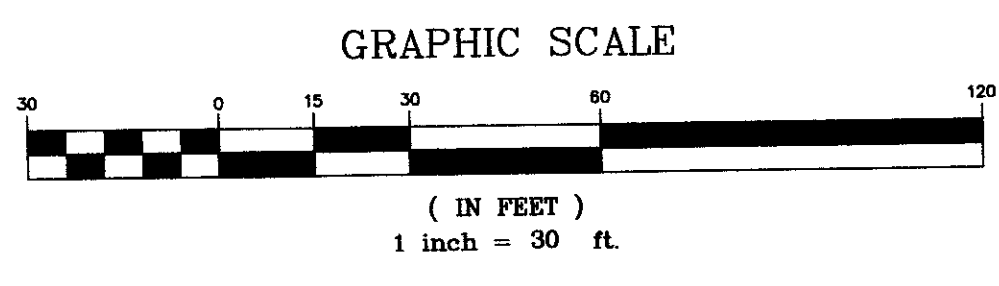
SANITARY SEWER-STA 300+00 - 305+09



PROFILE SCALE
HOR. 1"=30'
VER. 1"=3'

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.



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REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
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REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBDEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
1. NO REVISIONS TO THIS SHEET.

REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004
1. NO REVISIONS THIS SHEET.

REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBDEL DATED MAY 4, 2004.
1. REVISED SANITARY SEWER.

REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
1. REVISED SANITARY SEWER PROFILE.
2. ADDED PROFILE FOR SEWER D8.

GREEN ACRES
65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

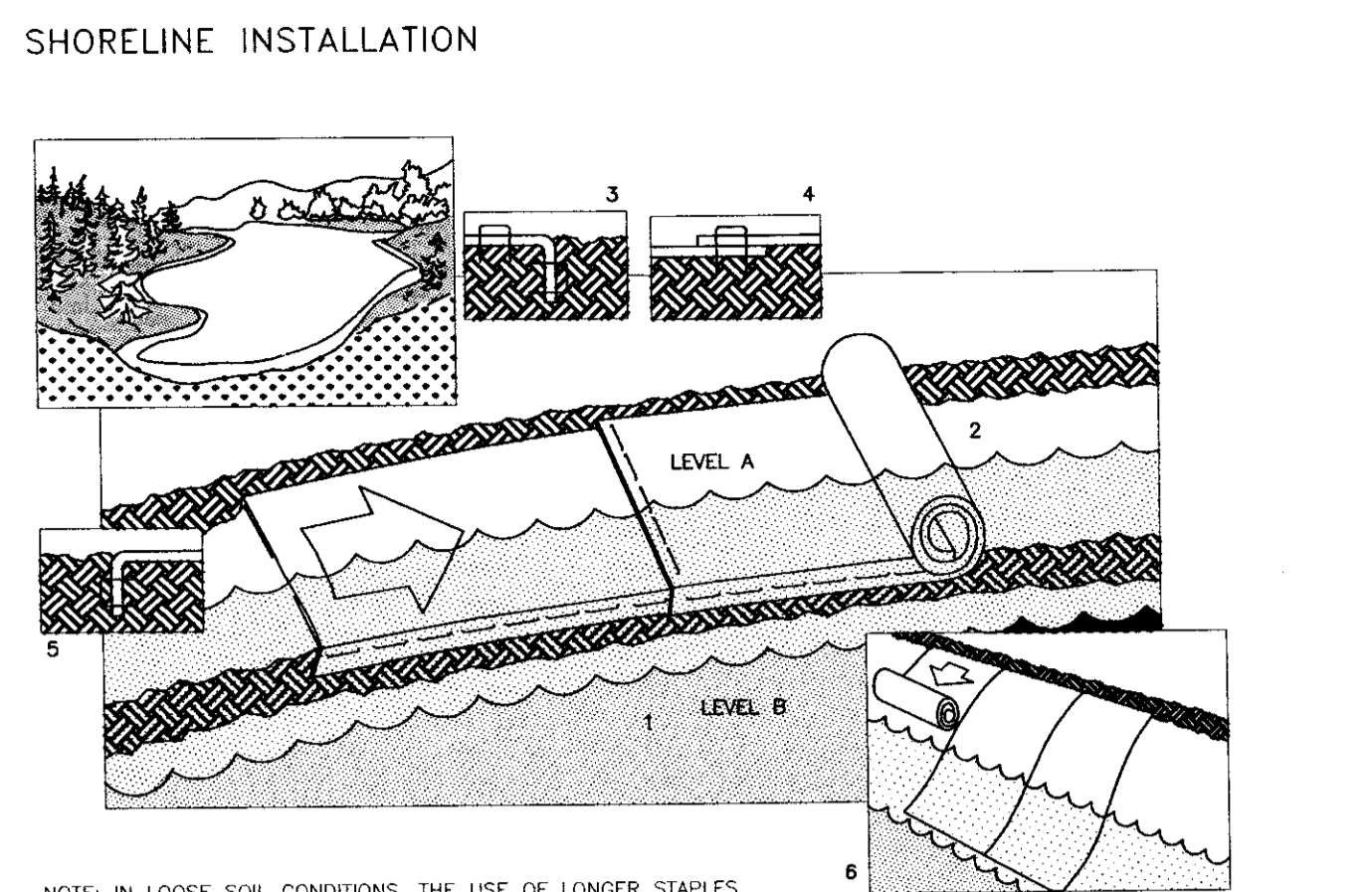
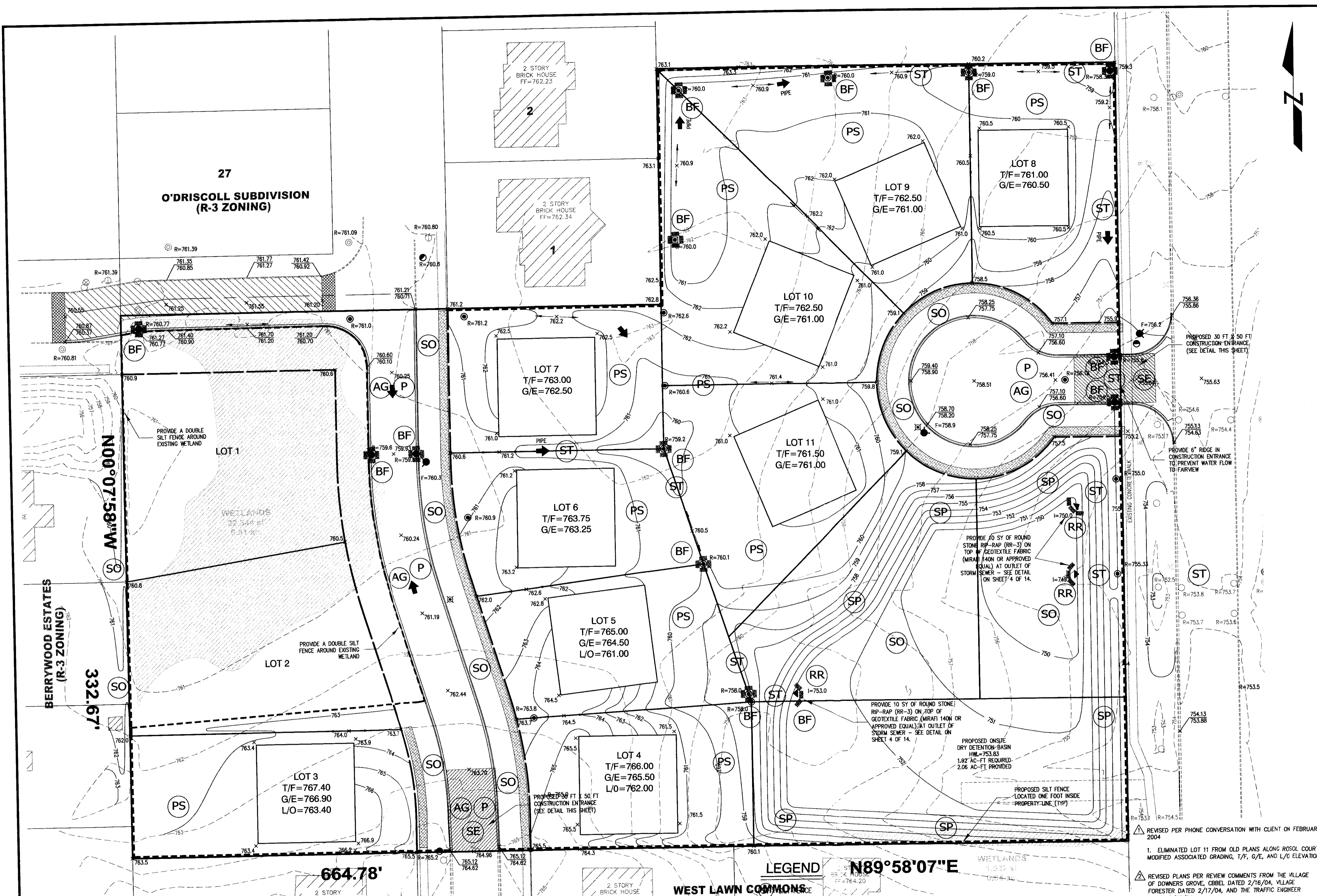
SANITARY PLAN & PROFILE

DRAWN BY: JRE CHECKED BY: MDC
SCALE: 1"=30' DATE: 03-19-04
JOB NUMBER: 03-164 SHEET: 10 OF 16

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C.M. Lavoie & Associates, Inc.



- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF LONGER STAPLES OR STAKES MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS. REFER TO GENERAL STAPLE PATTERN GUIDE FOR SHORELINE INSTALLATIONS.
- FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
 - PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 - THE TOP EDGE OF THE BLANKET MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - PLACE BLANKETS END OVER END WITH A 3" TO 4" OVERLAP. STAPLE THROUGH BOTH BLANKETS OF THE OVERLAP AREA, APPROXIMATELY 6" APART. ADJACENT SEAMS WHERE TWO BLANKETS SIDE BY SIDE ARE JOINED MUST CONSIST OF A 4" TO 6" OVERLAP.
 - THE EDGE OF THE BLANKET THAT FALLS BELOW NORMAL WATER LEVEL MUST BE ANCHORED IN A 12" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. (STONE MAY BE SUBSTITUTED FOR SOIL BACKFILL.)
 - FOR LONG BANKS, (TOP TO BOTTOM) USE VERTICAL INSTALLATION.

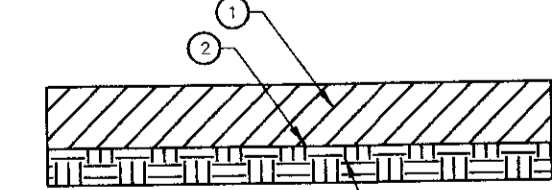
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040



- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL CONSIST OF CA-3 STONE BASE 12" DEPTH MINIMUM.
 - ACCESS TO THE SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE, UNLESS PRIOR APPROVAL FROM THE VILLAGE OF DOWNERS GROVE.
 - EROSION CONTROL MEASURES SHALL CONFORM TO "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" LATEST EDITION, AND FURTHER MEASURES AS DEEMED NECESSARY.
 - TEMPORARY VEGETATION OR, WHEN APPROPRIATE, MULCHING OR OTHER NONVARIABLE COVER SHALL BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.
 - PERMANENT SEEDING AREAS SHALL RECEIVE 16 LBS/ACRE CREEPING RED FESCUE AND 68 LBS/ACRE KENTUCKY BLUEGRASS.
 - STRAW BALES SHALL BE SPREAD AT A RATE OF TWO BALES/ACRE IN ALL PERMANENT SEEDING AREAS.
 - FERTILIZER SHOULD BE APPLIED PRIOR TO SEEDING AT THE FOLLOWING RATES:
NITROGEN 130 LBS/ACRE
PHOSPHORUS 130 LBS/ACRE
POTASSIUM 130 LBS/ACRE
 - THE EROSION CONTROL PLAN SHOULD BE INTENDED ONLY FOR EROSION CONTROL. PLEASE REFER TO THE GRADING PLANS FOR DETAILED GRADING INFORMATION.
 - ALL AREAS BETWEEN THE CURB AND THE WALK ARE TO BE SOODED.
 - PROTECTIVE GRATES ARE REQUIRED FOR ALL FLARED END SECTIONS.
 - PLACE MIRAFI 14 ON GEOTEXTILE FABRIC OR APPROVED EQUAL UNDER RIP-RAP AT BOTH OUTLETS OF FLARED END SECTIONS AND AT OVERFLOW WEIR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - RESTORE PARKWAY WITH 4 INCH TOP SOIL AND SOD.
 - ALL SILT FENCE SHALL BE ERECTED AND APPROVED BY THE VILLAGE OF DOWNERS GROVE PRIOR TO CONSTRUCTION.
 - ALL MAINTENANCE AND INSPECTION OF DESCRIBED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 6 OF "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS."
 - PLEASE REFER TO SHEET 3 OF 14 FOR FURTHER SPECIFICATIONS AND DETAILS OF DESCRIBED EROSION CONTROL MEASURES.

LEGEND N89°58'07"E

- (P) PAVEMENT
- (ST) STORM SEWER
- (A) AGGREGATE COVER
- (BF) BARRIER FILTER
- (PS) PERMANENT SEEDING
- (SO) SODDING
- (SE) STABILIZED ENTRANCE
- (SP) SHORELINE PROTECTION
- (TS) TOPSOIL STOCKPILE
- (RR) RIP RAP
- (S) STRAW BALES
- (---) PROPOSED SILT FENCE



STABILIZED ENTRANCE DETAIL

1. CA-3 STONE BASE 12" DEPTH MINIMUM
2. FILTER FABRIC
3. COMPACTED SUBGRADE

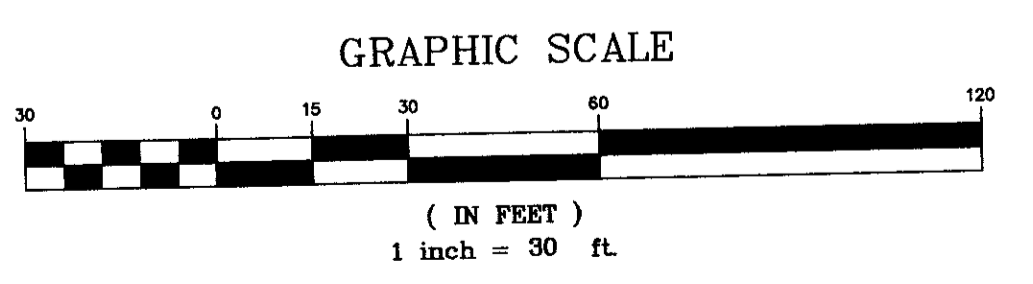
NOTES:
THE ENTRANCE SHALL BE MAINTAINED TO MINIMIZE ANY TRACKING OF DEBRIS AND/OR SEDIMENT IN THE PUBLIC R.O.W.
ANY SEDIMENT OR DEBRIS THAT SPELLS ONTO THE PUBLIC R.O.W. SHALL BE REMOVED IMMEDIATELY.
THE ENTRANCE SHALL BE A MINIMUM OF 50 FEET LONG AND 30 FEET WIDE.

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING												
TEMPORARY SEEDING												
SODDING												
MULCHING												

- A. - KENTUCKY BLUEGRASS 88 LBS/ACRE MIXED WITH CREEPING RED FESCUE 16 LBS/ACRE
- B. - KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE PLUS 2 TONS STRAW MULCH PER ACRE
- C. - SPRING OATS 10 LBS/ACRE
- D. - WHEAT OF CEREAL RYE 150 LBS/ACRE
- E. - SOD
- F. - STRAW MULCH 2 TONS/ACRE

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



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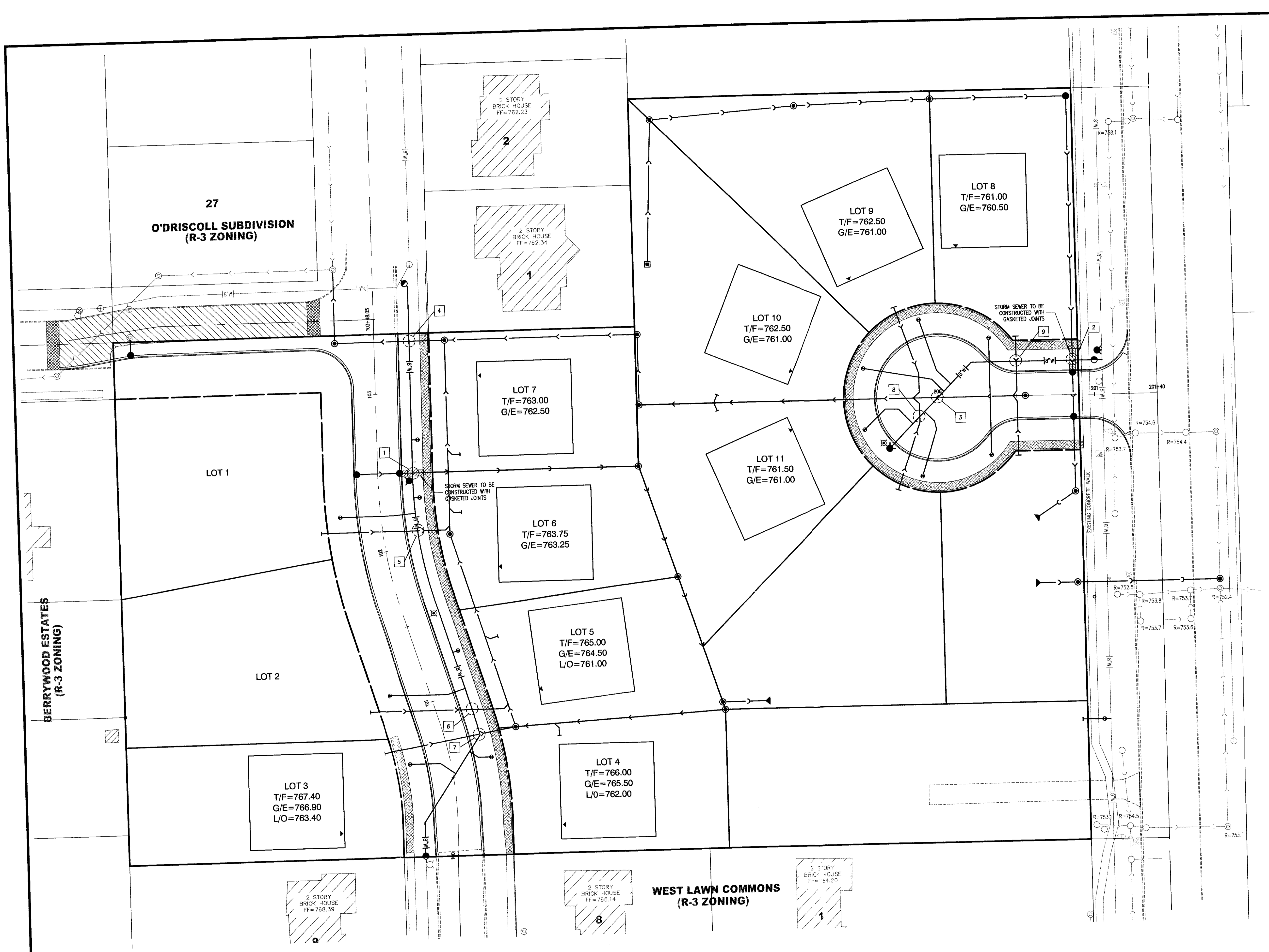
GREEN ACRES
65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

EROSION CONTROL PLAN

DRAWN BY: JRE CHECKED BY: MDC
SCALE: 1"=30' DATE: 03-19-04
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INDIVIDUAL LOT UTILITY LOCATIONS

LOT	B-BOX STATION	OFFSET	SANITARY SERVICE STATION	OFFSET
1	102+25	26.0'L	102+17	40.0'L
2	101+12	26.0'L	101+06	40.0'L
3	100+58	26.0'L	100+77	40.0'L
4	100+58	26.0'R	100+61	71.5'R
5	101+25	26.0'R	101+36	48.1'R
6	102+33	26.0'R	102+20	46.6'R
7	102+71	26.0'R	102+61	47.8'R
8	200+33	37.1'L	200+51	37.7'L
9	200+00	50.9'	200+00	63.9'
10	200+00	141.0'	200+00	143.3'
11	200+00	141.0'	200+00	143.3'
12	200+00	50.9'	200+00	63.9'
13	200+33	37.1'R	200+51	37.7'R
14	SEE PLAN	SEE PLAN	100+54	182.4'R

UTILITY SEPERATION INFORMATION

1. MAINTAIN 18" MINIMUM SEPERATION BETWEEN WATERMAIN AND STORM AND SANITARY SEWERS.
2. WHENEVER A STORM SEWER IS LOCATED ABOVE A WATERMAIN, THE STORM SEWER SHALL BE CONSTRUCTED WITH GASKETED JOINTS 10 FEET EITHER SIDE OF CROSSING.
3. WHENEVER A SANITARY SEWER IS LOCATED ABOVE A WATERMAIN, THE WATERMAIN SHALL BE ENCASED 10 FEET EITHER SIDE OF CROSSING.

NUMBER	GRADE ELEVATION	TOP OF SEWER	SEWER INVERT	TOP OF WATER	WATER INVERT	CROSSING INFO
1	760.10	756.41	755.06	753.46	749.30	----- DIP WATER
2	756.10	751.97	750.88	749.07	745.00	----- DIP WATER
3	758.51	751.24	750.57	748.65	745.03	-----
4	761.20	749.31	748.65	754.99	754.32	-----
5	760.49	749.88	749.38	749.92	757.14	-----
6	763.31	750.42	749.92	757.81	757.29	-----
7	763.46	750.77	750.27	757.96	757.29	-----
8	758.37	750.47	749.97	752.87	752.20	-----
9	756.81	750.89	750.39	748.89	-----	DIP WATER

SEPERATION OF SEWERS AND WATER MAINS

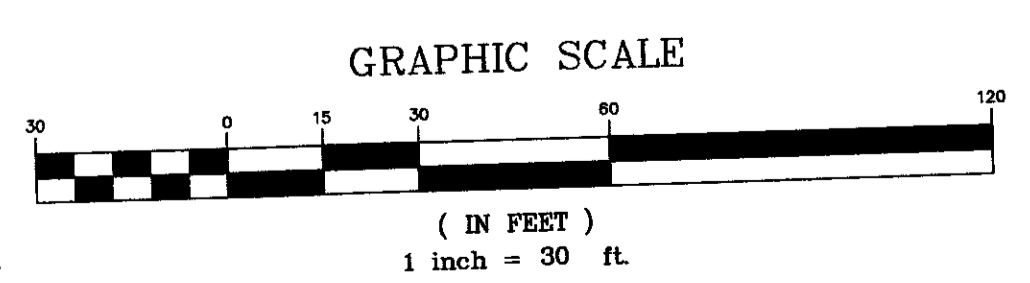
- SECTION 653.119 PROTECTION OF WATER MAINS AND WATER SERVICE LINES
- WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS AS FOLLOWS:
- (A) WATER MAINS
- 1) HORIZONTAL SEPERATION
 - A) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
 - B) BOTH THE WATER MAIN AND THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE, THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
 - 2) VERTICAL SEPERATION
 - A) WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWER, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPERATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTAL OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - B) BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:
 - i) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPERATION AS DESCRIBED IN (A) ABOVE, OR
 - ii) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
 - C) A VERTICAL SEPERATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
 - D) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN AT THE SEWER OR DRAIN LINES IS AT LEAST TEN FEET.
- (B) WATER SERVICE LINES:
- 1) THE HORIZONTAL AND VERTICAL SEPERATION BETWEEN WATER AND SERVICE LINES AND ALL STORM SEWERS, SANITARY SEWERS, COMBINED SEWERS OR ANY DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPERATION DESCRIBED IN (A) ABOVE.
 - 2) WATER PIPE DESCRIBED IN (A) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPERATION CANNOT BE MAINTAINED.
- (C) SPECIAL CONDITIONS - ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE AGENCY WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH (A) AND (B) ABOVE TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATER TIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATER MAIN MATERIAL IS PROPOSED.
- (D) WATER MAINS SHALL BE SEPERATED FROM SEPTIC TANKS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25 FEET.
- (E) WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION THROUGH AND MATERIAL USED IN CONSTRUCTION OF THE LINE.

- NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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 3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 4. PLEASE REFER TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", SECTION 41-2.08 & 41-2.09, FOR FURTHER SEPERATION INFORMATION.

- REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
 1. REVISED SANITARY SERVICES TO LOTS 3 AND 4.
 2. REVISED CROSSING 7.
- REVISED PLANS PER REVIEW COMMENTS FROM CBEL DATED JUNE 9, 2004.
 1. NO REVISIONS TO THIS SHEET.

- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004.
 1. ADDED CROSSING 5.
- REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
 1. REVISED SEWER CROSSING INFORMATION.
 2. REVISED SEWER SERVICE CONNECTIONS.

- REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004.
 1. ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT, MODIFIED ASSOCIATED GRADING, T/F, G/E, AND L/O ELEVATIONS.
- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
 1. ADDED NOTE 4.
 2. ADDED STORM SEWER GASKETED JOINT CALL-OUT AT CROSSINGS.



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GREEN ACRES

65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

UTILITY SERVICE PLAN

DRAWN BY: JRE
SCALE: 1"=30'
JOB NUMBER: 03-164
DATE: 03-19-04
SHEET: 12 OF 16

#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
2	03-19-04	PER VILLAGE REVIEW
3	03-11-04	PER VILLAGE REVIEW
4	05-17-04	PER D.G. SAN. DIST. & CBEL
5	05-20-04	PER D.G. SANITARY DISTRICT
6	06-12-04	PER CBEL
7		
8		

Consulting Civil Engineering
Land Planning & Surveying
633 Rogers Street
Downers Grove, Illinois 60515
voice 630-434-2780
fax 630-434-2781

C.M. Lavoie & Associates, Inc.

FINAL PLAT OF SUBDIVISION

GREEN ACRES OF DOWNERS GROVE

IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



(IN FEET)
1 inch = 40 ft
P.I.N. 09-20-210-030
P.I.N. 09-20-210-029
P.I.N. 09-20-210-026
P.I.N. 09-20-209-027

LEGEND:
(0.00) RECORD INFORMATION
0.00 MEASURED INFORMATION
—— BOUNDARY LINE
—— LOT LINE
- - - - SETBACK LINE
- - - - EASEMENT LINE
- - - - RIGHT OF WAY LINE
- - - - SECTION LINE

DEVELOPMENT SUMMARY

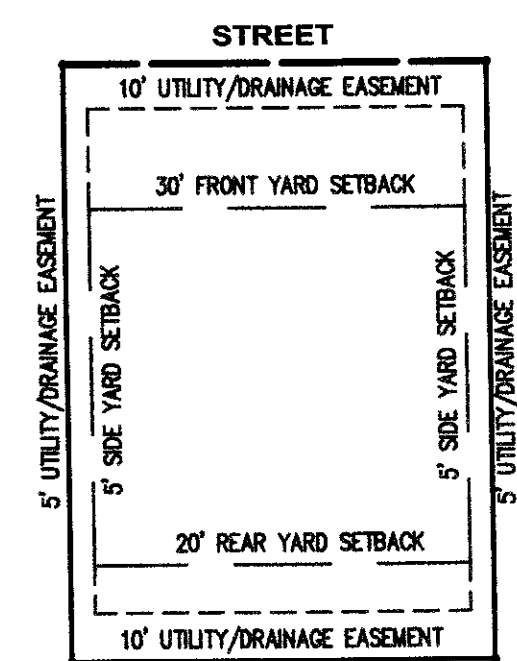
MINIMUM LOT SIZE = 11,163 SF (0.248 AC)
MAXIMUM LOT SIZE = 20,368 SF (0.468 AC)
AVERAGE LOT SIZE = 14,534 SF (0.334 AC)

R.O.W. DEDICATION = 42,074 SF (0.966 AC)

TOTAL = 245,559 SF (5.64 AC)

TOTAL NUMBER OF DWELLING UNITS = 14
DWELLING UNITS PER ACRE = 2.48

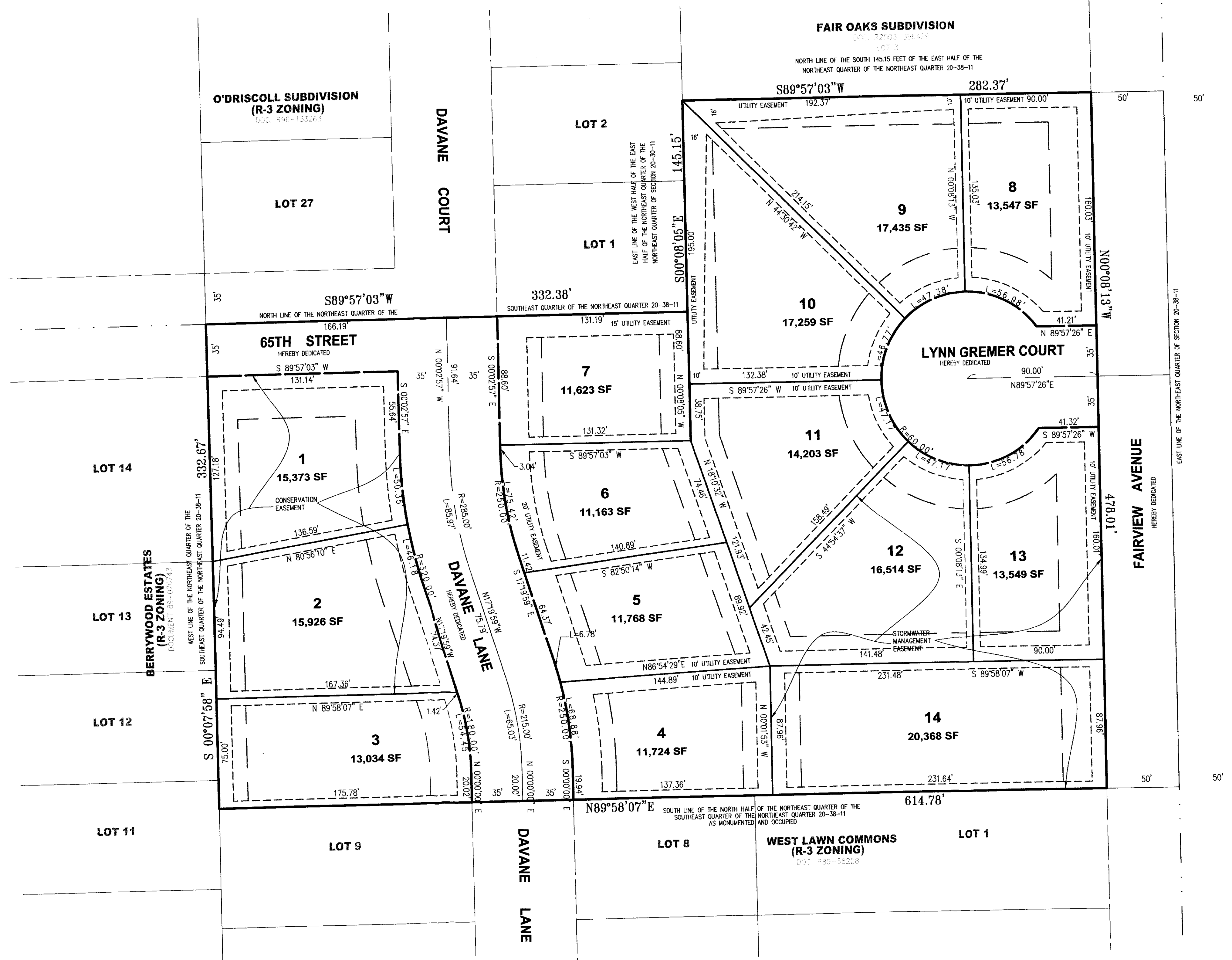
EACH BUILDING SHALL BE CONSTRUCTED ON AN INDIVIDUAL LOT OF RECORD AS SHOWN ON THE FINAL PLAT.



TYPICAL LOT SETBACK/EASEMENT DIMENSIONS

(SIDEYARD EASEMENTS ARE AS INDICATED ON THE HERON DRAWN PLAT. IN AREAS WHERE THE SIDEYARD EASEMENT IS GREATER THAN 5 FEET THE SIDE YARD SETBACK SHALL CONCOIDE WITH THE EASEMENT LINE) 10' EASEMENTS ALONG COMMON REAR LINES SHALL BE SHARED AT 5' EITHER SIDE OF THE COMMON LINE, EXCEPT WHERE NOTED.
(IRON PIPE WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF FINAL GRADING)

- ▲ REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
1. ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GRADING, T/F, G/E, AND L/O ELEVATIONS.
- ▲ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBDEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
1. REVISED LOT LINE BETWEEN LOTS 4 AND 5 TO MEET MINIMUM LOT WIDTH REQUIREMENTS FOR LOT 5.
2. REVISED REAR YARD UTILITY EASEMENTS.
- ▲ REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004
1. CHANGED ROSOL COURT TO LYNN G. COURT
2. ADDED CONSERVATION EASEMENT OVER LOTS 1 AND 2.
3. ADDED STORMWATER MANAGEMENT EASEMENT OVER LOTS 12, 13, AND 14.
- ▲ REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBDEL DATED MAY 4, 2004.
1. REVISED EASEMENT INFORMATION.
- ▲ REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
1. NO REVISIONS TO THIS SHEET.
- ▲ REVISED PLANS PER REVIEW COMMENTS FROM CBDEL DATED JUNE 9, 2004.
1. NO REVISIONS TO THIS SHEET.



GREEN ACRES

65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

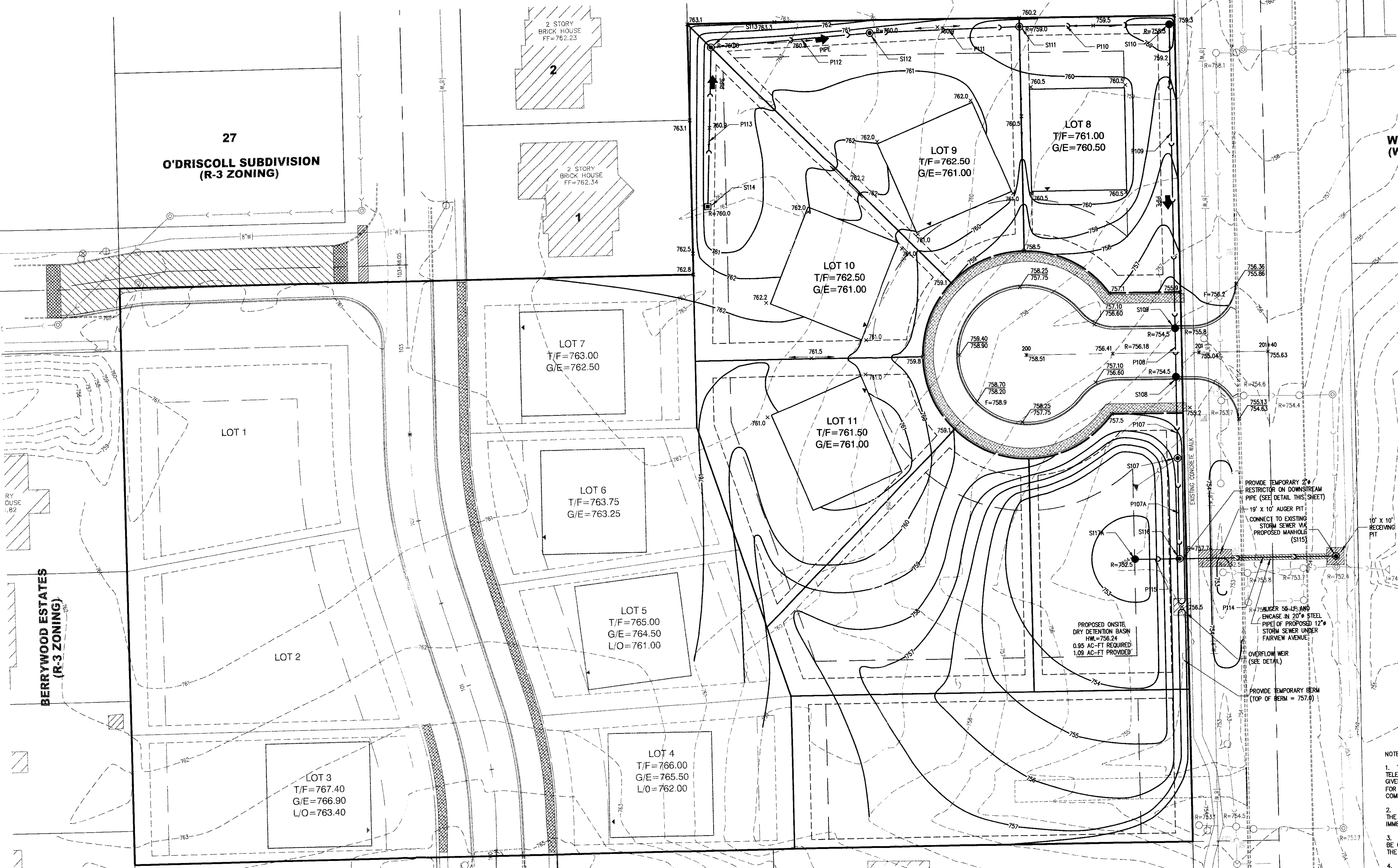
FINAL PLAT OF SUBDIVISION

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fax 630-434-2781

DRAWN BY: MAL	CHECKED BY: RWS	
SCALE: 1"=40'	DATE: 02-09-04	
JOB NUMBER: 03-164	SHEET: 13 OF 16	
#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
2	03-03-04	PER VILLAGE REVIEW
3	03-11-04	PER VILLAGE REVIEW
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6	06-12-04	PER CBDEL
7		
8		

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O'DRISCOLL SUBDIVISION (R-3 ZONING)



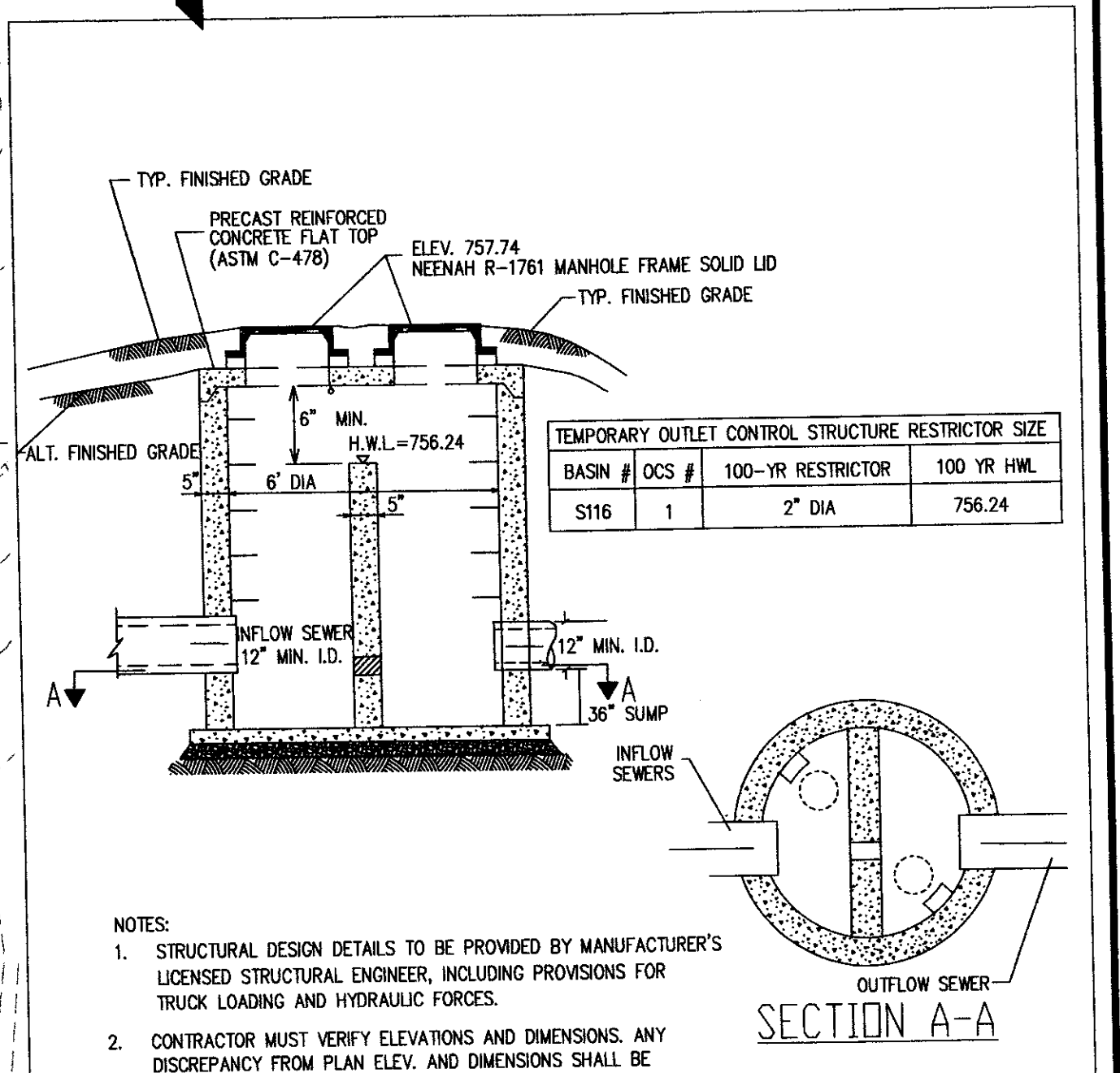
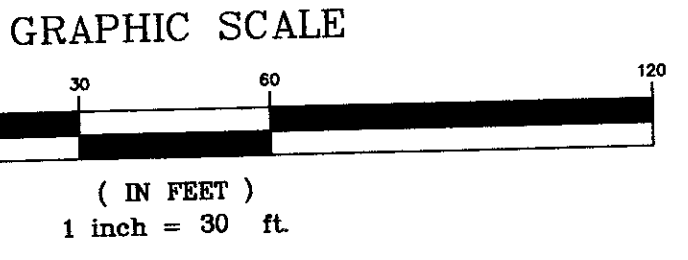
WEST LAWN COMMONS (R-3 ZONING)

STORM STRUCTURE TABLE

STR. ID	TYPE	FRAME	GRATE	STA.	OFFSET	RIM	NORTH	SOUTH	EAST	WEST
S107	MH, TYA	1020	C.O.S.E.D.	757.0	750.22	750.22	750.22			
S108	CB, TYA	7515	TYPE M1	200+86	14.0'R	754.5	750.60	750.60		
S109	CB, TYA	7515	TYPE M1	200+86	14.0'L	754.5	750.82	750.82		
S110	CB, TYA	1020	TYPE N			758.3	752.23		752.23	
S111	MH, TYA	1020	TYPE N			759.0		752.93	752.93	
S112	MH, TYA	1020	TYPE N			760.0		753.62	753.62	
S113	MH, TYA	1020	TYPE N			760.0		754.37	754.37	
S114	INL, TYA	1020	TYPE N			760.0	755.10			
S115	MH, TYA	1020	C.O.S.E.D.			752.41	748.63	748.63		748.63
S116	MH, TYA	R-1761	C.O.S.E.D.			757.74	749.76		748.92	748.92
S117A	CB, TYA	1020	TYPE N			752.5		749.00		749.00

STORM SEWER TABLE

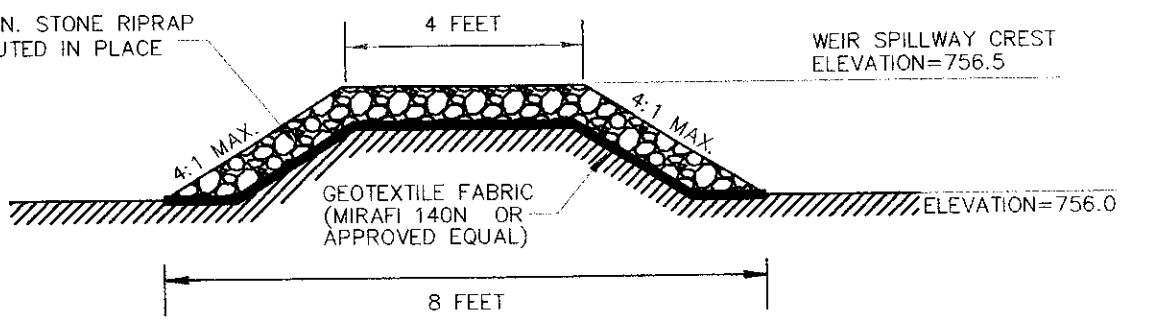
PIPE ID	FROM TO	MATERIAL	CLASS	LENGTH	DIAMETER	SLOPE
P107A	S107 S116	RCP	III	58	18	0.80%
P107	S108 S107	RCP	III	47	18	0.80%
P108	S109 S108	RCP	IV	28	15	0.80%
P109	S110 S109	RCP	III	176	12	0.80%
P110	S111 S110	RCP	III	87	12	0.80%
P111	S112 S111	RCP	III	87	12	0.80%
P112	S113 S112	RCP	III	93	12	0.80%
P113	S114 S113	RCP	III	92	12	0.80%
P114	S116 S115	RCP	III	91	12	0.32%
P115	S117 S116	RCP	III	24	12	0.32%



- NOTES:
- STRUCTURAL DESIGN DETAILS TO BE PROVIDED BY MANUFACTURER'S LICENSED STRUCTURAL ENGINEER, INCLUDING PROVISIONS FOR TRUCK LOADING AND HYDRAULIC FORCES.
 - CONTRACTOR MUST VERIFY ELEVATIONS AND DIMENSIONS. ANY DISCREPANCY FROM PLAN ELEV. AND DIMENSIONS SHALL BE CORRECTED AT CONTRACTOR COST.

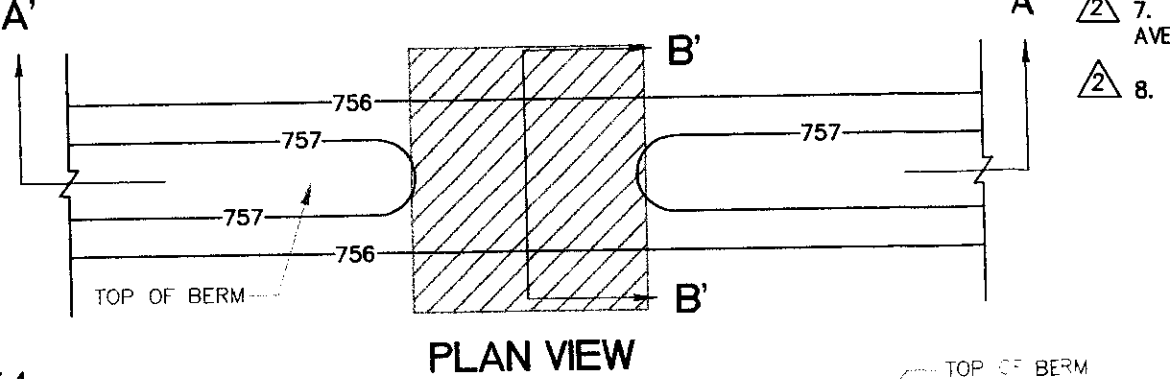
OUTLET CONTROL STRUCTURE DETAIL NO SCALE

STANDARD DESIGN DETAIL DRAWING NO. ST-1 DATE: 10/30, 2003

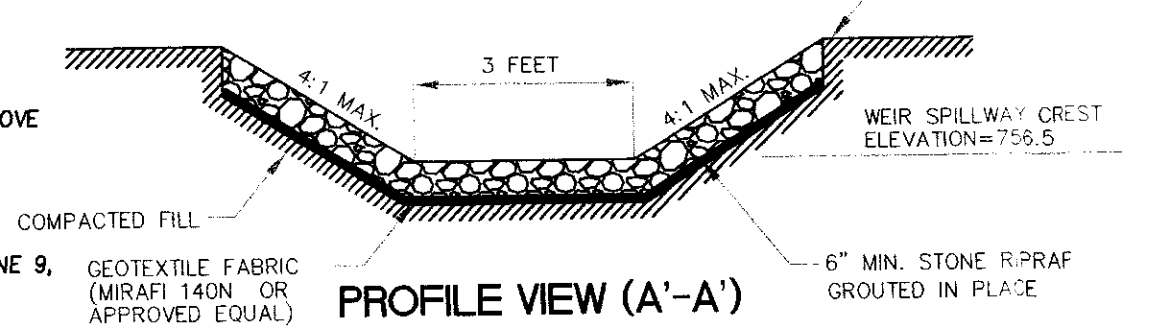


PROFILE VIEW (B'-B') OVERFLOW WEIR

- NOTES:
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 - RESTRAIN JOINTS ACCORDINGLY, WHERE PROPOSED WATERMAIN IS TAPPING TO EXISTING MAIN.
 - CONTRACTOR TO RESTRAIN WATERMAIN JOINTS AT ALL EXISTING CONNECTION POINTS TO THE SATISFACTION OF THE VILLAGE ENGINEER.
 - ALL HYDRANTS MUST BE WATEROUS WB-100. ALL VALVES MUST BE RESILIENT WEDGE TYPE AND BE LOCATED IN VALVE VAULTS.
 - THE WATER DEPARTMENT WILL NEED A 48 HOUR NOTICE TO COORDINATE A WATER MAIN SHUT DOWN ON FAIRVIEW AVENUE.
 - ALL STORM SEWER FRAMES / GRATES ARE TO BE LABELED "NO DUMPING - DRAINS TO CREEK" (OR SIMILAR).



PLAN VIEW



PROFILE VIEW (A'-A')

- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE DATED MARCH 9, 2004
- CHANGED CATCH BASINS S102, S103, S111, S112, S113 TO MANHOLES
 - ADDED S120 AT THE REAR OF LOT 3 ALONG WITH S119, P117, AND P118
- REVISED PLANS PER REVIEW COMMENTS FROM DOWNERS GROVE SANITARY DISTRICT DATED MAY 7, 2004 AND CBEL DATED MAY 4, 2004.
- ADDED THIS SHEET.
- REVISED PLANS PER REVIEW COMMENTS FROM THE DOWNERS GROVE SANITARY DISTRICT DATED MAY 19, 2004.
- NO REVISIONS TO THIS SHEET.
- REVISED PLANS PER REVIEW COMMENTS FROM CBEL DATED JUNE 9, 2004.
- NO REVISIONS TO THIS SHEET.

- REVISED PER PHONE CONVERSATION WITH CLIENT ON FEBRUARY 11, 2004
- ELIMINATED LOT 11 FROM OLD PLANS ALONG ROSOL COURT. MODIFIED ASSOCIATED GRADING, UTILITIES, RIM AND INVERT ELEVATIONS.
- REVISED PLANS PER REVIEW COMMENTS FROM THE VILLAGE OF DOWNERS GROVE, CBEL DATED 2/16/04, VILLAGE FORESTER DATED 2/17/04, AND THE TRAFFIC ENGINEER DATED 2/20/04.
- ADDED LIGHT L2 DAVANE LN.
 - ADDED HYDRANT H3.
 - ADDED NOTES 6, 7 AND 8.
 - ADDED VALVE NEAR LOT 3.
 - REMOVED PRESSURE CONNECTIONS AT ROSOL CT. AND NORTH OF LOT 7.

GREEN ACRES
65TH STREET AND FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

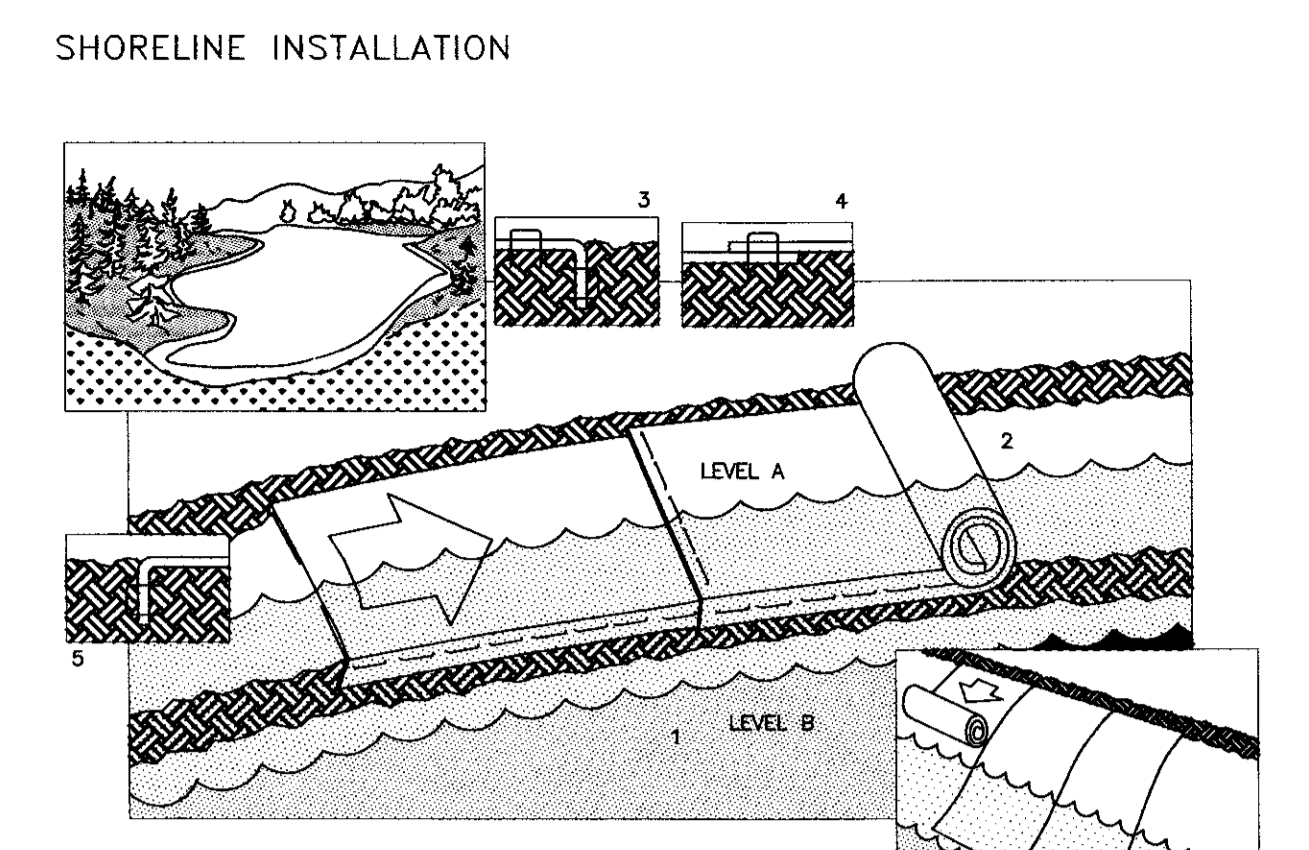
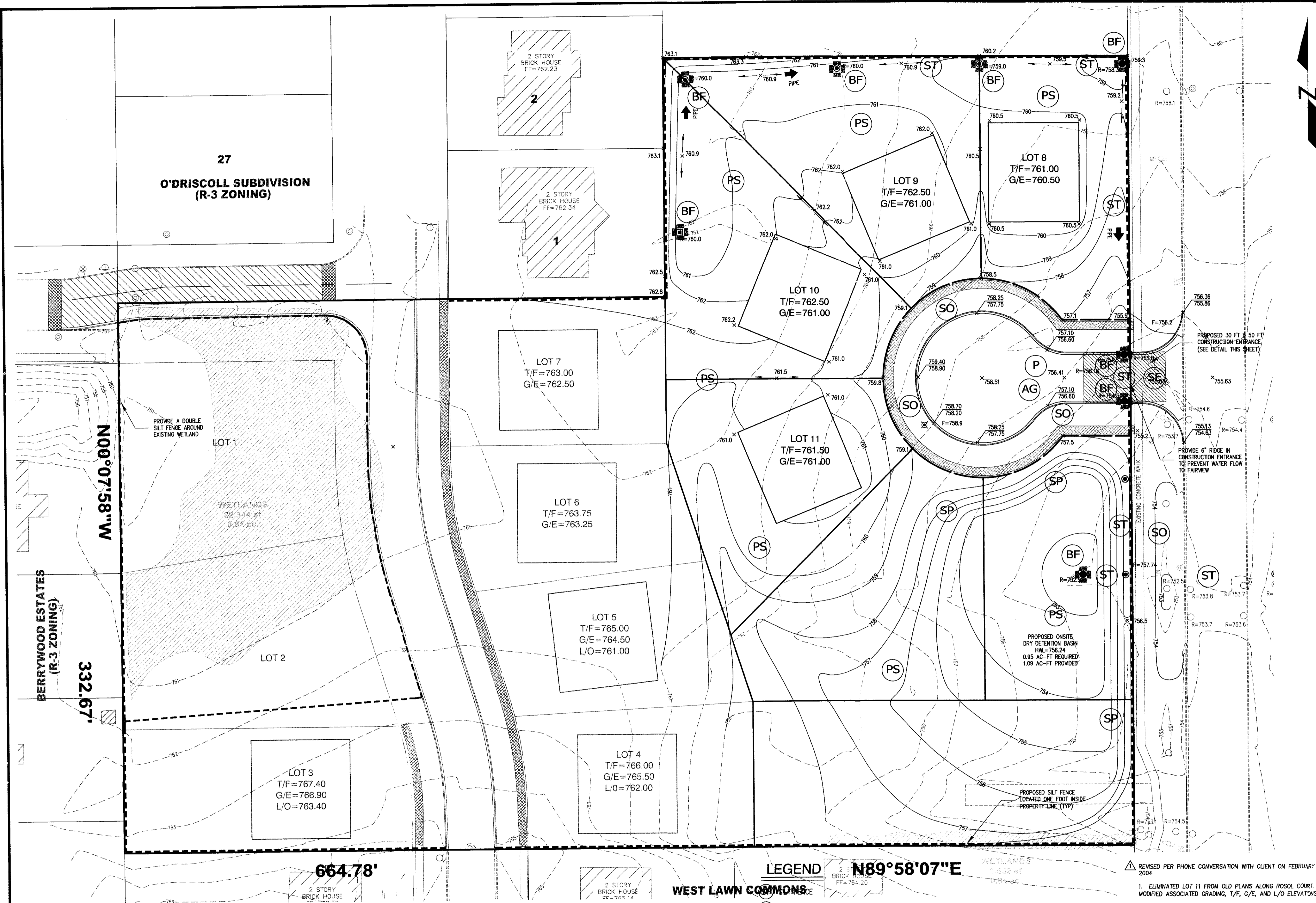
TEMP. DETENTION & UTILITY PLAN

DRAWN BY: JRE CHECKED BY: MDC
SCALE: 1"=30' DATE: 03-19-04
JOB NUMBER: 03-164 SHEET: 15 OF 16

#	DATE	DESCRIPTION
1	02-11-04	PER CLIENT
2	03-19-04	PER VILLAGE REVIEW
3	03-11-04	PER VILLAGE REVIEW
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NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF LONGER STAPLES OR STAKES MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.
REFER TO GENERAL STAPLE PATTERN GUIDE FOR SHORE LINE INSTALLATIONS.

- FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
- THE TOP EDGE OF THE BLANKET MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- PLACE BLANKETS END OVER END WITH A 3" TO 4" OVERLAP. STAPLE THROUGH BOTH BLANKETS OF THE OVERLAPED AREA, APPROXIMATELY 6" APART. ADJACENT SEAMS WHERE TWO BLANKETS SIDE BY SIDE ARE JOINED MUST CONSIST OF A 4" TO 6" OVERLAP.
- THE EDGE OF THE BLANKET THAT FALLS BELOW NORMAL WATER LEVEL MUST BE ANCHORED IN A 12" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. (STONE MAY BE SUBSTITUTED FOR SOIL BACKFILL.)
- FOR LONG BANKS, (TOP TO BOTTOM) USE VERTICAL INSTALLATION.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040



- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
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 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL CONSIST OF CA-3 STONE BASE 12" DEPTH MINIMUM.
 - ACCESS TO THE SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE, UNLESS PRIOR APPROVAL FROM THE VILLAGE OF DOWNERS GROVE.
 - EROSION CONTROL MEASURES SHALL CONFORM TO "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" LATEST EDITION, AND FURTHER MEASURES AS DEEMED NECESSARY.
 - TEMPORARY VEGETATION OR, WHEN APPROPRIATE, MULCHING OR OTHER NONVARIABLE COVER SHALL BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.
 - PERMANENT SEEDING AREAS SHALL RECEIVE 16 LBS/ACRE CREEPING RED FESCUE AND 68 LBS/ACRE KENTUCKY BLUEGRASS.
 - STRAW BALES SHALL BE SPREAD AT A RATE OF TWO BALES/ACRE IN ALL PERMANENT SEEDING AREAS.
 - FERTILIZER SHOULD BE APPLIED PRIOR TO SEEDING AT THE FOLLOWING RATES:
NITROGEN 130 LBS/ACRE
PHOSPHORUS 130 LBS/ACRE
POTASSIUM 130 LBS/ACRE
 - THE EROSION CONTROL PLAN SHOULD BE INTENDED ONLY FOR EROSION CONTROL. PLEASE REFER TO THE GRADING PLANS FOR DETAILED GRADING INFORMATION.
 - ALL AREAS BETWEEN THE CURB AND THE WALK ARE TO BE SODDED.
 - PROTECTIVE GRATES ARE REQUIRED FOR ALL FLARED END SECTIONS.
 - PLACE MIRAFI 14 ON GEOTEXTILE FABRIC OR APPROVED EQUAL UNDER RIP-RAP AT BOTH OUTLETS OF FLARED END SECTIONS AND AT OVERFLOW WEIR. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - RESTORE PARKWAY WITH 4 INCH TOP SOIL AND SOD.
 - ALL SILT FENCE SHALL BE ERECTED AND APPROVED BY THE VILLAGE OF DOWNERS GROVE PRIOR TO CONSTRUCTION.
 - ALL MAINTENANCE AND INSPECTION OF DESCRIBED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 6 OF "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS."
 - PLEASE REFER TO SHEET 3 OF 14 FOR FURTHER SPECIFICATIONS AND DETAILS OF DESCRIBED EROSION CONTROL MEASURES.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
PERMANENT SEEDING												
DORMANT SEEDING												
TEMPORARY SEEDING												
SODDING												
MULCHING												

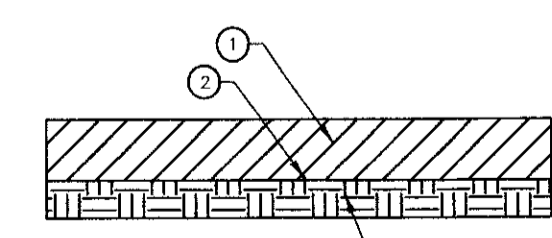
A. - KENTUCKY BLUEGRASS: 68 LBS/ACRE MIXED WITH CREEPING RED FESCUE 16 LBS/ACRE
 B. - KENTUCKY BLUEGRASS: 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE PLUS 2 TONS STRAW MULCH PER ACRE
 C. - SPRING OATS 100 LB/ACRE
 D. - WHEAT OF CEREAL FESCUE 150 LBS/ACRE
 E. - SOD
 F. - STRAW MULCH 2 TONS/ACRE

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

SOIL PROTECTION CHART

LEGEND

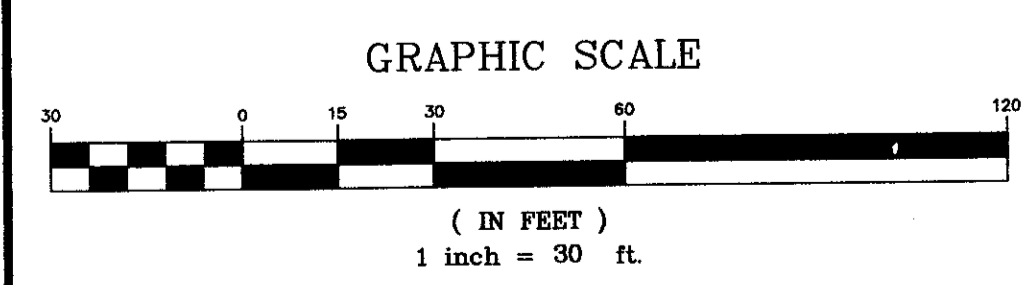
- (P) PAVEMENT
- (ST) STORM SEWER
- (A) AGGREGATE COVER
- (BF) BARRIER FILTER
- (PS) PERMANENT SEEDING
- (SO) SODDING
- (SE) STABILIZED ENTRANCE
- (SP) SHORELINE PROTECTION
- (TS) TOPSOIL STOCKPILE
- (RR) RIP RAP
- (S) STRAW BALES
- PROPOSED SILT FENCE



1. CA-3 STONE BASE, 12" DEPTH MINIMUM
 2. FILTER FABRIC
 3. COMPACTED SUBGRADE

NOTES:
 THE ENTRANCE SHALL BE MAINTAINED TO MINIMIZE ANY TRACKING OF DEBRIS AND/OR SEDIMENT IN THE PUBLIC R.O.W.
 ANY SEDIMENT OR DEBRIS THAT SPILLS ONTO THE PUBLIC R.O.W. SHALL BE REMOVED IMMEDIATELY.
 THE ENTRANCE SHALL BE A MINIMUM OF 50 FEET LONG AND 30 FEET WIDE.

STABILIZED ENTRANCE DETAIL



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GREEN ACRES
 65TH STREET AND FAIRVIEW AVENUE
 DOWNERS GROVE, ILLINOIS

TEMP. EROSION CONTROL PLAN

DRAWN BY: JRE CHECKED BY: MDC
 SCALE: 1"=30' DATE: 03-19-04
 JOB NUMBER: 03-164 SHEET: 16 OF 16

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