

ENGINEERING PLANS
FOR
ARLINGTON HEIGHTS LEXUS
VEHICLE STORAGE & DISPLAY ADDITION

ARLINGTON HEIGHTS, ILLINOIS

PLANS PREPARED FOR:

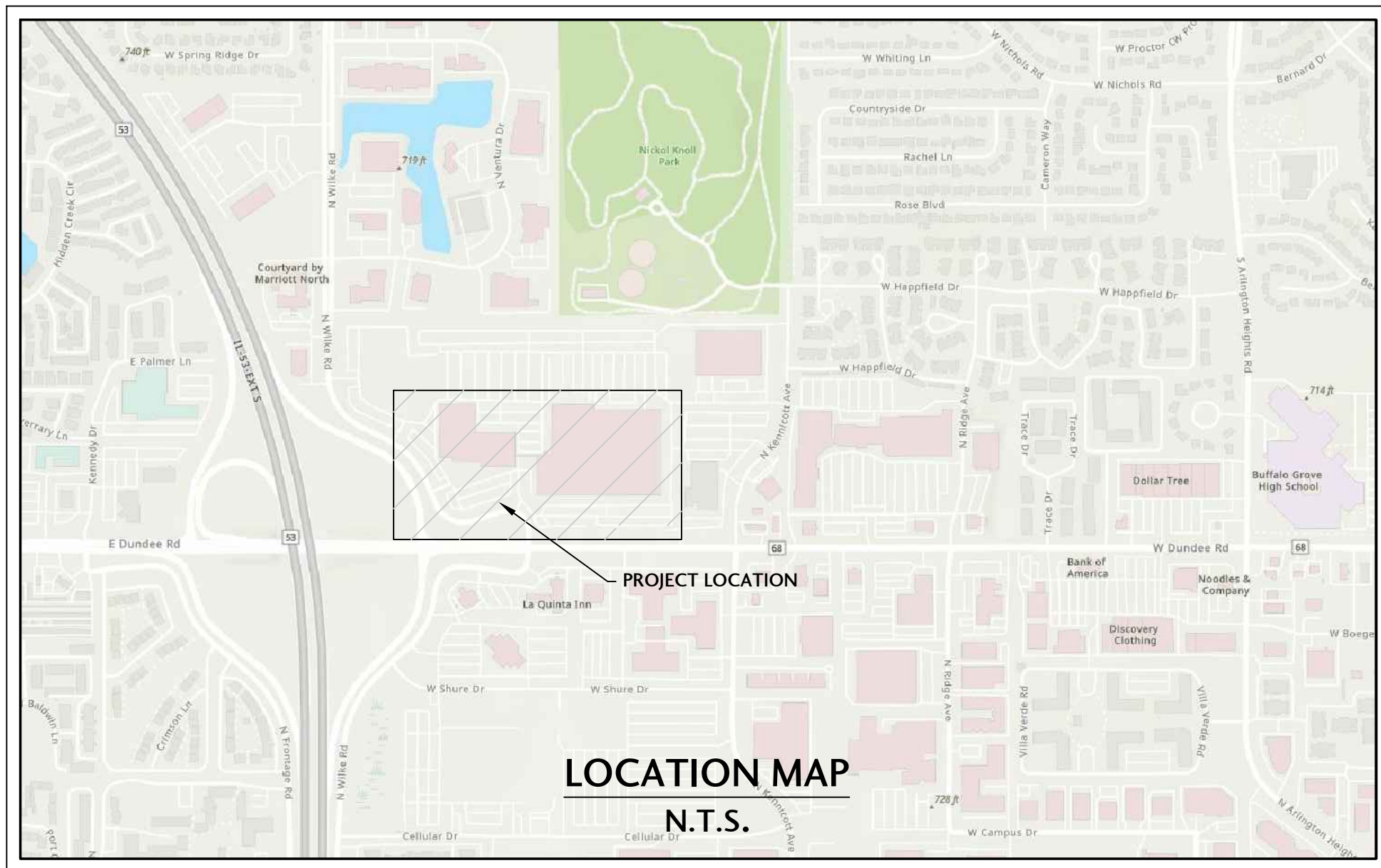
THE ROHRMAN AUTO GROUP
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60173
CONTACT: MARK BATTISTA

PRELIMINARY
NOT FOR CONSTRUCTION

BENCHMARK:
BENCHMARK DESCRIPTION:
BOX CUT IN WEST SIDE STREET LIGHT BASE ON EAST SIDE KENNICOTT, 36'
NORTH OF NE CORNER OF ACCESS TO KENNICOTT.
ELEV = 740.11/(NAVD 83)



Know what's below.
Call before you dig.



SHEET INDEX:

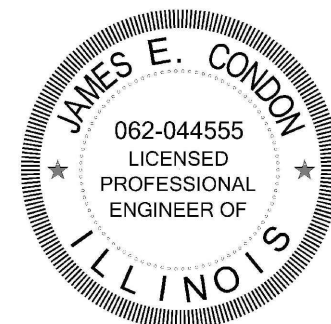
- C0.0 COVER SHEET
- C0.1 SPECIFICATIONS AND TYPICAL SECTIONS
- C1.0 EX. CONDITIONS AND DEMOLITION PLAN
- C2.0 OVERALL/UTILITY PLAN
- C3.0 GRADING & EROSION CONTROL PLAN
- C4.0 EROSION CONTROL SPECIFICATIONS
- C5.0 STANDARD DETAILS
- C5.1 STANDARD DETAILS & OVERALL SITE PLAN

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DOWN GUY	
	DRAIN	
	ELECTRIC TELEPHONE TV RISERS	
	UTILITY HANDHOLE MANHOLE	
	ELECTRIC GAS WATER METER	
	UTILITY MARKER	
	LIFT STATION	
	SPIGOT	
	TRAFFIC CONTROL BOX	
	TRAFFIC CONTROL SIGNAL	
	TRANSFORMER	
	WELL	
	SOIL BORING	
	A/C UNIT	
	FLAG POLE	
	CURB INLET	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM INLET	
	FLARED END SECTION	
	VALVE VAULT	
	WATER VALVE	
	FIRE HYDRANT	
	SIGN POST	
	LIGHT POLE	
	DOWNSPOUT	
	BOLLARD	
	UTILITY POLE	
	CLEANOUT	
	MAILBOX	
	WATERMAIN	
	SANITARY SEWER	
	STORM SEWER	
	FENCE	
	OVERHEAD ELECTRIC	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS SERVICE	
	COMBINED SEWER	
	MAJOR CONTOUR	
	MINOR CONTOUR	

PRELIMINARY
NOT FOR CONSTRUCTION

OPERATES
24 Hours
365 Days

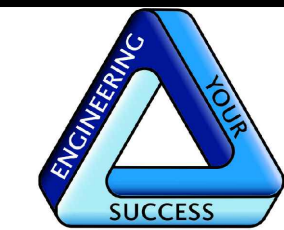
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK COUNTY
CITY-TOWNSHIP VILLAGE OF ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO. # SW 1/4 SEC 6, T42N, R11E
48 Hours Before You Dig.
EXCLUDING SAT., SUN., & HOLIDAYS



I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION. FURTHERMORE, THE PROPOSED PROJECT WILL NOT RESULT IN DRAINAGE, EROSION OR RUNOFF WHICH ADVERSELY IMPACTS ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

DATED AT RINGWOOD, ILLINOIS THIS 6th DAY OF AUGUST, 2021

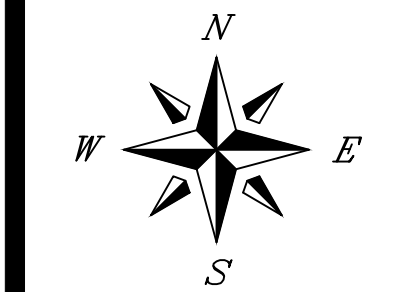
JAMES E. CONDON, P. E., J. CONDON & ASSOCIATES, INC.
ILLINOIS REG. PROF. ENGINEER No. 062-044555 EXPIRATION DATE 11-30-2021
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-006759



J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

ROHRMAN AUTO
GROUP

ARLINGTON HEIGHTS,
ILLINOIS



SCALE
N/A

ISSUE DATE
04/09/2021

PROJECT MANAGER
JEC

DESIGNER
JEC

QUALITY CONTROL
MAM

ARLINGTON
HEIGHTS LEXUS
VEHICLE DISPLAY &
STORAGE
ADDITION
ARLINGTON HEIGHTS,
ILLINOIS

NO.	DATE	DESCRIPTION	
		REVISIONS PER MUNICIPAL REVIEW #1	REVISIONS PER MUNICIPAL REVIEW #2
1	05/19/21		
2	06/11/21		
3	08-06-21		

LIMITATION OF WARRANTY OF ENGINEERS
INSTRUMENTS OF SERVICE
THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. 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 THE KNOWLEDGE AND CONSENT TO THE ENGINEER OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES FOR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROJECT NUMBER
ROHR-20053-3

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0

Design Special Provisions

The Standard Specifications for Road and Bridge Construction prepared by the Department of Transportation of the State of Illinois (latest edition), Supplemental Specifications, the Standard Specifications for Water and Sewer Main Construction in Illinois (latest edition) and the Illinois Urban Manual (blue book) as published by the IEPA shall govern the construction of this project.

In addition, the following special provisions supplement the said specifications, and in case of conflict with any part or parts of said specifications, these special provisions shall take precedence and shall govern.

1. Scope of Work

The proposed improvement consists of supplying all the necessary labor, material and equipment to satisfactorily construct and install all improvements according to the plans designated "ARLINGTON HEIGHTS LEXUS VEHICLE STORAGE & DISPLAY ADDITION"

2. Construction Of Underground Utilities

A. Excavation: Where working conditions and right-of-way permit, pipe line trenches with sloping sides may be used.

The slopes shall not extend below the top of the pipe, and the trench excavations below this point shall be made with vertical sides with widths not exceeding those specified herein for the various sizes of pipe.

Open-cut trenches shall be sheeted and braced as required by the governing state, federal laws and municipal ordinances, and as may be necessary to protect life, property or the work.

Where firm foundation is not encountered at the grade established, due to unsuitable soil, all such unsuitable material shall be removed and replaced with approved compacted granular material.

B. Width of Trenches: The maximum width of the trench at the top of the pipe shall be as follows:

Nominal Pipe Sizes (inches)	Trench Widths (inches)
12 or smaller	30
14-18	36
20-24	42
27-30	48
33 and larger	1-1/3 times pipe O.D.

C. Removal of Water: Contractors shall, at all times during construction, provide and maintain ample means and devices with which to remove and properly dispose of all water entering the excavations. No sanitary sewer shall be used for disposal of trench water, unless specifically approved by the Village Engineer and then only if the trench water does not ultimately arrive at existing pumping or sewage treatment facilities.

D. Bedding of Pipe: All pipe shall be installed on a bedding of approved, compacted granular material unless otherwise approved by the Village Engineer. The bedding material shall be installed as per the typical trench backfill detail.

Trench Backfill: RCCP storm sewer, under paved areas, requires CA-11 or CA-13 bedding and CA-6, GR-8 or GR-9 backfill. Bedding shall be placed below the pipe, to a thickness equal to 1/4th of the outside diameter of the sewer pipe with a maximum thickness of 8 inches, but shall not be less than 4 inches. Backfill material must be CA-6 GR-8 or GR-9 crushed stone. Backfill must be placed to the pavement subbase.

Ductile iron pipe, under paved areas, requires CA-6, GR-8 or GR-9 backfill to the pavement subbase. Ductile iron pipe does not require granular cradle.

Ductile iron pipe, under non-paved areas, may be backfilled with originally excavated material. Ductile iron pipe does not require granular cradle.

Backfill must be compacted by mechanical methods unless otherwise instructed by the Director of Engineering.

In all of the above descriptions, "under paved areas" includes locations within three feet from the back of curb, edge of pavement, or sidewalk.

E. Restoration of Drainage: As soon as possible after backfilling the trench, all ditching, grading and shaping necessary to restore the original drainage in the area of work shall be performed. Culverts removed during the course of the work shall be replaced as soon as practical after backfilling is complete.

F. Utilities: The contractor shall notify all utilities prior to the installation of any pipelines. Where conflicts exists between underground utilities and the proposed underground pipeline requiring a revision to the plans, such construction shall not be undertaken until such changes are approved by the Village Engineer in writing.

3. Inspection

All improvements shall be subject to inspection by a duly authorized and qualified Village Inspector both during the course of construction and after construction is complete. The Village Inspector shall have authority over materials of construction, methods of construction and workmanship to ensure compliance with working drawings and specifications. The contractor shall provide for reasonable tests and proof of quality of materials as requested by the inspector. Upon due cause, which shall include weather conditions, workmanship or non-adherence to the approved plans and specifications, the inspector shall have

the authority to stop construction.

4. Protection Of Water Main And Water Service Lines

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

A. Water Main

- Horizontal Separation
 - Water mains shall be located at least 10 feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
 - Water mains may be located closer than 10 feet (3.1 m) to a sewer line when:
 - local conditions prevent a lateral separation of 10 feet (3.1 m); and
 - the water main invert is at least 18 inches (460 mm) above the crown of the sewer; and
 - the water main is either in a separate trench or in the same trench on an undisturbed earth self located to one side of the sewer.
- When it is impossible to meet (a.) or (b.) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure to the maximum expected surcharge head before backfilling.

2. Vertical Separation

- A water main shall be separated from a sewer so that its invert is a minimum of 18 inches (460 mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within 10 feet (3.1 m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

- Both the water main and sewer shall be constructed of slip-on, mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:

- it is impossible to obtain the proper vertical separation as described in (a) above;
- or
- the water main passes under a sewer or drain.

- A vertical separation of 18 inches (460 mm) between the invert of the sewer drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support for the sewer or drain lines shall be provided to prevent settling and breaking the water main, as shown on the plans or as approved by the ENGINEER.
- Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least 10 feet (3.1 m).

3. Water Service Line

- The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as the water main separation described in (A) above.

- The water pipe described in (2) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

- Special Conditions. Conditions in (1.), (2.) and (3.) shall be met unless special considerations are covered in the Plans and Special Provisions.

- Sewer Manholes. No water pipe shall pass through or come in contact with any part of a sewer or sewer manhole.

5. Storm Sewers

Storm sewers shall be of reinforced concrete pipe meeting the requirements of ASTM C-76. Pipe shall be Class III for depths less than or equal to 14 feet and Class IV for depths exceeding 14 feet or less than 3 feet under paved surfaces. All joints shall be completed with mastic joint materials meeting the requirements of ASTM C-443.

6. Storm Sewer Frames And Grates

All closed lid manholes shall have the words "Arlington Heights" and "Storm" cast in the lid. Frames and grates not falling in the flowline of the curb shall be EJIW 1051-3HD. All frames and grates in the curb shall be EJIW 7240 or approved equal.

7. Earth Excavation

This item shall include stripping and stockpiling of all topsoil in areas designated by the Owner's Representative. All material deposited in embankment areas shall be compacted under the direction of the Village Inspector. Topsoil shall be stripped in all fill areas before placement of material. All excess material shall be disposed of off-site at an approved facility by the contractor unless otherwise directed by the Owner.

8. Topsoil Placement

The contractor shall place topsoil to a minimum depth of 6 inches over all unpaved disturbed areas ready for landscaping. The surface of the topsoil shall be free from clods, stones, sticks and debris. Placement shall include spreading, cultivating, lightly compacting, dragging and grading. Topsoil, when placed, shall be dry enough so as not to puddle or bond. Topsoil shall not be placed when the subgrade is frozen, excessively wet, or in any other condition detrimental to proper grading. Remove all foreign matter and soil clods larger than 1" in diameter. If undesirable vegetation is present prior to seeding, the topsoil shall be disked until all vegetation has been removed

9. Seeding

All disturbed unpaved or landscaped areas shall be seeded or sodded with Kentucky Bluegrass mixture or with another mixture approved by the owner's representative. All seeded areas shall be covered with the specified erosion control matting. All seeded areas shall have an adequate growth of grass before work is accepted. All seeded areas shall be stabilized within 24 hours after seeding operations have been completed. The owner's representative shall approve the seed bed prior to sowing any seeds. Prior to starting seed work, contractor shall submit the name of seed supplier for the project and labels from the bags. The seed shall be sown with a machine that mechanically places the seed in direct contact with the soil, packs, and covers the seed in one continuous operation. Broadcasting will be allowed as approved by owner's representative in inaccessible areas where the use of the equipment specified is physically impossible. Adequate growth will be defined as root depth into topsoil a minimum of 2" and dense, green, consistent turf void of any bare or patchy areas of more than 9 square inches. The contractor shall maintain the turf grass until final acceptance. Maintenance to include grade repair, reseedling, mowing, insect & weed control, trimming & edging. Each mowing shall occur when the grass has reached a height of 4 inches. Mow to a height of 3 inches, turf shall be mowed so as not to remove more than 1/3 of the total height. The cost of such maintenance shall be included in the turf grass installation cost. All seeded areas shall have an adequate growth of grass before work is accepted.

10. Bituminous Materials (Prime Coat)

Prime shall be MC-30 applied at a rate of 0.35 GAL/SY of pavement for all aggregate areas. Prime shall be SS-1 applied at a rate of 0.1 GAL/SY of pavement on all bituminous surfaces.

11. Curb Depressions

All curbs shall be depressed at all crosswalks to provide for wheelchair access ramps.

12. Traffic Control

The contractor shall obtain, erect, maintain and remove all signs, barricades, flagman, and other traffic control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be as directed by the municipal inspector and in accordance with the applicable parts of Article 701 of the Standard Specifications for Road and Bridge Construction. All traffic protection will be considered incidental to the contract.

13. Engineer's Responsibility

The engineer shall be responsible for the following:

A. To visit the construction site in order to better carry out the duties and responsibilities assigned by the Owner and undertaken by the engineer;

B. The engineer shall not, during such visits or as a result of such observations of the contractor's work in progress, supervise, direct, have control over the contractor's work, nor shall the engineer have the authority over the responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the contractor for safety precautions and programs incidental to the work of the contractor, or for any failure of the contractor to comply with the laws, rules, regulations, ordinances, codes or orders applicable to the contractor furnishing and performing his work. Accordingly, the engineer can neither guarantee the performance of the construction contracts by the contractor nor assume responsibility for the contractor's failure to furnish and perform his work in accordance with the contract documents.

14. Construction Drawings/Contractor's Responsibility

No construction plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. In addition, the contractor must verify the engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the engineer before doing any work, otherwise, the contractor assumes full responsibility. In the event of disagreement between the construction plans, Standard Specifications and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work effected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question arising with respect to

specifications, the decision of the engineer shall be final and conclusive.

15. Indemnification

The contractor shall indemnify and hold harmless the owner, the Village of Arlington Heights and J. Condon & Associates, Inc. from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the performance of the contractor's work. In any and all claims against the owner or J. Condon & Associates, Inc. by any employee of the contractor, or anyone directly or indirectly employed by the contractor, or anyone for whose acts the contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable by or for the contractor under Worker's Compensation acts, disability benefit acts or other employee benefit acts.

16. Preconstruction Conference

A preconstruction conference for representatives of the developer, municipality and contractor will be held before the contractor proceeds with construction, at a time and place convenient for all parties, for review of the contractor's construction schedules, to establish procedures for handling shop drawing and other submittals and to establish a working understanding among the parties to the contract work.

17. Project Quantities

The quantities given by the engineer are intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the completed project. No claims for extra work will be recognized unless ordered in writing by the Owner.

18. Insurance Requirements

The contractor shall purchase and maintain Comprehensive General Liability and other insurance set forth below which will provide protection from claims which may arise out of or resulting from the performance of work by anyone directly or indirectly employed by the contractor or by anyone for whose acts the contractor may be liable.

A. Worker's Compensation and Employer's Liability insurance in any amount not less than statutory limits required by law.

B. Comprehensive General Liability insurance including coverage in the amount of \$500,000 per accident for property damage and \$1,000,000 per person and \$2,000,000 aggregate per accident for bodily injury, sickness or disease, or death of any person.

C. Comprehensive Automobile Liability insurance covering all automobiles, trucks, trailers and any other motorized equipment owned or leased by the contractor.

19. Certificate of Insurance

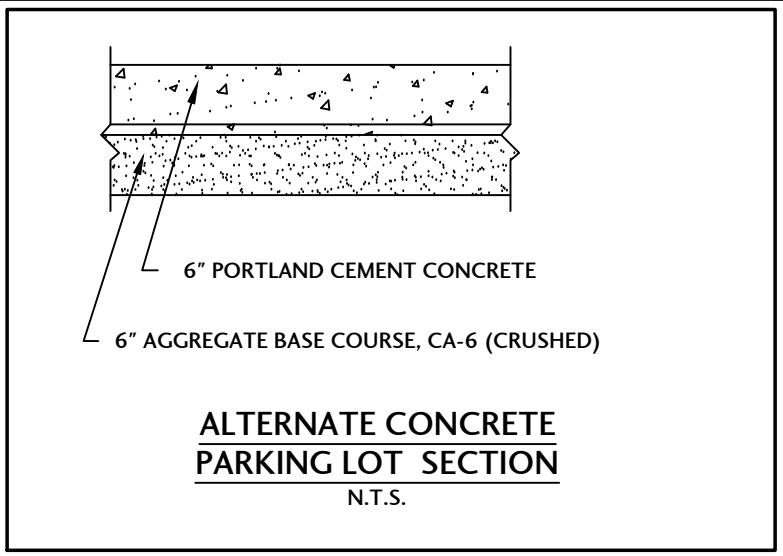
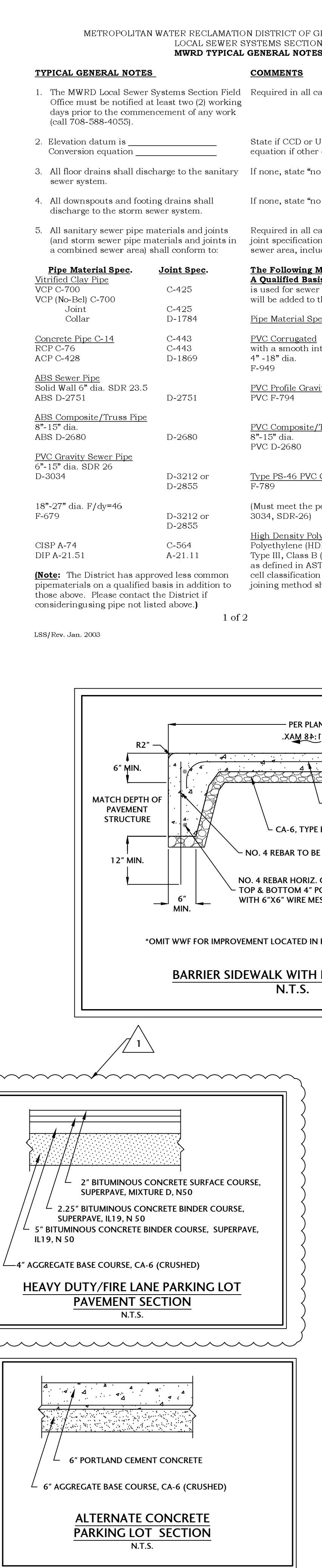
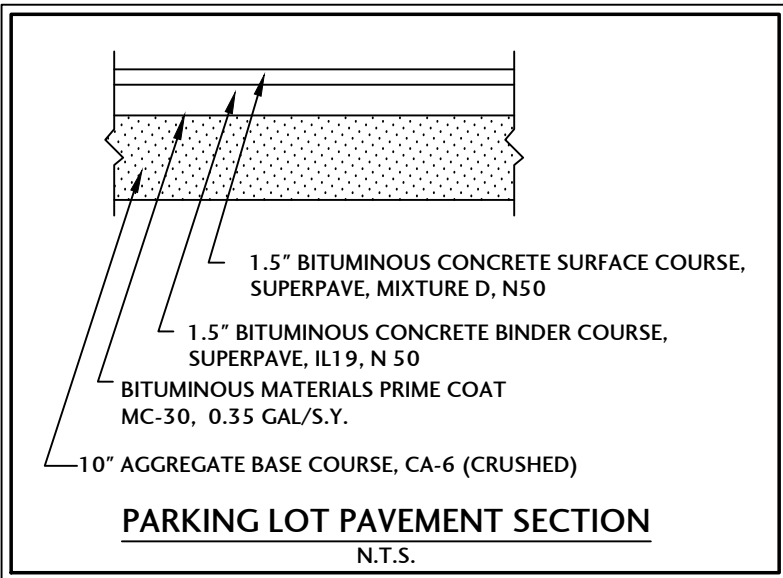
The contractor shall not commence work until he has filed with the Owner's Representative a certificate of insurance showing complete coverage of all insurance required, signed by the insurance companies or their authorized agents. Each certificate shall provide that coverage shall not be terminated or reduced without 30 days advance written notice to the Owner's Representative. The contractor shall name the Owner & J. Condon & Associates, Inc. as additional insureds on the Comprehensive General Liability and Automobile Liability policies.

20. Erosion Control

It shall be the contractor's responsibility to properly control erosion on the job site through the use of siltation ponds, filter fabrics, etc. Any siltation of conduits, structures, or ditches shall be cleaned and maintained by the contractor until the seeding has taken hold. All washouts, gullies, etc. will be regraded and reseeded by the contractor.

The contractor's responsibility for erosion control shall extend throughout the construction process. The contractor shall be responsible for clean-up of paved surfaces within and outside of the project.

All erosion control practices shall comply with the latest revision of the Illinois Urban Manual (Blue Book) as published by the IEPA.



METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
LOCAL SEWER SYSTEMS SECTION
MWRD TYPICAL GENERAL NOTES

TYPICAL GENERAL NOTES

- The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (call 708-588-4053).
- Elevation datum is _____
Conversion equation _____
- All floor drains shall discharge to the sanitary sewer system.
- All downspouts and footing drains shall discharge to the storm sewer system.
- All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to:

Pipe Material Spec.	Joint Spec.
Verified Clay Pipe VCP C-700 VCP (No-Bell) C-700	C-425 D-1784
Concrete Pipe C-14 RCP C-76 ACP C-428	C-443 C-443 D-1869
ABS Sewer Pipe Solid Wall 6" dia. SDR 23.5 ABS D-2751	D-2751
ABS Composite/Truss Pipe 8"-12" dia. ABS D-2680	D-2680
PVC Gravity Sewer Pipe 6"-12" dia. SDR 26 D-3034	D-3212 or D-2855
18"-27" dia. F/dy=46 F-679	D-3212 or D-2855
CISP A-74 DIP A-21.51	C-564 A-21.11

(Note: The District has approved less common pipematerials on a qualified basis in addition to those above. Please contact the District if considering using pipe not listed above.)

1.88/Rev. Jan. 2003

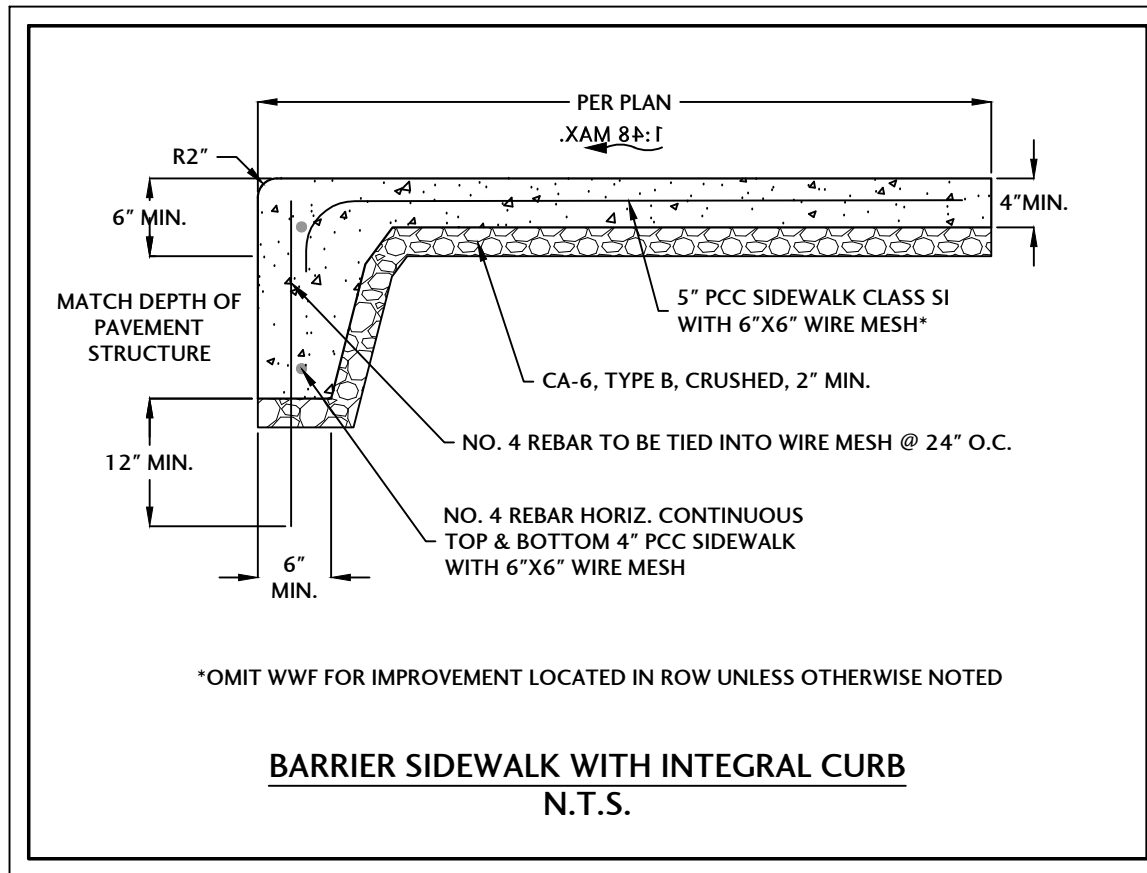
COMMENTS

- Required in all cases.
- State if CCD or USOS; or provide conversion equation if other datum is used.
- If none, state "no floor drains".
- If none, state "no footing drains and downspouts".
- Required in all cases. Specify pipe material and joint specifications. If project is in a combined sewer area, include storm sewer.

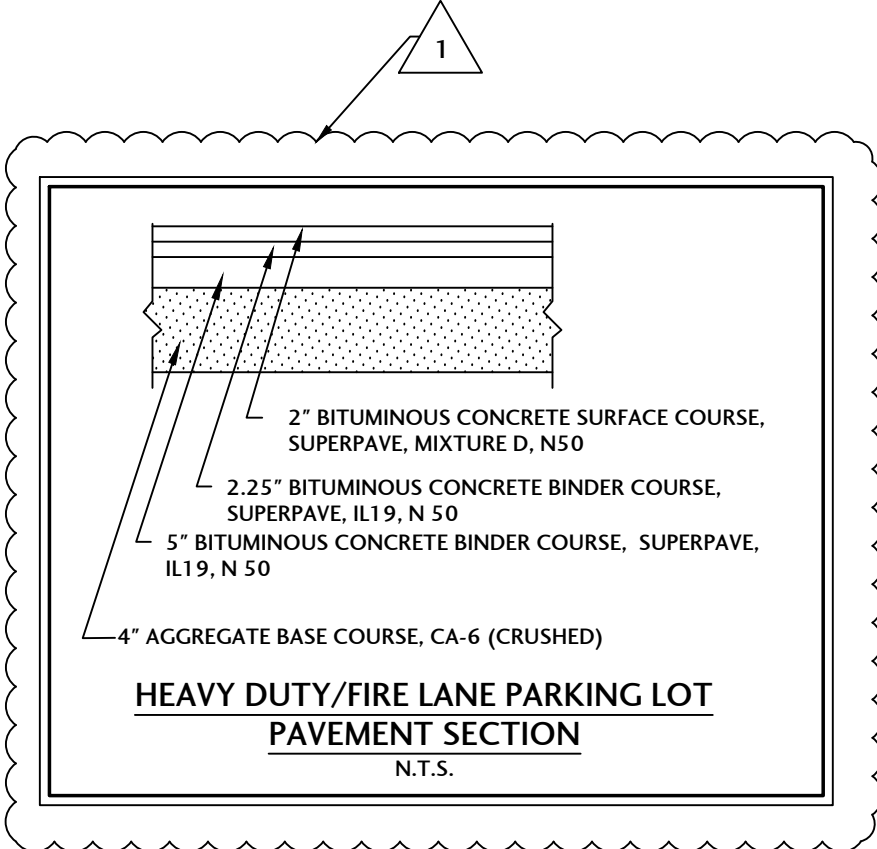
The Following Materials are allowed on A Qualified Basis. (When one of these materials is used for sewer construction, a special condition will be added to the Permit.)

Pipe Material Spec.	Joint Spec.
PVC Corrugated with a smooth interior, 4"-18" dia. F-949	D-3212 or D-2855
PVC Profile Gravity Sewer PVC F-794	D-3212 or D-2855
PVC Composite/Truss Pipe 8"-12" dia. PVC D-2680	D-2680 or D-3212
Type PS-46 PVC Gravity Sewer F-789	D-3212 or D-2855
(Must meet the performance requirements of D-3034, SDR-26)	
High Density Polyethylene (HDPE) Plastic Pipe Polyethylene (HDPE) Sewer Pipe shall conform to Type III, Class B (or better), category 5, Grade P34 as defined in ASTM D-1248 and/or D-3350 with a cell classification PE 345434C or higher. The joining method shall conform to ASTM D-2657.	

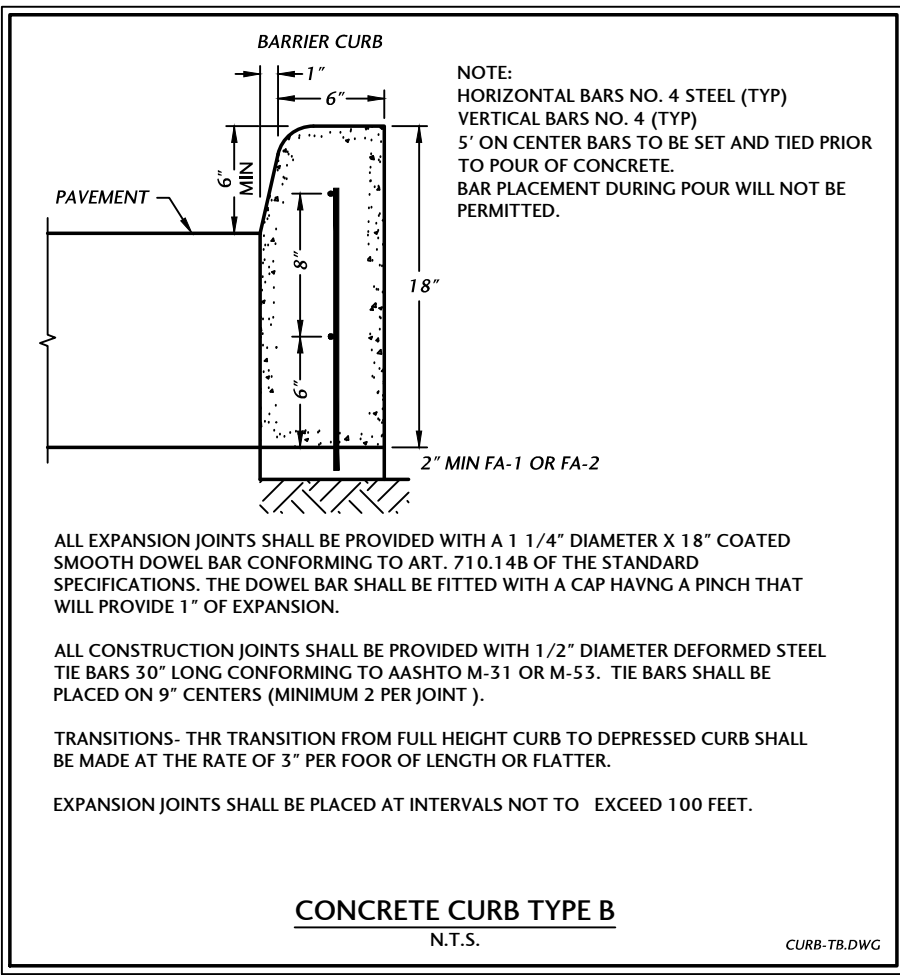
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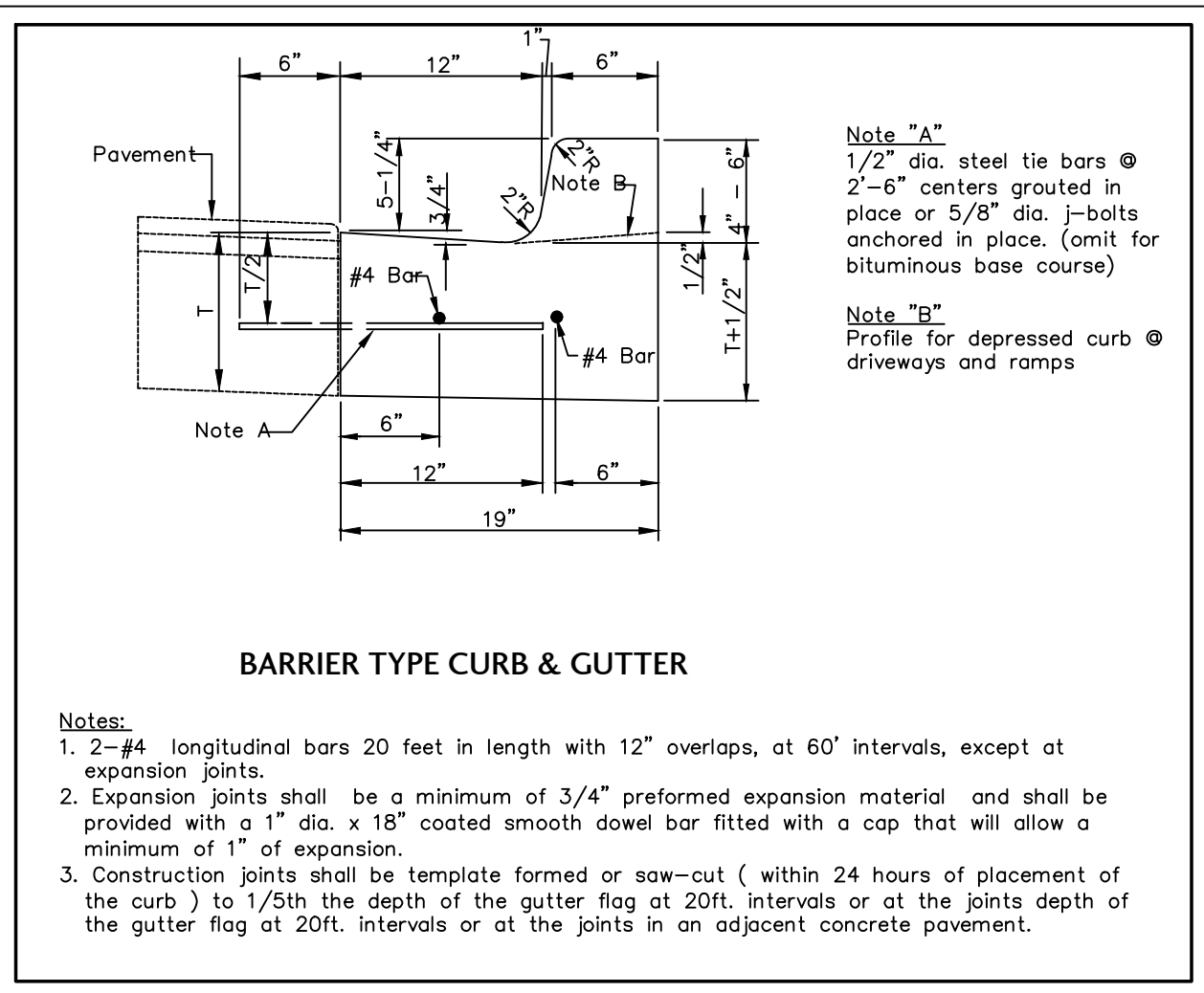
BARRIER SIDEWALK WITH INTEGRAL CURB
N.T.S.



HEAVY DUTY/FIRE LANE PARKING LOT
PAVEMENT SECTION
N.T.S.

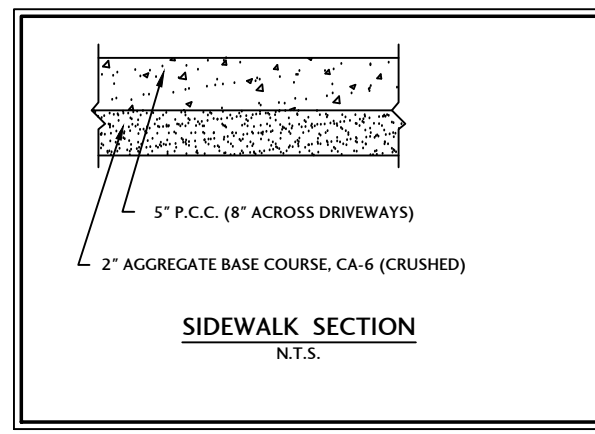


CONCRETE CURB TYPE B
N.T.S.

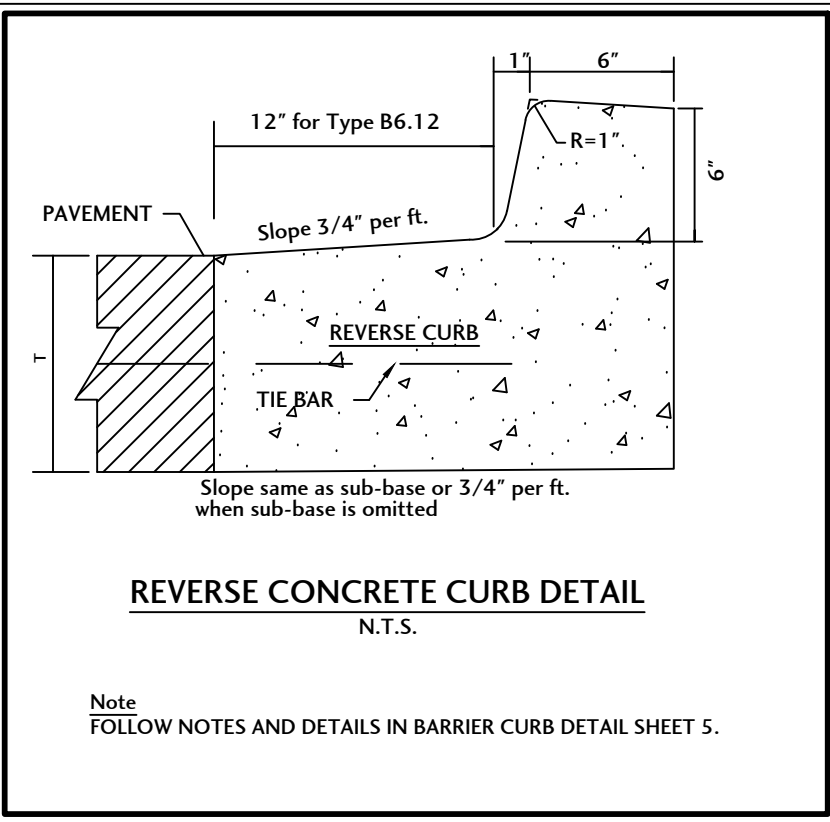


BARRIER TYPE CURB & GUTTER

- Notes:
- 2-#4 longitudinal bars 20 feet in length with 12" overlaps, at 60' intervals, except at expansion joints.
 - Expansion joints shall be a minimum of 3/4" preformed expansion material and shall be provided with 2" dia. x 18" coated smooth dowel bar fitted with a cap that will allow a minimum of 1" of expansion.
 - Construction joints shall be template formed or saw-cut (within 24 hours of placement of the curb) to 1/2th the depth of the gutter flag at 20ft. intervals or at the joints depth of the gutter flag at 20ft. intervals or at the joints in an adjacent concrete pavement.



SIDEWALK SECTION
N.T.S.



REVERSE CONCRETE CURB DETAIL
N.T.S.

- Can be omitted if IDOT equiv. CA 11 or 13) bedding detail is submitted.
- Alternately, if a detail is provided, the general note should make a reference to that detail.
- Not required for ductile iron pipe.
- Can also be concrete embedment.

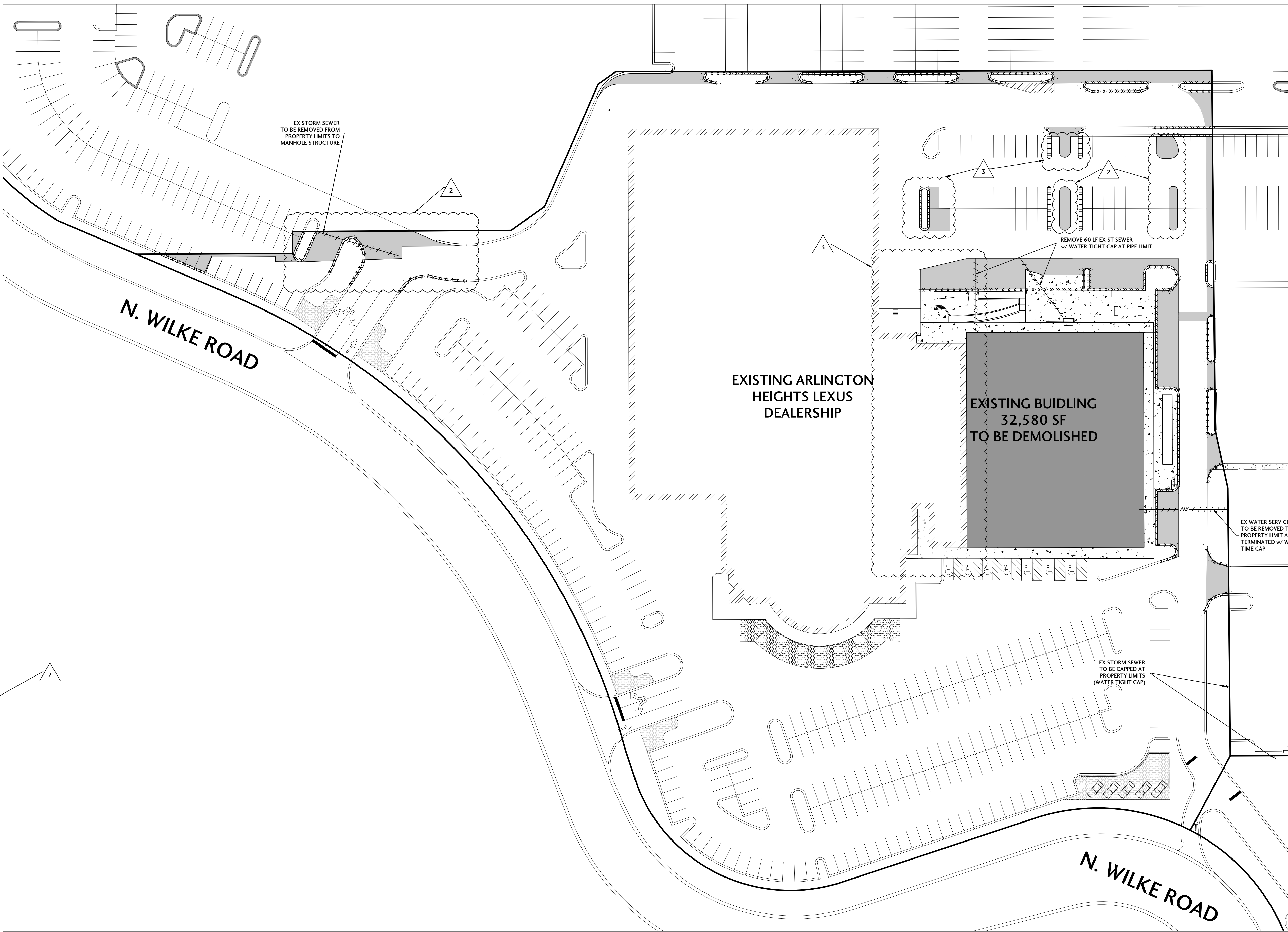
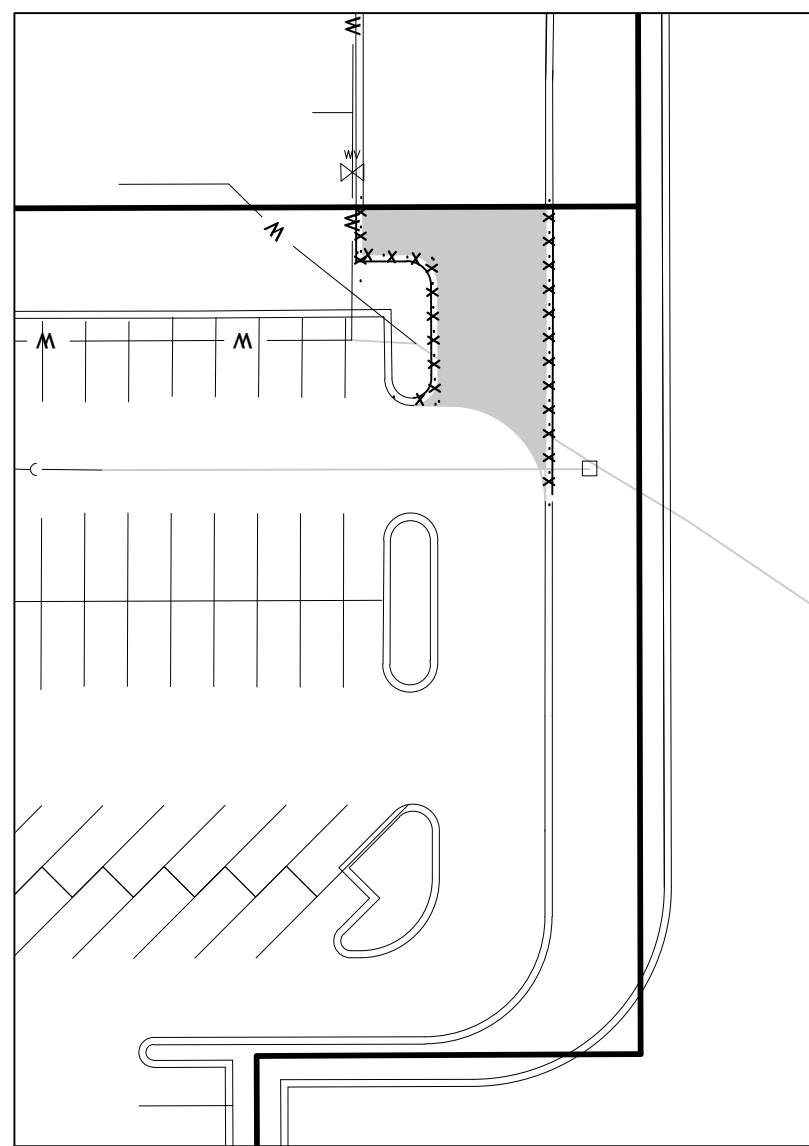
- Required in all cases.
- Alternately, if a detail is provided, the general note should make a reference to that

LEGEND

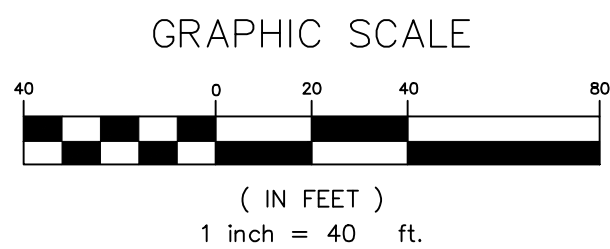
- [Pattern] = EXISTING BITUMINOUS PAVEMENT
- [Pattern] = EXISTING CONCRETE SIDEWALK
- [Pattern] = EXISTING GRAVEL
- [Pattern] = EXISTING BUILDING
- [Pattern] = BUILDING TO BE REMOVED
- [Pattern] = PAVEMENT TO BE REMOVED
- [Pattern] = CONCRETE PAVEMENT TO BE REMOVED
- [Pattern] = GRAVEL TO BE REMOVED
- [Line] = FULL DEPTH SAWCUT
- [Line] = UTILITY PIPE REMOVAL
- [Line] = CURB REMOVAL
- [X] = TREE REMOVAL
- [X] = STRUCTURE REMOVAL

DEMOLITION NOTES

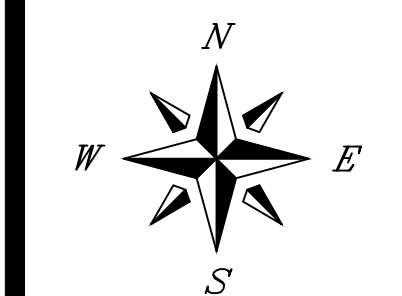
1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. COORDINATE WITH LOCAL AUTHORITIES AND UTILITY PURVEYORS FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES.
3. SAWCUTTING OF EXISTING PAVEMENT SHALL BE FULL DEPTH TO PROVIDE A CLEAN VERTICAL FACE TO MATCH PROPOSED PAVEMENT.
4. KEEP ALL PUBLIC AND PRIVATE STREETS CLEAR OF CONSTRUCTION DEBRIS, TRASH, AND MATERIALS. ALL ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGED CAUSED BY CONSTRUCTION.
5. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
8. THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY.
9. THE CONTRACTOR SHALL COORDINATE ALL WATER MAIN SHUT DOWNS WITH VILLAGE STAFF AS LEAST FORTY-EIGHT HOURS (48 HRS) IN ADVANCE.



(SEE SHEET C5.1 FOR OVERALL PROJECT SITE PLAN)



NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW
2	06/11/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION



NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW
2	06/1/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION

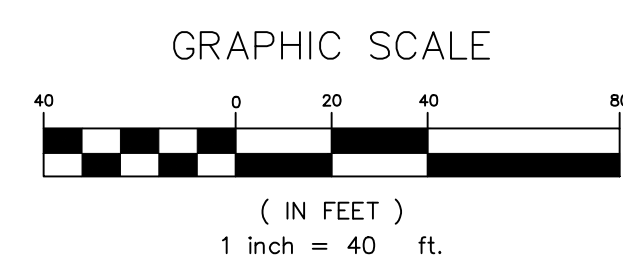
PROJECT NUMBER ROHR-20053-3
SHEET TITLE OVERALL SITE PLAN
SHEET NUMBER C2.0

- OVERALL NOTES**
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL MEET MUTCD STANDARDS.
 2. PAVEMENT MARKINGS TO BE 4" WIDE PAINT UNLESS OTHERWISE NOTED.
 3. ALL ACCESSIBLE PARKING SIGNS (R7-8) SHALL BE PLACED AT THE CENTER OR THE PARKING SPACE AND WITHIN 5' OF THE SPACE.
 4. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 5. STRIPING DIMENSIONS ARE FROM CENTER TO CENTER OF PAVEMENT MARKING.

- LEGEND**
- = PROPOSED PARKING LOT PAVEMENT
 - = PROPOSED HEAVY DUTY/FIRE LANE PARKING LOT PAVEMENT
 - = PROPOSED CONCRETE SIDEWALK
 - = EXISTING BUILDING
 - = B6.12 CURB & GUTTER
 - = REVERSE PITCH CURB & GUTTER
 - = DEPRESSED CURB
 - = BARRIER CURB
- PARKING LOT PAVEMENT SHALL BE REPLACED WITH BITUMINOUS IN BITUMINOUS AREA AND CONCRETE IN CONCRETE AREAS.

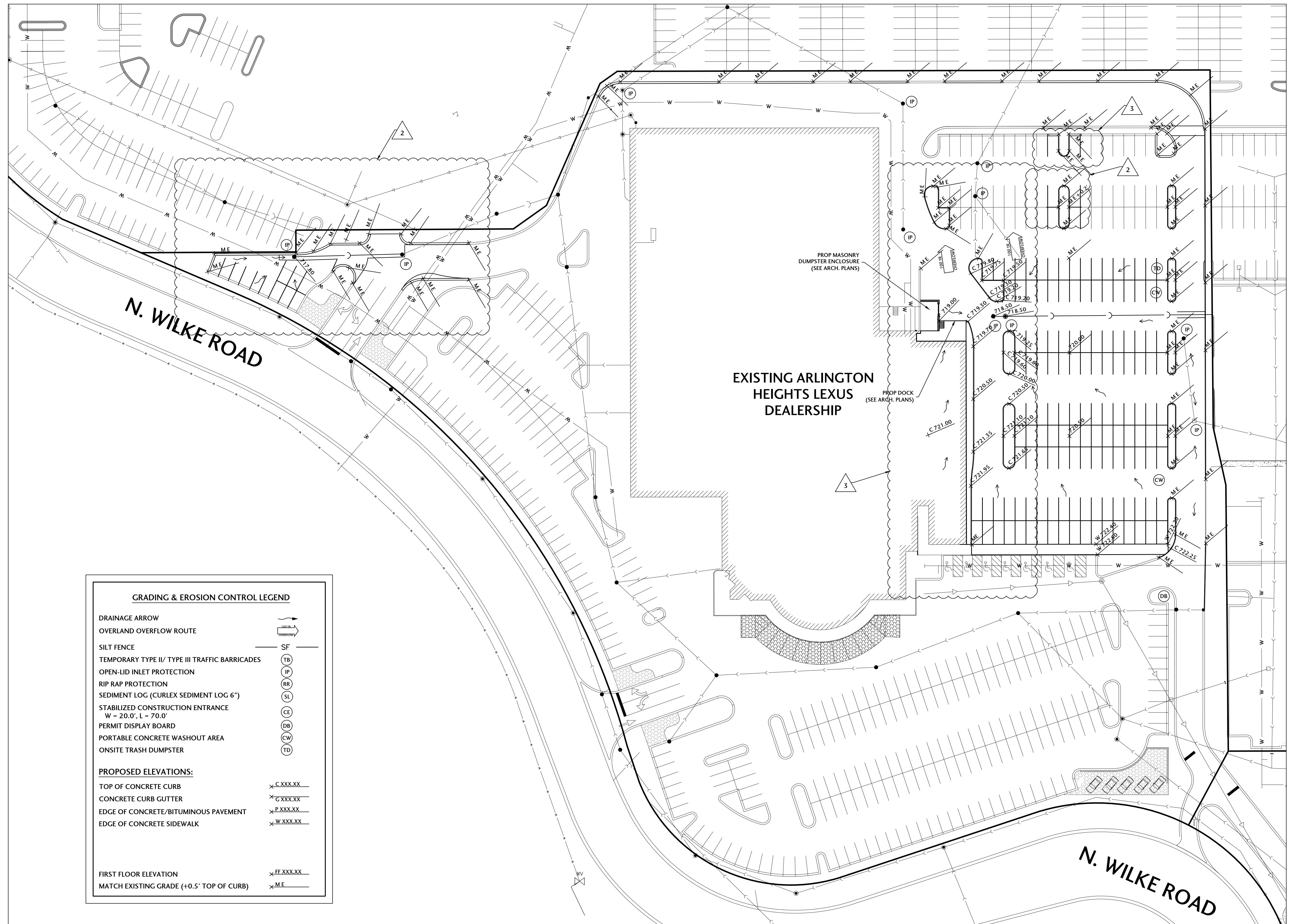
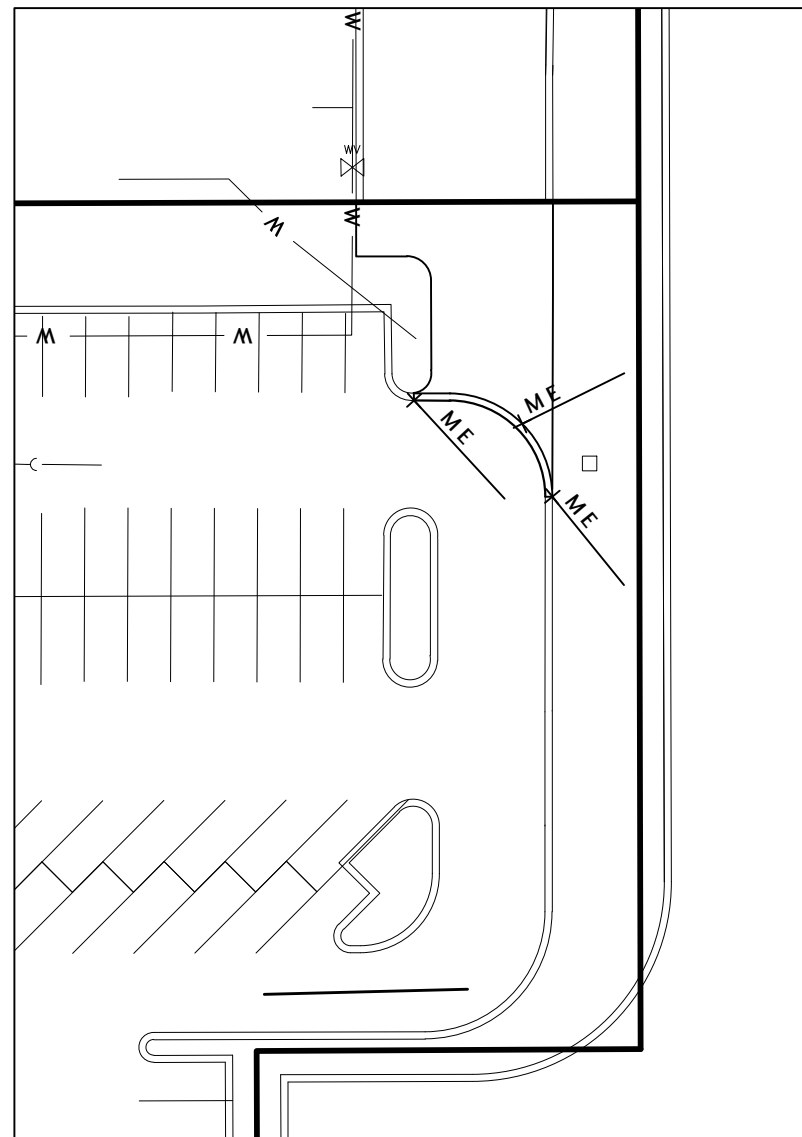
LOT 2 & 3 PARKING TOTALS			
LEXUS DEALERSHIP		LOT 3	
REGULAR/INTERNAL DISPLAY SPACES	470	REGULAR SPACES	329
OUTER DISPLAY SPACES	17	OUTER DISPLAY SPACES	13
HANDICAPPED SPACES	7	HANDICAPPED SPACES	11
TOTAL SPACES	494	TOTAL SPACES	353

(SEE SHEET C5.1 FOR OVERALL PROJECT SITE PLAN)



GRADING & EROSION CONTROL NOTES:

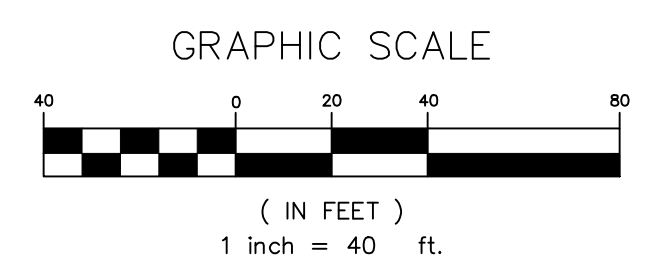
1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN DS75 EROSION BLANKET OR APPROVED EQUAL OR HYDROSEEDED UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (IDOT 251.03 OR 251.04), IRRIGATION AND BARRIERS.



GRADING & EROSION CONTROL LEGEND

DRAINAGE ARROW	
OVERLAND OVERFLOW ROUTE	
SILT FENCE	SF
TEMPORARY TYPE II/ TYPE III TRAFFIC BARRICADES	TB
OPEN-LID INLET PROTECTION	IP
RIP RAP PROTECTION	RR
SEDIMENT LOG (CURLEX SEDIMENT LOG 6")	SL
STABILIZED CONSTRUCTION ENTRANCE "W" = 20.0', L = 70.0'	CE
PERMIT DISPLAY BOARD	DB
PORTABLE CONCRETE WASHOUT AREA	CW
ONSITE TRASH DUMPSTER	TD
PROPOSED ELEVATIONS:	
TOP OF CONCRETE CURB	X.C XXX.XX
CONCRETE CURB GUTTER	X.C XXX.XX
EDGE OF CONCRETE/BITUMINOUS PAVEMENT	X.P XXX.XX
EDGE OF CONCRETE SIDEWALK	X.W XXX.XX
FIRST FLOOR ELEVATION	X.FF XXX.XX
MATCH EXISTING GRADE (+0.5' TOP OF CURB)	X.ME

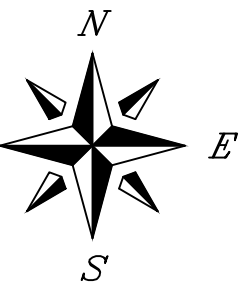
(SEE SHEET C5.1 FOR OVERALL PROJECT SITE PLAN)



J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

ROHRMAN AUTO
GROUP

ARLINGTON HEIGHTS,
ILLINOIS



SCALE

1"=40'

ISSUE DATE

04/09/2021

PROJECT MANAGER

JEC

DESIGNER

JEC

QUALITY CONTROL

MAM

ARLINGTON
HEIGHTS LEXUS
VEHICLE DISPLAY &
STORAGE
ADDITION

ARLINGTON HEIGHTS,
ILLINOIS

NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW #2
2	06/1/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION

PROJECT NUMBER
ROHR-20053-3

SHEET TITLE
GRADING &
EROSION
CONTROL PLAN

SHEET NUMBER

C3.0

CONTROL MEASURE GROUP	CONTROL MEASURE	URBAN MANUAL CODE	APPLIED	CONTROL MEASURE DESCRIPTION	PERM.	TEMP.
SOIL STABILIZATION	CONSTRUCTION ROAD STABILIZATION	806		The stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading.		
	EROSION BLANKET	830	X	A preformed protective blanket of straw or other plant residue, or plastic fibers formed into a mat, usually with a plastic mesh on one or both sides.		X
	LAND GRADING	865	X	Reshaping the ground surface to planned grades as determined by the engineering plans.		X
	MULCHING	875		The application of plant residues and other suitable materials to the soil		
	PERMANENT VEGETATION	880	X	Establishing permanent vegetative cover to stabilize disturbed or exposed areas		X
	ROCK OUTLET PROTECTION	910	X	A section of rock protection placed at the outlet and of culverts, conduits, or channels.		X
	SODDING	925		Stabilization of fine-graded disturbed areas by laying a continuous cover of grass seed		
	SURFACE ROUGHENING	963		A rough soil surface with horizontal grooves running across the slope or the conduit, steel sheetpiling, or tracking with construction equipment		
	TEMPORARY SEEDING	965	X	Planting rapid-growing annual grasses or small grains, to provide initial, temporary cover for erosion control on disturbed areas.		X
	TOPSOILING	981	X	Methods of preserving and using topsoil to enhance final site stabilization with vegetation.		X
RUNOFF CONTROL	DIVERSION	815		A channel and supporting ridge constructed across the slope to collect and divert runoff.		
	DIVERSION DIKE	820		A dike or dike and channel constructed along the perimeter of a disturbed construction area.		
	RIGHT-OF-WAY DIVERSION	900		A ridge or ridge and channel constructed diagonally across a sloping road or utility right-of-way that is subject to erosion.		
	ROCK CHECK DAM	905		A small rock dam constructed across a grassed swale or road ditch.		
	TEMPORARY DIVERSION	955		A temporary ridge or excavated channel or combination ridge and channel constructed across sloping land on a predetermined grade.		
	TEMPORARY SLOPE DRAIN	970		A flexible tubing or rigid conduit extending temporarily from the top to the bottom of a cut or fill slope.		
	TEMPORARY SLOPE DRAIN	970		A flexible tubing or rigid conduit extending temporarily from the top to the bottom of a cut or fill slope.		
	TEMPORARY SWALE	980	X	A temporary excavated drainageway.		X
	CULVERT INLET PROTECTION	808	X	A temporary sediment filter located at the inlet to storm sewer culverts.		X
	INLET PROTECTION - BLOCK & GRAVEL	850		A temporary sediment control barrier formed around a storm drain inlet by the use of standard concrete blocks and gravel.		
SEDIMENT CONTROL	INLET PROTECTION - EXCAVATED DRAIN	855		An excavated area in the approach to a storm drain drop inlet or curb inlet.		
	INLET PROTECTION - FABRIC DROP	860	X	A temporary fabric barrier placed around a drop inlet.		X
	INLET PROTECTION - GRAVEL & WIRE MESH	861		A temporary sediment control barrier formed around a storm drain inlet by the use of gravel and wire mesh.		
	INLET PROTECTION - SOD FILTER	862		A sediment filter formed around a storm drain drop inlet by the use of sod.		
	INLET PROTECTION - STRAW BALE BARRIER	863		A temporary sediment control barrier formed around a storm drain drop inlet consisting of a row of entrenched and anchored straw bales.		
	PORTABLE SEDIMENT TANK	885	X	A compartment container through which sediment-laden water is pumped to trap and retain the sediment.		X
	SILT FENCE	920	X	A temporary barrier of entrenched geotextile fabric (filter fabric) stretched across and attached to supporting posts used to intercept sediment laden runoff from small drainage areas of disturbed soil.		X
	STABILIZED CONSTRUCTION ENTRANCE	930	X	A stabilized pad of aggregate underlain with filter fabric located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area.		X
	STRAW BALE BARRIER	935		A temporary barrier consisting of a row of entrenched and anchored straw bales or similar material used to intercept sediment-laden runoff from small drainage areas of disturbed soil.		
	SUMP PIT	960		A temporary pit which is constructed to trap and filter water for pumping into a suitable discharge area.		
MISC.	TEMPORARY SEDIMENT TRAP	960	X	A small, temporary ponding basin formed by construction of an embankment or excavated basin.		X
	DUST CONTROL	825	X	Control of dust blowing and movement on construction sites and roads.		X
	TEMPORARY STREAM CROSSING (wellhead consultant to provide detail)	975		A bridge, ford, or temporary structure installed across a stream or watercourse for short-term use by construction vehicles or heavy equipment.		
	FILTER STRIP	835		A created or preserved area of vegetation designed to remove sediment and other pollutants and to enhance the infiltration or surface water runoff.		
	GRASS-LINED CHANNEL	840	X	A natural or constructed channel that is shaped or graded to required dimensions and established with suitable vegetation for stable conveyance of runoff.		X
	INFILTRATION TRENCH	847		An excavated trench filled with coarse granular material in which stormwater runoff is collected for temporary storage and infiltration.		
	LEVEL SPREADER	870		A device used to disperse concentrated runoff uniformly over the ground surface as sheet flow.		
	PERMEABLE PAVEMENT	890		A pavement consisting of structural materials having regularly interspersed void areas. The voids are filled with pervious materials, such as vegetated soil, gravel or sand.		
	SUBSURFACE DRAIN	945		A conduit installed beneath the ground surface to collect and/or convey drainage water.		
	URBAN STORMWATER WETLAND	800		A constructed system of shallow pools that create growing conditions suitable for emergent and riparian wetland plants explicitly designed to lessen the impacts of stormwater quality in urban areas.		
STORMWATER MANAGEMENT	IMPOUNDMENT STRUCTURE - FULL FLOW	841		A dam or excavation which creates an impoundment to collect and store debris, sediment, or water.		
	IMPOUNDMENT STRUCTURE - ROUTED	841		A dam or excavation which creates an impoundment to collect and store debris, sediment, or water.		
	STRUCTURAL STREAMBANK STABILIZATION	940		Stabilization of eroding streambanks by use of designed structural measures.		
	VEGETATIVE STREAMBANK STABILIZATION	995		The stabilization and protection of eroding streambanks with selected vegetation.		
	WELL DECOMMISSIONING	996		The sealing and permanent closure of a water well, boring, or monitoring well.		
	TREE & FOREST ECOSYSTEM PRESERVATION	984		The preservation of contiguous stands of trees from damaging during construction.		
	TREE & SHRUB PLANTING	985	X	Planting of selected trees and shrubs.		X
	TREE PROTECTION	990		The protection of individual trees from damage during construction.		
	TREE PROTECTION - AUGERING	991		Underground construction such as utility work by augering through an individual tree's Critical Root Zone.		

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A				* A *					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C									
SODDING			E									
MULCHING PLUS ANIONIC PAM	F											

A KENTUCKY BLUEGRASS 90 LBS/AC
MIXED W/ PERENNIAL RYE GRASS 30 LBS/AC
A NATIVE SEEDING
B KENTUCKY BLUEGRASS 135 LBS/AC
MIXED W/ PERENNIAL RYE GRASS 45 LBS/AC
PLUS 2 TONS STRAW MULCH/AC

C SPRING OATS 120 LBS/AC
D WHEAT OR CEREAL RYE 150 LBS/AC
E SOD
F STRAW MULCH 2 TONS/AC PLUS
ANIONIC POLYACRYLAMIDE 18 LBS/ AC

* IRRIGATION NEEDED DURING JUNE & JULY
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER
APPLYING SOD

EROSION CONTROL SPECIFICATIONS

This plan has been prepared to comply with the provisions of the NPDES Permit No. ILR10, which is issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

1. Site Description.

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

The proposed development consists of demolition of an existing building and construction new vehicle storage and display areas. The construction activities will include: demolition, grading, paving, landscaping 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 feature excavation and grading:

The sequence of the construction activities may be as follows: 1) installation of erosion control measures 2) demolition of existing facilities, 3) grading, 4) paving and 5) final stabilization.

The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The site contains approximately 12.65 acres including right of way improvements. Approximately 1.54 acres will be disturbed by construction activities.

d. The existing site is comprised of existing buildings, parking, and landscaped areas. The proposed runoff curve number will be 92 for the proposed drainage areas.

2. Controls.

This plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor has signed the required certification on forms which are attached to, and are a part of, 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 provided in 2.a (I) (A) and 2.b. 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 10 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 14th 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. Vegetative channel
3. Construction entrance
4. Barrier filter
5. Inlet protection
6. Outlet protection

(B). Erosion control structures must be inspected weekly and after every rain storm of one-half inch of rainfall or greater. Any repairs or replacement needed to ensure adequate erosion control must be made immediately. Construction shall be scheduled in the following order:

- A. Install construction access entrance and silt fencing as required
- B. Tree removal where necessary (clear & grub)
- C. Construct sediment trapping devices (sediment basins,...)
- D. Construct detention facilities (detention tank) and outlet control structure
- E. Feature grading of site (parking lots, swales, etc,...)
- F. Temporary stabilize topsoil stockpiles (seed and silt fence around toe of slope)
- G. Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
- H. Temporary stabilize all areas including lots that have reached temporary grade
- I. Install parking
- J. Install building structures
- K. Permanently stabilize lots
- L. Remove all temporary soil erosion/sediment control measures after the site is stabilized with vegetation.

Any siltation of conduits, structures, or ditches shall be cleaned and maintained by the Contractor on a weekly basis, until the seeding has taken hold. All washouts, gullies, etc. will be regraded and reseeded by the Contractor, at the Contractor's expense. Sediment on public roads from the site shall not be flushed out 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. The contractor shall be responsible for any additional erosion control measures suggested by the Village Engineer or Enforcement Officer if any erosion is found to be taking place.

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.

1. Detention basin
2. Storm sewer system
3. Vegetated drainage swales
4. Permanent seeding
5. Outlet protection
6. Inlet protection

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 Construction Specifications. The stormwater pollutant control measures shall include:

1. Silt filter fence
2. Drainage swales
3. Storm sewers
4. Rip-rap outlet protection
5. Inlet protection
6. Detention pond

(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 hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Stormwater Management Control includes:

1. Offsite Stormwater Management improvements
2. Inlet protection using filter fabric baskets

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) Concrete Waste Management. The solid materials generated from concrete truck washout shall be deposited only in the designated washout areas. The contractor shall collect and dispose the contaminants offsite. The contractor is responsible to acquire any permits required for such disposal.

(iii) The provisions 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 2002. Requirements specified in sediment and erosion control site plans or site permits or stormwater management or surface water NOI to be authorized to discharge under this permit, resources are, upon submittal of an 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 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 erosion control measures: The vegetative growth of 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: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to within 1.0 feet below the crest elevation.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed.

Sediment Logs: The sediment logs shall be inspected frequently and shall be repaired or removed and replaced as needed.

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

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 of rain 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 changes 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 least 3 years after the date of inspection. The report shall be signed in accordance with the Signatory Requirements of this permit.

d. The permittee 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 on 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 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
Post Office 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 addressed in this plan are described below:

1. Watering for dust control
2. 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 Village or the approved equal.

DS75 EROSION BLANKET

LONGEVITY: 2 months
MESH SIZE: .50 inch x .50 inch mesh sewn 1.5 inches on center
MATRIX: 100% straw fiber (0.50 lbs/ sy)
THREAD: Degradable
MD TENSILE STRENGTH: ASTM D5035 11.5-20 lbs/ft
MD ELONGATION: ASTM D5035 11-90%
TD TENSILE STRENGTH: ASTM D5035 93-60 lbs/ft
TD TENSILE STRENGTH: ASTM D5035 9.60%

6. End of construction season/winter construction:

The condition of the construction site for winter shutdown shall be addressed early in the Fall growing season so that slopes and other bare earth areas may be stabilized with temporary and/or permanent vegetative cover for proper erosion and sediment control. All open areas that are to remain idle throughout the winter shall receive temporary erosion control measures including temporary seeding, mulching or erosion blanket prior to the end of the fall growing season. The areas to be worked beyond the end of the growing season must incorporate cover such as erosion blanket and heavy mulching.

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 unstabilized 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 erosion blanket (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.

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 & stabilized as described above. Any grading that continues past November 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 areas are stabilized with erosion blanket.

7. Records

The permittee shall retain copies of the plan and all reports and notices required by the General Permit, and records of all data used to complete the Notice of Intent (NOI) to be covered by the General Permit, for a period of at least 3 years from the date that the site is finally stabilized. The period may be extended by the request of the IEPA at any time.

The permittee shall retain a copy of the plan required by the General Permit at the construction site from the date of the project initiation to the date of final stabilization.

Contractor Certification Statement

"I certify under the penalty of law that I understand the terms of the general 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."

Signature _____ Date _____

Title _____

Name of Firm _____

Address _____

City _____ State _____ Zip Code _____

Phone Number _____

Contractor Certification Statement

"I certify under the penalty of law that I understand the terms of the general 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."

Signature _____ Date _____

Title _____

Name of Firm _____

Address _____

City _____ State _____ Zip Code _____

Phone Number _____

NOTE: ALL CONTRACTORS / SUBCONTRACTORS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION & SEDIMENT CONTROL MEASURES ARE REQUIRED TO SIGN THE CONTRACTOR CERTIFICATION STATEMENT.

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."

Signature _____ Date _____

Title _____

Name of Firm _____

Address _____

City _____ State _____ Zip Code _____

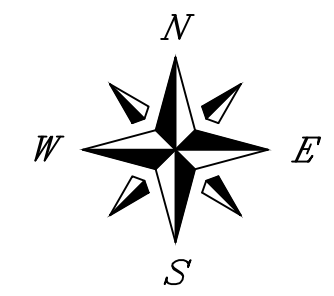
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EROSION BLANKET NOTES:

1. SEE S.W.P.P.P. FOR REQUIRED STAPLE PATTERN FOR BLANKETS.
2. CONTRACTOR TO REQUEST STAPLE PATTERN TO BE SPRAYED ONTO BLANKETS WHEN ORDERING MATERIALS.
3. THE FAILURE CRITERIA FOR EACH BLANKET IS 1/2" SOIL LOSS.
4. A SUBSTITUTED BLANKET MUST MEET THE MINIMUM REQUIREMENTS OF THE PROVIDED SPECIFICATIONS.

ROHRMAN AUTO GROUP

ARLINGTON HEIGHTS, ILLINOIS



SCALE

ISSUE DATE

04/09/2021

PROJECT MANAGER

JEC

DESIGNER

JEC

QUALITY CONTROL

MAM

ARLINGTON HEIGHTS LEXUS
VEHICLE DISPLAY & STORAGE
ADDITION
ARLINGTON HEIGHTS, ILLINOIS

DESCRIPTION	NO.	DATE	REVISIONS PER MUNICIPAL REVIEW #1	REVISIONS PER MUNICIPAL REVIEW #2	REVISIONS PER MUNICIPAL REVIEW #3 & BIDD	REVISIONS PER MUNICIPAL REVIEW #4
	1	05/19/21				
	2	06/1/21				
	3	08-06-21				

PROJECT NUMBER

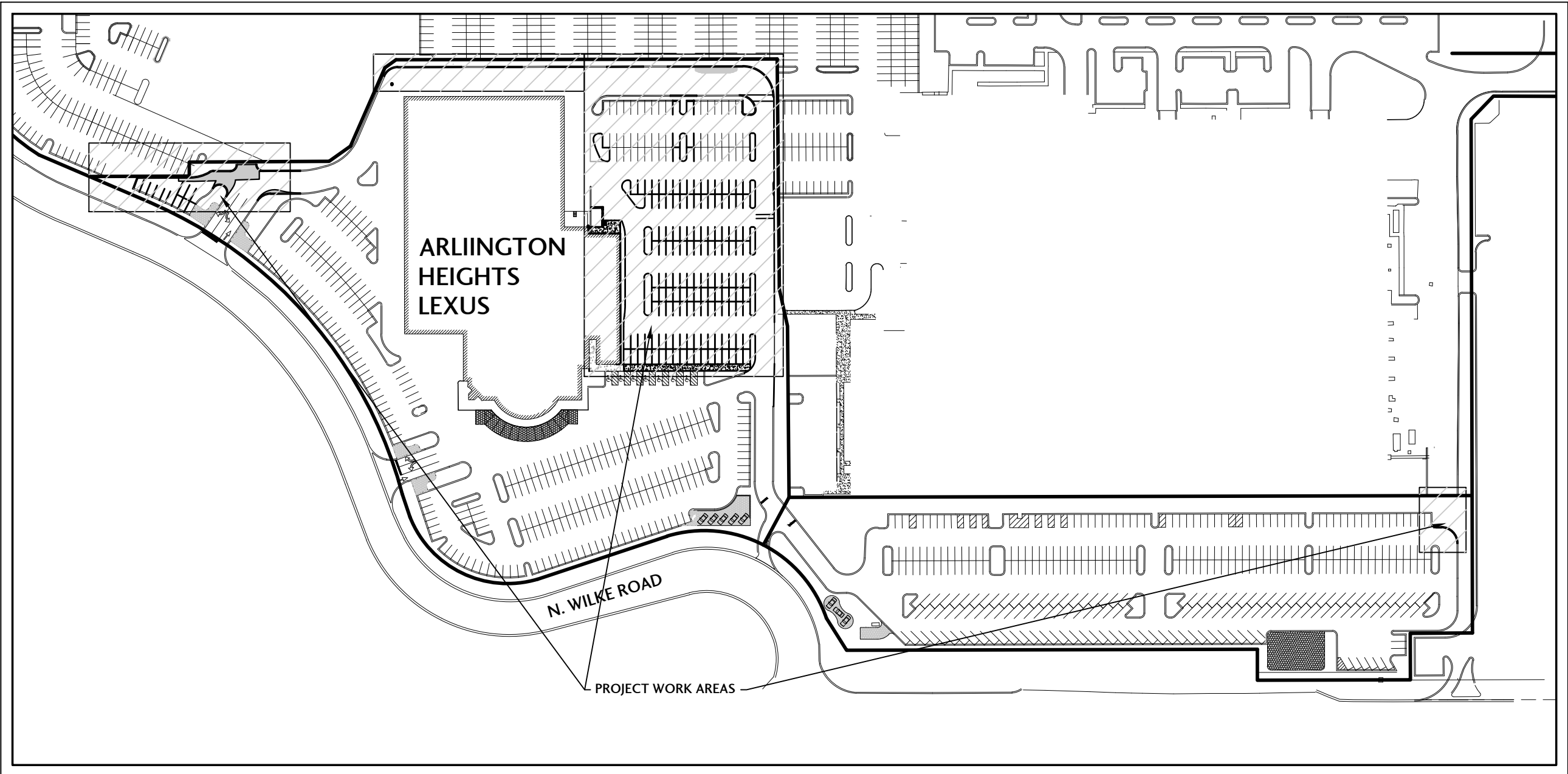
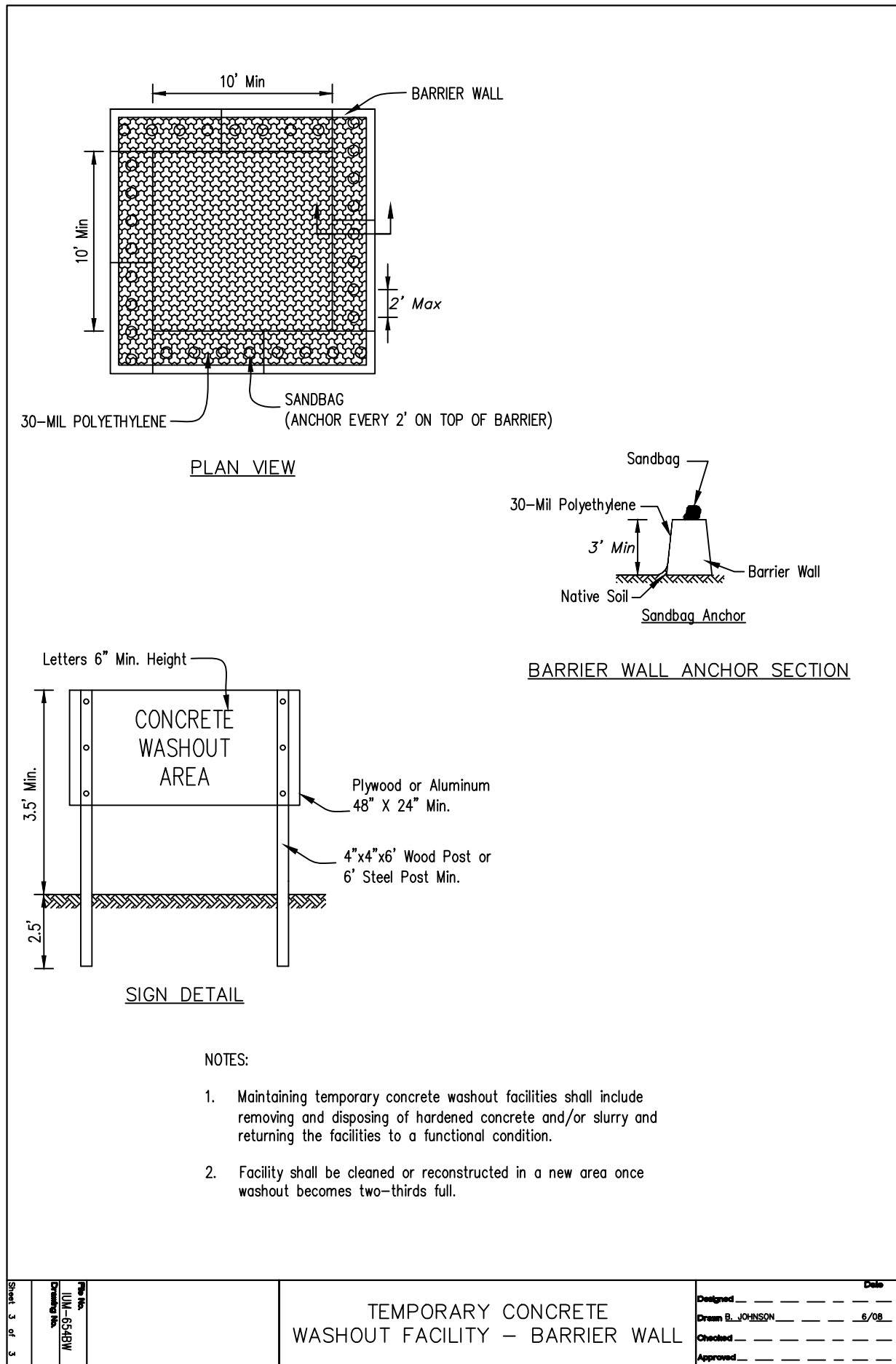
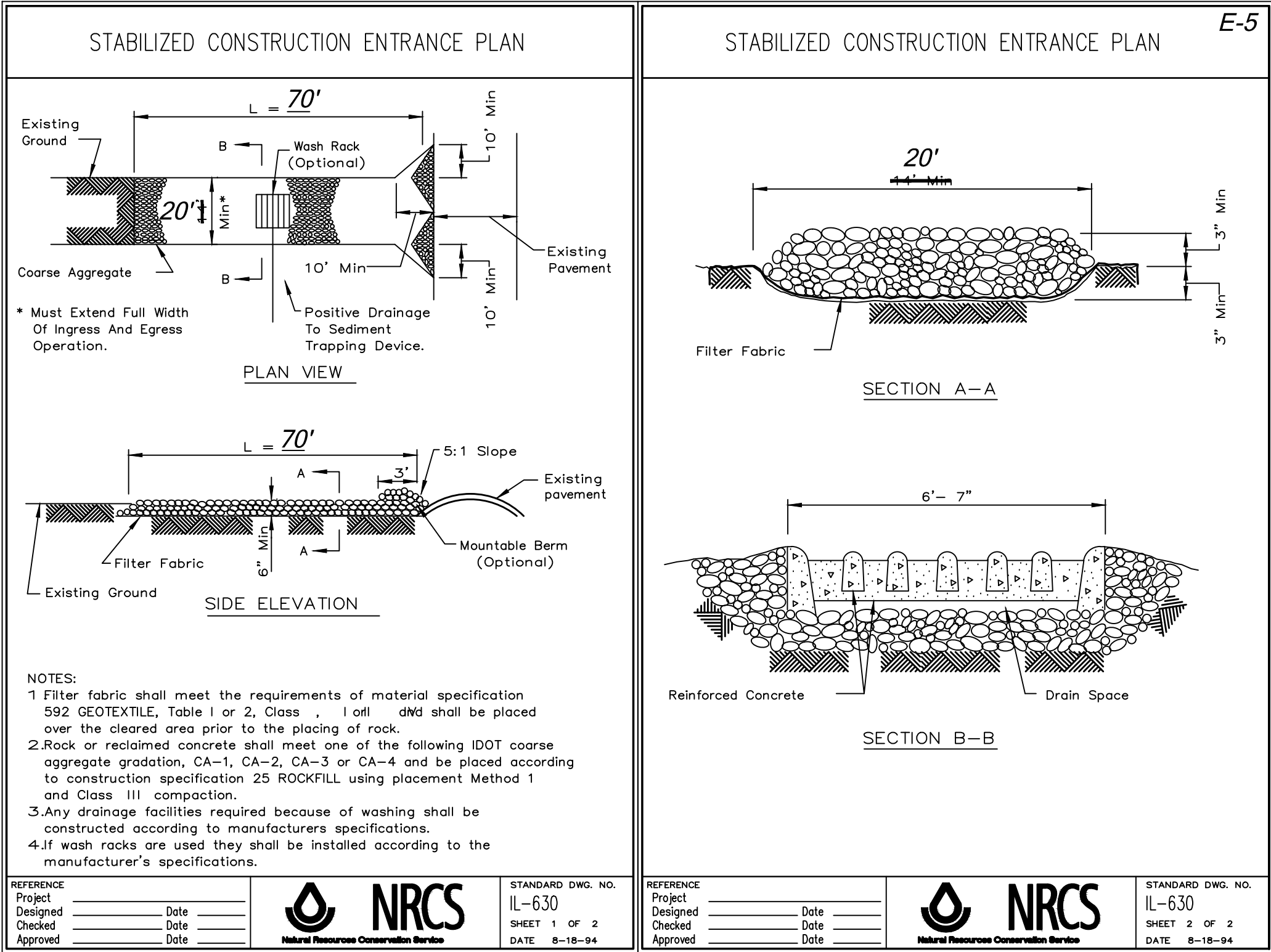
ROHR-20053-3

SHEET TITLE

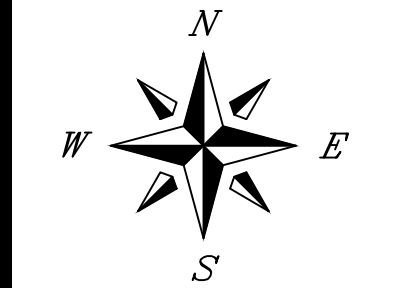
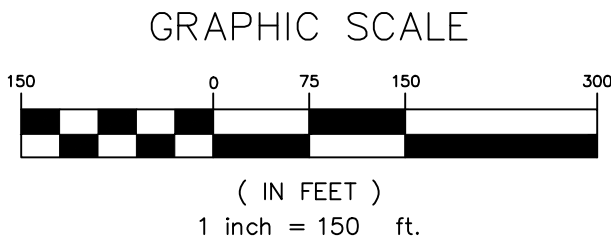
EROSION CONTROL SPECIFICATIONS

SHEET NUMBER

C4.0



OVERALL SITE PLAN



SCALE
ISSUE DATE 04/09/2021
PROJECT MANAGER JEC
DESIGNER JEC
QUALITY CONTROL MAM
ARLINGTON HEIGHTS LEXUS VEHICLE DISPLAY & STORAGE ADDITION ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW
2	06/17/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION

PROJECT NUMBER ROHR-20053-3
SHEET TITLE DETAILS & OVERALL SITE PLAN
SHEET NUMBER C5.1