

VILLAGE OF ANTIOCH

12-03-04

*AN ORDINANCE APPROVING THE CENTRUM-HUCKER FINAL PLAT OF SUBDIVISION
LOCATED ON THE NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND ILLINOIS
ROUTE 83 (FILE NO. PZB 12-03)*

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

March 19, 2012

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 22nd day of March, 2012

LAWRENCE M. HANSON

President

DENNIS B. CROSBY
MARY C. DOMINIAK

Trustee
Trustee

CANDI L. ROWE

Clerk

JAY JOZWIAK
SCOTT A. PIERCE

Trustee
Trustee

ROBERT J. LONG

Attorney

TED P. POULOS
GEORGE C. SAKAS

Trustee
Trustee

ORDINANCE NO. 12-03-04

AN ORDINANCE APPROVING THE CENTRUM-HUCKER FINAL PLAT OF SUBDIVISION LOCATED ON THE NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND ILLINOIS ROUTE 83 (FILE NO. PZB 12-03)

WHEREAS, NRG Antioch 173 is the contract purchaser of certain property located within the Village of Antioch, situated upon the northeast corner of Illinois Route 173 and Illinois Route 83, which property is legally described as set forth on Exhibit A hereto, and which property is hereafter described as the "Subject Property", and

WHEREAS, NRG Antioch 173 ("Developer"), has petitioned the Village for approval of a final plat of subdivision of the Subject Property with the intention of using it for development of a Walgreen's Pharmacy, and

WHEREAS, the Combined Planning Commission and Zoning Board ("PZB") conducted a public meeting on the petition, on March 08, 2012, and

WHEREAS, following testimony from the petitioner and Village Staff, the PZB concluded with a positive recommendation, with a very few minor conditions remaining to be addressed in the technical engineering documents, and

WHEREAS, Village Staff has advised the corporate authorities that the technical engineering issues have been resolved and should not constitute an impediment to approval of the final plat of subdivision at this time, and

WHEREAS, the Developer has agreed to install onsite improvements to accommodate the redevelopment of the existing 1.4 acres of incorporated Village property and consolidate a number of existing parcels into a unified lot that shall contribute to the orderly arrangement of land uses within the Village, and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, AS FOLLOWS:

SECTION ONE. The Mayor and Board of Trustees of the Village of Antioch hereby find the facts as stated in the preamble hereof are true and correct and said findings are made a part of this Ordinance.

SECTION TWO. The final plat of subdivision prepared by Manhard Consulting, bearing final revision date of March 12, 2012, consisting of two (2) plate pages be and is approved, subject to the resolution of final engineering issues listed in a letter from Howard R. Green dated February 28, 2012, and incorporated into the Village Staff Report to the Planning and Zoning Board Dated March 06, 2012.

Exhibits to the Final Plat include the following documents:

- A. Letter of Outstanding Technical Issued Howard R. Green dated February 28, 2012.
- B. Final landscape Plan Prepared by Daniel Wienbach and Partners LTD, dated February 10, 2012.
- C. Proposed Engineering and Site Plans Prepared by Manhard Consulting Consisting of 10 Pages Dated March 12, 2012

SECTION THREE. Also included as part of the approved preliminary plat are the following conditions:

- A. No building or site development permits for projects of any kind on the site shall issue until all final approvals and site development permits are duly filed with the Village, and any such permits shall comply with all conditions described in such approvals.
- B. Also prior to the issuance of any site development or building permit, a letter from each of the dry utility companies which indicate that all necessary easements are in place, and that utility mains and capacity are available.
- C. The developer shall have paid all relevant Village Fees to the project including development, site, impact, and recapture fees prior to the issuance of permits.
- D. The developer shall comply with all conditions, exhibits, and provisions of approval associated with the preliminary plat, variance, and special uses entitling the development, as approved and by Ordinance 12-02-01 and Resolution 12-08.

SECTION FOUR. The petitioner is granted a variance from the operative provisions of the Antioch Municipal Code which would otherwise require it to design its project according to the provisions of the Antioch Form Based Code Requirements, pursuant to the engineering plans included as a part of the final plat of subdivision.

SECTION FIVE. The Mayor, Clerk, Village Attorney and all other municipal officials are directed to sign the final plat to signify approval thereof, and in addition thereto, the Clerk is directed to record the same at the petitioner's expense.

SECTION SIX. Penalty. Any person violating any of the provisions of this Ordinance shall be fined as provided in the general penalty in Section 1-3-1 of the Village Code for each offense and a violation shall be deemed to exist for each day during which violations of this Ordinance continue.

SECTION SEVEN. This Ordinance shall be in full force and effect from and after the passage and approval and publication in pamphlet form, as provided by law.

PASSED AND APPROVED THIS 19TH DAY OF MARCH, 2012.

AYES: 5: Pierce, Sakas, Poulos, Crosby, and Jozwiak.

NAYS: 0.

ABSENT: 1: Dominiak.


Lawrence M. Hanson, Mayor


Candi L. Rowe, Village Clerk



STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

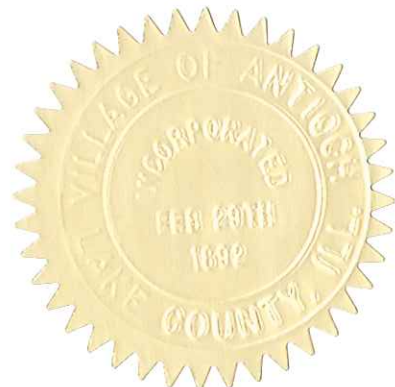
I, Candi L. Rowe, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on March 19, 2012, the Corporate Authorities of such municipality passed and approved Ordinance No. 12-03-04, entitled "***AN ORDINANCE APPROVING THE CENTRUM-HUCKER FINAL PLAT OF SUBDIVISION LOCATED N THE NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND ILLINOIS ROUTE 83 (FILE NO. PZB 12-03)***" which provided by its terms that it should be published in pamphlet form.

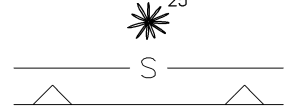
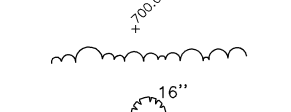
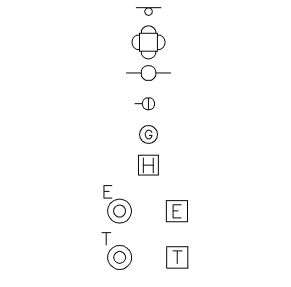
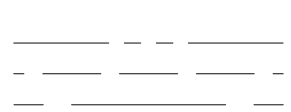
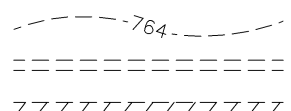
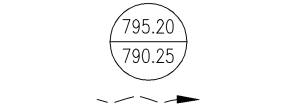
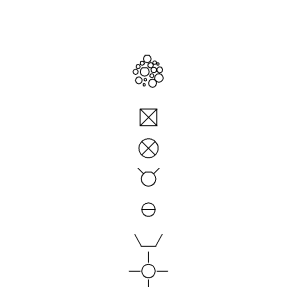
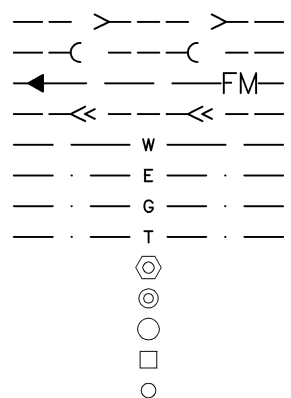
The pamphlet form of Ordinance No. 12-03-04, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 22, 2012, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 22nd day of March, 2012.


Candi L. Rowe, Village Clerk



EXISTING



 **JOINT
UTILITY
LOCATING
INFORMATION FOR
EXCAVATORS**

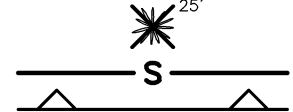
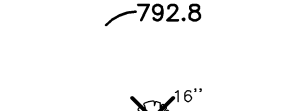
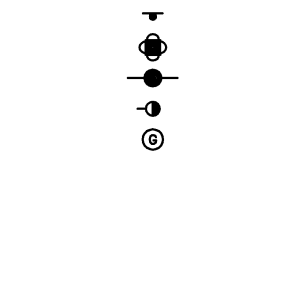
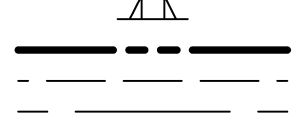
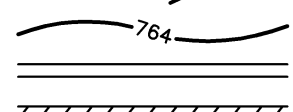
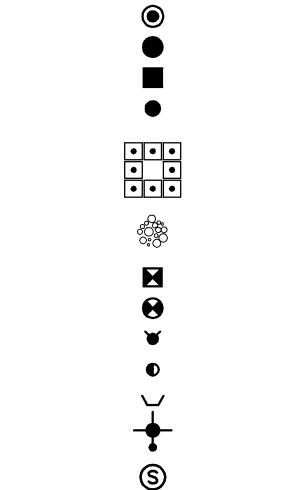
Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)

1-800-892-0123

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

The diagram shows a four-track tape with the following tracks from top to bottom:

- Top track: Contains two right-pointing chevrons (\succ).
- Second track: Contains two left-pointing chevrons (\prec).
- Third track: Labeled 'FM' on the right. It contains a left-pointing arrow (\leftarrow) on the left and two double left-pointing chevrons (\ll) on the right.
- Bottom track: Labeled 'W', 'E', and 'G' from top to bottom on the left side.



PM	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
P	PAVEMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RC	REINFORCED CONCRETE
REM	REMOVAL
RR	RAILROAD
RT	RIGHT
SAN	SANITARY
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SMH	SANITARY MANHOLE
ST	STORM
STA.	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T-A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VCB	VITRIFIED CLAY PIPE
V.V.	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN

WALGREENS STORE #15261

PROJECT LOCATION

128th ST

W NORTH AVE

W DEPOT ST

ANTIOCH

W BEACH GROVE RD

ANTIOCH GOLF CLUB

LAKE VILLA

LINDENHURST

BRISTOL RD

DEEP LAKE ROAD

W WHITE RD

N SAVAGE RD

W MILLER RD

N BECK RD

83

173

45

59

63

MILWAUKEE AVE

N.T.S.

SOURCE BENCHMARK:
CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE FOR
FLAG POLE LOCATED AT THE NORTHWEST CORNER OF
ILLINOIS ROUTE 173 AND ILLINOIS ROUTE 83.
ELEVATION=793.36 DATUM: NGVD29

SITE BENCHMARK NO. 1:
WEST OF THE TWO SOUTH FLANGE BOLTS ON THE FIRE
HYDRANT LOCATED ON THE SOUTH SIDE OF ILLINOIS ROUTE
173 AND +/- 385 FEET EAST OF THE CENTERLINE OF
ILLINOIS ROUTE 83
ELEVATION=796.20 DATUM: NGVD29

SITE BENCHMARK NO. 2:
WEST OF THE TWO EAST FLANGE BOLTS ON THE FIRE
HYDRANT LOCATED ON THE EAST SIDE OF ILLINOIS ROUTE
83 AND +/- 206 FEET NORTH OF THE INTERSECTION OF
ILLINOIS ROUTE 83 AND ILLINOIS ROUTE 173.
ELEVATION=794.32 DATUM: NGVD29

SHEET NO.

DESCRIPTION

- | | |
|---|---|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3 | SITE DIMENSIONAL AND PAVING PLAN |
| 4 | GRADING PLAN |
| 5 | ADA GRADING PLAN |
| 6 | UTILITY PLAN |
| 7 | SOIL EROSION AND SEDIMENT CONTROL PLAN |
| 8 | CONSTRUCTION DETAILS |
| 9 | CONSTRUCTION SPECIFICATIONS |

PROPOSED WALGREENS STORE #15261

VILLAGE OF ANTIOCH, ILLINOIS

TITLE SHEET

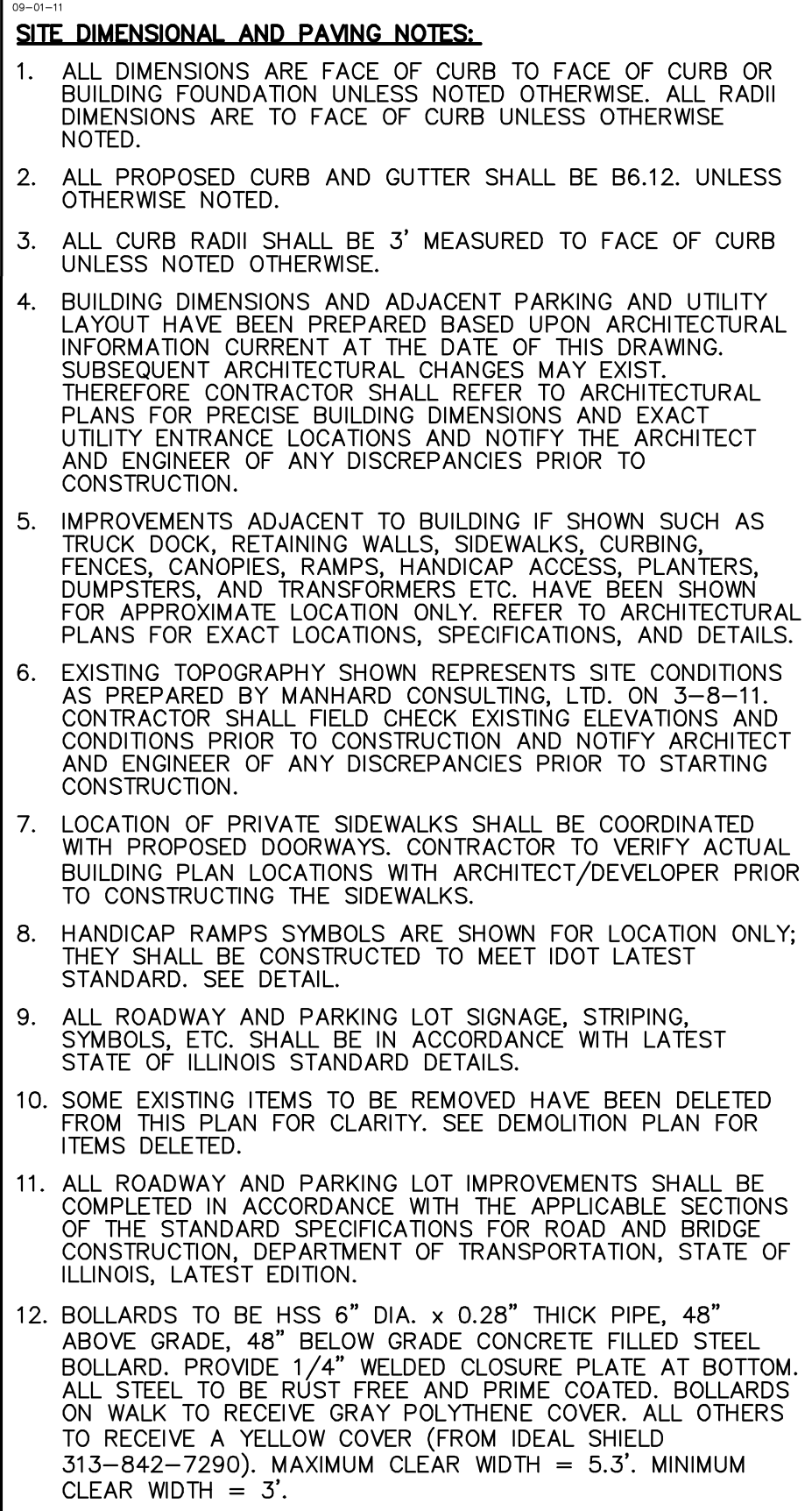
PROJ. MGR.: DJ
 PROJ. ASSOC.: DM
 DRAWN BY: REH
 DATE: 02-10-12
 SCALE: 1"=20'

SHEET

1 OF 9

CEIAN2 110088

SEAI



* MAXIMUM DEPTH OF LEVELING BINDER IS 4"
FOR DEPTHS GREATER THAN 3" USE IL-19 BINDER COURSE

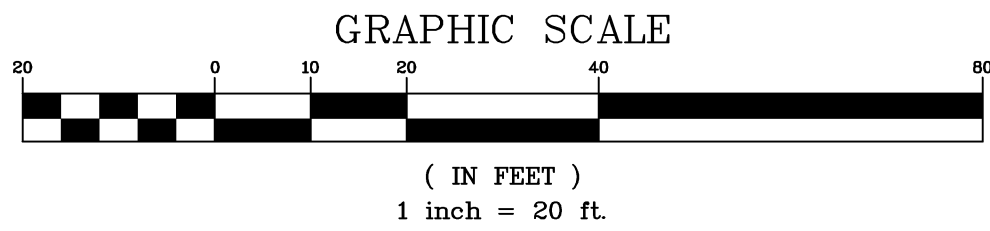
SIGN LEGEND

①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	R5-1 DO NOT ENTER SIGN
④	R3-2 NO LEFT TURN SIGN
⑤	R3-5 RIGHT TURN ONLY SIGN

PAVEMENT MARKING LEGEND

(A)	WHITE STOP BAR
(B)	4" YELLOW LINE
(C)	ADA STRIPING AND SYMBOLS (SEE DETAIL)
(D)	PAVEMENT MARKINGS (SEE DETAIL)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	123.77'	61.42'	S 68°27'54" E	60.79'
C2	123.77'	61.41'	S 29°22'20" E	60.78'

[illegible]

Manhard
CONSULTING LTD

500 Woodlark Parkway, Vernon Hills, IL 60061 ph: 847.624.5550 fx: 847.634.0095 manhard.com

CEI Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROPOSED WALGREENS STORE #15261

VILLAGE OF ANTIOCH, ILLINOIS

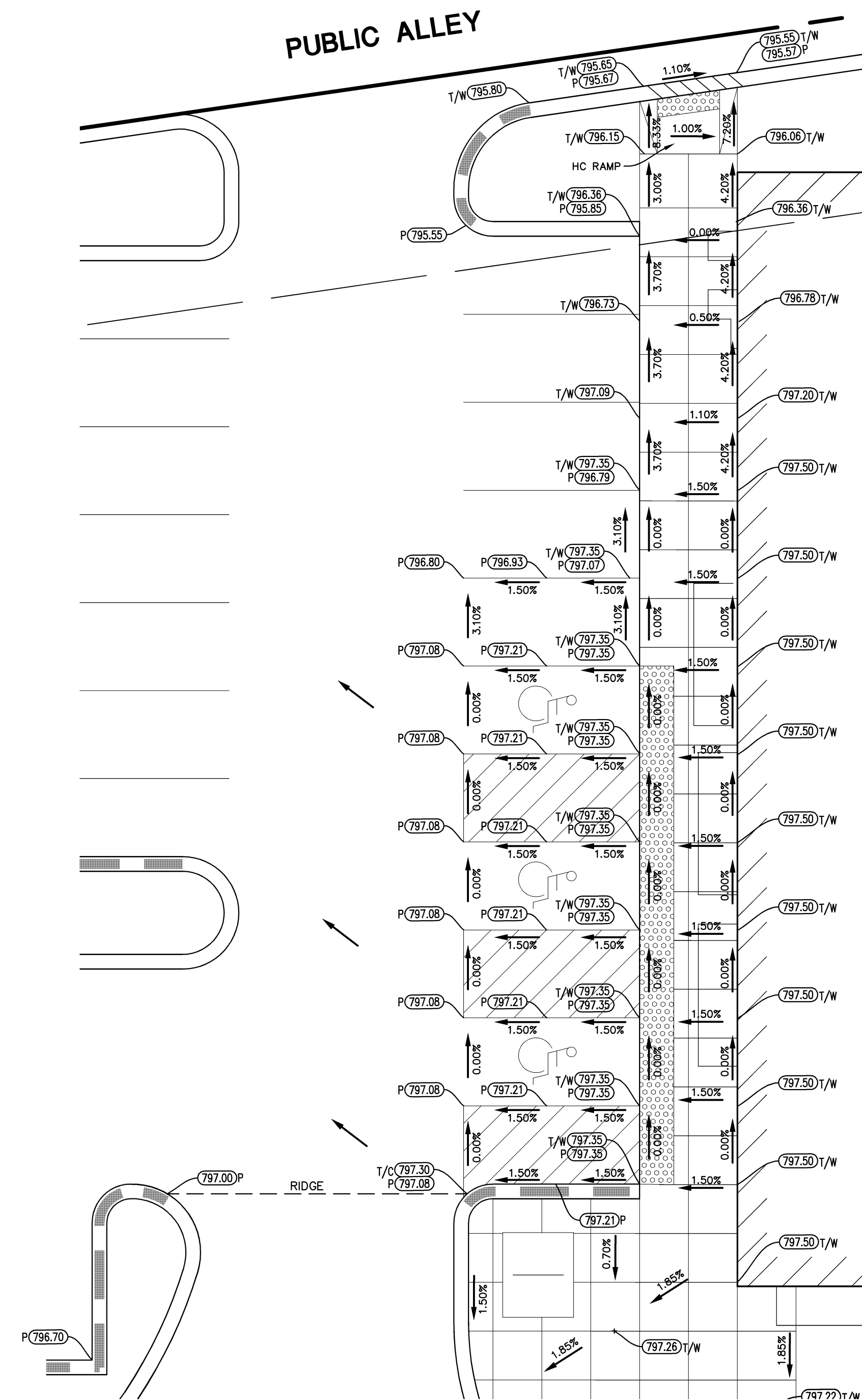
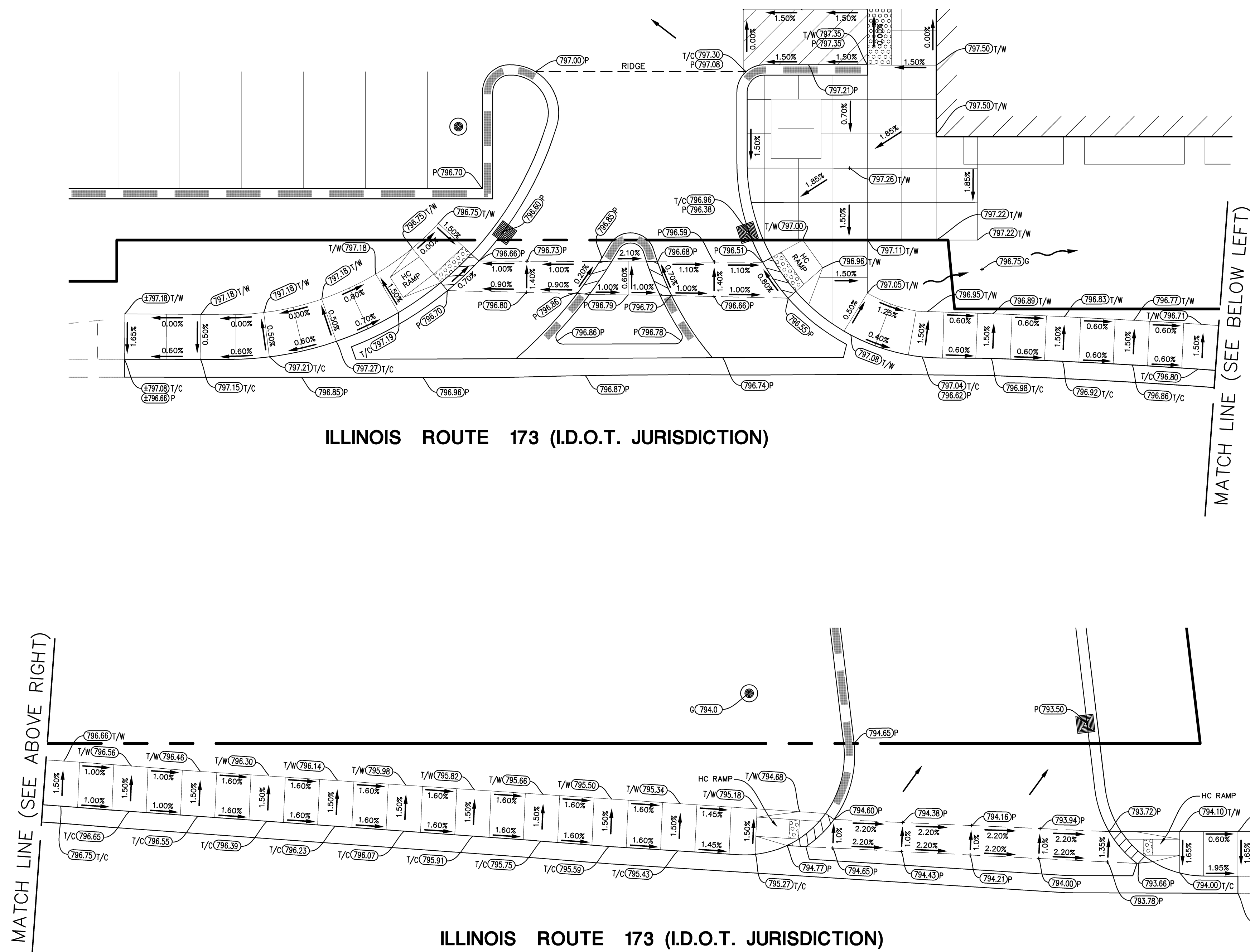
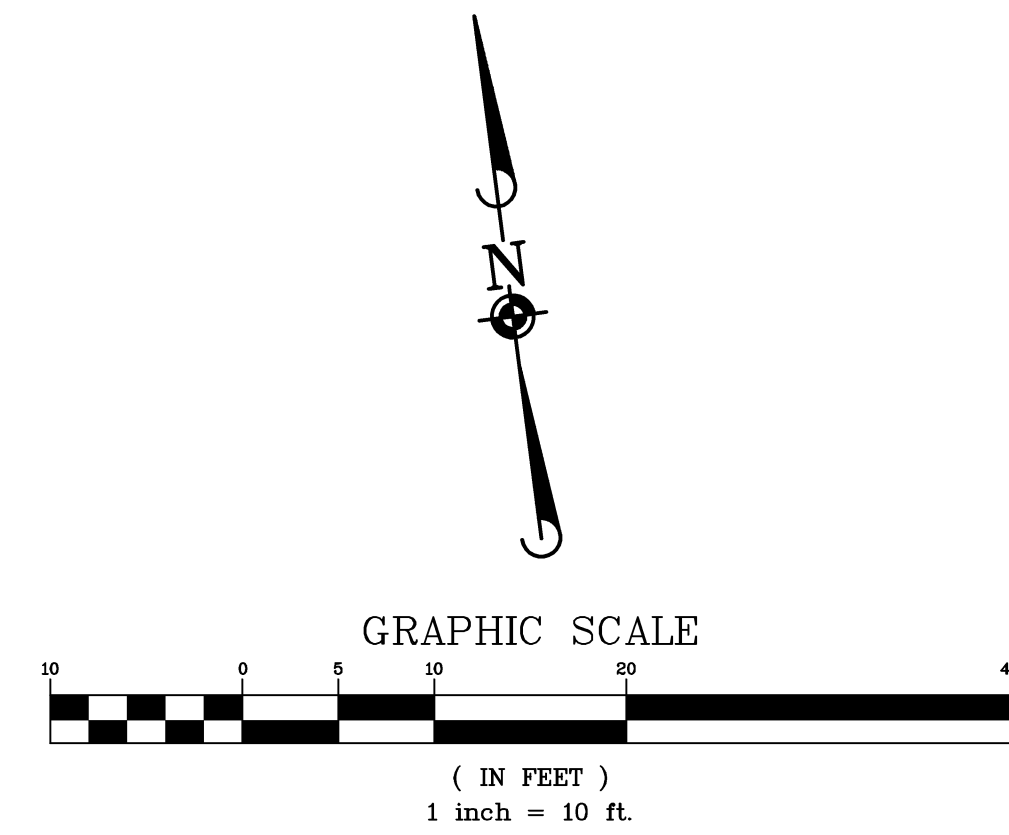
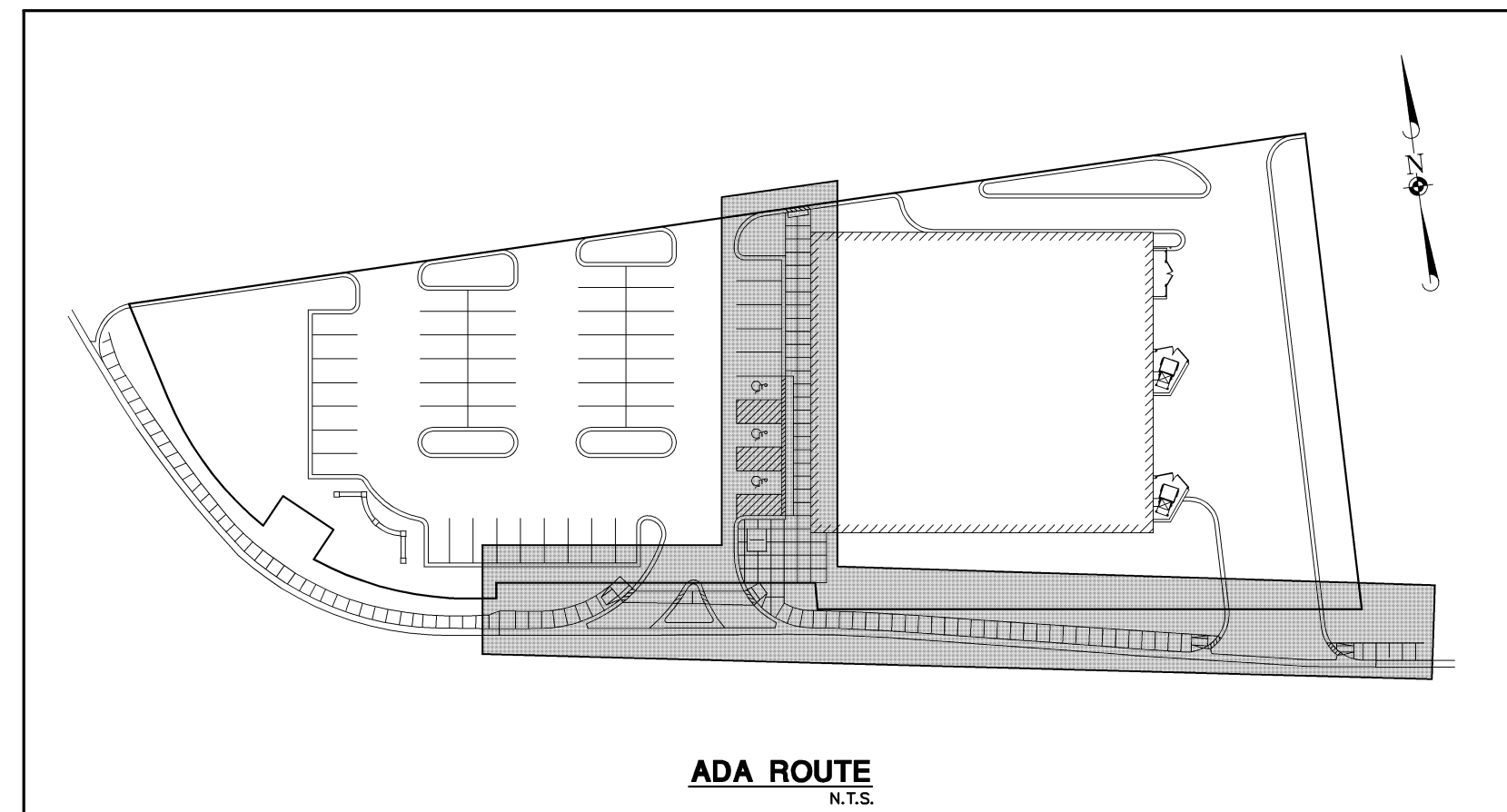
GRADING PLAN

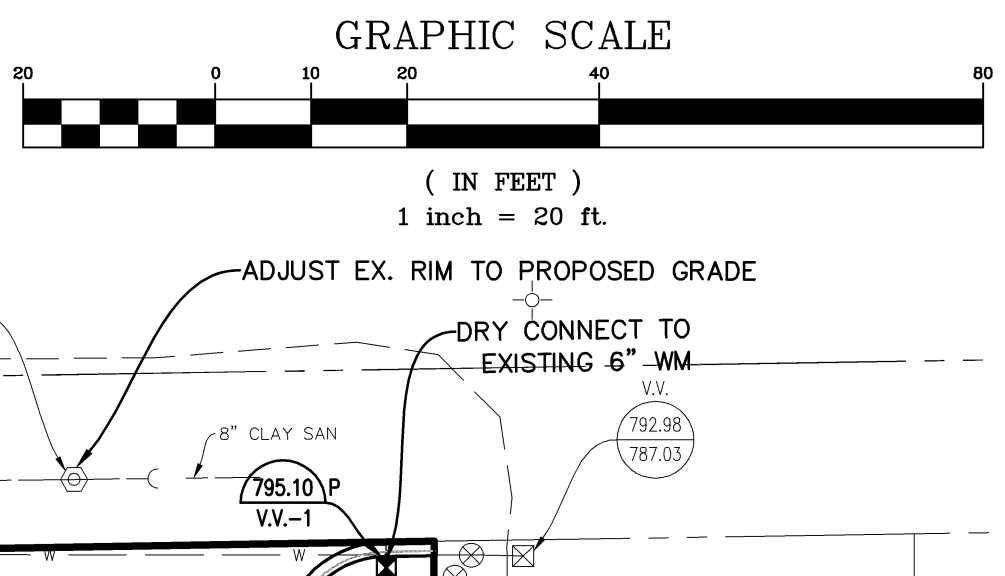
PROJ. MGR.: DJ
 PROJ. ASSOC.: DM
 DRAWN BY: REH
 DATE: 02-10-12
 SCALE: 1"=20'

PENDING APPROVAL - NOT FOR CONSTRUCTION

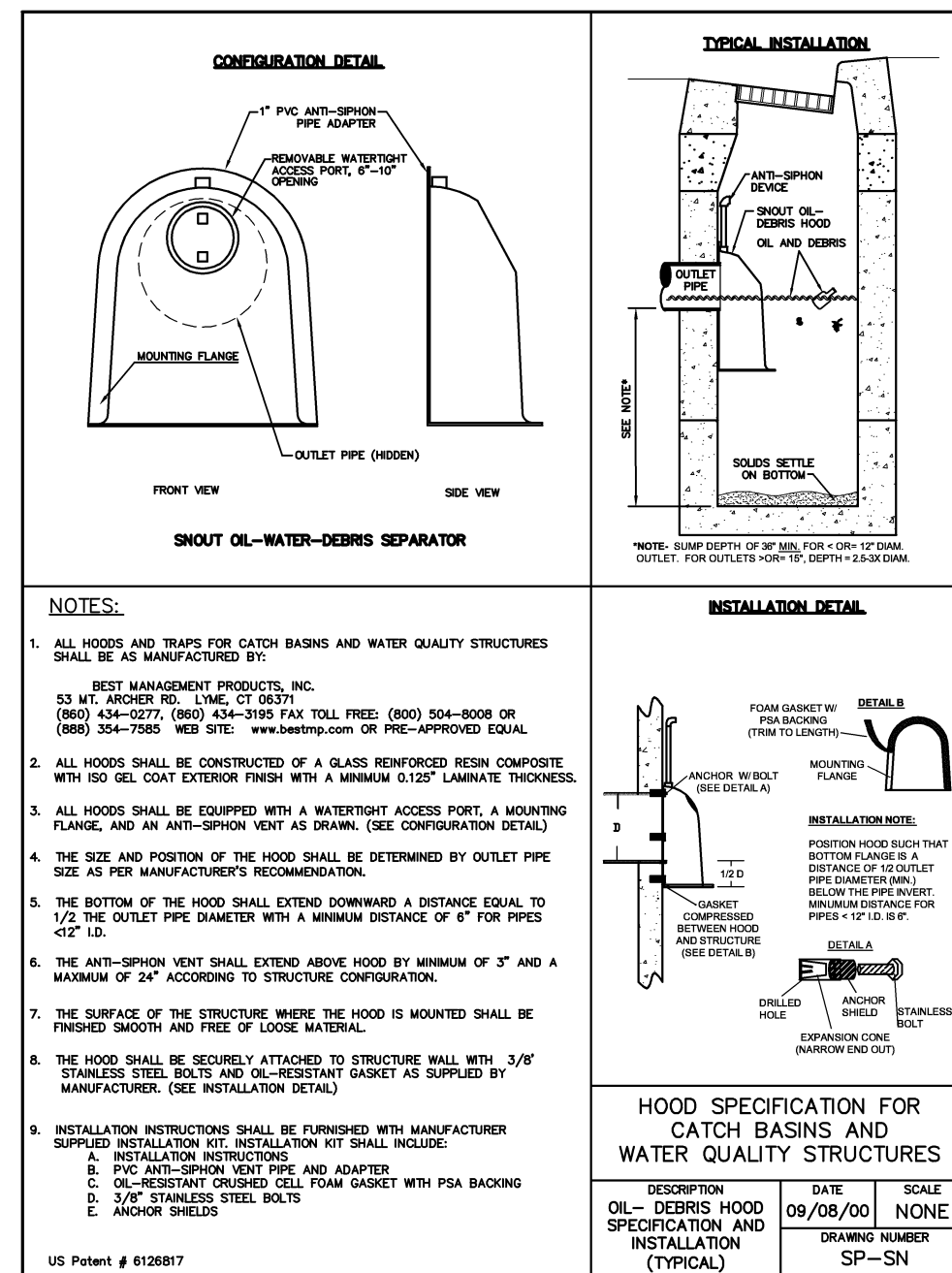
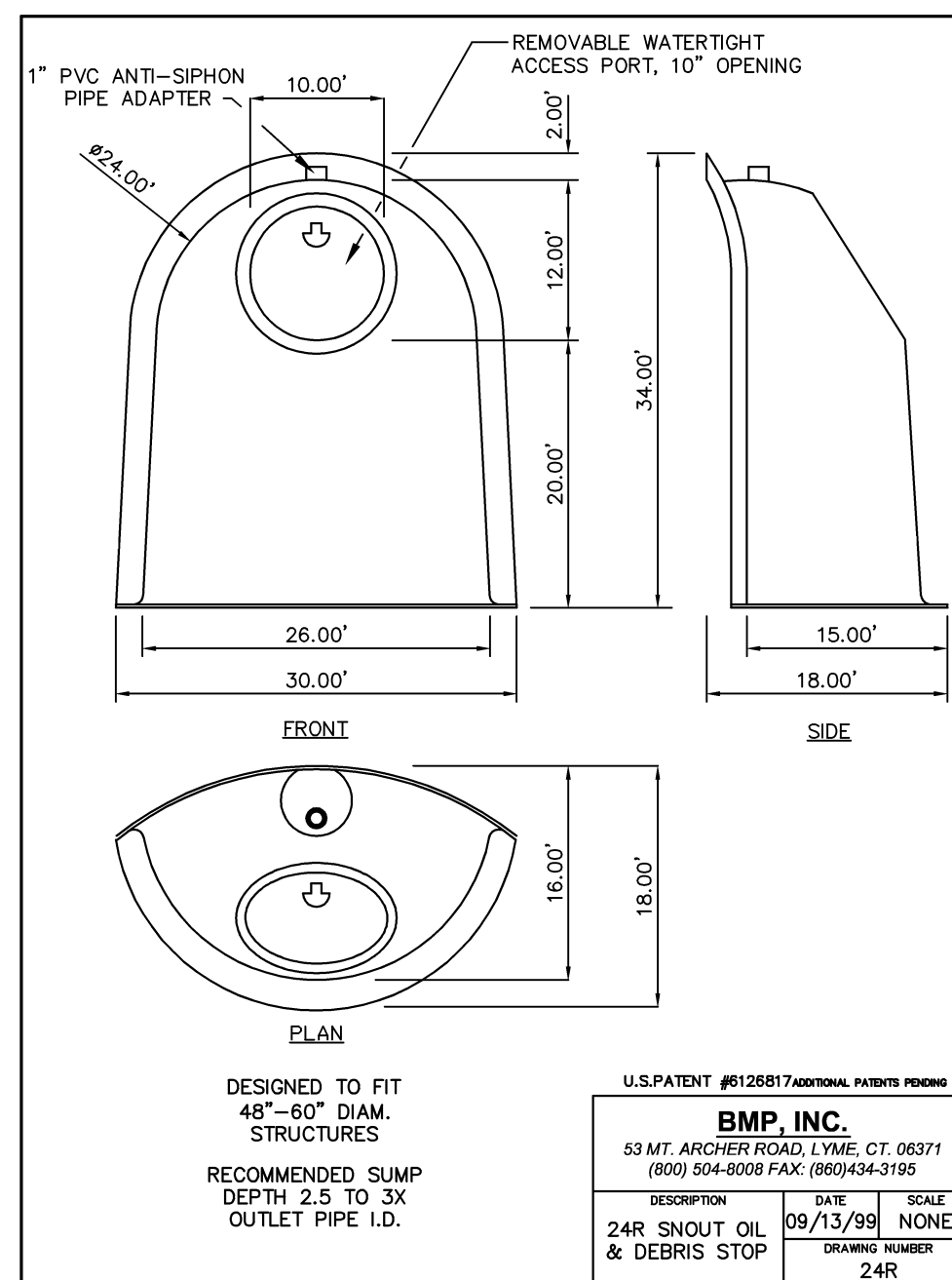
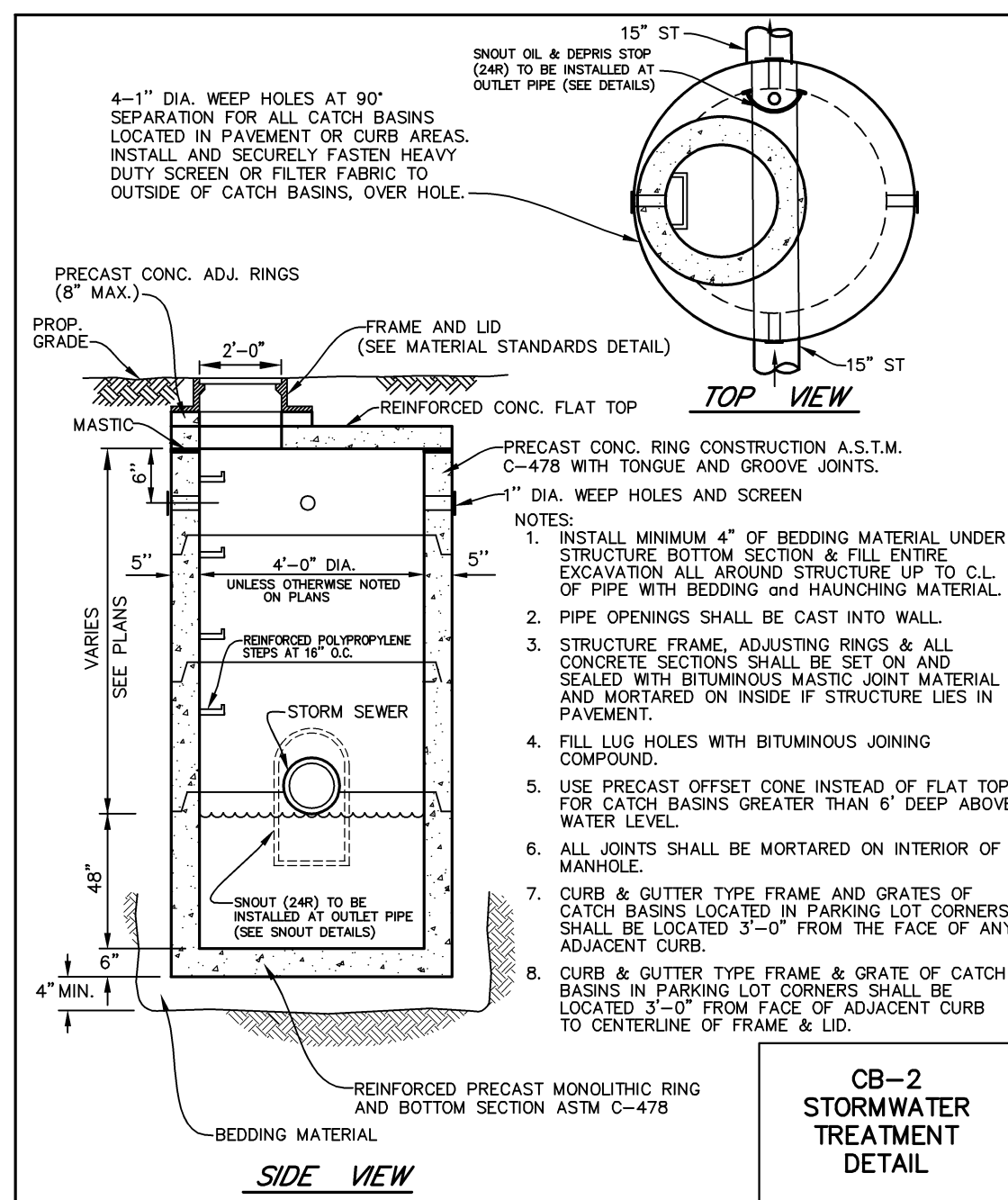
1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.W.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

SEE SHEET 5 FOR DETAILED GRADING
IN HANDICAP ACCESSIBLE AREAS





1. UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.I.E. (1-800-892-0123) PRIOR TO ANY ATTEMPT TO LOCATE UTILITIES AND CONTRACTOR SHALL OWE SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATION FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER OR WATER MAIN LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
10. SAWCUT AND REMOVE EXISTING PAVEMENT FOR PROPOSED UTILITY IMPROVEMENTS WITHIN THE PUBLIC ALLEY. CONTRACTOR TO PROVIDE PAVEMENT WITH EQUAL SECTION AFTER INSTALLATION OF UTILITIES.



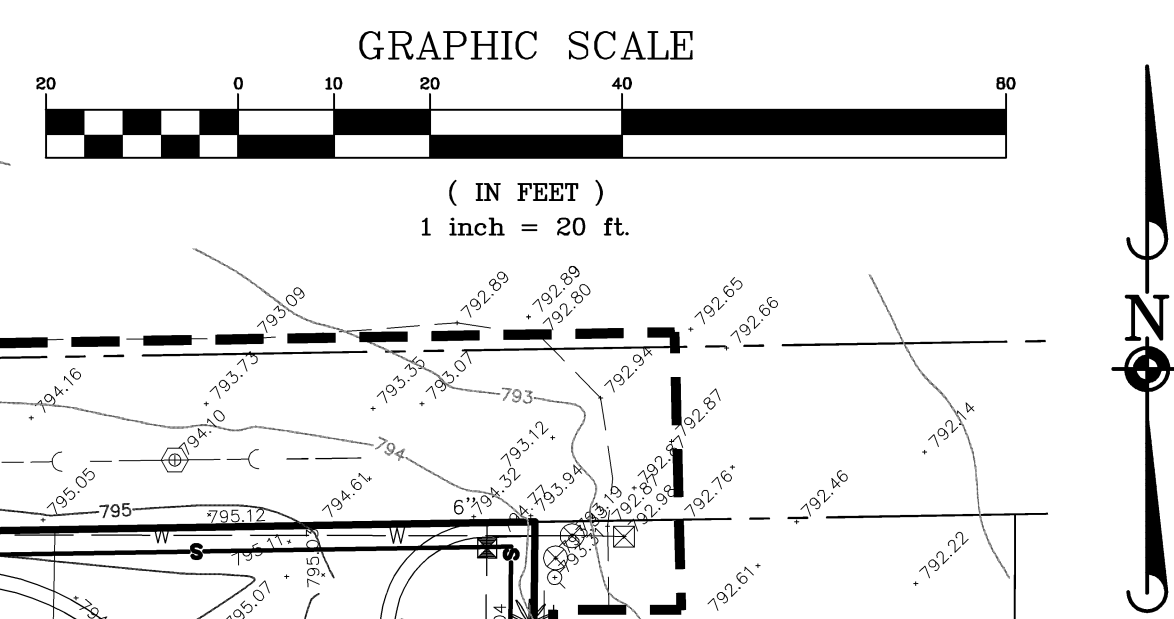
UTILITY CROSSINGS

① SAN OVER ST
B/P SAN = ±787.6
T/P SAN = ±787.4
CRITICAL CROSSING

② *WM OVER ST
B/P WM = ±788.9
T/P ST = ±787.5

③ *WM OVER ST
B/P WM = ±791.0
T/P ST = ±789.5

* WATER AND SEWER CROSSINGS
SHALL MEET STATE EPA
SEPARATION AND PIPE
MATERIAL REQUIREMENTS.

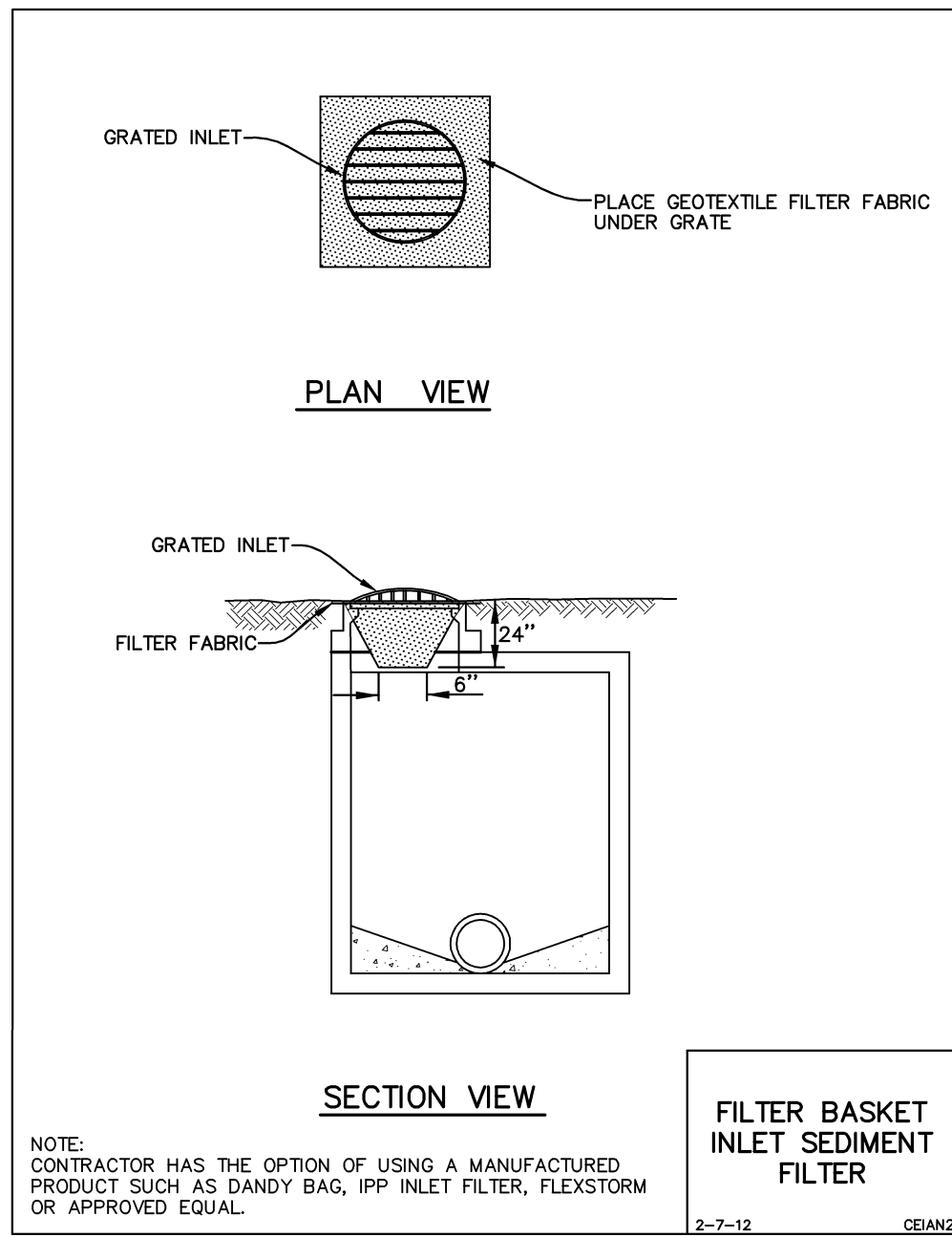


1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED TO SEDIMENT CONTROL MEASURES, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW INTO ADJACENT PROPERTY.
6. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE- ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION DEVICE SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURES.
9. TOPSOIL STOCKPILES SHALL BE SEEDDED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRUCKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO SEDIMENT CONTROL MEASURES PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.
18. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE ILLINOIS URBAN MANUAL.

- | SOIL PROTECTION CHART | | | | | | | | | | | | |
|---|---|-----|-----|-----|------------------------------------|-----|-----|-----|--|-----|-----|-----|
| STABILIZATION CHART | | | | | | | | | | | | |
| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| PERMANENT SEEDINGS | | A | | | | | | | | | | |
| DORMANT SEEDINGS | B | | | | | | | | | B | | |
| TEMPORARY SEEDINGS | | | C | | | D | | | | | | |
| SODDING | | | E** | | | | | | | | | |
| MULCHING | F | | | | | | | | | | | |
| | | | | | | | | | | | | |
| A - KENTUCKY BLUEGRASS
90 LBS./AC. MIXED WITH
PERENNIAL RYEGRASS
30 LBS./AC. | C - SPRING SODS 100 LBS./AC. | | | | D - WHEAT OR CEREAL RYE | | | | * IRRIGATION NEEDED
DURING JUNE-JULY
AND SEPTEMBER | | | |
| B - KENTUCKY BLUEGRASS
130 LBS./AC. MIXED WITH
PERENNIAL RYEGRASS
45 LBS./AC. 2 TONS
STRAW MULCH PER ACRE | E - SOD (NURSERY GROWN
KENTUCKY BLUEGRASS) | | | | F - STRAW MULCH
2 TONS PER ACRE | | | | ** IRRIGATION NEEDED
FOR 2-3 WEEKS
AFTER SODDING | | | |

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES.
 - A. SELECTIVE VEGETATION AND PAVEMENT REMOVAL FOR SILT FENCE INSTALLATION
 - B. SILT FENCE INSTALLATION.
 - C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED.
 - D. STABILIZED CONSTRUCTION ENTRANCE.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
4. TEMPORARILY STABILIZE TOPSOIL STOCKPILED (SEED AND SILT FENCE AROUND TOE OF SLOPE)
5. CUT AND FILL SITE TO PLAN SUB-GRADE.
6. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ALLOCATED INLET & OUTLET PROTECTION
7. PERMANENTLY STABILIZE SITE.
8. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

Diagram illustrating the Gravel Construction Access Detail. The detail shows a cross-section of a gravel pad adjacent to a "HARD SURFACE PUBLIC ROAD". The gravel pad is composed of "8" OF 2"-3" AGGREGATE" over a "GEOTECH FABRIC UNDER AGGREGATE". The gravel pad is labeled "75' MINIMUM" in length and "28' MIN" in width. A note specifies: "NOTE: PERIODIC DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT." A box in the bottom right corner contains the text "GRAVEL CONSTRUCTION ACCESS DETAIL".



"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

Manhard
CONSULTING LTD.

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROPOSED WALGREENS STORE #15261

VILLAGE OF ANTIOCH, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

February 9, 2012 - 06:33 Date Name: P:\Cedar2\New\Enr\Final Drawings\Plan Set\UO-SP-01\UO-SP-01.dwg Updated By: dmanahan

01/01/11

MANHARD CONSULTING, LTD.
STANDARD SPECIFICATIONS
GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR's covenants stated herein.

DEFINITION OF TERMS

- a. "CLIENT" shall mean NRG Acquisitions LLC, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to provide Civil Engineering PLANS and SPECIFICATIONS.
- b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
- d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
- e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE CONTRACT DOCUMENTS

The intention of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as a part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and of all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intention to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicles shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this work and costs connected therewith. It is the responsibility of the CONTRACTOR with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless Manhard Consulting, Ltd. and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify Manhard Consulting, Ltd., its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any party or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages. Only to the extent necessary to prevent this provision from being void under any state statute of the state where the work specified in these Plans and Specifications are to be performed, this indemnity agreement shall not require the CONTRACTOR to indemnify the ENGINEER, its consultants, agents or employees against its own negligence.

INSURANCE

Any party using these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name Manhard Consulting, Ltd. and its consultants, agents and representatives as additional insureds under such insurance policy. Such insurance must contain a clause stating that the insurance is primary coverage for Manhard Consulting, Ltd. and Manhard Consulting, Ltd.'s other applicable coverage is considered secondary.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd. the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. EXCAVATION AND GRADING

A. STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

B. EXCAVATION AND EMBANKMENT

DEMOLITION

- a. CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirements.
- b. The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.
- c. CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

- d. All asphalt pavement, curb and gutter and miscellaneous structures shall be demolished by the CONTRACTOR and disposed of offsite as approved by CLIENT.
- e. All existing sewers outside the building as indicated on the PLANS to be removed shall be removed from the site and disposed of offsite by the CONTRACTOR.
- f. Voids left by any item removed under any proposed building, pavement or walk or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.
- g. All fire access lanes within the project area shall remain in service, clear of debris, and accessible for use by emergency vehicles.
- h. Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 of the Illinois Water Well Construction Code, Department of Public Health, Latest Edition, and all applicable local rules and regulations.
- i. Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.
- j. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.
- k. Prior to the commencement of any demolition activity, the OWNER/CONTRACTOR shall obtain all applicable permits to disconnect existing utility services to each building proposed for demolition.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer as designated on the PLANS or as designated on landscape drawings and specifications provided by the CLIENT. The CONTRACTOR shall adhere to the requirements of the landscape plans, however in the absence of landscape drawings and specifications, seeding shall be as designated on the PLANS and in accordance with the above standards.

EXCAVATION AND EMBANKMENT (FILL)

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the parking lot within the work limits to within +0.1 feet of the proposed subgrade elevations indicated on the PLANS. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Standard	Percent	
		Compaction	Pavement & Floor Slabs
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

unless approved otherwise in the soils report or by the CLIENT.

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- a. Any soil whose optimum moisture content exceeds 25%.
- b. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- c. Any soil whose silt content exceeds 60% by weight.
- d. Any soil whose maximum density is less than 100 pounds per cubic foot.
- e. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and protection thereof so that the lakes will maintain the proposed normal water level and that leakage does not exceed 1/8 inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to provide an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted to erosion and sediment control measures during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(a) GEOTEXTILE FABRIC

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(b) EROSION CONTROL BLANKET

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

II. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butt joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have conentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 1/2" steel reinforcement as manufactured by MA Industries, or approved equal.

* AUGER BORING AND CASING - INTENTIONALLY DELETED

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing a carrier pipe the voids between the casing and carrier pipe shall be filled with sand or grout and the ends shall be sealed with hydraulic cement.

* AUGER (OPEN BORE) - INTENTIONALLY DELETED

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.014 and 41-2.018 and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

* SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

- a. Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket joints conforming to ASTM D3212 and F477.
- b. Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydropcarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber water-tight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

* SERVICES - INTENTIONALLY DELETED

* RISERS - INTENTIONALLY DELETED

* DROP MANHOLE CONNECTIONS - INTENTIONALLY DELETED

* SANITARY SEWER FORCE MAIN - INTENTIONALLY DELETED

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

- a. Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints.
- b. Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C508, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIA Manholes, etc. above. Frame and lids shall be Neenah R-1772 or approved equal and shall be imprinted "Water". Valve vaults shall include valve, frame and cover, bedding, and backfilling, if required.

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of Corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same. SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap location and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

* PRESSURE CONNECTION TO EXISTING WATER MAIN - INTENTIONALLY DELETED

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE TUBE (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube, Clow F-191 or approved equal installed as per the manufacturer's recommendations, should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

D. STORM SEWERS AND APPURTENANCES

* STORM SEWER PIPE

Storm sewer pipe shall conform to the following:



February 28, 2012

Mr. Dustin Nilsen
Village of Antioch
874 Main Street
Antioch, IL 60002

RE: Centrum Properties – Route 83/Route 173 Northwest Corner Site Development
Review No. 2 **(Short Form)**
Preliminary Plat/Final Engineering Plans and Final Plat Review
Project No.: 86120004-MU03

Dear Mr. Nilsen:

HR Green, Inc. (HR Green) has completed its second review of the following items it has received from the Village of Antioch on behalf of Centrum Properties on February 16, 2012.

- Preliminary Plat of Centrum Hucker Subdivision dated 10/10/11 by Manhard Consulting, Ltd., Revised 2/6/12
- Topographic Survey of subject properties dated 10/13/11 by Manhard Consulting, Ltd., Revised 2/6/12
- Updated Engineering Plans – Walgreens Store #15261
 - Sheets 1-9 dated 2/10/12
- Response letter with exhibits supplemental information to the Village review comments from Mahnard Consultants, Ltd., dated 2/10/12.
- Find Plat of Subdivision of Centrum Hucker Subdivision dated 2/6/12.

HR Green's reviews are to determine compliance with the Municipal Subdivision Ordinance, Zoning Ordinance, and State Statute and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR Green's review did not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR Green disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of our review, or subsequent approval of the plat, plans or specifications by the municipality.

The following are HR Green's comments on the February 16, 2012 submittal after meeting with the Village of Antioch staff to review previous comments and overall project status.

Preliminary Plat (dated: October 10, 2011, Revised 2/6/12) Topographic Survey (dated: October 13, 2011, Revised 2/6/12) Comments

Surveyor has satisfactorily addressed our comments.

Final Plat of Subdivision (dated 2/6/12)

1. **Found monuments used to establish the subject boundary must be shown and described as to size, shape, and material, and their positions noted in relation to the survey corners (ILCS 1270.56.b.6.I). There are monuments shown along the road right-of-way that do not specify the size. The abbreviations shown (FIR, FCR, FPK) should also be clarified.**

Site Development/Utility Review Comments

Sheet 1 of 3

4. Confirm the radiuses are adequate at the eastern most access point along Route 173.
Awaiting IDOT comments/responses from Manhard addressing IDOT's comments.

Sheet 2 of 3

Engineer has satisfactorily addressed our comments.

Sheet 3 of 3

1. Remove water demand note from the Sanitary and Water Demands Summary chart. The water flow test information provided by the Village is for reference only and it is the responsibility of the owner and their design engineer to perform an actual flow test at the proposed site with the assistance of the Village's water department. A copy of the fire protection water service pressure calculation dated October 11, 2011 and flow test summary sheet information from Hydrant 17-02-03 has been provided by their engineer. Based on the information provided, if Walgreens is requiring light hazard flow of 300 GPM at 45 PSI, then we agree that the 6" water main along the north property line can provide that flow and pressure. Please add who prepared the water service pressure calculations and flow test summary sheet. **OK—please provide updated flow test information and any required changes to plans.**

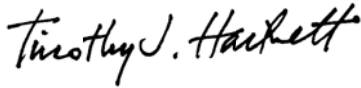
A discussion with the Village staff will be needed regarding if they will require a Letter of Credit for the 18' Public Alley paving, the public sidewalks, and erosion control measures. **An Engineer's Opinion of Probable Cost has been provided and a Letter of Recommendation will be sent under separate cover.**

Based on our review of the submitted information and coordination meeting with the Village Staff and the Developers Consultants, HR Green recommends approval of the Final Plat of Subdivision, Final Engineering Plans, and supplemental information pending the completion of the technical items mentioned above.

Please contact us should you have any questions.

Sincerely,

HR GREEN, INC.



Timothy J. Hartnett
Vice President/Village Engineering Consultant

TJH/dmw

cc: Mr. Jim Keim, Village of Antioch
Mr. Dennis Heimbrodt, Village of Antioch
Mr. Daniel Madison, Manhard Consulting, Ltd.

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:

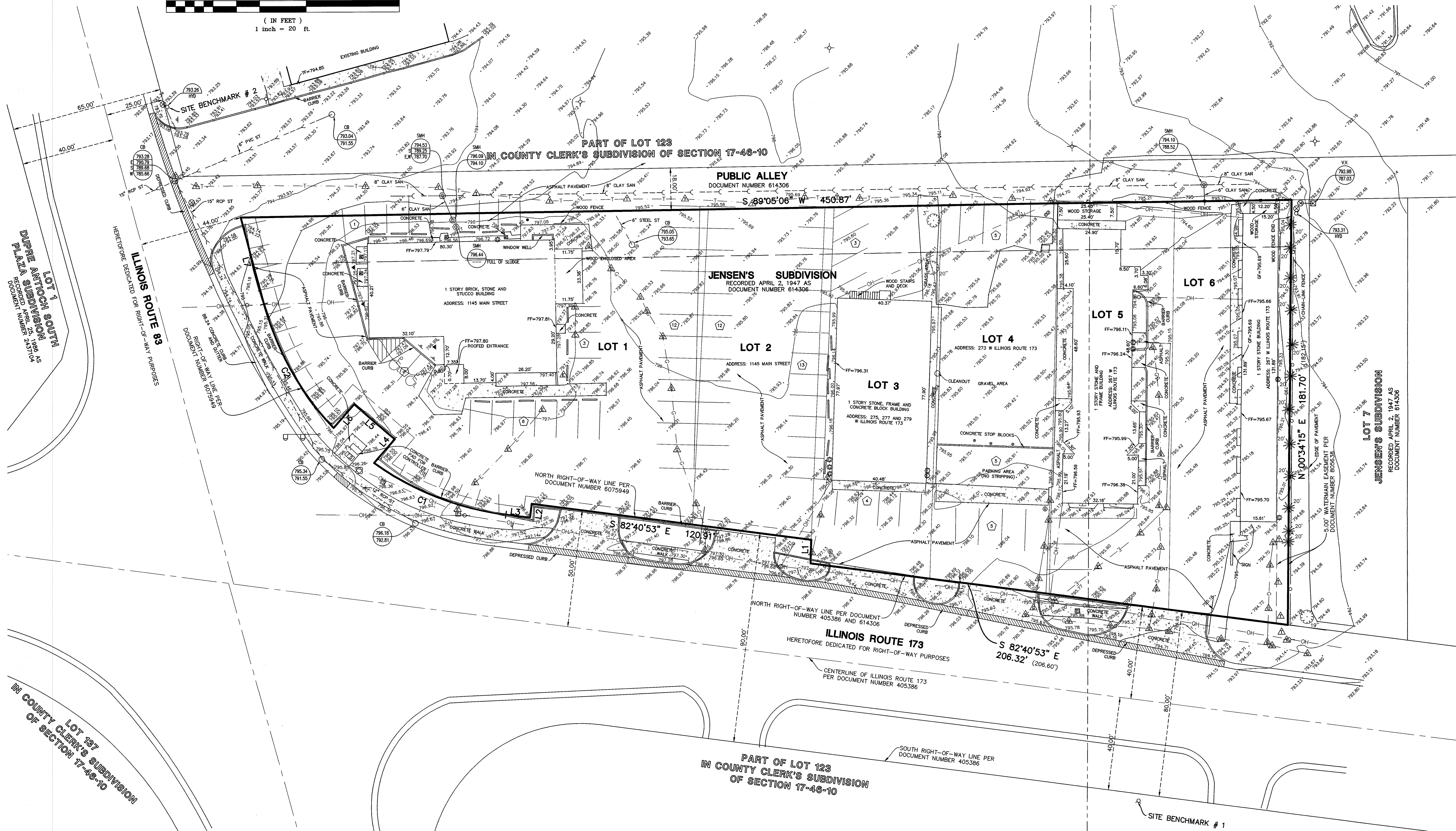
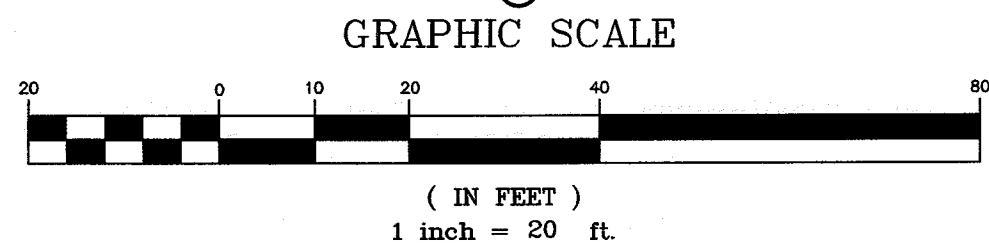
LOTS 1, 2 AND 3 (EXCEPT THAT PART OF LOTS 1 AND 2 TAKEN FOR ROAD) IN JENSEN'S SUBDIVISION OF PART OF LOT 123 IN COUNTY CLERK'S SUBDIVISION IN SECTION 17, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1947 AS DOCUMENT NO. 614306, IN BOOK 29 OF PLATS, PAGE 66, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4, 5 AND 6 IN JENSEN'S SUBDIVISION OF PART OF LOT 123 IN COUNTY CLERK'S SUBDIVISION IN SECTION 17, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1947 AS DOCUMENT 614306, IN BOOK 29 OF PLATS, PAGE 66, IN LAKE COUNTY, ILLINOIS.

LINE	BEARING	LENGTH
L1	N 01°50'43" E	10.05'
L2	S 07°19'07" W	6.00'
L3	N 82°40'53" W	10.37'
L4	N 41°04'51" E	13.50'
L5	N 48°55'09" W	23.00'
L6	S 41°04'51" W	13.50'
L7	N 15°09'31" W	38.32'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	123.77'	61.42'	S 68°27'54" E	60.79'
C2	123.77'	61.41'	S 29°22'20" E	60.78'



GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE, CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED FOR NRG ACQUISITIONS, L.L.C. BASED ON A FIELD SURVEY COMPLETED ON OCTOBER, 12 2011. BOUNDARY LINES SHOWN HEREON ARE BASED ON A ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD. DATED MARCH 25, 2011.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 194003350, EXPIRES APRIL 30, 2012.

BENCHMARK:

SOURCE BENCHMARK:
CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE FOR FLAG POLE
LOCATED AT THE NORTHWEST CORNER OF ILLINOIS ROUTE 173 AND
ILLINOIS ROUTE 83
ELEVATION=793.36 DATUM:NGVD29

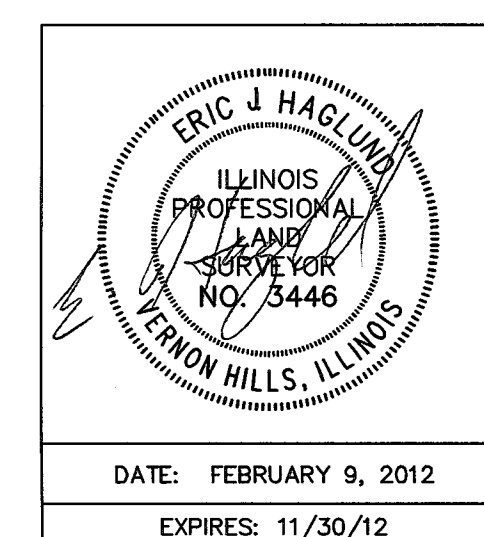
SITE BENCHMARK NO. 1:
WEST OF THE TWO SOUTH FLANGE BOLTS ON THE FIRE HYDRANT
LOCATED ON THE SOUTH SIDE OF ILLINOIS ROUTE 173 AND +/- 385
FEET EAST OF THE CENTERLINE OF ILLINOIS ROUTE 83
ELEVATION=796.20 DATUM:NGVD29

SITE BENCHMARK NO. 2:
WEST OF THE TWO EAST FLANGE BOLTS ON THE FIRE HYDRANT
LOCATED ON THE EAST SIDE OF ILLINOIS ROUTE 83 AND +/- 206
FEET NORTH OF THE INTERSECTION OF ILLINOIS ROUTE 83 AND
ILLINOIS ROUTE 173
ELEVATION=794.32 DATUM:NGVD29

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/12/2011

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSED CURB
- EX. EDGE OF PAVEMENT
- EX. CHAIN-LINK FENCE
- EX. STOCKADE FENCE
- EX. OVERHEAD WIRES
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND CABLE TELEVISION
- EX. UNDERGROUND TELEPHONE
- EX. UNDERGROUND GAS
- EX. STORM CATCH BASIN (CB)
- EX. STORM INLET (INL)
- EX. SANITARY MANHOLE (SMH)
- EX. CLEANOUT
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. WATER METER
- EX. GAS VALVE
- EX. GAS METER
- EX. GAS MANHOLE
- EX. JULIE GAS MARKER
- EX. ELECTRICAL METER
- EX. ELECTRICAL MANHOLE
- EX. JULIE ELECTRIC MARKER
- EX. HANDHOLE
- EX. DOUBLE HANDHOLE BOX
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE MANHOLE
- EX. TELEPHONE CONTROL BOX
- EX. TELEVISION PEDESTAL
- EX. TELEVISION LINE MANHOLE
- EX. LIGHT STANDARD
- EX. TRAFFIC SIGNAL
- EX. TRAFFIC SIGNAL WITH ARM
- EX. TRAFFIC SIGNAL MANHOLE
- EX. DOUBLE TRAFFIC SIGNAL MANHOLE
- EX. SIGN
- EX. DOUBLE POLE SIGN
- EX. MAILBOX
- EX. BOLLARD
- EX. FIRE SIAMESE/ALARM BOX
- EX. AIR CONDITIONING UNIT
- EX. HANDICAPPED PARKING
- PARKING SPACE COUNT
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- EX. CONIFEROUS TREE WITH HEIGHT IN FEET



PROPOSED WALGREENS DEVELOPMENT
NORTHEAST CORNER ROUTE 83 AND ROUTE 173

TOPOGRAPHIC SURVEY

PROJ. MGR.: D.J.
PROJ. ASSOC.: E.J.H.
DRAWN BY: G.P.
DATE: 10/13/11
SCALE: 1"=20'
SHEET
1 OF 1
CEIAN2 110088



DEVELOPER
GRAHAM PALMER
NRG ACQUISITIONS, LLC
225 WEST HUBBARD STREET,
4TH FLOOR
CHICAGO, ILLINOIS 60654

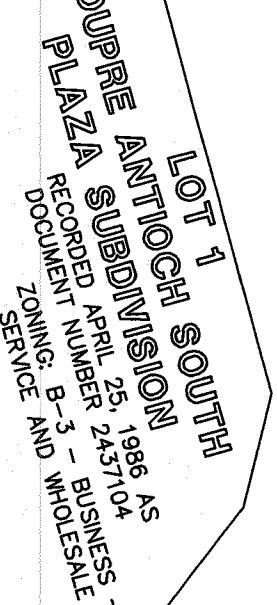
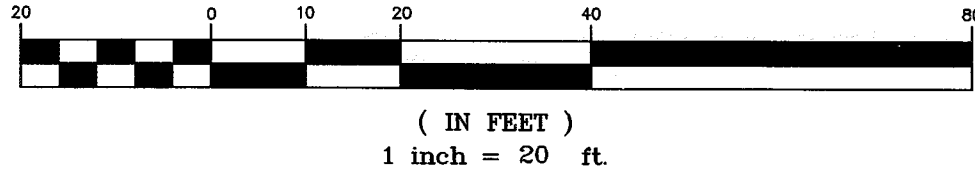
PHONE: (312) 832-2500

ENGINEER
FRANCES FAZIO, P.E.
MANHART CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60068

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 (EXCEPT THAT PART OF LOTS 1 AND 2 TAKEN FOR ROAD) IN JENSEN'S SUBDIVISION AND IN SECTION 17, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°50'43" E	10.05'
L2	S 07°19'07" W	6.00'
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L5	N 48°55'09" W	23.00'
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L7	N 15°09'31" W	38.32'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	123.77'	61.42'	S 68°27'54" E	60.79'
C2	123.77'	61.41'	S 29°22'20" E	60.78'



3. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTS' (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY AFFECT THIS SURVEY REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. THIS SURVEY WAS PREPARED FOR NRC ACQUISITIONS, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON MARCH 8, 2011. THE BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE 1983 DATUM.

5. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184400330, EXPIRES APRIL 30, 2013.

1. THERE SHALL BE NO DIRECT ACCESS TO OR FROM ILLINOIS ROUTE 83 (MAIN STREET).
2. THERE SHALL BE ONE FULL ACCESS AND ONE RIGHT-IN/ RIGHT-OUT ACCESS TO AND FROM ILLINOIS ROUTE 173. THE ACCESS POINTS SHALL BE LOCATED AS SHOWN HEREON, IDENTIFIED AS "CENTERLINE OF ACCESS POINT".

THE FOLLOWING BUILDING AND PARKING SETBACKS ARE HEREBY ESTABLISHED BASED ON THE ANTIOCH ZONING AND LAND USE ORDINANCE DATED FEBRUARY 22, 2005.

BUILDING SETBACKS:
FRONT SETBACK: NONE
REAR SETBACK: 20 FEET
SIDE SETBACK: NONE

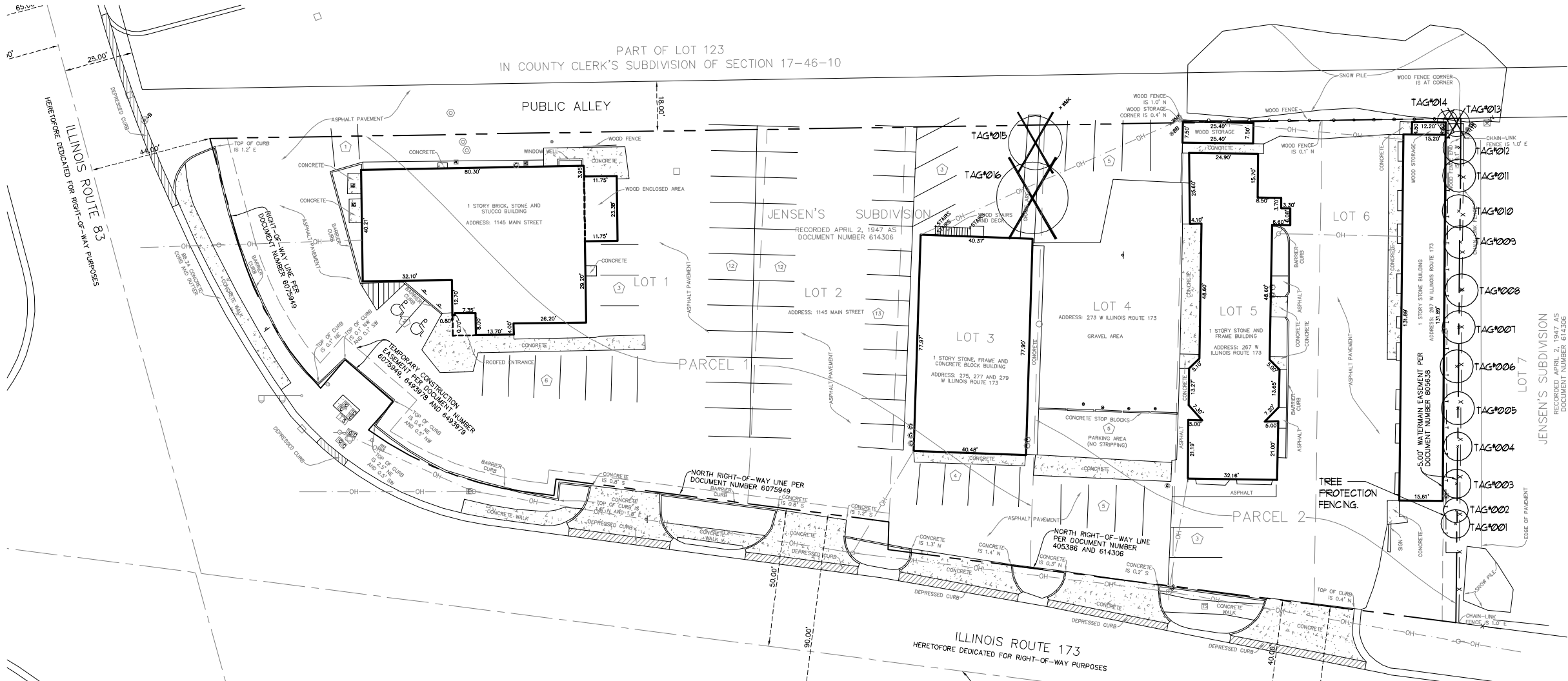
PARKING SETBACKS: NONE



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpfld.com



1 TREE PRESERVATION AND REMOVALS PLAN
SCALE: 1"=20'-0"

TREE PRESERVATION / REMOVALS CHART

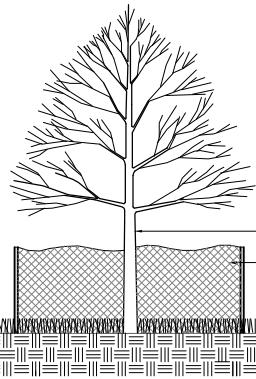
TAG #	SIZE	SPECIES (COMMON NAME)	CONDITION	ACTION	DBH CATEGORY	REPLACEMENT TREES REQUIRED
001	8"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
002	8"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
003	8"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
004	10"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
005	10"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
006	10"	EASTERN RED CEDAR	FAIR	PRESERVED	1	0
007	10"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
008	10"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
009	12"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
010	12"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
011	12"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
012	12"	EASTERN RED CEDAR	GOOD	PRESERVED	1	0
013*	(2) 4"	TREE OF HEAVEN	FAIR	REMOVED	1	0
014*	(3) 2"	TREE OF HEAVEN	FAIR	REMOVED	1	0
015**	(3) 8"	SIBERIAN ELM	POOR	REMOVED	1	0
016**	24"	SIBERIAN ELM	FAIR	REMOVED	2	0

NOTES:
* TREES NOT REPLACED BECAUSE THEY ARE ON THE DO NOT PLANT LIST
AND THEIR TOTAL CALIPER SIZE IS LESS THAN 10 INCHES.
** TREES NOT REPLACED BECAUSE THEY ARE ON THE DO NOT PLANT LIST.

TREE PROTECTION REQUIREMENTS

1. ALL GRADING, CONSTRUCTION EQUIPMENT, AND MATERIALS SHALL BE FORBIDDEN FROM ENCRoACHING UPON THE DRIPLINE OF ANY TREE TO REMAIN.
2. CRUSHED LIMESTONE OR ANY MATERIALS THAT MAY BE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREES NOR SHALL BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF SAID TREE(S).
3. NO MATERIALS OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN THE DRIP LINE OF ANY TREES.
4. SNOW FENCING SHALL BE INSTALLED AT THE PERIPHERY OF THE CRITICAL ROOT ZONE OF ALL TREES TO REMAIN, SEE PRESERVATION PLAN FOR FENCING DETAIL 1, SHEET LTU FOR CONSTRUCTION METHODS. VILLAGE FORESTER TO REVIEW TREE PROTECTION FENCING PRIOR TO THE START OF CONSTRUCTION.
5. IF IT IS THE CONTRACTOR'S OPINION OF ANY TREES TO BE SAVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

6. CONTRACTOR TO MAINTAIN PROTECTION FENCING THROUGHOUT ENTIRE CONSTRUCTION UNTIL FINAL NEW LANDSCAPING IS INSTALLED AND THE VILLAGE FORESTER HAS APPROVED THE REMOVAL OF THE PROTECTION FENCING.
7. IF ROOTS OF A TREE TO REMAIN ARE EXPOSED, THE LANDSCAPE ARCHITECT IS TO BE CONTACTED AT ONCE.
8. ALL TREES TO BE PRESERVED SHALL BE PRUNED TO COMPENSATE FOR ROOT LOSS DURING CONSTRUCTION BY A QUALIFIED ARBORIST WITH A MINIMUM 5 YEARS EXPERIENCE.
9. IF IT IS THE CONTRACTOR OR VILLAGE FORESTER'S OPINION THAT ANY TREE TO BE PRESERVED SHALL REQUIRE ROOT PRUNING, FERTILIZER OR ANY OTHER HORTICULTURAL ACTIVITIES, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED PRIOR TO THE WORK TAKING PLACE.
10. THE LOCATION OF ALL ROOT PRUNING (IF REQUIRED) SHALL BE STAKED IN THE FIELD AND REVIEWED / APPROVED BY THE VILLAGE FORESTER PRIOR TO THE INSTALLATION OF THE TREE PROTECTION FENCING.
11. CONTRACTOR TO VERIFY IN THE FIELD, LOCATION, SIZE AND QUANTITY OF TREES TO BE REMOVED WITH THE LANDSCAPE ARCHITECT AND VILLAGE FORESTER.



1 TREE PRESERVATION DETAIL
NOT TO SCALE

NOTE: FENCING SHALL BE LOCATED AS SHOWN ON THE TREE PRESERVATION PLAN (LTU). FENCE SHALL BE PLACED SO THAT THE POSTS FACE THE TREE. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC ACROSS THE POSTS TO PREVENT SAGGING. POSTS SHALL BE PLACED A MAXIMUM OF 6' ON CENTER. SAFETY FENCE FABRIC SHALL BE ORANGE CONTRACTOR'S GRADE SMOOTH TOP DIAMOND PLASTIC FENCE. POSTS SHALL BE 6' LONG HEAVY DUTY GALVANIZED STEEL T-POSTS, SET TO A DEPTH OF 2' BELOW GRADE. POST SHALL NOT BE DRIVEN INTO EXISTING ROOTS. LOCKING TIES SHALL BE 8" PLASTIC LOCKING ZIP TIES, 4 PER POST. ANY ALTERATIONS TO THE FENCING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

EXISTING TREE TO BE PRESERVED
4' HIGH PRESERVATION FENCING AT DRIP LINE OF TREE (SEE PLAN FOR TREES TO BE PRESERVED)

Revisions	
8.	
7.	
6.	
5.	
4.	REVISED PER VILLAGE COMMENTS 02/10/12
3.	ISSUED FOR VILLAGE BOARD APPROVAL 01/05/12
2.	RE-ISSUED FOR OWNER REVIEW 10/12/11
1.	ISSUED FOR OWNER REVIEW 09/29/11

Project

WALGREENS

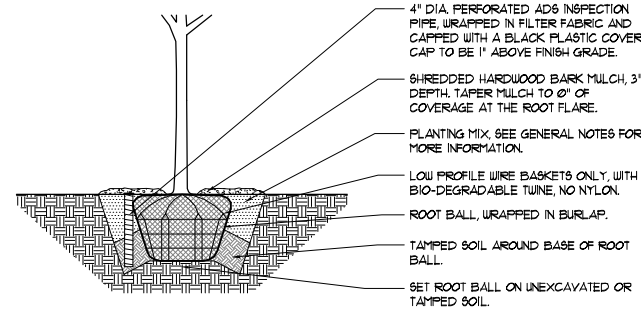
RTE. 173 AND RTE. 83
ANTIOCH, ILLINOIS

Sheet Title

**TREE
PRESERVATION
AND REMOVALS
PLAN**

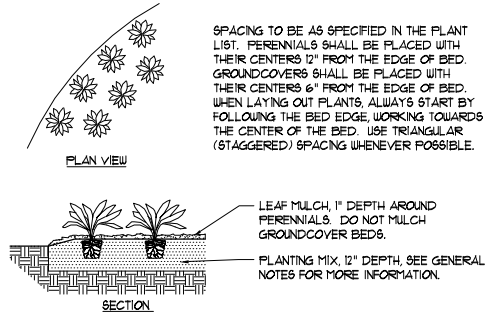
Date 09/28/2011	Project No. DWP 11-149
Scale 1" = 20'-0"	Sheet No.
Drawn By AP	LT-1.0
Approved WS	

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



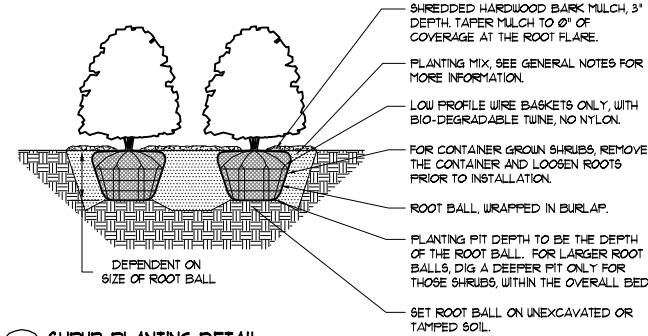
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 1" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



3 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



2 SHRUB PLANTING DETAIL
NOT TO SCALE

IRRIGATION NOTES

- A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. SEPARATE ZONES TO BE PROVIDED FOR LAWN AND PLANTED BEDS.
- PROVIDE ROTARY AND MIST POP-UP SPRAYHEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN AREA WITH 60% HEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON ROADS OR SIDEWALKS.
- PROVIDE DRIP IRRIGATION FOR SHRUB, PERENNIAL AND GROUNDCOVER BEDS. DRIP IRRIGATION TO PROVIDE PROPER MOISTURE LEVEL FOR SPECIFIED PLANTS.
- PROVIDE WATER CONNECTION, BACKFLOW PREVENTER AND IRRIGATION CONTROLLER INSIDE THE BUILDING AT THE RISER LOCATION, SEE PLUMBING DRAWINGS.
- SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE SPRINKLER HEADS.
- PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR TO ELIMINATE FUTURE DAMAGE TO INSTALLED PAVEMENT.
- ALL IRRIGATION EQUIPMENT SHALL BE BY TORO, RAINBIRD, HUNTER OR APPROVED EQUAL.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM, INDICATING LAYOUT, WATER CONNECTION, HEADS, VALVES, PIPING, CONTROLLER, OTHER RELATED EQUIPMENT AND THE ASSOCIATED ELECTRICAL DIAGRAMS FOR APPROVAL PRIOR TO CONSTRUCTION. PROVIDE CATALOGUE CUTS FOR ALL DRIP LINE EQUIPMENT FOR APPROVAL.
- PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
- PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX, AND AT INTERVALS ALONG THE MAIN WITHIN 100' OF ALL NEW PLANTS, OR AS INDICATED ON THE PLANS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR BLOWING OUT THE SYSTEM BY AIR COMPRESSION IN THE FALL FOLLOWING INSTALLATION AND TURNING ON THE SYSTEM IN THE FOLLOWING SPRING.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS, CODES AND ORDINANCES.

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST, ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST, ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANTS SHOWN, SUPERSEDE ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADINGS OR PLANT PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOD.
- TOPSOIL SHALL BE FERTILE, FRIABLE SANDY LOAM OR LOAM TOPSOIL COMPRISED OF 20%-50% SILT, 30%-60% SAND AND 5%-20% CLAY. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 12. THE TOPSOIL SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE LUMPS, ROOTS, STICKS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. PROVIDE SOIL TEST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO USE ON SITE.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF THIS TYPE AND SIZE.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:
TREES AND SHRUBS:
70% TOPSOIL
5% COARSE SAND
5% FINE FINES
PERENNIALS:
50% TOPSOIL
25% COARSE SAND
25% FINE FINES
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PLANTING SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS TREES AND SHRUBS: APRIL 1 THROUGH DECEMBER 1
EVERGREEN TREES AND SHRUBS: APRIL 1 THROUGH NOVEMBER 1
PERENNIALS: MAY 1 THROUGH OCTOBER 15
- BARK MULCH FOR TREES AND SHRUBS SHALL BE FINELY SHREDDDED, PREMIUM HARDWOOD BARK MULCH, FREE OF TWIGS, LEAVES OR OTHER DEBRIS. BARK MULCH SHALL NOT CONTAIN ANY WOOD AND SHALL NOT BE ARTIFICIALLY COLORED.
- PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- LAWN SEEDING SHALL BE FRESH, CLEAN AND NEW CROP SEED MIXED IN PROPORTION BY WEIGHT THE BLUEGRASS LAWN SEED MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS 90 LBS. PER ACRE
PERENNIAL RYE GRASS 20 LBS. PER ACRE
RED TOP OR CREEPING RED FESCUE 30 LBS. PER ACRE
BY WEIGHT THE SALT TOLERANT SEED MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS 60 LBS. PER ACRE
FULTS PUCINELLIA DISTANS 60 LBS. PER ACRE
PERENNIAL RYE GRASS 20 LBS. PER ACRE
DAUBSON RED FESCUE 20 LBS. PER ACRE
SCALDIS RED FESCUE 20 LBS. PER ACRE
CONTRACTOR SHALL FURNISH GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE THE SEEDED AREAS ARE FULL, VIABLE AND FREE OF BARE SPOTS AND THE LAWN HAS BEEN MOWN TWICE.
- SOD SHALL BE CLASSIFIED AS "CERTIFIED SOD" THE TYPICAL SOD SEED MIX SHALL BE COMPOSED OF A BLEND OF PREMIUM KENTUCKY BLUEGRASS. SALT TOLERANT SOD SHALL HAVE A SEED MIX OF PREMIUM KENTUCKY BLUEGRASS, FULTS PUCINELLIA DISTANS AND CREEPING RED FESCUE. SOD USED SHALL BE NATIVE TO LOCALITY OF WORK, NURSERY OR FIELD GROWN, AND WELL ROOTED. SOD GROWN ON SOIL HIGH IN ORGANIC MATTER SUCH AS PEAT WILL NOT BE ACCEPTABLE. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE SOD HAS FIRMLY ROOTED IN THE GROUND AND HAS BEEN MOWN TWICE. LAWN MUST BE FULL, VIABLE AND FREE OF BARE SPOTS.
- ALL BEDS EDGES TO BE WELL SHAPED "SPADE-CUT" EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- PROVIDE POSITIVE DRAINAGE FLOW, DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS, NOTIFY LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVER OR ANNUALS.
- TEST TREE PITS AND PLANT BEDS FOR PROPER DRAINAGE. FILL PIT WITH 12" OF WATER. IF THE WATER LEVEL DROPS 4" IN 4 HOURS THE DRAINAGE IS SUFFICIENT. NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS IMMEDIATELY.
- ALL PLANT MATERIAL SHALL BE FRESHLY DUG, NORTHERN ILLINOIS NURSERY GROWN MATERIAL THAT IS HEALTHY & VIGOROUS, OF SPECIMEN QUALITY, AND TRUE TO SPECIES.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY, FOR CONFORMITY TO PROJECT SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE-YEAR FROM THE DATE OF FINAL ACCEPTANCE. FINAL ACCEPTANCE SHALL BE GIVEN AT THE COMPLETION OF ALL PUNCH LIST ITEMS. THE CONTRACTOR WILL MAINTAIN ALL LANDSCAPE UNTIL FINAL ACCEPTANCE, INCLUDING MOWING, WEEDING, WATERING, EDGING AND MULCHING.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR INSPECTION OF PLANTS UPON SUBSTANTIAL COMPLETION. THE REQUEST SHALL BE SUBMITTED AT LEAST TEN DAYS OF THE ANTICIPATED REVIEW. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF OUTSTANDING OR UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED, THE LANDSCAPE ARCHITECT WILL RECOMMEND ACCEPTANCE.
- PARKING LOT ISLANDS ARE TO BE EXCAVATED TO A DEPTH OF NO LESS THAN 24 INCHES, AND BACKFILLED WITH TOPSOIL. BERM ALL PARKING LOT ISLANDS TO A 6 INCH HEIGHT ABOVE TOP OF CURB.



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Revisions		
8.		
7.		
6.		
5.		
4.		
3.	REVISED PER VILLAGE COMMENTS	02/10/12
2.	ISSUED FOR VILLAGE BOARD REVIEW	01/05/12
1.	ISSUED FOR OWNER REVIEW	10/12/11

Project	
WALGREENS	
RTE. 173 AND RTE. 83 ANTIOCH, ILLINOIS	

Sheet Title	
LANDSCAPE NOTES AND DETAILS	
Date 09/28/2011	Project No. DWP 11-149
Scale 1" = 20'-0"	Sheet No. L-1.1
Drawn By AP	
Approved WS	



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Revisions

8.	REVISED PER VILLAGE COMMENTS	02/10/12
7.	ISSUED FOR VILLAGE BOARD REVIEW	01/05/12
6.	RE-ISSUED FOR OWNER REVIEW	12/19/11
5.	RE-ISSUED FOR OWNER REVIEW	12/13/11
4.	RE-ISSUED FOR OWNER REVIEW	10/12/11
3.	RE-ISSUED FOR OWNER REVIEW	10/06/11
2.	RE-ISSUED FOR OWNER REVIEW	10/05/11
1.	ISSUED FOR OWNER REVIEW	09/29/11

Project

WALGREENS

RTE. 173 AND RTE. 83
ANTIOCH, ILLINOIS

Sheet Title

FINAL
LANDSCAPE
PLAN

Date
09/28/2011

Project No.
DWP 11-149

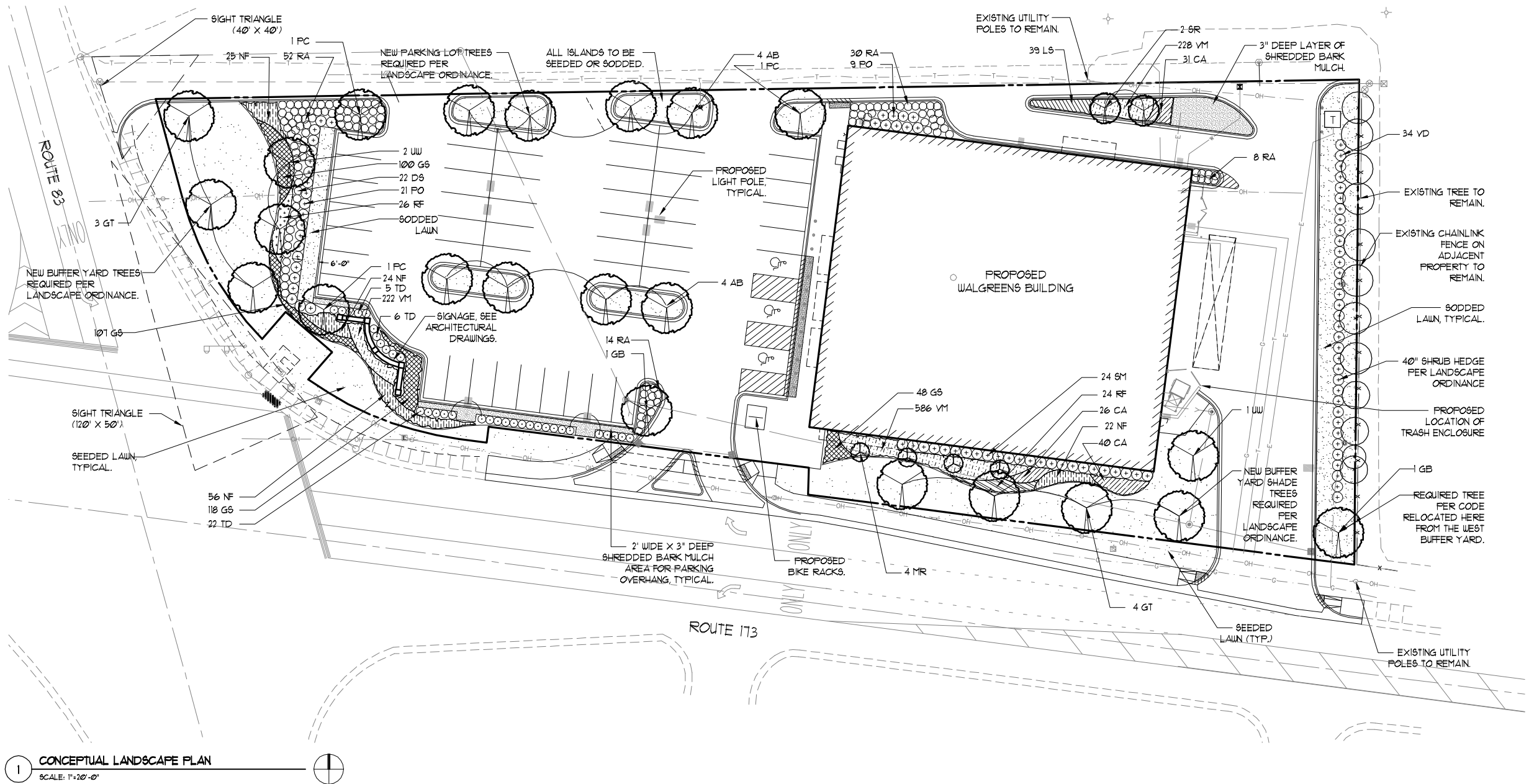
Scale
1" = 20'-0"

Drawn By
AP

Approved
WS

Sheet No.

L-1.0



1 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=20'-0"

SITE LANDSCAPE CHART

MATERIAL TYPE	QUANTITY PROVIDED	TOTALS
SHADE TREES (PARKING LOT)	12	25
SHADE TREES (BUFFER YARDS)	13	
ORNAMENTAL TREES	4	
SHRUBS (40" MINIMUM)	83	241
SHRUBS (30" MAXIMUM)	65	
SHRUBS (18" - 24")	93	
PERENNIALS AND GROUND COVER	2,150 SQ. FT. (APPROX.)	2,150 SQ. FT.
SEEDED OR SODDED LAWN	1,620 SQ. YD. (APPROX.)	1,620 SQ. YD.
MULCH (545 SQ. FT @ 3" LAYER)	5 CU. YD (APPROX.)	5 CU. YD.

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS & EVERGREEN TREES						
AB	ACER X FREEMANTII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	B4B	8	BRANCHED UP 6'
GB	GINKGO BILOBA	GINKGO	3" CAL.	B4B	2	MALE ONLY
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	B4B	1	BRANCHED UP 6'
MR	MALUS X 'RED JEWEL'	RED JEWEL CRABAPPLE	3" CAL.	B4B	4	1' HEIGHT
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2" CAL.	B4B	3	BRANCHED UP 6'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	3" CAL.	B4B	2	BRANCHED UP 5'
UW	ULMUS WILSONIANA 'PROSPECTOR ELM'	PROSPECTOR ELM	3" CAL.	B4B	3	BRANCHED UP 6'
DECIDUOUS AND EVERGREEN SHRUBS						
DS	DIERVILLA SPLENDENS	BUSH HONEYSUCKLE	30" HT.	B4B/CONT	22	SPACED 24" O.C.
FO	PHYSCOCARPUS 'SUMMER WINE'	SUMMER WINE NINEBARK	30" HT.	B4B/CONT	30	SPACED 36" O.C.
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	3 GAL.	CONT	94	SPACED 36" O.C.
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2" HT.	B4B/CONT	24	SPACED 30" O.C.
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18" HT.	B4B/CONT	231	SPACED 36" O.C.
VD	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	4' HT./8P.	B4B/CONT	34	SPACED 4' O.C.
PERENNIALS, GRASSES, AND GROUNDCOVERS						
CA	CALAMAGROSTIS ACUTIFLORA KARL FORSB.	FEATHER REED GRASS	1 GAL.	CONT	31	SPACED 18" O.C.
GS	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI GERANIUM	1 GAL.	CONT	313	SPACED 5" O.C.
LS	LIATRIS SPICATA KOBOLD	KOBOLD LIATRIS	1 GAL.	CONT	39	SPACED 18" O.C.
NF	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL.	CONT	121	SPACED 24" O.C.
RF	RUDBECKIA FLGIDA 'GOLDBURST'	BLACK EYED SUSAN	1 GAL.	CONT	50	SPACED 24" O.C.
VM	VINCA MINOR	PERIWINKLE	3" POT	CONT	1,036	SPACED 10" O.C.



MEMO

TO: Ken Karasek, Chairman; and Members of the
Combined Planning Commission and Zoning Board

FROM: Dustin Nilsen, AICP Director of Community Development

DATE: March 6, 2012

RE: Proposed final plat of subdivision; Hucker NRG Walgreen's Subdivision; Illinois
Rt.173 and Illinois Route 83.; NRG Antioch; PZB12-03; RECOMMENDATION
TO APPROVE WITH CONDITIONS

BACKGROUND:

This report is in preparation for the P&Z Board's meeting scheduled for Thursday, March 08th 2012; 7:30 PM. Since the Preliminary Plat approval of the NRG Subdivision on February 06th, 2011, final engineering and final subdivision plat documents have been submitted and reviewed pursuant to Section 11-2-4 of Title 11 of the Antioch Municipal Code. As part of the subdivision entitlement process, the Planning and Zoning Board is now asked to review the final subdivision plat, to ensure substantial conformance with the preliminary plat, as approved.

Conformance with the Preliminary Plat: Attached you will find excerpts of the preliminary plat documents approved as a part of the NRG Subdivision. The proposed final plat lot configuration establishes a single lot of 1.4 acres, nearly identical to that depicted in the preliminary plat. Based on the review of the Original Site Plan the final plat can be determined to be in substantial conformance.

Engineering Comments. Final Engineering documents have been submitted and reviewed by the Village Staff and HR Green Engineering. Final Engineering is nearing completion and any necessary modifications are technical in nature and should not impact the final platting documents. The final review letter provided by HR Green is attached as part of this review.

RECOMMENDATION

Staff recommends that the P&Z Board approve the final plat, with the conditions that outstanding technical issues are resolved prior to the recordation of the plat or issuance of site development permits.

Conditions are as Followed:

1. Resolution of Final Engineering Comments as listed in the HR Green Memo Dated February 28, 2012.

2. Submission of Performance Bonds and Security Instruments to the Benefit of the Village based upon the Engineers Estimate of Probable Costs.
3. Final Approval and Permits by outside agencies including The Illinois Department of Transportation.