REPORT TO:	**PLANNING and ZONING COMMISSION**
FROM:	**MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director**
DATE:	**July 7, 2017**
SUBJECT:	**REPORT TO PZB**
CASE:	Antioch Eyes Associates 17-09
REQUEST:	Site Plan Review
LOCATION:	23 North Avenue
APPLICANT:	Antioch Eye Associates
ZONING:	B-3 (Village of Antioch)

Background

The applicant is proposing to construct a 4,000 square foot medical building on approximately 1.19 acres of property located on North Avenue. The subject site is currently a vacant lot and the applicant currently has an office in Downtown Antioch. The site is currently zoned B-3 and is identified as commercial property in the Village's Comprehensive Plan.

Site Plan Review

Site Plan

The subject site is approximately 1.17 acres and the site incorporates one full access point on North Avenue. In addition, the site contains two parking lots, one in front of the proposed building and an additional parking lot along the eastern elevation. In accordance with Village ordinance, a total of sixteen (16) parking spaces are required including one (1) handicapped space. The subject site contains eighteen (18) parking spaces. Additionally, the parking stall dimensions and drive aisle widths comply with the Village's Site Plan Review Ordinance.

The applicant's proposed Site Plan appears to provide appropriate access for the Antioch Fire Protection District to service the site due any emergency on the site based on the proposed configuration of the parking lot dimensions.

Stormwater

The applicant appears to be proposing a dry detention area located west of the subject structure based on their engineering plans. It appears that the parking lot drainage would flow to the west of the site and any stormwater would be retained on the subject site. The Village Engineer will be reviewing the final engineering related to this Site Plan and approval of the engineering will be completed prior to any issuance of a building permit related to this site.

Recommendation

Based on the foregoing analysis, it appears that the applicant's proposed Site Plan Review complies with the Village's Site Plan Review Ordinance. The applicant's proposed building is consistent with the quality of new commercial construction that the Village is now seeking and their landscaping plan will incorporate extensive landscaping which will beautify the site over time as the landscaping matures.

In accordance with the above analysis, Staff would make the following recommendation:

We move that the PZB make a favorable recommendation to the Village Board of Antioch Eye Associates Site Plan Review subject to the following stipulations:

1. ***Compliance with the requirements of the Village Engineer.***
2. ***Compliance with the requirements of the Plainfield Fire Protection District.***
3. ***Incorporating roofing materials that comply with the Village's Site Plan Review Ordinance***

c) *The proposed use will not change the predominant character of the surrounding area.*

As highlighted above, there is nothing in this proposed use that will change the predominant character of the area as single-family. The applicant is proposing to incorporate six (6) parking spaces on the subject site. One small are adjacent to the existing garage will be expanded to accommodate a recreational vehicle or a large vehicle. Other than these small changes to the parking area in the rear, there will be no significant changes to the existing site. The Village's Code requires 1 space for every guest bedroom. The applicant's 4 bedrooms thus would require 4 parking spaces.

The applicant's proposed use will be no more intense than the existing antique stores which are located to the south and north of the subject site. This use is consistent with the Village's Form Based Code and fits into the long term vision of the Main Street Transitional District. Staff continues to encourage a mixture of single-family homes, offices, and boutiques along Main Street. Main Street as envisioned will encourage a healthy mixture of small businesses and residential, while preserving the historic integrity of the physical fabric along the corridor.

d) *The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects.*

This proposed use will have no impact on additional noise, vibrations, emissions, glare, heat, or any other factors as outlined in the above finding of fact.

e. *Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic.*

This proposed Bed & Breakfast will have no direct impact on the amount of traffic in the area.

f. *The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;*

The proposed Bed & Breakfast will have no impact on stormwater, or the Village's capacity to handle any additional drainage. Only a small area of parking is being expanded on the subject site and the existing impervious areas of the site should be able to handle any additional drainage.

g. *The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use.*

The proposed use of the site as a Bed & Breakfast integrates very well into the residential character of this area along Main Street. The proposed use is a low impact use and the architecture of this historic home is not changing. The home blends in currently with the other historic homes in Downtown Antioch and nothing in the applicant's proposal will change this fact.

More importantly, this new use brings the opportunity for people to stay in Downtown Antioch. As the Downtown continues its long term revitalization with new businesses and destinations, this Bed & Breakfast provides another economic development tool to make Downtown Antioch unique and a regional destination.

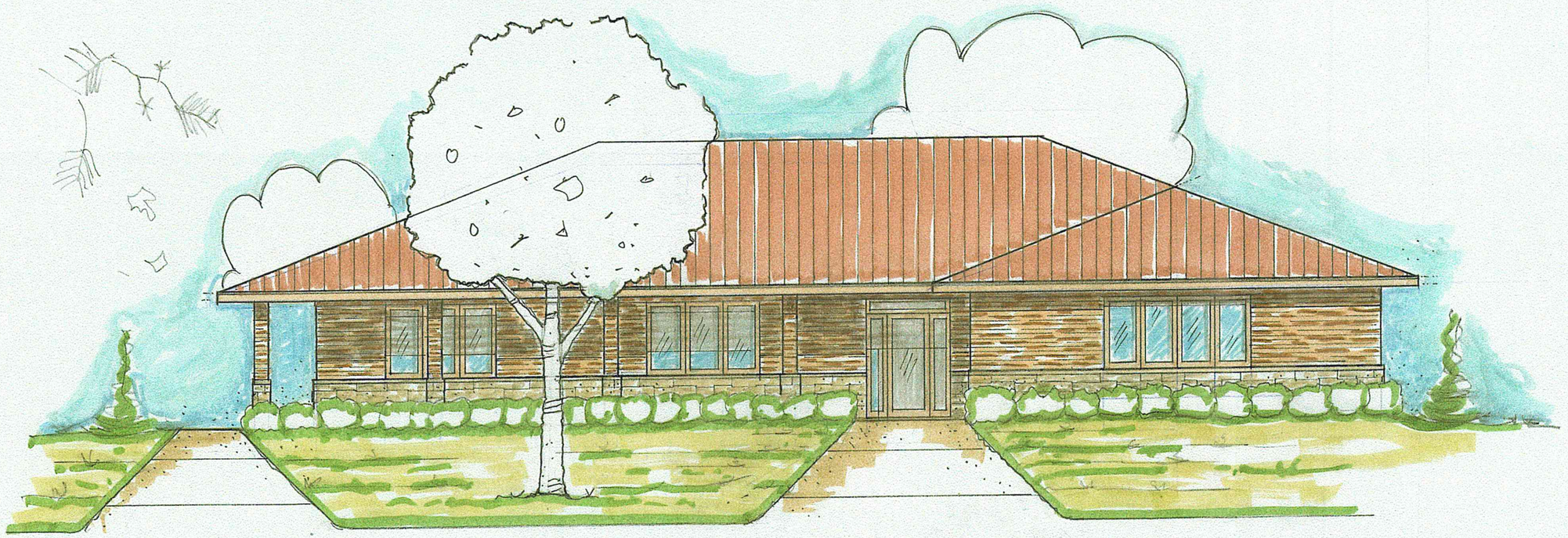
RECOMMENDATION

The proposed Bed & Breakfast as outlined above meets the required finding of facts that are required for a Special Use. The proposed use will have no negative impact on the adjacent properties and will not alter the essential single-family character of the area. As proposed, this use will be a low impact on the neighborhood and will incorporate less traffic than the existing antique stores located to the south and north of the subject site.

Based on the foregoing analysis, Staff makes the following recommendation:

We move that the PZB recommend approval of the applicant's proposed Special Use for 1034Main Street as a Bed & Breakfast subject to the following stipulations:

1. ***Compliance with the requirements of the Antioch Fire Protection District.***
2. ***Compliance with the requirements of the Village Engineer.***



FRONT (SOUTH ELEVATION

FINAL ENGINEERING PLANS
ANTIOCH EYE ASSOCIATION
ANTIOCH, ILLINOIS

INDEX OF SHEETS

LOCATION MAP

NOTES:

A. JON M. TACK ENGINEERING, INC. HAS NOT MADE AN EVALUATION OF THE STRUCTURAL AND HYDROLOGIC CHARACTERISTICS OF THE EXISTING SOIL CONDITIONS.
B. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
C. CONTRACTOR RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT (800) 892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.
D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL VERIFY THE THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCING WORK AND WILL BE RESPONSIBLE FOR ANY DAMAGE THERETO. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING "PLAN" ELEVATIONS AND EXISTING "SITE" ELEVATIONS PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
E. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".
F. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
G. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
H. 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, LATEST EDITION. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

STANDARD SYMBOLS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	WATER VALVE VAULT	
	SAN-MH	
	ST-MH	
	WATERMAIN	
	INLET	
	INLET	
	HYDRANT	
	CURB AND GUTTER	
	CONTOURS	
	LIGHT POLE	
	UTILITY POLE	
	SIDEWALK	
X 700.0	SPOT ELEVATION	X 700.0
	OVERHEAD WIRES	
	VALVE VAULT	
	BOXHEVE	
	CABLE PEDESTAL	
	TRANSFORMER	
	OVERFLOW	
HW HW	HIGH WIRES	HW HW

811
Know what's **below.**
Call before you dig.
CALL J.U.L.I.E. @ 811 OR
(800)892-0123 48 HOURS
BEFORE YOU DIG (EXCLUDING SAT,
SUN, & HOLIDAYS)

LOT INFORMATION

TOTAL LOT AREA = 1.19AC
BUILDING AREA = 4,026FT^2
PARKING LOT = 11,232FT^2
WALK AREA = 1,067FT^2
DISTURBED AREA= 1.19AC

TOTAL IMPERVIOUS= 16,325FT^2
% IMPERVIOUS = 31.5%

PROJECT BENCHMARK
SITE BENCHMARK IS VALVE VAULT AS SHOWN ON THE EXISTING CONDITIONS SHEET, ELEVATION = 815.55 NAVD 88.

LICENSED PROFESSIONAL ENGINEER
JON M. TACK
062-049392
STATE OF ILLINOIS
Jon M. Tack P.E. 6-16-17
Lic.No. 062-049392 Exp 11/30/2017

LIMITATION OF WARRANTY OF ENGINEER'S WORK PRODUCT
THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THE DIFFERENCES. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER, BUT THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

GENERAL INDEMNIFICATION STATEMENT
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND COUNTY/TOWNSHIP HARMLESS FROM ALL LIABILITY AND EXPENSES INCLUDING THE COST OF DEFENDING ACTIONS ARISING OUT OF THE PERFORMANCE OF THE WORK UNDERTAKEN, OR OUT OF ANY CLAIM BY ANY SUBCONTRACTOR OR ANYONE WHO FURNISHES MATERIAL, EQUIPMENT, OR LABOR IN THE WORK OF THIS PROJECT.

REVISIONS
DATE | DESCRIPTION

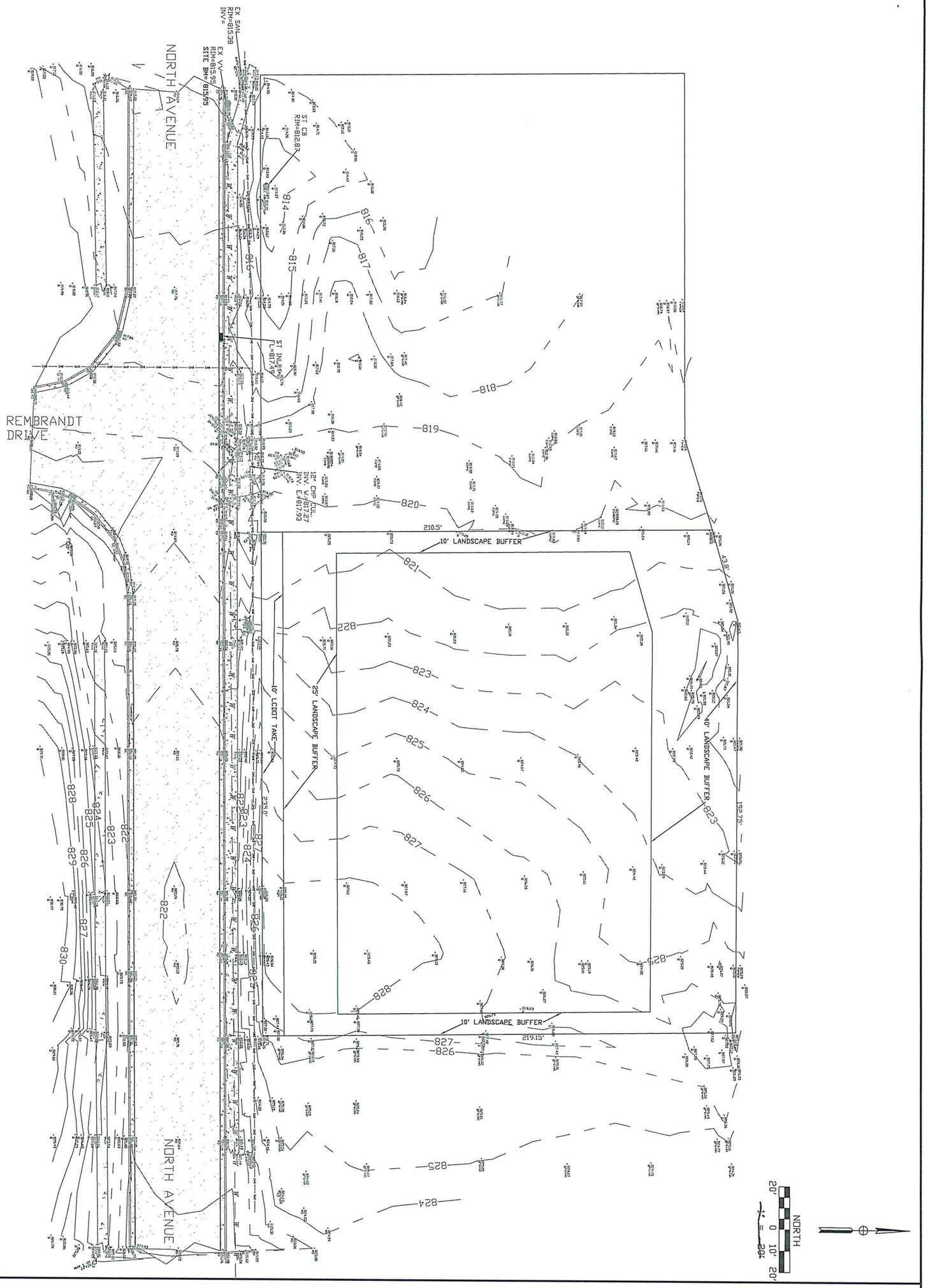
JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

COVER SHEET

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
1 OF 8

DATE
4/1/17



DATE	SHEET				
4/1/17	2 OF 8	ANTIOCH EYE ASSOCIATES 23 NORTH AVENUE ANTIOCH, ILLINOIS 60002	EXISTING CONDITIONS	JON M. TACK P.E. CONSULTING ENGINEER 597 MIDNIGHT PASS ANTIOCH, IL. 60002 (847) 838-1179	REVISIONS DATE / DESCRIPTION

NORTH
20' 0 10' 20'
1" = 20'

WINDOW WELLS SEE ARCHITECTURAL PLANS

40' LANDSCAPE BUFFER

BURIED ELECTRIC SERVICE

10' LANDSCAPE BUFFER

SANITARY CLEAN OUT

108' OF 6" SDR26 PVC PIPE MINIMUM 1% SLOPE SEE SERVICE CONNECTION DETAIL

124' OF 1.0" TYPE 'K' COPPER TUBE SEE WATER SERVICE INSTALLATION DETAIL

25' LANDSCAPE BUFFER

10' LCDOT TAKE

432' OF 8" SDR26 PVC PIPE AT A SLOPE OF 0.5%

12" CMP CUL.
INV. W.=817.27
INV. E.=817.93

EX SAN
RIM=815.38
INV=804.55
PROP INV=804.75

PROP SAN
RIM=823.5
INV=806.9

12" WATERMAIN

EX VV
RIM=815.95

NORTH AVENUE

NORTH AVENUE

REMBRANDT DRIVE

REVISIONS
DATE | DESCRIPTION

JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

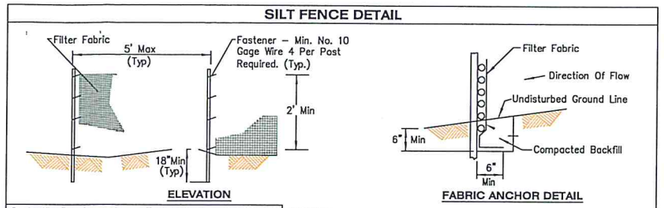
GEOMETRICS
&
UTILITIES

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
3 OF 8

DATE
4/1/17

SILT FENCE DETAIL



ELEVATION

FABRIC ANCHOR DETAIL

Geotextile Requirement	Test Method	MARV
Grab Strength	ASTM D 4632	
–Machine direction		550 N
–X–machine direction		450 N
Permittivity	ASTM D 4491	0.05 sec–1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (Retained Strength)	ASTM D 4355	70% after 500 hours

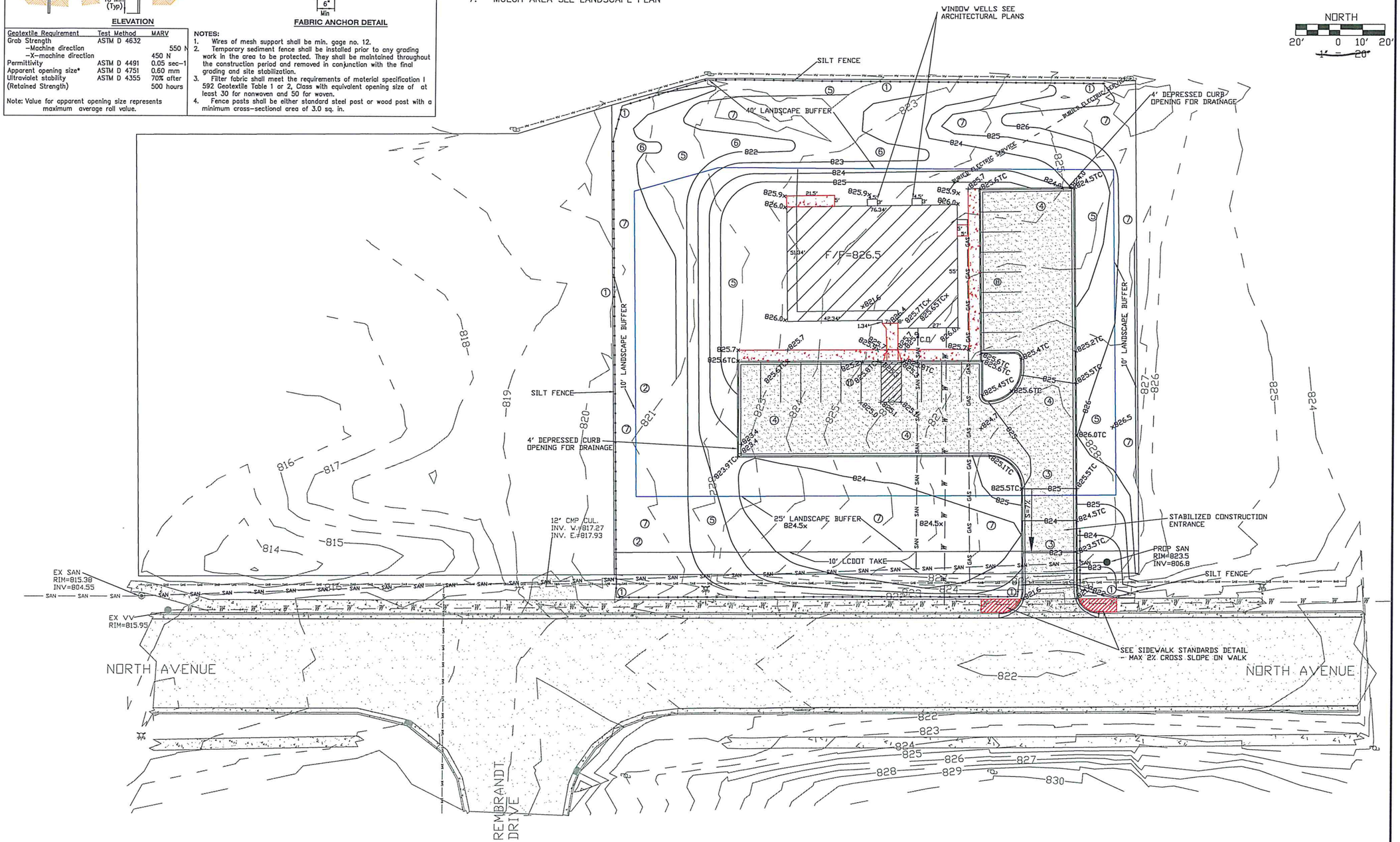
Note: Value for apparent opening size represents maximum average roll value.

NOTES:
1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 1 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either standard steel post or wood post with a minimum cross–sectional area of 3.0 sq. in.

NOTES @

1. SILT FENCE .
2. VEGETATIVE FILTER STRIP – MINIMUM 25'.
3. STABILIZED CONSTRUCTION ENTRANCE.
4. NEW PARKING LOT
5. STANDARD LAWN MIX
6. EROSION CONTROL BLANKET
7. MULCH AREA SEE LANDSCAPE PLAN

NORTH
20' 0 10' 20'
1" = 20'



REVISIONS

DATE	DESCRIPTION

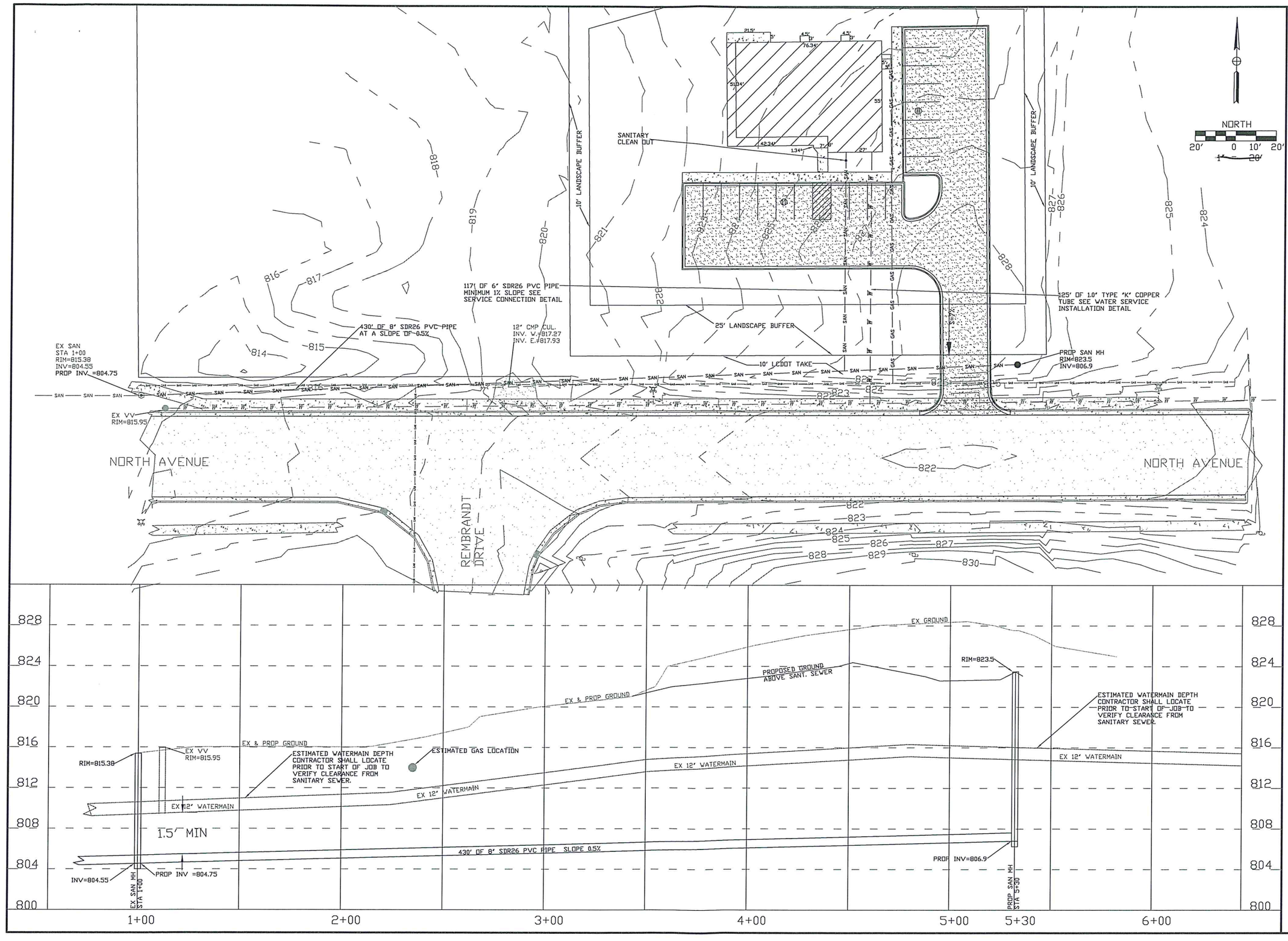
JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838–1179

GRADING PLAN & SWPPP

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET 4 OF 8

DATE 4/1/17



REVISIONS

DATE	DESCRIPTION

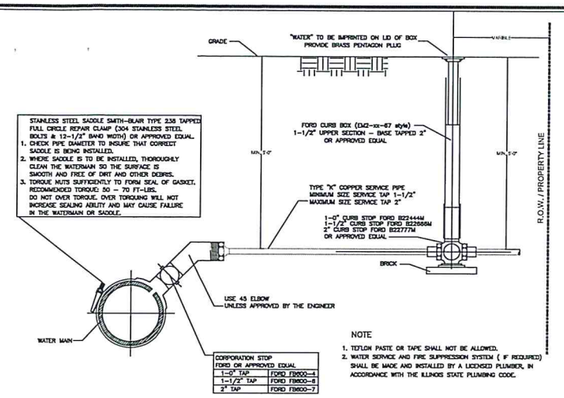
JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

SANITARY SEWER PROFILE

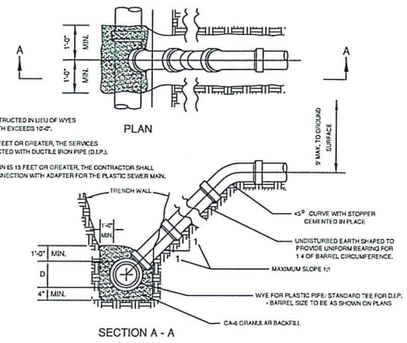
ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET 5 OF 8

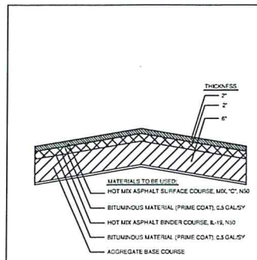
DATE 4/1/17



TYPICAL SERVICE TAP STANDARD



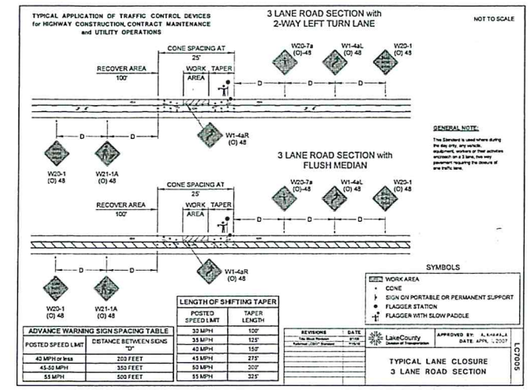
SANITARY SERVICE RISER STANDARD

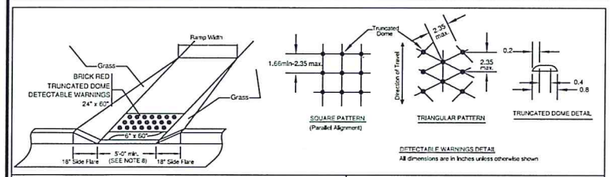


NOTES:

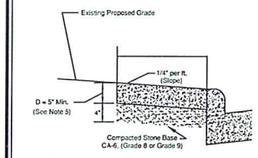
1. MAY BE SUBJECT TO STATE OR COUNTY PERMIT.
2. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH MOST RECENT I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. PROOF ROLL REQUIRED UPON COMPLETION OF SUB GRADE AND BASE MATERIAL. ZERO DEFLECTION IS THE STANDARD.

PARKING LOT PAVEMENT STANDARDS





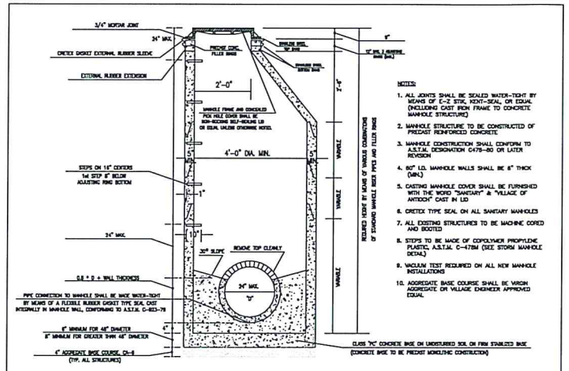
SIDEWALK RAMP



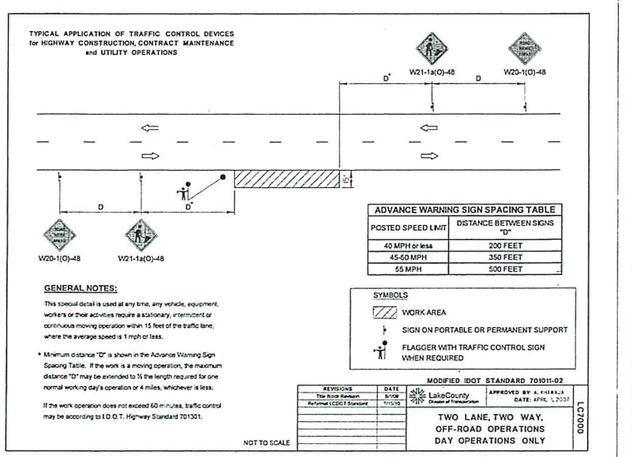
SIDEWALK

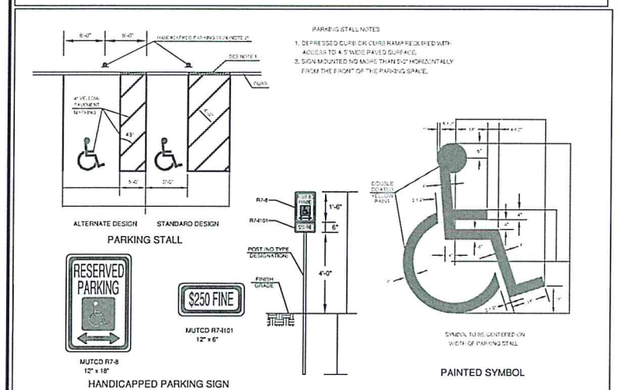
NOTE:
1. TO BE FORMED WITH 2" x 6" BOARDS OR 3Y 3" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5" WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 30' CENTERS AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = 6" AT RESIDENTIAL DRIVEWAY
D = 8" AT COMMERCIAL INDUSTRIAL DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE CONCRETE SHALL BE A 6 BAG MIX AND SHALL NOT CONTAIN CHLORIDE OR FLY ASH. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3000 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 3' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAWCUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #2214 OR TUFTILE DETECTABLE WARNING TILES, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

SIDEWALK STANDARDS



SANITARY MANHOLE STANDARD

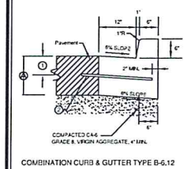




PARKING STALL NOTES

1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 24" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.

HANDICAPPED PARKING STANDARD

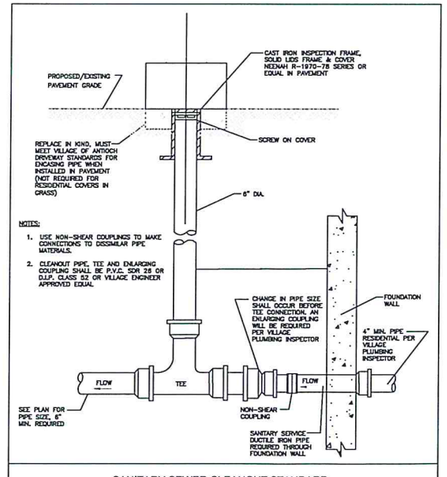


COMBINATION CURB & GUTTER TYPE B-6.12

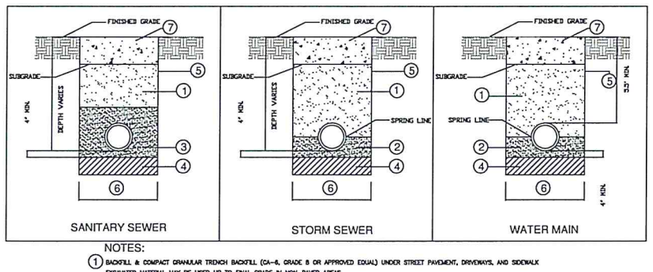
① PAVEMENT DEPTH OR 9" MIN.
② TO BE CENTERED OR SET AS REQUIRED IN FIELD.
③ 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.

NOTES:
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.
ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.

CURB AND GUTTER STANDARD



SANITARY SEWER CLEANOUT STANDARD



NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE B OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK EXCAVATED MATERIAL MAY BE USED UP TO FINAL GRADE IN NON-PAVED AREAS
2. CA-11 OR CA-13 STONE OR OTHER APPROVED SELECT BACKFILL. TAMPED INTO PLACE TO SPRING LINE OF PIPE.
3. CA-11 OR CA-13 STONE OR OTHER APPROVED SELECT BACKFILL. TAMPED TO 12" MINIMUM ABOVE TOP OF PIPE.
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM TRENCH WIDTH = 18" (1'-6") + O.D. WHEN TRENCH < 5 FEET
= 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET
7. STREET CROSS SECTION MUST MATCH THE EXISTING ROADWAY OR THE VILLAGE OF ANTIOCH TYPICAL STREET CROSS SECTION, WHICHEVER IS GREATER. VILLAGE OF ANTIOCH TYPICAL STREET CROSS SECTIONS ARE OUTLINED BELOW:

ARTERIAL ROADWAY
-6" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
-6" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
-0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
-2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.

LOCAL ROADWAY
-6" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
-5" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
-0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
-2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.

TRENCH BACKFILL STANDARD

JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

REVISIONS
DATE | DESCRIPTION

DETAILS

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
6 OF 8

DATE
4/1/17

GENERAL NOTES
1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Antioch which includes but is not limited to labor, materials, procedures and safety.
2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Antioch and the Illinois Department of Transportation 'Specifications for Road and Bridge Construction', latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.). In case of a conflict the most restrictive standards and requirements shall govern.
3) All paving and excavation work shall comply with the applicable ordinances of the Village of Antioch and the Illinois Department of Transportation 'Specifications for Road and Bridge Construction' latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.
4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.
5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.
6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.
7) The contractor shall notify the Village of Antioch Engineering Division at (847) 395-1000 two (2) business days prior to the start of construction.
8) It shall be the responsibility of the contractor to call the Village at 847-395-1000 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.
9) One set of stamped approved plans shall be on site at all times during construction of the project.
10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of 'Record Drawings' showing all changes from the original plans. The contractor shall deliver the 'Record Drawings' to the engineer at the conclusion of the project and final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Antioch As-Built requirement list and furnish the Village three (3) sets of complete 'Record Drawings,' and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.
11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The elevation of all rims and inverts shall be verified by the contractor and shown on the 'Record Drawings'.
12) OSHA rules, regulations and requirements shall be strictly adhered to during the execution of all work to be performed under the approved drawings.
13) The contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to the commencement of work.
14) The contractor shall restore all disturbed off-site areas to at least a condition that existed prior to construction.
15) All unpaved areas of the right-of-way are to be sodded. Restore right-of-way with six (6) inches of topsoil and sod.
16) All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted and/or connected to the storm sewer system.
17) Storm and sanitary sewer lines shall be cleaned of all construction debris and silt prior to Village inspection.
18) All independent testing to be paid for by the developer. Testing to be conducted at the discretion of the Village.
19) All obstructions that are not approved by the Village and which currently exist in the rightof-way shall be removed, which include all rocks and boulders.
20) All septic and/or well abandonment's shall be in accordance with the requirement of the Village of Antioch.
21) The contractor shall refer to mitigation or landscape plans for complete information regarding planting locations, wetlands, walkways, walls, and stream and pond shorelines, if applicable.
22) An iron pipe shall be found and located or set at each lot corner.
23) All elevations are based upon NAVD 88 Datum.

GENERAL UNDERGROUND UTILITIES
1) All sewer construction shall conform to the approved permit plans unless revisions have been approved by the Village, as well as any and all other Agencies.
2) Trench backfill shall be provided under and within two feet (2') of all existing and proposed pavement. Concrete Curb & Gutter shall be considered a part of the existing and proposed pavement. Trench backfill material shall be CA-6, Grade B, Crushed Limestone, virgin material unless otherwise approved.
3) All manholes and catch basin structures must be a minimum of 48" in diameter, valve vaults must be a minimum of 60" diameter, unless approved otherwise.
4) All sewer construction requires stone bedding 1/4" to 1" in size, (I.D.O.T. equivalent CA-11, CA-13) with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches, nor greater than eight (8) inches.
5) If required, all trenches shall be dewatered PRIOR to laying any pipe or jointing. Trenches shall be dewatered to maintain the water level below the base of the bedding.
6) Structures shall have a maximum of twelve inches (12") of adjustment rings with any combination up to a maximum of three (3) rings.
7) Concentric cone sections shall be used on all manholes, catch basins, vaults, etc. unless approved otherwise by the Village Engineer.
8) All storm, sanitary and watermain services to end at R.O.W. with proper termination for subdivision construction.
9) The contractor shall mark location of the ends, if necessary, of any sanitary, water, and storm services with buried 4" x 4" wood posts extending a minimum of three (3) feet out of the ground and painted red, blue, and green respectively, with appropriate signs attached stating 'caution B-box do not remove until landscaping is complete.'
10) A minimum ten feet (10') horizontal separation shall be maintained between watermain and sewer or drain lines unless precluded by local conditions. When the watermain is located closer than ten feet (10') horizontally or the invert of the watermain is located closer than eighteen inches (18") vertically above the crown of any sewer or drain line, then:
11) The sewer or drain line shall be constructed of pipe equivalent to watermain standards and shall be pressure tested to assure water tightness in accordance with the Illinois Environmental Protection Agency (I.E.P.A.) requirements.
12) When a watermain is crossing over a sewer or drain line closer than eighteen inches (18") vertically above the crown of that sewer or drain line, then that sewer or drain line shall be constructed according to the requirements listed in item 10 above.
13) If the watermain passes under a sewer or drain line, the following conditions shall be met: a vertical separation of eighteen inches (18") between the invert of the sewer or drain line and the crown of the watermain shall be maintained with support provided for the sewer or drain line(s) to prevent any paving or settling, rupture or breaking, and sewer or drain line shall be constructed as described in item 4) above.
14) The cost of all required testing of underground utilities shall be incidental to the construction cost of the same.
15) When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole. The sewer shall be circular saw-cut by proper tools ("sewer-tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
16) Sewer connections to an existing structure shall be machine cored.
17) A flexible rubber boot shall be used at all sanitary sewer manhole penetration connections.
18) Protect and/or cover all pipes and underground structures until final grading, paving and landscaping are complete.
19) For modification or repair of all sewers; addition of, or repair of, sewer clean outs, non shear couplings shall be used in connection of sewer pipes with prior approval from Village Engineering Division of the Department of Public Works.

SANITARY SEWER
1. All sanitary sewers shall be P.V.C. pipe SDR 26 (min.) complying with ASTM D3034, with factory fabricated joints complying with ASTM D3212, and elastomeric gaskets complying with ASTM F-477 or as approved by the Village of Antioch.
2. Watermain quality sanitary sewer shall be P.V.C. AWWA C-900 complying with ASTM F-477.
3. All sanitary sewer mainline must be a minimum of 8 inches in diameter. All sanitary sewer services must be a minimum of 6 inches in diameter.
4. All sanitary sewer service lines must have a depth of 3.5 feet to the top of the pipe.
5. Non Shear Couplings are to be used for all dissimilar pipe connections with prior approval by the Village of Antioch.
6. All sanitary sewer and sewer joints shall conform to:
   MATERIAL PIPE SPEC. JOINT SPEC.
   DIP - CL 52 ANSI A-21.51 ANSI A-21.11
   P.V.C. - SDR 26 MIN. ASTM D-3034 ASTM D-3212 (Gasket)
   P.V.C. - SDR 26 MIN. ASTM D-2241 ASTM-D-3139 (Gasket)
   P.V.C. - AWWA C-900 ASTM D-1784 ASTM-F-477 (Gasket)
   A.B.S. (SDR 26) ASTM D-2680 ASTM D-3212
   SOLID (8'-15' TRUSS) ASTM D-2680 ASTM D-3212
7. Flexible rubber boots shall be used at all connections and penetrations into sanitary manholes.
8. All sanitary manholes to be provided with external "Cretex" type chimney seals.
9. Manholes shall have steps sixteen (16) inches on center with step alignment to be perpendicular to the main pipe flow direction wherever possible.
10. Sanitary services to be 6" diameter D.I.P. Class 52 (min.) with a minimum slope of 1% prior to entering clean out, with a distance from outside of the foundation wall to be 5 feet. Sanitary services to be 6" diameter PVC pipe SDR-26 (min.) with a minimum slope of 1% after leaving clean out. Provide clean out on every lot near each single family house, at the change of pipe material, or as required.
11. All sanitary sewers shall be televised and air tested and manholes vacuum tested as required by the Village of Antioch.
12. Sanitary sewer services shall be connected to the main by use of a fitting or manhole. Use of a fitting must be approved by the Village Engineer prior to commencement of any work. For service line of larger than 6 inches in diameter, a manhole shall be constructed at the point of its connection with the sewer main or lateral.
13. All service lines shall exit the foundation wall, as DIP CL-52 at a right angle (90°).
14. All floor drains shall discharge to the sanitary sewer.
15. All objectionable waste containing grease, fats and/or oils shall discharge to an exterior grease interceptor or grease basin, with "water-tight" covers, before discharging into the sanitary sewer, including but not limited to restaurant and food preparation facilities. Automatic dishwasher and effluent domestic waste shall not discharge through the grease interceptor.

PAVING NOTES
1) Subgrade shall be finished to 0.1 foot of design subgrade elevations by the earthwork contractor. Fine grading for pavements and curb & gutter shall be the responsibility of the paving contractor.
2) Prior to the placement of any pavement including curbs, the subgrade shall be proof-rolled with a fully loaded tandem axle dump truck (minimum 20 tons). Proof rolling shall be witnessed by the materials consultant and the Village of Antioch Engineering Inspector. Proof rolling shall be required on the base material as well. The density of the subgrade and base material as well as the Hot-Mix Asphalt shall be tested by a materials consultant. The test results shall be provided to the engineer for his use in determining the adequacy of the pavement design.
3) Base course shall be Aggregate Base Course, Type B, conforming to the standard specifications (see plans for thickness). Material shall be crushed limestone, grade 8 or grade 9, virgin material or Village approved.
4) Hot Mix Asphalt (HMA) pavement shall be constructed using Hot-Mix Asphalt Binder Course, IL-19.0, N50 and Hot-Mix Asphalt Surface Course, Mix 'C', N50 material.
5) All removal items shall be saw-cut full depth prior to the commencement of the removal process.
6) Curb and gutter, barrier curb, sidewalk, and driveways shall be a six (6) bag mix Portland Cement Concrete (PCC) with air entrainment content between 5 and 8%. Maximum allowable slump is four (4) inches. Curing compound shall be white pigmented and applied after finishing per IDOT specifications. Locations of water and sanitary sewer service lines shall be clearly marked on all new curbs.
7) Saw cut existing curb at limit of the work and replace with depressed curb as required. Drill and dowel all new curb, including depressed curb to existing as required.
8) A 3/4 inch fiber expansion joint shall be installed when the curb abuts a sidewalk, existing curb, or any other existing concrete pavement.
9) Curb and gutter and barrier curb shall have sawed contraction joints at maximum intervals of twenty (20) feet and 3/4 inch fiber expansion joint with two (2) oiled and capped one (1) inch smooth epoxy coated dowel bars at maximum intervals of one-hundred (100) feet.
10) Driveway apron removal and replacement for all business, industrial and commercial areas shall include the installation of a truncated dome handicapped sidewalk ramp on both sides of the apron unless otherwise approved by the Village of Antioch Engineering Inspector.
11) All driveway materials thicknesses shall meet the minimum pavement standard requirements of the Village of Antioch.
12) All dimensions for curbs are to be back of curb, unless otherwise specified.
13) The use of cold-patch for temporary pavement patching shall be approved by the Village of Antioch Engineering Inspector prior to placement

SPECIAL CONDITIONS FOR CONSTRUCTION WITHIN A COUNTY HIGHWAY RIGHT-OF-WAY

WORK NOTIFICATION
Prior to starting construction the Permit Section, (847) 377-7400, shall be called and given the construction start date.

SPECIFICATIONS
The construction and restoration methods and procedures, materials used and construction signing and traffic control shall, when applicable, conform or meet the standards and requirements set forth in the current "Manual on Uniform Traffic Control Devices for Street and Highways", "Standard Specifications for Road and Bridge Construction", "Standard Specification for Traffic Control Items" and the "Highway Standards" manual as published or adopted by the Illinois Department of Transportation.

FIELD CHANGES FOR WATERMAIN OR SEWER LOCATION
No changes to the depth or location of the watermain or sewer as shown on these plans due to unforeseen field conditions or conflicts can be made unless prior approval has been obtained from the Permit Section of the Lake County Division of Transportation.

ADDITIONS, EXTENSIONS OR DELETIONS FOR THE WATERMAIN OR SEWER
No additions, extensions or deletions can be made to the watermain or sewer as shown on these plans unless prior approval has been obtained from the Permit Section of the Lake County Division of Transportation.

APPROVAL OF MATERIALS
The Lake County Division of Transportation Permit Section, (847) 377-7400, shall be called for approval of any materials (i.e. trench backfill, sand, gravel or other granulated materials) that will be placed within the County Highway right-of-way that are not on the approved engineering plans.

HAZARDS TO THE PUBLIC
Measures shall be taken to prevent or protect the public from hazards caused by the construction operations.

PARKING OF VEHICLES, EQUIPMENT AND STORAGE OF MATERIALS
Construction worker's vehicles and construction equipment shall be parked in areas outside of the County Highway right-of-way or in areas where there will be no interference with the normal use of the highway or vehicle sight distance. Construction materials shall be located at least 12 feet from a through traffic lane or outside of the County Highway right-of-way.

MAINTAINING EXISTING TRAFFIC CONTROL DEVICES
Existing traffic control devices that are removed shall be reerected as soon as possible. Damaged or lost traffic control signs shall be reported to the Sign Shop, (847) 377-7501, of the Lake County Division of Transportation for replacement.

Regulatory and warning traffic signs shall be kept in view of the highway traffic.

EXISTING DRAINAGE AND ACCESS
Disturbed highway drainage facilities shall be re-established at the close of each work day. Occupants of adjacent properties having access to the County Highway shall be notified prior to being blocked and suitable arrangements made with the occupants. Adjacent property access shall be re-established as soon as possible.

HIGHWAY PAVEMENTS
Care shall be taken not to break, crack or damage the highway pavement with equipment operating on it. Also, any dirt or debris tracked onto the highway pavement shall be removed. Equipment with greater pads, cleats or studs are not permitted to operate on the highway pavement.

If, due to construction operations, the highway pavement becomes damaged or undermined, all construction work in that area shall be stopped and the highway pavement repaired as directed by the Lake County Division of Transportation. Alternate construction measures shall then be used to prevent further highway pavement damage.

EXCAVATIONS, TRENCHES AND BORE PITS
Excavated material shall, when practical, be piled on the near traffic side of the excavation, trench or bore pit. Open excavations, trenches or bore pits remaining after working hours shall not exceed 50 feet in length and shall be properly protected (fencing, covered, etc.) and marked (Type I or II barricades). If barricades are used in series, only steady burning lights shall be used. Bore pits shall be located no closer than 10 feet to the highway pavement, back of curb or gutter, or shoulder break line, whichever is further. If casing pipes are used, the voids in the casing pipe shall be filled and/or the ends sealed so there will be no siltation into the casing pipe.

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BACKFILLING
Backfilling operations shall be simultaneous with the construction operations and shall be in accordance with the "Standard Specifications for Road and Bridge Construction". Any excavation, trench, bore pit or portion thereof within a 1:1 slope of the pavement edge or back of curb shall be backfilled with Trench Backfill (sand). In addition, Trench Backfill (sand) shall be used for all access crossings and pavement areas and shall extend two feet beyond the edge of the access or pavement area. Areas between the pavement edge and shoulder break line shall be backfilled with Aggregate Base Course (gravel). Backfill of shoulder areas shall not extend above the existing ground and any settlement shall be promptly filled.

MANHOLES, VALVES, VALVE VAULTS AND APPURTENANCES
The top of the frame and lid or cover of a manhole, valve, or valve vault shall be flush and contoured to the surrounding ground. If this is not possible due to an excessive slope, the surrounding ground shall be regraded or the frame and lid or cover partially buried to provide for a gradual transition slope as the area can be safely mowed and no hazard to the public will result. The top of the frame and lid or cover that is located within the gravel shoulder shall have a bituminous apron installed around the frame or cover as directed by the Lake County Division of Transportation. Any frame and lid or cover located in a paved area shall be contoured and ½ inch below the surface of the surrounding pavement. The top of the frame and lid or cover shall not be located within the area of 27.5 feet to 30.5 feet from the highway pavement centerline.

Surface appurtenances that extend above the surrounding ground surface shall be located within 2' of the County Highway right-of-way.

TILE LINES AND STORM SEWERS
Existing tile lines and storm sewers that are encountered during construction operations shall be replaced if broken with like size and kind of material. Tile line and storm sewer crossings of the excavation shall be bridged with rigid material such as wood or steel. The location and depth of any encountered tile lines and storm sewers shall be recorded and a copy given to the Lake County Division of Transportation.

WINTER CONSTRUCTION WORK
Snow and ice removal operations of the Lake County Division of Transportation shall have precedence over the construction operations. A 12-foot wide (minimum) clear area from the highway pavement edge shall be maintained for the roadside storage of snow and ice. No construction equipment or materials shall be stored in this 12-foot wide (minimum) clear area nor shall any piles of dirt or excavated materials be left in this area.

RESTORATION AND CLEANUP
The area of the County Highway right-of-way disturbed by construction operations shall be kept to a minimum and shall be restored as promptly as weather and soil conditions permit. If restoration is not accomplished voluntarily, the Lake County Division of Transportation may set a final date for the completion of the restoration work.

Turf areas of the right-of-way disturbed by construction operations shall be compacted and regraded to an equal or better condition than existed before construction. Also an average 3-inch depth of topsoil, fertilizer, seed and mulch shall be used. Hydro seeding is also acceptable. Sod shall be used in high erosion areas. This restoration work will not be considered completed until the turf cover is established.

Gravel and paved shoulders that are damaged shall be replaced as directed by the Lake County Division of Transportation. Driveways, side roads and other accesses, which are damaged, shall be restored with similar materials and thickness. The edges of excavated paved surfaces shall be sawcut prior to repair. Culverts, storm sewer systems and other drainage facilities including ditch lines shall be cleaned of siltation and debris due to the construction operations.

Other areas of the right-of-way that have been disturbed such as curb and gutters shall be restored with similar materials.

Any damaged property of the County of Lake, its Division of Transportation, or of others (including utility companies) shall be repaired or replaced or the owner of the damaged property reimbursed for the costs of repairing the damaged property by the owner.

RESTORATION GUARANTEE
Any restoration work that fails within one year of completion shall be redone. Also, any settlement that occurs within one year of completion of the surface restoration work shall be filled and the surface area restored.

KEEPING ROADS OPEN TO TRAFFIC
All roads shall remain open to traffic. The Contractor may close one lane because of construction only between the hours of 9:00 a.m. and 3:00 p.m. The person in charge shall notify the Lake County Division of Transportation - Transportation Management Center, (847) 377-7000, of any lane closure and when the lane re-opens. This information will be broadcast on the Lake County Passage website and Highway Advisory Radio. The Contractor shall maintain traffic during these restricted hours as shown on the Traffic Control Standards. Two lanes of traffic will be maintained between 3:00 p.m. and 9:00 a.m. and when no construction activities are being carried out. Traffic routed around construction areas shall be over paved surfaces and not over gravel shoulders.

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EARTHWORK / EROSION & SEDIMENTATION CONTROL
1) All construction activities that involves earthwork shall meet the National Pollutant Discharge Elimination Systen Phase II requirements:
   a) Submittal of a Notice of Intent (NOI) to Illinois Environmental Protection Agency (IEPA).
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
2) The Contractor shall install all erosion control items prior to commencement of any work.
3) The Contractor shall maintain existing positive drainage from off-site at all times during construction.
4) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures. Building slabs, steps and pavements. Compact six (6) inch maximum lifts of sub-grade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6) inch maximum lifts of dry sub-grade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6) inch maximum lifts of sub-grade, backfill, or fill material at 85% modified proctor dry density.
5) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
6) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
7) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
8) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village of Wheeling.
9) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all re-graded areas or as required to prevent sediment from entering and/or leaving the site.
10) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village of Antioch Engineering Inspector's satisfaction and is to be considered incidental.
11) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
12) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
13) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
14) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
15) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Seeding may be used in other areas, particularly back yards, only with prior approval from the Village of Antioch.
16) The Contractor shall install temporary orange fence around all trees to remain as well as wetland areas that are to be mitigated.

WATERMAIN
1) All water mains shall be pressure tested per requirements of the Village of Antioch. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi.
2) All water mains shall be chlorinated per the requirements of the Village of Antioch.
3) All water mains to be ductile iron pipe per ANSI A21.51 (AWWA C151), Class 52, with 'push on' or mechanical joint as required by the Village of Antioch. Pipe to be cement lined per ANSI A21.4 (AWWA C104).
4) All new watermain shall be looped. Dead end watermain(s) is not permitted, unless otherwise approved by the Village Engineer.
5) The minimum cover for watermain and services shall be 5.5 feet from finished grade to top of main (6 ft. max. unless approved otherwise by the Village of Antioch.)
6) Thrust blocks made of Portland Cement Concrete (PCC) of at least 12 inches thick must be use to prevent movement at bends and fittings. All bends of 22 ½ degrees or greater, tees and plugs shall be thrust blocked.
7) All water services shall be installed per the Village Standard.
8) Water service and fire suppression systems shall be made and installed by a licensed plumber, in accordance with the Illinois State Plumbing Code. Fire suppression and water service shall be two separate lines which must originate at the main.
9) Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Antioch Public Works Utility Division at (847) 395-1000, at least 48 hours prior to tap and inspections.
10) The Village of Antioch Plumbing and Engineering (847) 395-1000 shall be contacted at least 48 hours prior to all water service work.
11) All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults.
12) All fire hydrants shall be a red 6 foot bury Mueller A-423 Super Centurion or approved equal confirming with AWWA C-502 standards.
13) All B-boxes shall be 1-1/2" Mueller or Ford telescopic B-box with 'WATER' imprinted on the lid of the box and a brass pentagon plug.
14) All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel.
15) All fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.

REVISIONS
DATE	DESCRIPTION

JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

NOTES

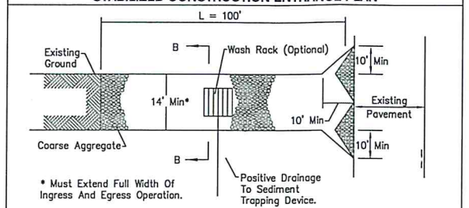
ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
7 OF 8

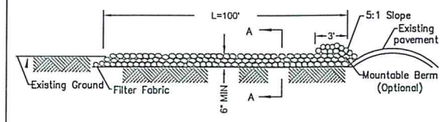
DATE
4/1/17

MEASURE 'GROUP	CONTROL MEASURE	APPL.	CONTROL MEASURE CHARACTERISTICS	TEMP.	PRMNNT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	X	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.		
	SODDING		QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH ———		
	GROUND COVER	X	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
NON VEGETATIVE SOIL COVER	MULCHING	X	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED		X
	AGGREGATE COVER		PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.		
	PAVING	X	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
	EROSION BLANKET	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING TIME OF YEAR IS INAPPROPRIATE AND IN SLOPED AREAS.	X	
DIVERSIONS	RIDGE DIVERSION		TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER		SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		
	BENCHES		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
WATERWAYS	BARE CHANNEL		PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	VEGETATIVE CHANNEL		PROVIDES ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		
	LINED CHANNEL		USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		
	CHANNEL CHECKS		PROVIDES AN ENERGY DISSIPATOR ALONG A LENGTHY CHANNEL TO REDUCE VELOCITY OF STORMWATER		
ENCLOSED DRAINAGE	STORM SEWER		CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		
	UNDERDRAIN		USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
SPILLWAYS	STRAIGHT PIPE SPILLWAY		USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		
	DROP INLET PIPE SPILLWAY		SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
	WEIR SPILLWAY		USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		SAME AS WEIR SPILLWAY LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
OUTLETS	LINED APRON		PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		
	STONE RIPRAP		USED AS AN ENERGY DISSAPATOR AT OUTLET STRUCTURES TO REDUCE VELOCITIES.		
SEDIMENT BASINS	SEDIMENT TRAP		USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE. USED WHERE THERE IS NOT ENOUGH ROOM FOR A WET OR DRY DETENTION BASIN OR IN A LOCATION WHERE DETENTION IS NOT REQUIRED.		
	SEDIMENTATION POND		A WET OR DRY DETENTION BASIN SIZED FOR THE POST DEVELOPMENT 100 YEAR STORM TEMPORARILY MODIFIED TO ENHANCE SEDIMENT REMOVAL DURING CONSTRUCTION.		
SEDIMENT FILTERS	SILT FENCE	X	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X	
	VEGETATIVE FILTER	X	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X
	FILTER FABRIC		USED FOR FILTERING SEDIMENT WITHIN THE ROADWAY BEFORE ENTERING THE STORM SEWER.		
	INLET PROTECTION		USED FOR FILTERING SEDIMENT WITHIN GRASS AREAS BEFORE WATER ENTERS THE STORM SEWER.		
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE. (SEDIMENT ON PUBLIC ROADS IS NOT TO BE FLUSHED OFF WITH WATER).	X	
	DUST AND TRAFFIC CONTROL	X	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

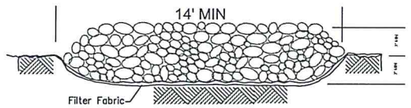
STABILIZED CONSTRUCTION ENTRANCE PLAN



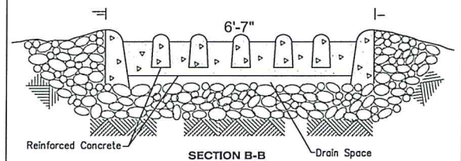
PLAN VIEW



SIDE ELEVATION



SECTION A-A



SECTION B-B

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

GENERAL INFORMATION

1. CONTROLS

This plan has been prepared to comply with the provisions of the NPDES Permit, which is issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

SITE DESCRIPTION

a. The following is a description of the construction activity, which is the subject of this plan:

The proposed development consists of parking lot, offic building, driveway access, onsite and offsite sanitary sewer extension.

These construction activities will include: grading & filling, soil erosion and sedimentation control measures.

b. The following is a description of the intended sequence of major activities, which will disturb soils for major portions of the construction site such as site clearing, excavation and grading.

1. Stabilized construction entrance
2. Tree and brush removal where necessary (clear & grub)
3. Perimeter silt fence installation.
4. Strip topsoil, stockpile topsoil and grade site
5. Excavate for basement foundation.
6. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7. Temporarily stabilize all areas that have reached temporary grade.
8. Permanently stabilize all areas that have reached final grade.
9. Permanently stabilize the entire property.
10. Remove all temporary SE/SC measures after the site is stabilized with vegetation

*Soil erosion and sediment control maintenance must occur once a week and after every ½" or greater rainfall event

c. The site contains approximately 1.1± acres. 1.1± acres of this site will be disturbed by construction activities.

d. The existing site is comprised of grass and brush.

e. This property is within the Sequoit Creek River Watershed.

2. CONTROLS

This plan addresses the various controls that will be implemented for each of the major construction activities described in 1b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. The general contractor has signed the required certification on this plan.

a) Erosion and Sediment Controls

I. STABILIZATION PRACTICES

Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as specifically otherwise in this plan set stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portions of the site where construction activity will not occur for a period of 14 or more calendar days.

A. Where the initiation of stabilization measures by the 10th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Temporary seeding, mulch, erosion mat, etc
3. Erosion Blanket with seed

B. Erosion control structures must be inspected weekly and after every rain event of one-half inch of rainfall or greater. Any repairs or replacements needed to ensure adequate erosion control must be made immediately.

Any situation of conduits, structures, or ditches being plugged shall be cleaned and maintained by the Contractor on a weekly basis, until the seeding has taken hold. All washouts, gullies, etc. will be re-graded and reseeded by the contractor, at the Contractor's expense. Sediment on public roads from the site shall not be flushed off with water.

The Contractor's responsibility for erosion control shall extend throughout the construction process. The Contractor shall be responsible for cleanup of paved surfaces within and adjacent to the project.

All erosion control practices shall be in compliance with the latest revision of the "Standard Specifications for Road and Bridge Construction", by the Illinois Department of Transportation and with the Illinois Environmental Protection Agency's "Illinois Urban Manual".

II. STRUCTURAL PRACTICES.

Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed area of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

b. Stormwater Management

I. Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications. The stormwater pollutant control measures shall include:

1. Silt Fence

II. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydro period and hydrodynamics present prior to the initiation of construction activities).

Stormwater Management Control Includes:

1. Vegetative filter strips
2. Rip Rap

c. Other Controls

I. Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

II. The provision of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

d. Approved State or Local Plans

The management practices, controls and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, use latest version. Requirements specified in sediment and erosion control site plans or site permits or stormwater management or surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. MAINTENANCE

The following is a description of procedures that will be used, if applicable, to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Vegetative or erosion control measures: The vegetative growth or temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering. The vegetative cover shall be reseeded as necessary.

Sedimentation basins/traps if applicable: The sediments shall be removed when the sediment occupies 40-50 percent of the total original capacity. In no case shall the sediment be built up to within 1 foot of the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume. Sediment Basins shall be removed at end of construction; at the time the final surface course has been placed.

Silt filter fence: The damaged silt filter fence shall be restored to meet the Original Design Standards. Removed and replaced as needed.

Riprap outlet protection: It shall be inspected after high flows for any scour beneath the riprap or for stones that have been dislodged. It shall be repaired immediately.

Ditches shall be planted with Low Profile Native Grass mix and not mowed.

4. INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater or equivalent snowfall.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in accordance with the Site Description of this permit and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any change to the plan within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, the name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the storm water pollution prevention plan, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at lease 3 years after the date of inspection. The report shall be signed in accordance with Signatory Requirements of this permit.

d. The permitee shall complete and submit within 5 days an "incidence of noncompliance" (ION) report for any violation of the storm water pollution prevention plan observed during an inspection conducted, including those not required by the Plan. Submission shall be on forms provided by the Agency and include specific information of the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environment impact, which may have resulted from the noncompliance.

e. All reports of noncompliance shall be signed by a responsible authority as defined in General Permit ILR10, Part VI, G (Signatory Requirements).

f. All reports of noncompliance shall be mailed to the Agency at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand East
PO Box 19276
Springfield, IL 62794-9276

5. NON-STORMWATER DISCHARGES

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the construction activity address in this plan are described below:

a. Watering for dust control
b. Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge.

The erosion due to irrigation of seeding shall be considered minor.

Contractor to provide the above non-stormwater discharges control to the standard specification required by the County or the approved equal.

c. End of construction season/winter construction:

The grading contractor shall submit to the inspecting engineer, between September 1 and September 15, a 8 1/2" x 11" (or 11" x 17") reduced size grading sheet (unmarked sheet to be provided by the design engineer) marked to show areas to be disturbed and stabilized through the remainder of the year. This will include proposed schedule dates for grading activities and for placement of topsoil, seed, and excelsior blanket. The contractor shall not propose to disturb new areas that cannot be reasonably expected to be stabilized before the end of the year. This plan shall be updated and resubmitted the first week of each month as long as grading continues up to and including February. Each update will account for weather conditions, work completed, and available manpower.

In general, unless altered by unseasonably warm or cold conditions, no seeding shall be placed between October 15 and November 15. Dormant seeding shall be placed on any un-stabilized areas remaining after November 15 (where active grading has ceased). Dormant seeding shall be of the appropriate mixture for temporary or permanent seeding, but shall be placed at 150 % of the normal rate. Dormant seeding shall also be covered with excelsior mat (where specified on the erosion control sheet) or with straw mulch at a rate of 2 ton/acre. If straw is placed, it shall be crimped into the soil by running over it with a tractor/bulldozer or similar tracked machine. All unfinished areas should be so stabilized before the first measurable and lasting snowfall. Any areas not stabilized shall be stabilized as soon as the snow melts.

Underground utility work may continue at the contractor's discretion. After November 15, once a portion of a trench is backfilled, it shall immediately be treated with dormant seeding as described above. Any grading that continues past December 15 shall be phased to minimize the amount of area being actively disturbed. Ongoing grading and stockpiles shall be surrounded with silt fence on the downhill edge and along curbs until grass is established

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C, D			*	*					
SODDING				G**								
TEMPORARY SEEDING				E								
DORMANT SEEDING												

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
G SOD
* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
( ) IDOT STANDARD
F PASTURE MIX (PURE LIVE SEED (PLS)) 6 LB/AC ALFALFA, 2 LB/AC KENTUCKY BLUE GRASS, 4 LB/AC ORCHARD GRASS

NOTE: STANDARD LAWN MIXTURE SHALL BE USED AT ALL LOCATIONS NOT SPECIFIED FOR OTHER STABILIZATION. REFER TO LANDSCAPE PLAN FOR OTHER GROUND COVER FEATURES.

CONTRACTOR CERTIFICATION STATEMENT

"I certify under the penalty of law that I understand this storm water pollution prevention plan and the terms of the National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification"

Date
Signature
Title
Name of Firm
Address
City State Zip Code
Phone Number

OWNER CERTIFICATION STATEMENT

"I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Date
Signature
Title
Name of Firm
Address
City State Zip Code
Phone Number

REVISIONS
DATE DESCRIPTION

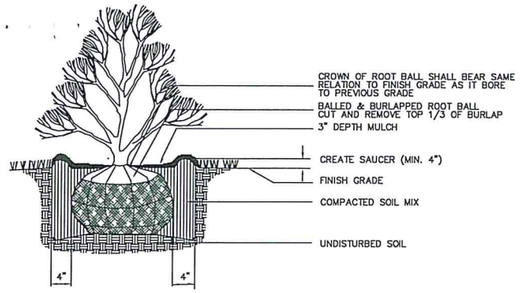
JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

SWPPP

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
8 OF 8

DATE
4/1/17

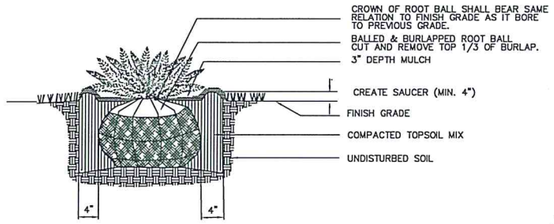


NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER SHRUBS IMMEDIATELY AFTER INSTALLATION.
3. RAISE THE SHRUB 2"–3" ABOVE FINISHED GRADE IN A CLAY SOIL AREA.

DECIDUOUS SHRUB PLANTING DETAIL

NO SCALE

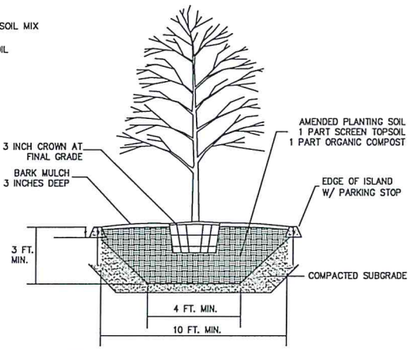


NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER AND FERTILIZE SHRUBS IMMEDIATELY AFTER INSTALLATION.
3. RAISE THE SHRUB 2"–3" ABOVE FINISHED GRADE IN A CLAY SOIL AREA.

CONIFEROUS SHRUB PLANTING DETAIL

NO SCALE

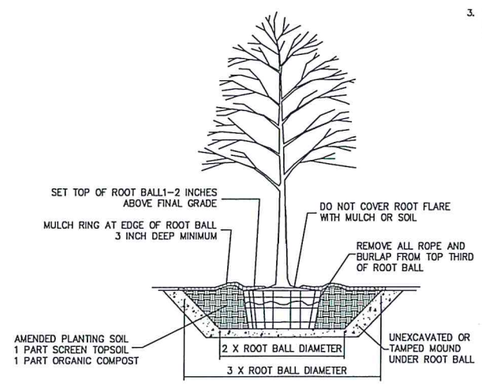


NOTES:

1. A 1:1 SLOPE SLOPE MAY BE CONSTRUCTED AT THE CURB EDGE OF THE PLANTING ISLAND.
2. ALL PLANTING ISLANDS ARE TO BE INSPECTED PRIOR TO BACKFILLING. SEE INSPECTION SCHEDULE.
3. ISLANDS AND PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 3 FT. AND AMENDED 1 PART SCREENED TOPSOIL AND 1 PART ORGANIC COMPOST.

LANDSCAPE ISLAND STANDARDS

NO SCALE

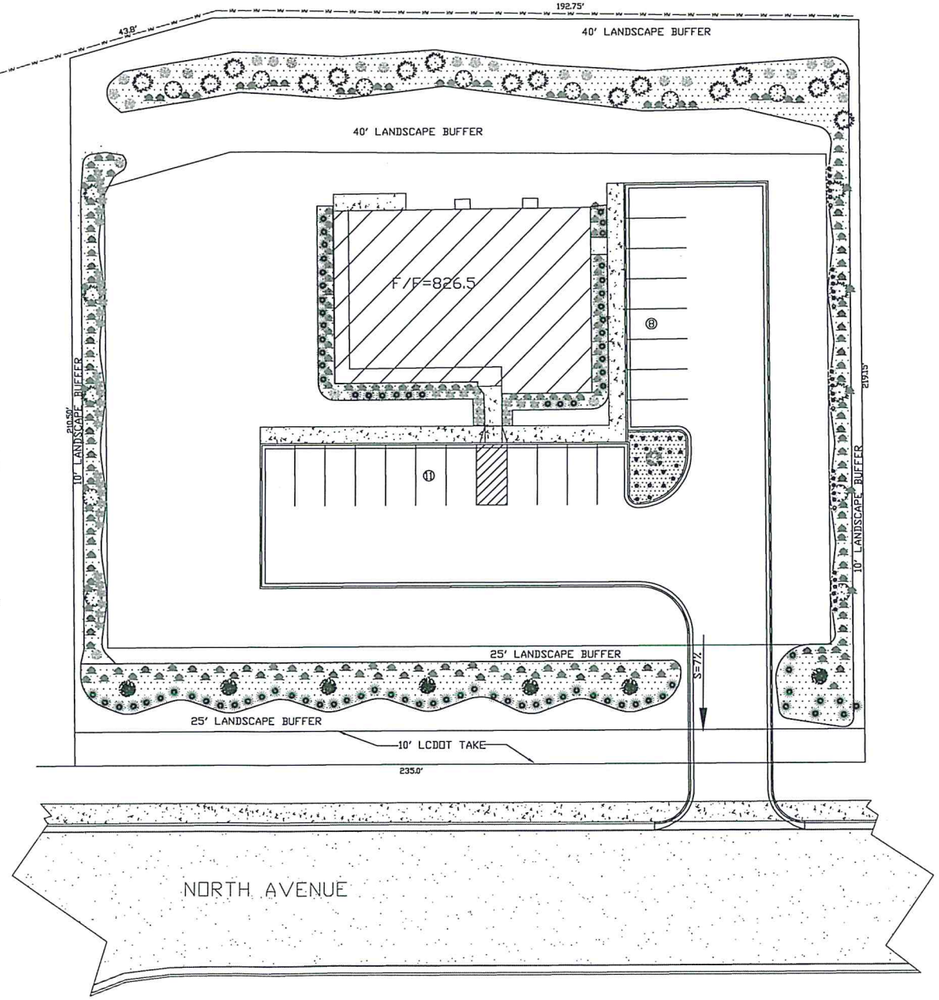


NOTES:

1. AT THE TIME OF PLANTING PRUNE CROSSOVER LIMBS, CO-DOMINANT LEADERS AND DEAD OR BROKEN BRANCHES.
2. WRAP OR STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. FERTILIZE UPON PLANTING WITH SOLIDS TABS (20–10–05) OR APPROVED EQUAL.
4. ALL PITS ARE TO BE INSPECTED PRIOR TO BACKFILLING.
5. REFER TO LANDSCAPE PLAN NOTES FOR ADDITIONAL SPECIFICATIONS.

TREE PLANTING DETAIL

NO SCALE



NORTH

20' 0 10' 20'

1" = 20'

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE VILLAGE OF ANTIOCH AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
2. THE PLANT MATERIAL LEGEND IS PREPARED FOR USE BY THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLAN INFORMATION SHALL PREVAIL.
3. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS ON THE PLAN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. ALL TREE AND SHRUB PITS SHALL ADHERE TO THE PLANTING DETAILS AND BE INSPECTED PER THE FOLLOWING SCHEDULE PRIOR TO ADDING BACKFILL.
5. ANY CHANGE IN PLANTING MATERIAL OR LOCATION SHALL FIRST BE APPROVED BY THE VILLAGE OF ANTIOCH.
6. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
7. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS.
8. ALL PLANTING SOIL SHALL BE INSPECTED AND CONSIST OF 50% SCREENED TOPSOIL AND 50% ORGANIC MATERIAL.
9. ALL PLANTING AREAS NOT SEEDED OR SODDED SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED SITE AND PLANTING INSPECTIONS TO PERFORM THE WORK SET FORTH IN THIS PLAN.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE, IN WRITING, PLANT SURVIVABILITY FOR A PERIOD OF TWELVE (12) MONTHS FROM FINAL ACCEPTANCE.
12. ANY EXISTING AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE REPAIRED TO MATCH PRIOR EXISTING CONDITIONS.
13. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
14. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO VILLAGE OF ANTIOCH 847-395-1000.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.

LANDSCAPE INSPECTION SCHEDULE

INSTALLATION INSPECTIONS:	REQUIRED
1. ROUGH GRADING FOR BMP	(NO-ENGINEERING)
2. BASE MATERIAL OR UNDERDRAINS FOR BMP	(NO-ENGINEERING)
3. SOIL AMENDMENT AND MIX PRIOR TO FINAL GRADING OR PLANTING	YES
4. DEPTH OF PLANTING SOIL AT FINAL GRADE, PRIOR TO TURF APPLICATION	YES
5. PLANTING ISLAND DEPTH AND PLANT PIT SIZE PRIOR TO PLANTING (NO ADD TO ABOVE)	
6. FINAL INSPECTION	YES
7. 90 DAY MAINTENANCE	YES
8. 180 DAY MAINTENANCE	YES

CONDITIONS:

1. ONLY THOSE ABOVE INSPECTIONS INITIALED AS 'REQUIRED' SHALL BE CONDUCTED BY THE VILLAGE OF ANTIOCH LANDSCAPE INSPECTOR.
2. FINAL LANDSCAPE INSTALLATION APPROVAL IS REQUIRED PRIOR TO REQUESTING A FINAL C/O INSPECTION FOR THE BUILDING PERMIT.
3. A MINIMUM NOTICE OF 24 HOURS IS REQUIRED PRIOR TO CONTINUING WORK BEYOND THE SCOPE OF THE INSPECTION.
4. FAILURE TO CONTACT THE OFFICE OF THE PLANNING, BUILDING AND DEVELOPMENT DIRECTOR FOR AN INSPECTION SHALL BE GROUNDS FOR THE FOLLOWING;
   A. ADDITIONAL INSPECTION FEES TO REVIEW CORRECTED DEFICIENCIES SHALL BE REQUIRED.
   B. EXTEND THE MAINTENANCE BOND BY 1 YEAR AND REQUIRE ADDITIONAL 90 DAY AND 180 DAY INSPECTIONS.

CONTACT THE VILLAGE OF ANTIOCH AT 847 395-1000 TO SCHEDULE ALL LANDSCAPE INSPECTIONS.

PROPOSED PLANT LEGEND

Key	Quant.	Species	Size	Spec.
TREES				
	7	Acer rubrum 'Red Sunset' Red Sunset Red Maple	2.5" cal.	B&B
	9	Quercus rubra Red Oak	2.5" cal.	B&B
ORNAMENTAL TREES				
	1	Acer ginnala Amur Maple	2.5" cal. on 8' Ht.	B&B
EVERGREEN TREES				
	22	Pinus Nigra Austrian Pine	8' Ht.	B&B

Key	Quant.	Species	Size	Spec.
SHRUBS				
	26 –	Lynwood Gold Forsythia 1 gal	1 gal	cont.
	42 –	Berberis thunbergii f. atropurpurea 'Concorde' DWARF PURPLELEAF JAPANESE BARBERRY	1 gal	cont.
	32 –	Lavender Hidcote	1 gal	cont.
	232 –	Arctic Fire Dogwood Shrub (Cornus sericea (f. stolonifera)	1 gal	cont.
	77 –	Sedum Blue Spruce	1 gal	cont.

REVISIONS

DATE	DESCRIPTION

JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

LANDSCAPE PLAN

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET 1 OF 1

DATE 4/1/17