Approved

DRAFT MINUTES VILLAGE OF HINSDALE PLAN COMMISSION MARCH 11, 2015 MEMORIAL HALL 7:30 P.M.

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 11, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT:

Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon,

Commissioner Cashman and, Commissioner Ryan and Commissioner

Fiascone.

ABSENT:

Commissioner Stifflear, Commissioner Unell, Commissioner Johnson

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building

Commissioner

Approval of Minutes

The Plan Commission reviewed the minutes from the February 11, 2015 meeting. Commissioner Ryan motioned to approve the minutes of February 11, 2015 as submitted. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

Case A-35-201 – 830 N. Madison – Salt Creek Club-Site Plan/Exterior Appearance Approval for New Clubhouse

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting. Commissioner Crnovich asked for clarification on the language regarding being remanded from the Board of Trustees as it was her understanding Plan Commission approval was all that was necessary. Robert McGinnis stated she was correct and he would revise the Findings and remove that language.

Commissioner Cashman moved to approve the Findings and Recommendations for Case A-35-201 – 830 N. Madison-Salt Creek Club Site Plan/Exterior Appearance Approval with corrections. Commissioner McMahon seconded. The motion was passed unanimously.

Plan Commission Minutes March 11, 2015

Case A-34-2014 - Village of Hinsdale – Text Amendment to Section 11-401 (Certificate of Zoning compliance) of the Hinsdale Zoning code as it relates to when Certificates of Zoning Compliance are required

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda items at the last Plan Commission meeting. Chairman Byrnes mentioned the one phrase that was crossed out and should have remained had not been corrected in the language in the Findings and Recommendations. Mr. McGinnis explained that the Village attorney is working on the exact language for the Ordinance. Chairman Byrnes asked that the language be corrected before he comes to sign the Findings.

Commissioner Ryan motioned to approve the findings and recommendations for Case A-34-2014 - Village of Hinsdale – Text Amendment to Section 11-401 (Certificate of Zoning compliance) of the Hinsdale Zoning code as it relates to when Certificates of Zoning Compliance are required with corrections. Commissioner Cashman seconded. Motion was unanimously approved.

11 E. First Street- Ten Friends - Exterior Appearance/Site Plan Review and Signage

The Commission heard a presentation from the applicant, Patrick Fortelka, proposing changes to the existing façade to construct a new salon and associated wall signage. The commission was very complimentary of the proposal. Mr. Fortelka also handed out to the Commission a plan showing the location of the new air conditioning unit to be placed in the alley behind the store.

Commissioner Cashman moved to approve the Exterior Appearance Approval for 11 E. First Street, Ten Friends as submitted. Commissioner Ryan seconded. Motion was unanimously approved.

Commissioner McMahon moved to approve the Site Plan Review and Signage for 11 East First Street Ten Friends as submitted. Commissioner Cashman seconded. Motion was unanimously approved.

10(8) Salt Creek Lane – Elmhurst Hospital – Two Wall Signs

The Commission heard a presentation from Peter Coules, attorney for the applicant, Edward-Elmhurst Healthcare. The proposal is to place two illuminated wall signs on the face of the new building. Mr. Coules stated that the proposed signage meets all criteria requirements in terms of size and color and they are asking for no variances.

Commissioner Crynovch asked for clarification on the actual name of the facility. Mr. Coules stated the correct name is Elmhurst Hospital Health Center.

There was discussion over the "Immediate Care" sign on the east wall of the building and whether or not this could be construed as an advertising sign. Mr. Coules addressed the Commission's concerns and members felt supportive of the proposed signage.

Plan Commission Minutes March 11, 2015

Commissioner Cashman motioned to approve the sign application request for 10(8) Salt Creek Lane – Elmhurst Hospital Wall Signs as submitted. Commissioner Ryan seconded. Motion was unanimously approved.

With no further business Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Robert McGinnis Director of Community Development Building Commissioner

HINSDALE PLAN COMMISSION

RE: 11 E. First Street - Ten friends - Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW:

March 11, 2015

DATE OF BOARD OF TRUSTEES MEETING – 1ST READING: April 7, 2015 (tent.)

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Village of Hinsdale has received an application from CVG Architects, Naperville, Illinois on behalf of Ten Friends, requesting approval of exterior appearance and site plans to allow for façade improvements to the existing building at 11 E. First Street. The site is improved with a multi-story commercial building in the B-2, Central Business District.
- 2. The property is currently zoned B-2, which is the central business district intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the Village. This district is located in the center of the village, adjacent to commuter facilities, and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.
- 3. Section 5-102E(5) provides that beauty shops are a permitted use in the B-2 district.
- 4. The 11 E. First Street location is bordered in all directions by properties zoned B-2, Central Business District.
- 5. At the February 11, 2015 Plan Commission meeting, the Plan Commission heard a presentation from the applicant and reviewed the applicant's site plan and exterior appearance plans relative to the remodeling of an existing storefront at the above location.
- 6. The applicant circulated a drawing and photograph of the rear of the building and the proposed installation of an air conditioning unit as requested by the building department.
- 7. The Commission complemented the applicant on the efforts being made to restore the existing transom windows above the storefront glass making comments that the changes were tasteful and would be a good compliment to the surrounding architecture.
- 8. The Plan Commission finds that based on the Application and the evidence presented at the public meetings, and based on the submitted plans, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the March 11, 2015, Plan Commission meeting, prepared by Charles Vincent George Architects.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans for 11 E. First Street —Ten Friends.

Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nay," and three (3) "Absent," recommends on remand that the President and Board of Trustees approve the site plans for 11 E. First Street-Ten Friends.

THE H	INSDALE PL	AN COMMISSION	
Ву:			
	Chairm	an	
Dated ⁻	this ์	day of	. 2015.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner

Cc: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: March 24, 2015

Re: Public Hearing for Case A-07-2015

Applicant: David Weekley Homes

Request: Public Meeting for Subdivision Application

Tentative and Final Plat Approval at 950 and 954 Madison Street (R-4 District)

BACKGROUND

Application

The Village of Hinsdale has received an application from David Weekley Homes, proposing to subdivide 14 lots at 950 and 954 Madison Street into four (4) conforming lots within the R-4 Single Family Residential District (Attachment 1).

Purpose

Per Title 11, Section 11-1-1, all subdivisions shall conform to its regulations and shall be in conformance with all applicable parts of the Hinsdale Zoning Code. The proposed subdivision is located in the Single-Family Residential District (R-4). Thus, the application should be reviewed to reflect Section 3-101 of the Zoning Code; to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods and encouraging new residential development consistent with the overall character of the Village.

Process

Per Title 11, Section 11-1-8, the Plan Commission (PC) shall approve or disapprove the tentative plat within 90 days of receipt. If the tentative plat is not satisfactory in all details presented, the PC may require the applicant to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within 30 days of receipt by said Board.

Per Title 11, Section 11-1-9, the applicant shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within 60 days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

Description of Property, Existing Use and History

The subdivision site is comprised of 14 parcels (Attachment 1 and 2) at 950 and 954 S. Madison Street. The property is currently zoned R-4 Single Family Residential. However, the site for decades has been utilized as a family-owned restaurant and tavern. Lot 3, per the application, has served as a parking lot for the restaurant (Attachment 3).

The surrounding zoning and land uses are as follows:

North: R-4, Single-Family Residential East: R-4, Single-Family Residential South: R-6, Multi-Family Residential West: R-4, Single-Family Residential

The total existing and proposed subdivision project area is 45,678 square feet. The attached Hinsdale Zoning map illustrates the surrounding zoning districts and subject property location (Attachment 4).

A review of the zoning maps finds that the property has been zoned R-4 since at least 1989.

Request

The applicant, David Weekley Homes is proposing to subdivide the existing 14 parcels into 4 conforming residential lots within the R-4 single family residential district (Exhibit 1 and 2). The table included in the applicant's submittal complies with the bulk, space and yard requirements per Section 3-110 of the Zoning Code- <u>contingent</u> upon acquiring the approximately 17' by 147' (2,499 SF) Village owned alley between the two east and west lots. Without the alley acquisition, proposed lots 3 and 4 would not meet the minimum lot area of 10,000 square feet.

Attachments

Attachment 1 - Subdivision Site Plan

Attachment 2 – Village of Hinsdale Subdivision Application

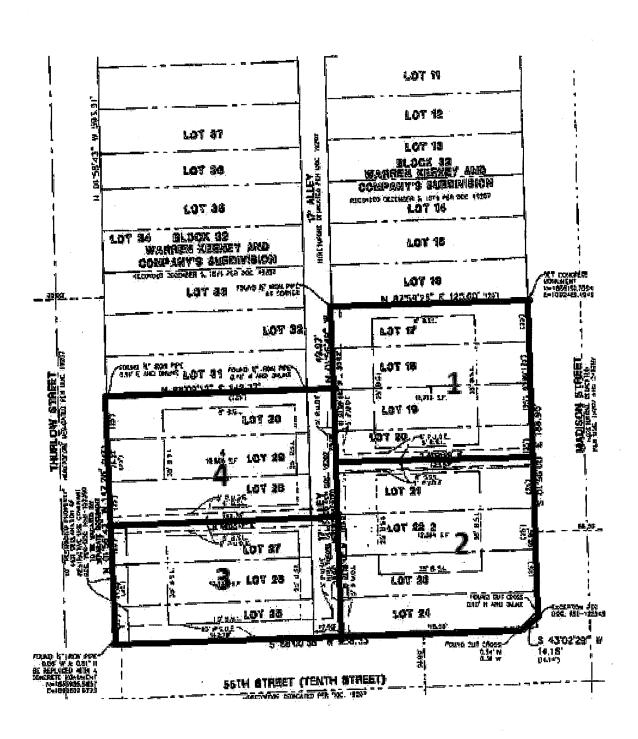
Attachment 3 – North Street View from 55th Street

Attachment 4 – Village of Hinsdale Zoning Map and Project Location

Exhibit 1- Proposed Improvements for Weekley Subdivision (Submitted by Weekley Homes)

Exhibit 2- Proposed Final Landscape Plan (Submitted by Weekley Homes)

Attachment 1: Subdivision Site Plan



SUBDIVISION APPLICATION

Date Filed: March 3 . 20 15

Hinsdale, Illinois 60: (630) 789-7033	e 521
Subdivision Title:	Weekley Subdivision
Street Address:	950 and 954 S. Madison Street, Hiusdale, IL
Existing Square Footage:	45,678 Proposed Square Footage: 45,678 Zoning District R4
Permanent Index Number	(s): See attached Exhibit A
Name of Applicant:	David Weekley Homes
Address of Applicant:	1930 N. Thoreau Dr., Suite 160, Schaumburg, Il 60173
Applicant's Phone/Fax Nu	umber: (847) 241-4310
Applicant's E-Mail:	kseay @ dwhomes.com
Applicant's Signature:	Kevm V. Louy
Property Owner:	Robert R. Dylla, Sr. receiven for: Paul L. and Leslie A. Belluomini
Owner's Address:	3321 Hobson Road, SuiteA, Woodridge, Il 60517
Owner's Signature:	a Delle A Borren

FOR OFFICE USE ONLY

ENVIRONMENTAL & PUBLIC SERVICES COMMITTEE

c/o Engineering Department

- Accompanying this application are the following:

 Subdivision Application

 Tolded Copies of Plat of Subdivision (Do Not Sign Copies) Applicant Keeps Original
 - Current Folded Plat of Survey
 - Proof of Ownership

 - Letter Allowing Village to Record Plat of Subdivision
 Letter from the School Districts (or plat block signed by property owner) identifying all school districts
 - Processing Fee in the Amount of \$ 600.00

EXHIBIT A

DuPage County PIN Nos.

- 09 -11-431-008
- 09 -11-431-009
- 09 -11-431-010
- 09 -11-431-011
- 09 -11-431-012
- 09 -11-431-013
- 09 -11-431-030
- 09 -11-431-031 09 -11-431-032
- 09 -11-431-034

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

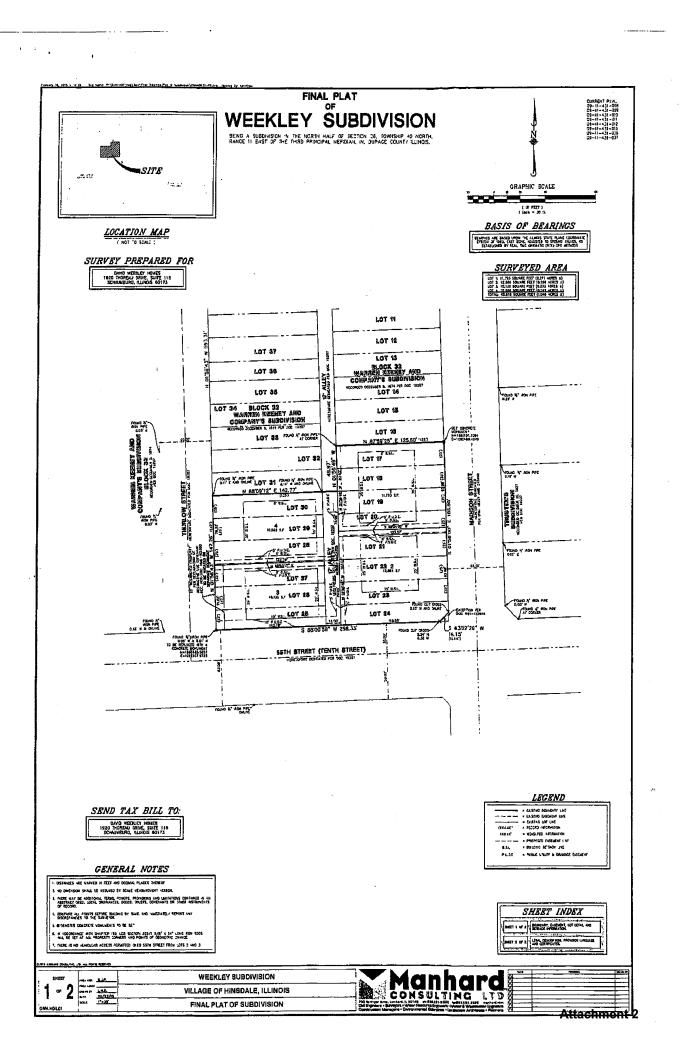
Applicant's name:	David Weekley Hom	ies
Owner's name (if different	1): Robert R. Dylla, Sr., Re Paul C. and Lessie A.	Belluomini
Property address:	950 and 954 Madison	St., Hinsdele, IL
Property legal description	n: [attach to this form] - a #ac	hed
Present zoning classificat	tion: R4	
Square footage of propert	ty: 45,678 square feet	
Lot area per dwelling:	See attached Plat au	a Site Plan
Lot dimensions:	x_ See allac	hed
Current use of property:	Belluomini's Bal	
Proposed use:	Single-family detached dw	
Approval sought:	☐ Special Use Permit ☐	Variation Planned Development Exterior Appearance
Brief description of reque	st and proposal:	
We went to sabdiv	ide the property ruto	Y conforming lots within
the RY SF Distr	rc F	·
Plans & Specifications:	[submit with this form]	ee altached
·	Provided: Required by	Code:
Yards:	See altached chart	
front: interior side(s)		

Provided:	Required by Code:	
corner side rear		
Setbacks (businesses a front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	nd offices): //#	
Building heights:		
principal building(s): accessory building(s	780 <u>Per R4 code</u> : N/A N/A	
Maximum Elevations:		
principal building(s): accessory building(s	TBD Per LY code N/A N/A	
Dwelling unit size(s):	<u> 780</u>	
Total building coverage	<u> 780 _ 780 _</u>	
Total lot coverage:	TBD Per RY code	
Floor area ratio:	TBD Per RY code	
Accessory building(s):	None	
Spacing between building	gs:[depict on attached plans] W/A	
principal building(s): accessory building(s	:	
Number of off-street par Number of loading space	· · · · · · · · · · · · · · · · · · ·	
Statement of applicant:		
understand that any omis	nformation provided in this form is true and complete. I sion of applicable or relevant information from this form could vocation of the Certificate of Zoning Compliance.	
Kevin V. Se Applicant's printe	in on behalf of David Weekley Houses	
Dated: March 3	, 20 /5.	

50% f basement

TABLE OF COMPLIANCE

	Minimum Code	Propo	sed/E	xisting	
	Requirements	Devel			
The state of the s	R-4		2	3	4
Minimum Lot Area (s.f.)	10,000 55	11,791	12686	(0,135	
Minimum Lot Depth	25	125.6	125.6		
Minimum Lot Width	70'interior 80'com	70	80	70	70
Building Height		31.5	31.5	315	31.5
(Mumber of Stories	73	3	3	3	3
Front Yard Setback	35'	35'	35"	35,	35
Corner Side Yard Setback	35'	N/A	35	MA	MA
Interior Side Yard Setback	8	8,	8'	8'	8
Rear Yard Setback	25,	25.	25	25	52
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building	*		•	1 . 1	2600
Coverage*	25/0	27%	24%		24%
Maximum Total Lot Coverage*	25%	45%	35%	35%	39
Parking Requirements		4743.7	4134	3046	327
	3 per unit	2			
Ranking front yard setback ?					
Parking oorner side yard# setback					
Parking interior side yard > 3				da i a liki kadilaa	
Parking rear yard setback			·		
Loading Requirements					
Accessory Structure	· · · · · · · · · · · · · · · · · · ·				
Information					
* Must provide actual square footage Where any lack of compliance is shown, stat application despite such lack of compliance:	e the reason and explain the Village's	authorily,	if any, to	approve	the



FINAL PLAT OF WEEKLEY SUBDIVISION

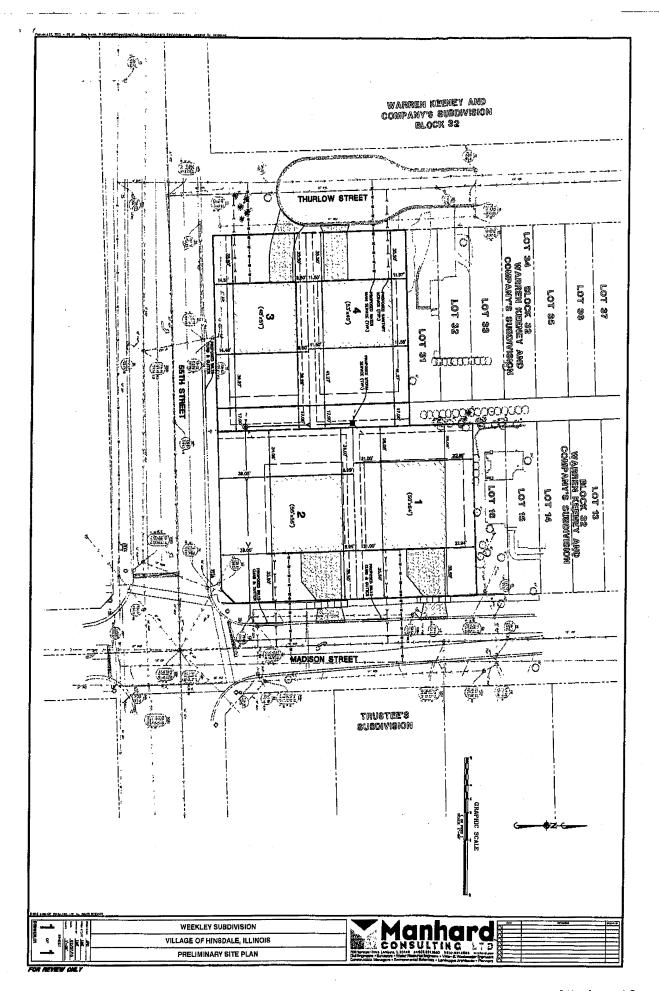
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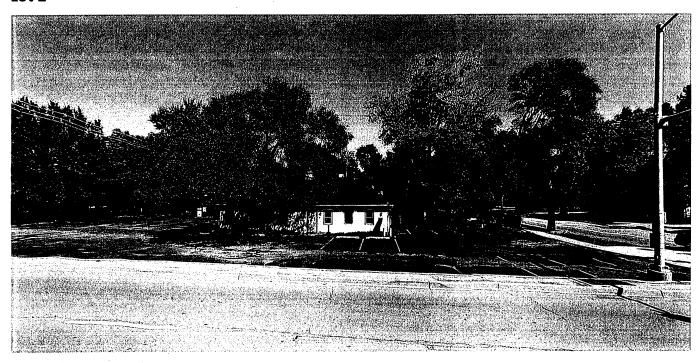
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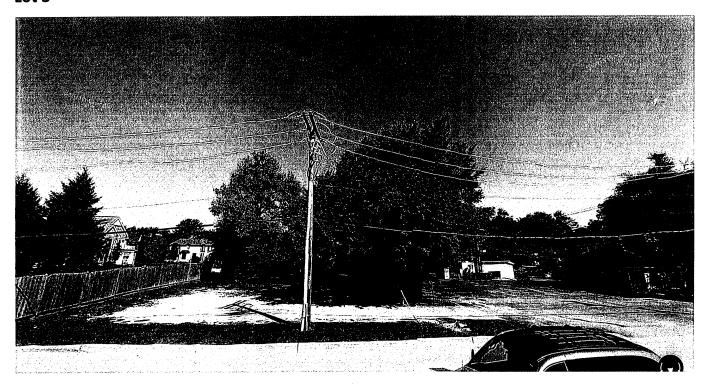


Attachment 3: North Street View from 55th Street

Lot 2

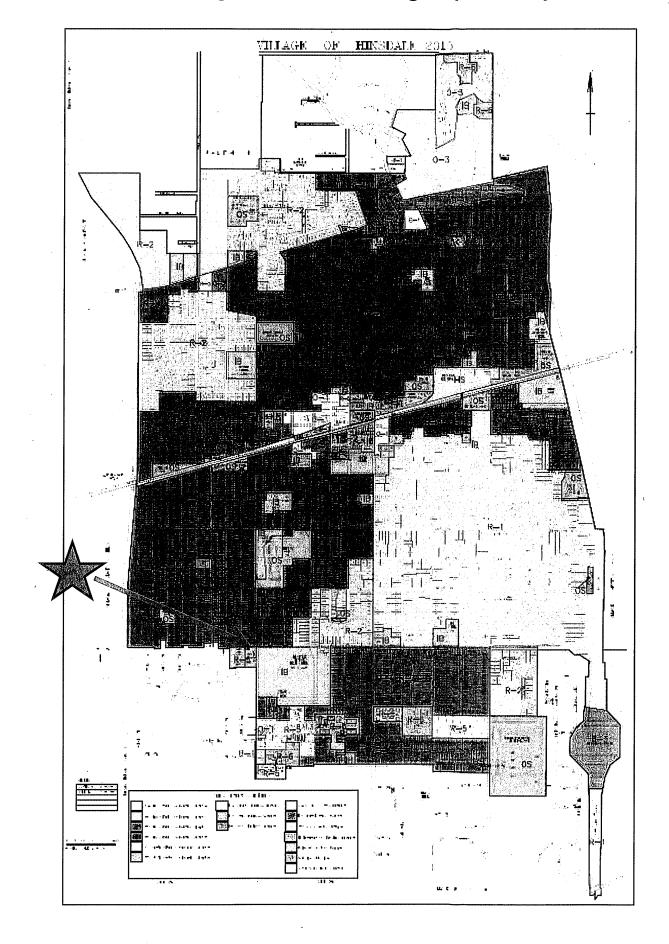


Lot 3



Attachment 4: Village of Hinsdale Zoning Map and Project Location







VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: David Weekley Homes	Name: Robert R. Dylla, Sr. receiver for
Address: 1930 Thoreau Drive, Suite 160	Address: 3321 Hobson Road, Suite A
City/Zip: Schaumburg, IL 60173	City/Zip: Woodridge, IL 60517
Phone/Fax: (847) 241 /4310	Phone/Fax: (630) 852 /3700
E-Mail: kseay@dwhomes.com	E-Mail: rdylla@rrdcpa.com

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: Lauren Engelking, Manhard Consulting	_{Name:} Joe Maschek, BSB Design, Inc.
Title: Staff Engineer	Title: Designer
Address: 700 Springer Drive	Address: 1540 E. Dundee Rd., Suite 310
City/Zip: Lombard, IL 60148	City/Zip: Palatine, IL 60074
Phone/Fax: (630) 925 / 1069	Phone/Fax: (847) 705 / 2200
E-Mail: lengelking@manhard.com	E-Mail: jmaschek@bsbdesign.com

Disclosure of Village Personnel : (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)	
1)	
2)	
3)	

II. SITE INFORMATION

Address of subject property: 950 and 954 S. Madison Stre	et, Hinsdale, IL
Property identification number (P.I.N. or tax numb	oer): See attached Exhibit
Brief description of proposed project: We would like to	•
·	
General description or characteristics of the site:	The property is currently operated as Belluomini's Bar, a nonconforming use
within the R4 District	
Existing zoning and land use: R4; Bar	
Surrounding zoning and existing land uses:	
North: residential	South: residential
East: residential	West: residential
Proposed zoning and land use: R4 residential	
Please mark the approval(s) you are seeking a standards for each approval requested:	and attach all applicable applications and
■ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E
☐ Design Review Permit 11-605E	Amendment Requested:
☐ Exterior Appearance 11-606E	
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

	Minimum Code	Proposed/Existing
	Requirements	Development See Attachment
Minimum Lot Aroa (c.f.)		See Attachment
Minimum Lot Area (s.f.) Minimum Lot Depth		
Minimum Lot Width		
Building Height Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
r arting requirements		
Parking front yard setback		
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		
Information		
* Must provide actual square footage	number and percentage.	

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
 - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
 - E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
 - F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

FORECLOSURE OF A LIEN AGAINST SUBJ	ect property for the fee plus costs of collection,
IF THE ACCOUNT IS NOT SETTLED WITHIN	N THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
PAYMENT.	
	5, I/We have read the above certification, understand it, and agree
o abide by its conditions.	
Kevin V- Jean	
Signature of applicant or authorized agent Kevin V. Seay on behalf of David Weekley Homes	Signature of applicant or authorized agent
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	***************************************

Notary Public

4

OFFICIAL SEAL

JULIM SOPALA

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES 08 20118

EXHIBIT A

DuPage County PIN Nos.

09 -11-431-008

09 -11-431-009

09 -11-431-010

09 -11-431-011

09 -11-431-012

09 -11-431-013

09 -11-431-030

09 -11-431-031

09 -11-431-032

09 -11-431-034

50% of baseauch

TABLE OF COMPLIANCE

Address of subject property:					
The following table is based on the _	Zoning District.				
	Minimum Code	Propo	sed/Ex	kisting	
	Requirements	Develo	opmen	nt	
	R-4	1	2	3	4
Minimum Lot Area (s.f.)	10,000 54	11,791	12886	(0,135	
Minimum Lot Depth	125	125.6	125.6	142.8	
Minimum Lot Width	70'interior 80'com	70	80	70	70
Building Height		31.5	31.5	315	31.5
Number of Stories	73	3	3	3	3
Front Yard Setback	35'	35	35	رناد	35
Corner Side Yard Setback	35'	N/A	35	MA	MA
Interior Side Yard Setback	6	පි,	8'	8'	8
Rear Yard Setback	8°.	25.	25	25	52
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25% *	3200¢ 27%	3080	1 . 1	24%
Maximum Total Lot Coverage*	50%	45%	35%	35%	3496
Parking Requirements	, ,	47437		3016	
· ·	3 per unit	۷			
Parking front yard setback #					
Parking corner side yard ^a setback					
Parking interior side yard setback					
Parking rear yard setback					
Loading Requirements					
Accessory Structure					
Information					
* Must provide actual square footage	number and percentage.				
Where any lack of compliance is shown, state application despite such lack of compliance:	e the reason and explain the Village's	authority,	if any, to	approve	the

VILLAGE OF HINSDALE

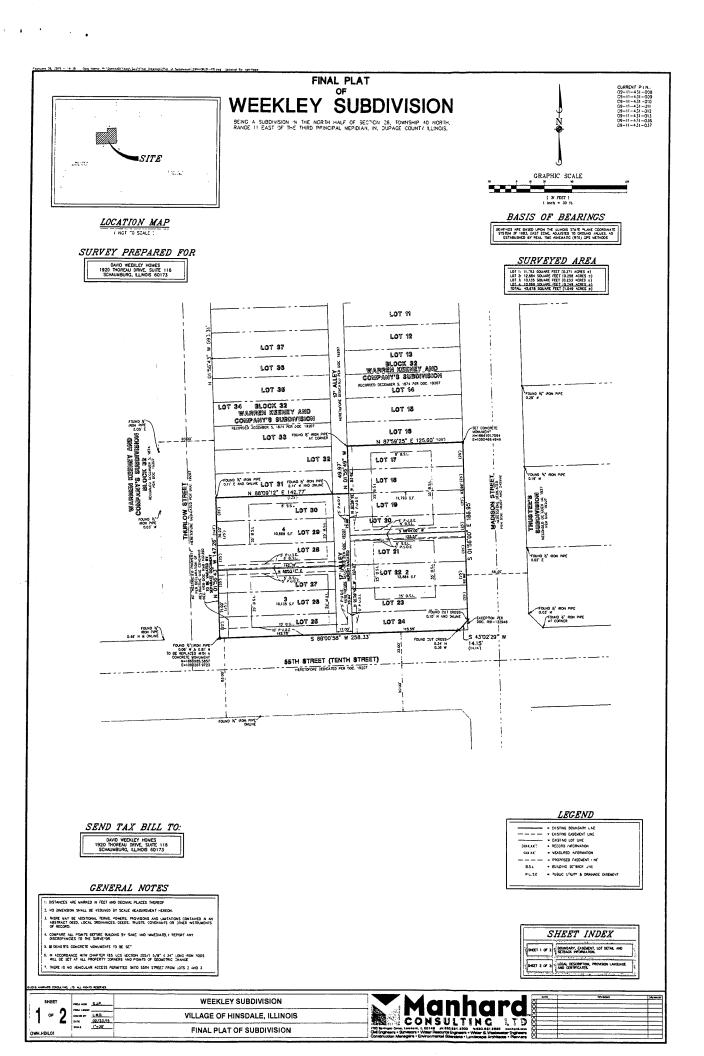
COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	David Weekley	Homes
Applicant's name: Owner's name (if d <mark>iff</mark> erent): Robert R. Dylla, Sr.	, Receiver for: A. Belluomini
Property address:		sun St., Hinsdele, IL
Property legal description		· · · · · · · · · · · · · · · · · · ·
Present zoning classificat	ion: <i>R4</i>	
Square footage of propert	y: 45,678 square fe	et
Lot area per dwelling:	See attached Plat	
Lot dimensions:	x See all	
Current use of property:	Belluomini's	Bar
Proposed use:	∑Single-family detached Other:	d dwelling
Approval sought:	☐ Building Permit ☐ Special Use Permit ☑ Site Plan ☐ Design Review ☐ Other:	☐ Variation ☐ Planned Development ☐ Exterior Appearance
Brief description of reques	st and proposal:	
We want to sabdive the RY SF Distri	ide the property in:	to 4 conforming lots within
Plans & Specifications:		See allached
P	Provided: Required	l by Code:
Yards:	See altached cha	int
front: interior side(s)		

Provided:	Required by Code:	
corner side rear		
Setbacks (businesses ar	nd offices): N/#	
interior side(s)	/	/
corner side rear		
others:		
Ogden Ave. Center: York Rd. Center:	-	
Forest Preserve:		
Building heights:		
principal building(s):	<u> 780 </u>	Per Ry code
accessory building(s)	: <u>//</u>	<i>N</i> /A
Maximum Elevations:		4
principal building(s): accessory building(s)	730	Per Ky code
Dwelling unit size(s):	· <u>- </u>	<u></u>
Total building coverage:		TBD
Total lot coverage:	<u> 780</u>	n an
Floor area ratio:	<u> </u>	rep ky code
Accessory building(s):	None	
Spacing between building	gs:[depict on attached	d plans] ///A
principal building(s): accessory building(s)	·:	
Number of off-street par Number of loading space	• •	:
Statement of applicant:		
	sion of applicable or re	in this form is true and complete. I elevant information from this form could ate of Zoning Compliance.
By: Keven W Applicant's signate	ure /	
Kevin V. Sea Applicant's printed	iy og <i>þahalf o</i> j Íname	L David Weekley Houses
Dated March 3	20 /5~	



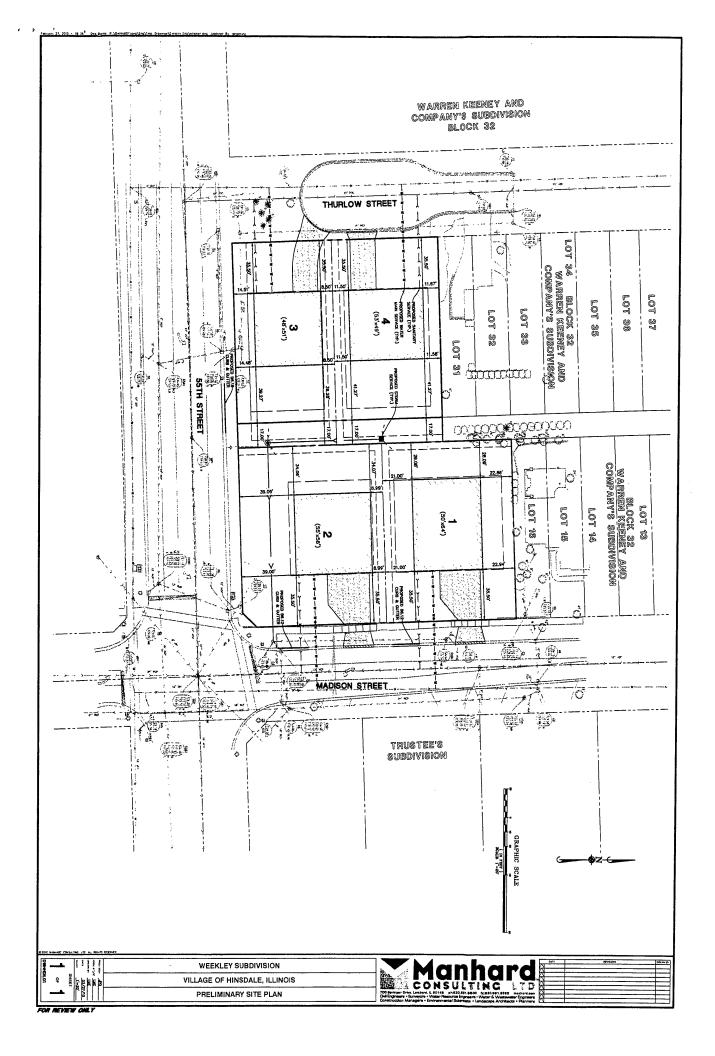
FINAL PLAT OF WEEKLEY SUBDIVISION

BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY ILLINOIS.

CURRENT P.I.N.: 09-11-431-008 09-11-431-009 09-11-431-010 09-11-431-011 09-11-431-013 09-11-431-038 09-11-431-038 09-11-431-038

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THE UNDERSIONED, HE/SHE/THIS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY COCKNEDS HERBON AND THAT IT HAS CAUSED SAD PROPERTY TO BE SURVIVED AND SUBDIVIDED AS		SS COUNTY OF DUPAGE
HEREON AND THAT IT HAS CAUSED SAD PROPERTY TO BE SURVEYED AND SUBDIMOED AS SHOWN ON THE PLAT HEREON CHANK, THIS IS TO ALSO CERTIFY THAT.		
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		DE LAO MOLIDED IN THE PLAT.
LOT HUMBER(S). SQUARE, DESTRUCT		I FURTHER CENTRY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE FLAT.
ALL GRADE SCHOOL DISTRICT HQ. 181 HAYS SCHOOL DISTRICT HQ. 181 ALMOR OULLIGHT ANTHON HQ. 502		GYEN UNDER IT HAND AND SEAL OF THE COUNTY CLIRK OF DUPAGE COUNTY, ELINOIS, THIS ———————————————————————————————————
DATED THIS DAY OF A.D., 20		
_		COUNTY CLERK
or		
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NOTARY PUBLIC		
STATE OF)		RECORDER'S CERTIFICATE
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WEEKLEY SUBDIVISION
VILLAGE OF HINSDALE, ILLINOIS
FINAL PLAT OF SUBDIVISION



50% of baseauch

TABLE OF COMPLIANCE

Address of subject property:						
The following table is based on the	Zoning District.					
	Minimum Code	Propos	sed/Ex	kisting		
	Requirements	Develo		_		
	R-4	1	2	3	4.	
Minimum Lot Area (s.f.)	10,000 55	11,791	12886	(0,135	10,86	5
Minimum Lot Depth	125	125.6	125.b	142.8	142.8	ŀ
Minimum Lot Width	70'interior 80'com	70	80	70	70	
Building Height		31.5	31.5	315	31.5	İ
Number of Stories	73	3	3	3	3	
Front Yard Setback	35	35	35	35,	35	
Corner Side Yard Setback	35'	N/A	35	MA	MA	
Interior Side Yard Setback	6	8,	8'	8'	8	
Rear Yard Setback	35' 35' & 25'	25.	25	25	25	
Maximum Floor Area Ratio						
(F.A.R.)*				11		
Maximum Total Building	*		1	1 1	2600	
Coverage*	25/0	27%	24%		24%	
Maximum Total Lot Coverage*	20%	45%	35%	35%	39	6
Parking Requirements		4743.7	4134	. 3046	327	6
·	.1	2				
	25%. * 50%. 3 per unit					
Parking front yard setback						
Parking corner side yard⊮						
setback 👸						
Parking interior side yard						
setback 🧃						
Parking rear yard setback						
Loading Requirements						ĺ
Accessory Structure						
Information		1				4

Where any lack of compliance is shown, state the reason and explain the village's authority, it is	iny, to approve the
application despite such lack of compliance:	

^{*} Must provide actual square footage number and percentage.

SUBDIVISION APPLICATION

Date Filed: March 3 . 20 15

c/o Engineering Depart 19 E. Chicago Avenue Hinsdale, Illinois 6052 (630) 789-7033	ment
Subdivision Title:	Weekley Subdivision
Street Address:	950 and 954 S. Madison Street, Hinsdale, IL
Existing Square Footage: 4	25,678 Proposed Square Footage: 45,678 Zoning District R4
Permanent Index Number(s): See attached Exhibit A
Name of Applicant:	David Weekley Homes
Address of Applicant: _/	130 N. Thoreau Dr., Suite 160, Schaumburg, Il 60173
Applicant's Phone/Fax Nur	mber: (847) 241- 4310
Applicant's E-Mail:	kseay @ dwhomes.com
Applicant's Signature:	Keven V. Lay
Property Owner:	Robert R. Dylla, Sr. receiven for: Paul L. and Leslie A. Belluomini
Owner's Address:	3321 Hobson Road, SuiteA, Woodridge, Il 6051
Owner's Signature:	A Stlet Recum

FOR OFFICE USE ONLY

TO:

ENVIRONMENTAL &

PUBLIC SERVICES COMMITTEE

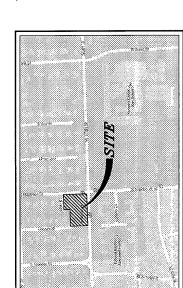
Accompanying this application are the following:

- Subdivision Application
- 3 Folded Copies of Plat of Subdivision (Do Not Sign Copies) Applicant Keeps Original
- Current Folded Plat of Survey
- Proof of Ownership
- Letter Allowing Village to Record Plat of Subdivision
 Letter from the School Districts (or plat block signed by property owner) identifying all school districts
- Processing Fee in the Amount of \$ 600.00

EXHIBIT A

DuPage County PIN Nos.

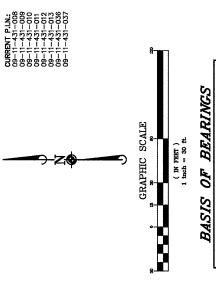
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- 09 -11-431-011
- 09 -11-431-012
- 09 -11-431-013
- 09 -11-431-030
- 09 -11-431-031
- 09 **-11-**431-032 09 **-11-**431-034



TENTATIVE PLAT / FINAL PLAT OF SUBDIVISION

SUBDIVISION WEEKLEY

BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 26, TOWNSHIP OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY ILLINOIS.



SURVEYED

Bearings are based upon the Illinois state plane coordinate System of 1983, East zone, adausted to ground values, as Established by real time kinematic (RTR) gps methods

LOT 1: 11,793 SQUARE FEET (0.271 ACRES ±)
LOT 2: 12,894 SQUARE FEET (0.226 ACRES ±)
LOT 4: 10,896 SQUARE FEET (0.224 ACRES ±)
TOTAL: 46,678 SQUARE FEET (0.245 ACRES ±)
TOTAL: 46,678 SQUARE FEET (0.246 ACRES ±)

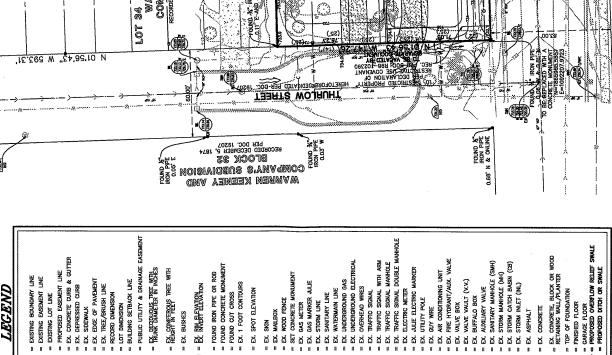
- DAVID WEEKLEY HOMES 1930 N. THOREAU DRIVE, SUITE 160 SCHAUMBURG, ILLINOIS 60173

PREPARED

SURVEY

LOCATION MAP

* Cooperation of the state of t



TRUSTEE'S
SUBDIVIER 10. 1927
PECONDED OCTOBER 10. 1927
PER DOC. 19207

CAMPOT 24

LOT 15

TOWN PIPE

101 33

LOT 12

TY' ALLEY
E DEDICATED PER DOC. 19207

Lo1 36

LOT 37

LOT 35

LOT 11

CURRENT ZONINIC

BULK RESTRICTIONS

- A. MAXMUM HEIGHT
 1. PRINCIPAL STRUCTURES. (b) 3 STORIES
 2. ACCESSORY STRUCTURES. (c) 3 STORIES
 8. MAXMUM LECKTION
 1. PRINCIPAL STRUCTURES. (d) SMALLEST SIDE YARD PROVIDED OF 14' OR
 1. ESSS. 3.5.2.8 PLUS 0.75' FOR EVERY FOOT OF SIDE YARD PROVIDED IN
 2. ECKESS OF 6' AND NOT MORE THAN 14', BUT NOT TO EXCEED 40'
 C. Minimum of crea and dimensions.
 1. TOTAL LOT AREA = 10,000 S.F.
 2. LOT AREA EVE UNIT 10,000 S.F.
 3. LOT MUTH: 20 FEET
 4. LOT DEPTH: 22 FEET
 5. MINIMUM YARDS
 4. CORNER LOTS SFEET
 7. MINIMUM PRR YARDS
 6. OCRARER SIDE. 35 FEET
 7. MINIMUM PRR YARDS
 7. CORNER LOT 25 FEET
 6. MAXMUM FLOOR RELATER
 7. CORNER LOT 25 FEET
 7. MINIMUM PRR YARDS 8 FEET
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 8. MAXMUM FLOOR RELATER THAN 20,000 SQUARE FEET
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TAX

NO DMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON, THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAIN OF RECORD.

OF RECORD.

GENERAL

ELDENOITS CONCRETE MONUMENTS TO BE SET. IN ACCORDANCE WITH CHAPTER 756. ILCS SECTION 205/1 5/6" X 24" LONG IRON WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.

4. COMPARE ALL POINTS BEFORE BUILDING BY SAME DISCREPANCIES TO THE SURVEYOR.

- F. MAXIMUM BUILDING COVERAGE:

 1. MAXIMUM COMBINED TOTAL PRINCIPAL AND ACCESSORY USES: 25%

 1. MAXIMUM TOTAL ACCESSORY USES: 10%

 6. MAXIMUM LOT COVERAGE, AS DEPINED IN SECTION 12-206 OF THIS CODE:

 H. MINIMUM SPACING BETWEEN PRINCIPAL AND ACCESSORY STRUCTURES: 10'

Manhard

SHEET INDEX SHEET 1 OF 2 SETBACK INFORMATION. LEGAL DESCRIPTION, AND CERTIFICATES. SHEET 2 OF 22

> ~ PF

WEEKLEY SUBDIVISION

TENTATIVE PLAT / FINAL PLAT OF SUBDIVISION VILLAGE OF HINSDALE, ILLINOIS

TENTATIVE PLAT / FINAL PLAT OF SUBDIVISI OF WEEKLEY SUBDIVISION BEING A SUBDIVISION IN THE NORTH HATE OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, MENDRAN, IN, DUPAGE COLUNY LLINGIS.	/ FINAL PLAT OF SUBDIVISION of OF 11-431-008 Y SUBDIVISION HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANCE 11 EAST IN, DUPPAGE COUNTY ILLINOIS.
OWNER'S CONSENT STATE OF STATE STAT	
COUNTY OF	COUNTY CLENK'S, CERTIFICATE STATE OF ILLNOS) SS COUNTY OF DUPAGE)
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DAY OF	₹
	COUNTY CLERK
NOTARY PUBLIC. STATE OF	RECORDER'S CERTIFICATE STATE OF ILLINOS) STATE OF ILLINOS) SAMINY OF IN DATE)
PUBLIC IN AND FOR THE COUNTY AND STATE APORESAND, DO HERBOY CERTIFY THAT AND OF SAME WHOSE NAME(S) IS/ARE SUBSORIBED TO THE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSORIBED TO THE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSORIBED TO THE PERSONALLY KNOWN TO ME TO BE THE SENOR THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HERBIN SET FORTH. GOVEN UNDER MY HAND AND NOTORIAL SEAL THIS — DAY OF — A.D., 2015.	5 E K w
NOTARY PUBLIC	SURFACE WATER STATEMENT STATE OF ILLINOIS) SCANITY OF LIBROR S.S.
BOARD OF TRUSTEES. STATE OF ALLINOIS) COUNTY OF DUPAGE) ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSOALE, DUPAGE COUNTY, ILLINOIS AT A METTING HELD THIS	CONTIL OF DEFINE 5 TO THE REST OF OUR KNOWEDSE AND BELIEF THE DRAMAGE OF SUFFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUICH SUBPACES, OR, THAT I PEERCE, OR, THAT I'P SUICH SUFFACE WITES URANGE WILL BE CHANGED RECENTANCE PROVIDED OF WATER THAT I PEERCE, OR, THAT I'P SUICH SUFFACE WITES OF THE CHANGE OF THE CHANGEN OF SUICH SUBFACE WATER SUICH TO PEEL AND THAT SUICH SUFFACE WATER WITES THE LEGISLATION OF THE CHANGE OF THE CHANGEN OF THE CHANGE OF THE CONSTRUCTION OF THE DATE DRAWEDS OF THE CHANGE OF THE CONSTRUCTION OF THE DATE DRAWEDS OF THE CHANGE OF THE C
ATTEST: WILNOE CLERK	LICENSE EXPRES NOVEMBER 30, ZUI5 OWNER. ATTORNEY:
MILAGE ENGINEER STATE OF BLINGS) COUNTY OF SS	PERMISSION TO RECORD STATE OF ILLINGS } COUNTY OF DUPAGE }
APPONDED BY THE VILLAGE ENGINEER OF THIS STALE, ILLINOIS, ON THIS THIS STALE OF THE OF THIS STALE OF	I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF PROVIDE THIS SURVEYOR WITH A RECORDED CORY OF THIS PLAT. DATED THIS — DAY OF — A.D. 2015. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699 UCSINES DOFFIES NOVEMBER 30, 2016

I. THE UNDERSONED, AS CHARMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF THE WILLAGE OF THE HASSELLE, COOK AND DUPAGE COUNTES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMEN HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS ___DAY OF______

EASTERITS, DESIGNATED FOR OUTSHELO, UNDERRECHUP, AND SHEYACE PUBLIC UTILITIES AND MANGE, ARE HEREIN EXERNED FOR AND GRAPHED TO THE MILLAGE OF HIRSDALE, MORTHERN LILINGS GAS COMPANY (MICCR), CORNESTS AND/OR ATEX CABLE, COMMONIAGE, THE SUCCESSORS AND ASSISS, IN A LLA FATED EASTERN THE SUCCESSORS AND ASSISS, IN A LLA FATED EASTERN THE SUCCESSORS AND ASSISS, IN A LLA FATED EASTERN THE SUCCESSOR AND ASSISS, IN A LLA FATED EASTERN THE PROBLEM WINDS AND ACTIVE AND CHARLES, STREETS, AND OTHER PUBLIC WAYS AND PLACES EXCOUND AND SERVING, AND THE PUBLIC WAYS AND THE RESULT OF A LINING AND THE PUBLIC WAYS AND THE RESULT OF A LINING AND THE PUBLIC STREET, AND THE PUBLIC STREET AND THE SUCCESSOR AND ASSISTANCE AND THE SUCCESSOR AND THE RESULT OF THE RESULT OF THE SUCCESSOR AND THE PUBLIC STREET AND THE SUCCESSOR AND THE SUCC

PRINTED NAME AND TITLE

VACATION OF PART OF 17' ALLEY APPROVED AND ACCEPTED

AUTHORNIES CA SIGNING THIS DOCUMENT HEREBY RELEASE, AND CONSENT TO THE RELEASE, INVIGATION AND ABROADRING PART OF A 17 FOOT ALLEY, AS DERICATED PER DOCUMENT OF THE TOTAL STORM HEREON.

AT&T (SBC, AMERITECH)

NORTHERN ILLINOIS GAS COM PRINTED NAME AND TITLE

COMCAST CABLE COMPAN

LOTS 17, 18, 19, 20, 21, 22, 23, 23, 25, 27, 28, 29 AND 30 IN BLOCK 32 IN WARREN KEENEY AND COMPANY'S SUBDIVISION, BRING A RESUBDIVISION OF BLOCKS 28, 27, 30, 31 AND 32 IN STOUGH'S SECOND ADDITION TO HINSD BEING A SUBDIVISION IN THE EAST HALF OF RESCRIPING TO TOWNEYS, RANGE 11, EAST OF THE THIRD PRINCIPLE, BRINGIANA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1874, AS DOCUMENT 19207, IN

LOT 24 (EXCEPT THAT PART THEREOF CONVEYED BY INSTRUMENT RECORDED SEPTEMBER 19, 1991 AS DOCUMENT ALONG THE 122446, DESCRIBED AS FOLLOWS BEGINNING, IT THE SOUTHERST CORRIGE COT 24, THENCE RUNNING WEST ALONG THE SOUTH LING OF SAIL OF 24, A DISTANCE OF 14.14 FLOT 124, THENCE WORTHEASTERLY A DISTANCE OF 14.14 FLOT 124 AD STIGNACE OF 10.14 FLOT 14.10 FC SAIL OLD 34, THENCE STOTH ALONG THE CAST LING OF SAIL ALONG THE CAST LING OF SAIL ALONG THE CAST LING OF SAIL ALONG THE CAST LING OF LESS. TO THE PORTI OF RECONNING, IN WARREN FEBER THE CAST OF THE THEN PRINCENAL MERDIANA ACCORDING TO THE PLATT THEREOF RECONDED DECEMBER SA 1974, AS DOCUMENT 19207, I DUPAGE COUNTY, ILLINGS.

subdivided property contains 1.049 acres, more or less and all distances are shown in feet and deca parts thereof:

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LES WITHIN THE CORPORATE LUMIS OF THE WILAGE OF HINSDALE WHICH HAS ADOPTED A CITY PLAN AND IS DEFICISING THE SPECIAL, POWER ANNEXEZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HEREDREYNE AND HEREAFTER ANDRED.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAD MUMBER YEAS 2004, THE LAND SHOWN INSURANCE ARE IS CACENBER 16, 2004, THE LAND SHOWN INSURANCE. A CONTRACT OF DECEMBER 16, 2004, THE LAND SHOWN INSURANCE.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SIRVETOR NO. 035-003689
LICENSE EXPIRES NOVEMBER 30, 2016
DESSON FIRM PROFESSIONAL LECKISE NO. 184003350
LICENSE EXPIRES APRIL 30, 2016

THIS PROFESSIONAL SERVICE CONFIDENCE, THE CHRENT ILLINOIS
MINIMALM STANDARDS FOR A BOUNDARY SURVEY.



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TENTATIVE PLAT / FINAL PLAT OF SUBDIVISION WEEKLEY SUBDIVISION VILLAGE OF HINSDALE, ILLINOIS

Manhard Committee Committe

DAVID WEEKLEY HOMES 1930 N. THOREAU DRIVE, SUITE 160 SCHAUMBURG, IL. 60173 (847) 812-3119

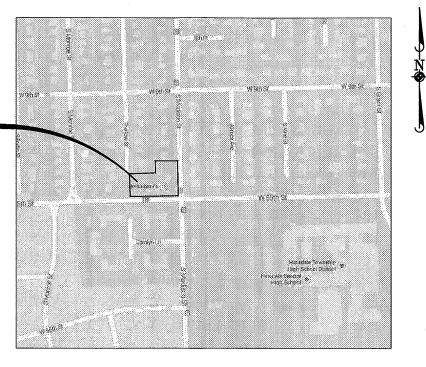
Proposed Improvements

WEEKLEY SUBDIVISION

STANDARD SYMBOLS

STORM SEWER SANITARY SEWER FORCEMAIN DRAINTILE WATER MAIN ELECTRIC GAS TELEPHONE ANITARY MANHOL STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT BUFFALO BOX FLARED END SECTI STREET LIGHT SUMMIT / LOW POIN INVERT ELEVATION DITCH OR SWALE DIRECTION OF FLOW :::> OVERELOW RELIEF SWALE 1 FOOT CONTOURS DEPRESSED CURB AND GUTTER REVERSE CURB AND GUTTER IJJJIIIIIIII SIDEWALK PROPERTY LINE EASEMENT LINE SETBACK LINE MAIL BOX SIGN TRAFFIC SIGNAL POWER POLE GUY WRE GAS VALVE HANDHOLE ELECTRICAL EQUIPMENT

HINSDALE, ILLINOIS



INDEX OF SHEETS

SHEET NO. DESCRIPTION TITLE SHEET EXISTING CONDITIONS & DEMOLITION PLAN UTILITY PLAN GRADING PLAN SOIL EROSION & SEDIMENT CONTROL PLAN CONSTRUCTION DETAILS CONSTRUCTION SPECIFICATIONS **ATTACHMENTS**

LANDSCAPE PLAN (3 SHEETS)

LOCATION MAP

ABBREVIATIONS

TELEPHONE EQUIPMENT CHAIN-LINK FENCE SPOT ELEVATION

BRUSH/TREE LINE DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TER

SILT FENCE RETAINING WALL

WETLAND

		OR-05-14	
AGG.H.M. AGG. B.	ADJUST AGGREGATE ARCHITECT ARCHITECT ARCHITECT ARCHITECT ARCHITECT ARCHITECT ARCHITECT ARCHITECT ARCHITECT BUILD B	06-05-94	F/M G GAS G/WML HHMLO. HMLO.

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

PROJECT LOCATION



BENCHMARKS:
SOURCE BENCHMARK:
DUPAGE COUNTY MONUMENT DK3198. LOCATED AT THE
NORTHWEST CORNER OF THE INTERSECTION OF GARRIELD
AVENUE AND HINSDALE ROAD, NORTH OF THE RAILROAD
IRACKS. STATION IS 31.5 FT. WEST OF THE CENTERLINE OF
GARFIELD ROAD AND 21 FT. NORTH OF THE NORTHERNMOST
IRACK. MONUMENT IS A 3.5 INCH BRASS DISK ON A VACANT
CONCRETE BASE FOR A RAILROAD CROSSING SIGNAL.

1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING AND WAS PERFORMED ON DECEMBER 8, 2014. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE



UTILITY CONTACTS			
EECTRIC COMED 1986 INDUSTRIAL DRIVE EMHURST, IL 60126 630) 600–6352 CONTACT: MARTHA GIERAS	WATER HINSDALE PUBLIC WORKS 223 SYMONDS DRIVE HINSDALE, IL 60521 (630) 789-7030 CONTACT: GEORGE FRANCO		
GAS NICOR GAS 1844 FERRY RD NAPERVILLE, IL 60563 630) 388–3830	TELEPHONE AT&T 1000 COMMERCE DRIVE OAK BROOK, IL 60523 (630) 573-5450		

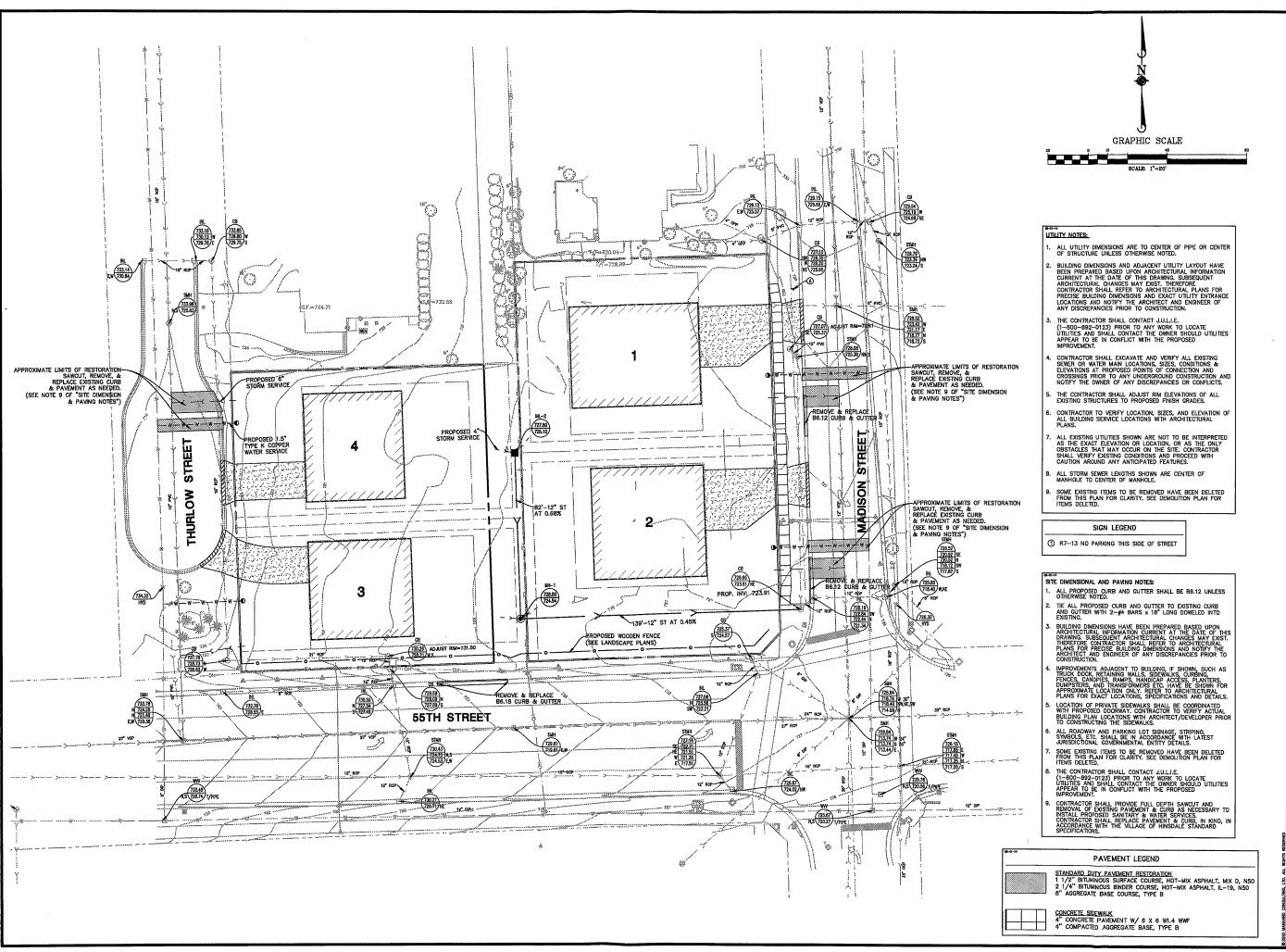
SEWER.
FLAGE CREEK WATER
FLAGE CREEK WATER
RECLAMATION DISTRICT
7001 FRONTAGE ROAD
BURR RIDGE, IL 60527X
(636) 323–3299 EXT. 6130
CONTACT: JAMES LIUBICICH (630) 573-5450 CONTACT: STEVE LARSON



OF

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WEEKLEY SUBDIVISION HINSDALE, ILLINOIS TITLE SHEET CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. SITE BENCHMARK #1: NORTHWEST BOLT ON A HYDRANT AT THE SOUTH END OF THURLOW STREET COURT. ELEVATION=736.22 NAVD88 SITE BENCHMARK #2: NORTHWEST BOLT ON A HYDRANT AT THE NORTHEAST CORNER OF 55TH STREFT AND MADISON STREET. ELEVATION=728.73 NAVD88



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> HINSDALE, ILLINOIS UTILITY

WEEKLEY SUBDIVISION

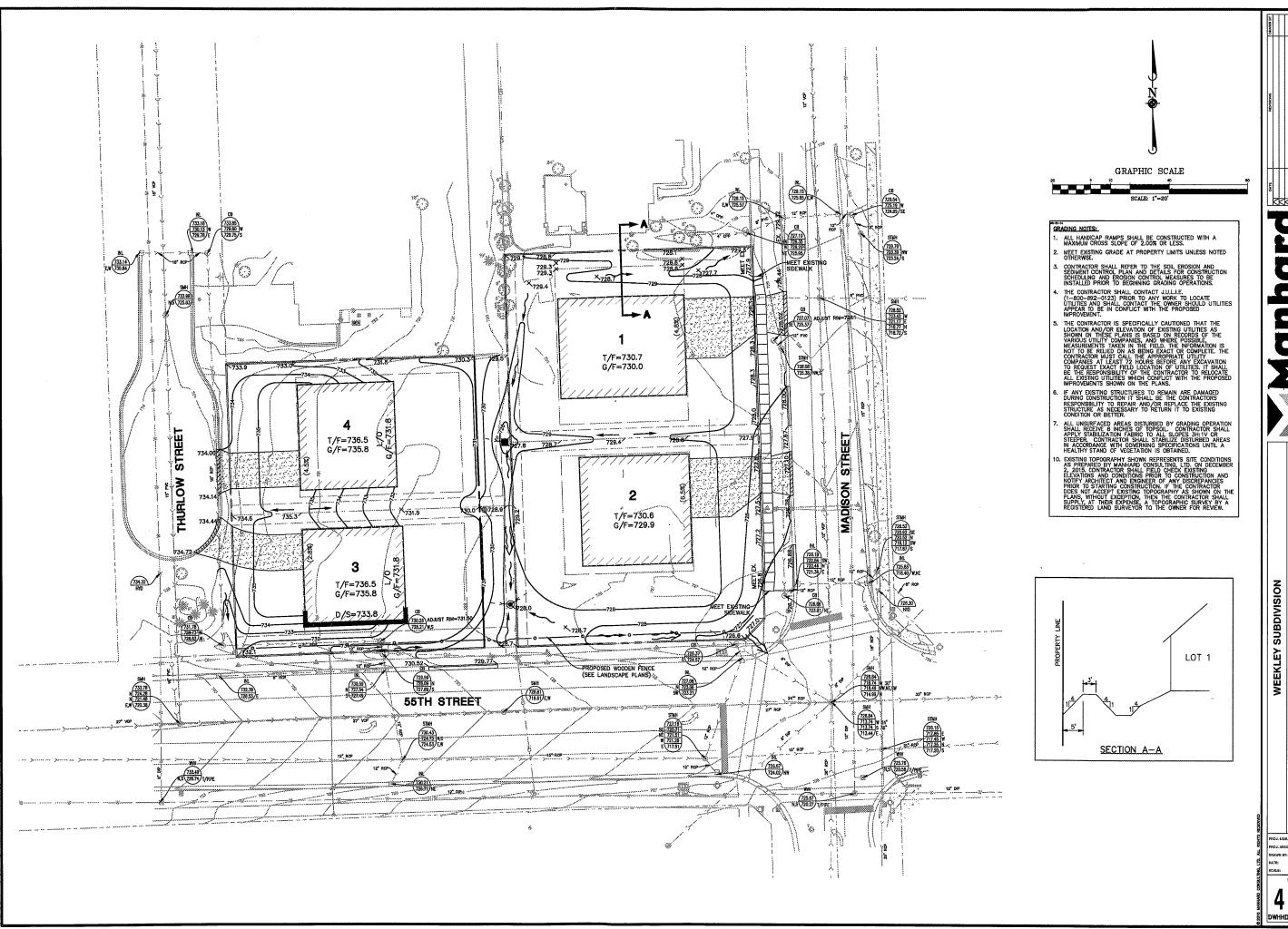
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PROJ. ASSOC: LME

PRAVN BY: LME

ATE: 03/06/15 1*=20'

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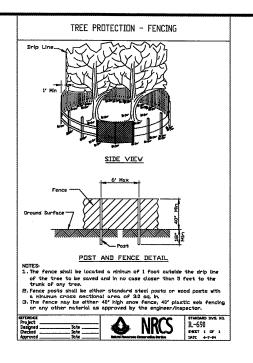
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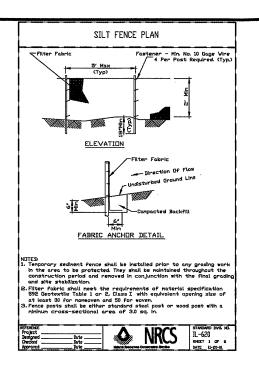
HINSDALE, ILLINOIS GRADING PLAN

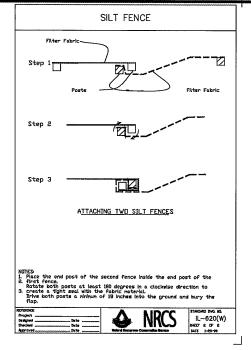
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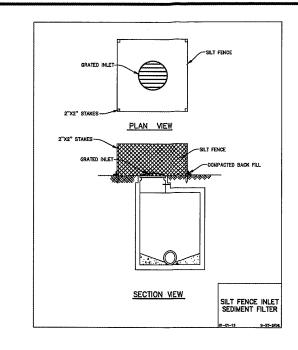
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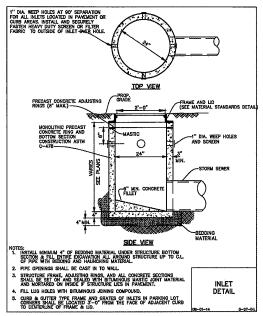
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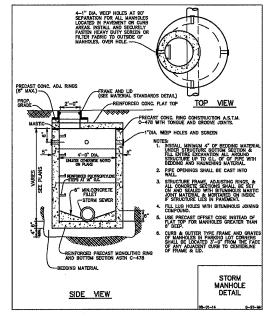


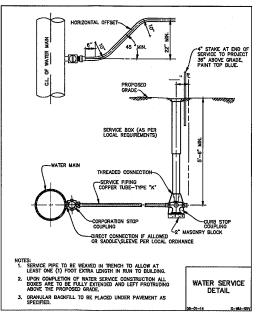




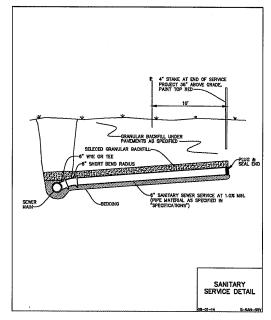


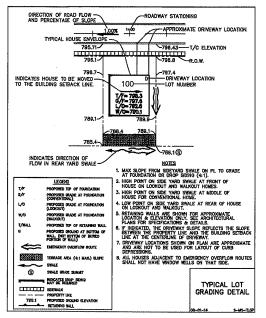


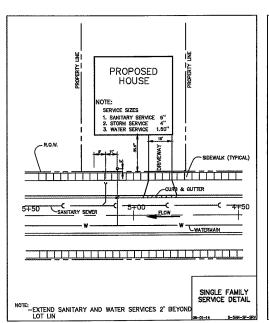


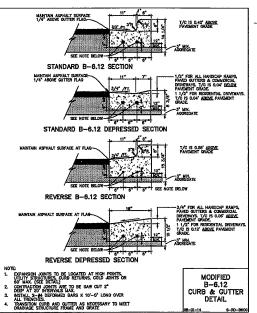


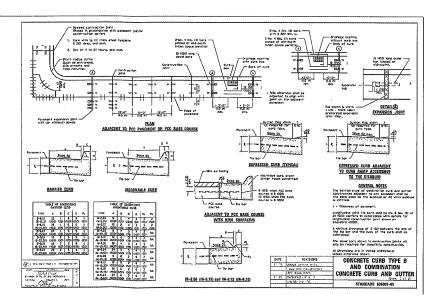
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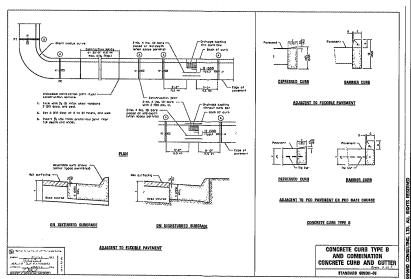


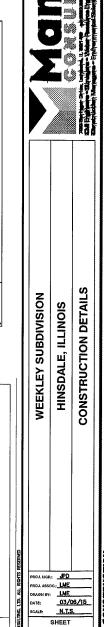












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DEFINITION OF TERMS

"CUBIN" shall mean DAVID MEEKLEY HOMES, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

- 'ENGINEER' shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project
- "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS propered by the ENGINEER, which may be a part of
- "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

-UPRISDICTIONAL GOVERNMENTAL ENTITY" shall mean any muricipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project. INTENT OF THE PLANS AND SPECIFICATIONS

IN LEAT UP: THE PLAYUS ARM SPECIFICATIONS. The state of the purpose of equipment and structures, and standards of materials and construction. They may also identify labor and materials, expirarent and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include mind raties and standards of materials and construction. They may also identify labor and materials, expirarent and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include mind raties and standard sequence and applications and SPECIFICATIONS require new material and equipment unless otherwise indicated, and for equire complete performance of the work in sigle of omissions of specific references to any mindication of the control of the state of the sequence of the second of the s

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

GOVERNING BODIES

AND colors herein proposed shall be completed in accordance with all requirements of any JURISDICTICNAL GOVERNMENTAL ENTITY, and all such partients have, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CUENT and/or the CONTRACTOR shall immediately made the PANS and SPECIFICATIONS.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

Aven the PLANS and SPECIFICATIONS include information pertaining to the location of existing analogorous decilies and ethicles (including but not limited to valter mains, sanitary servers, some severe, electific, kinghore, gas and other IV lineal, push information represents only the opinion of the ENCINEER and the push of the p

It shall be the CONTRACTOR's responsibility prior to construction, no notify and Utility Companies of the intentions to begin construction and to verify the extent location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting those facilities.

UNSUITABLE SOILS

INVIDENT AND A THE STATE OF THE STATE AND A TH

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT. IOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

e CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility cumpanies, i.e., water, sever, election, telephone, gas and cable prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables TRAFFIC CONTROL

TRAPTIC CONTROL. THE CONTROL TO shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, end parsonnel necessary to provide for sale and efficient busine flow in all seres where the work will bindrugh, therefore or cause to change in any form, the conditions of valid flow that caused pair to the commencement of the provide service of the provide service of the provide service of the provide service of the provident of the analyzed provident service service is the provident of the analyzed provident services shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times to the provident services and the provident services and the provident services and the provident services are considered to the client or cut of the provident of which the client of the provident of the provident services and the provident services are considered as all times by the CCURTOR.

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

UTILITY POLES UNLIT POLES. It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this content. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary refocations, etc., shall be the responsibility of the CUENT or the CONTRACTOR.

RESTORATION

test overunities. It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both niside and oxidate the Project, or when so directed by the CUENT so that these areas will be restored as nearly as possible to their original condition or selected and shall originate but not be limited, creatoration or maintained swares and rights-of-way, roadways, drivways, sidewalks, ditches, bushes, hedges, trees, shrubs, fenoes, mailboxes, severs, drain titles, water mains, etc. CLEANING UP

THE CONTROCTOR shall at all times keep the previous feet from accumulations of vastle material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scalifolding and surptus materials and shall feave his work "proom clean" or its equivolent, unless received inventions.

ROAD CLEANING

he CONTRACTOR shall maintain roadways adjoining the project side fires from mud and debris at all times. If mud and/or debra is carried onto the roadways on vehicles entering onto the highway from either the CONTRACTOR's bucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall medicately enrow sail mud and/or debra of the contractor of the contrac

SAPETY AND PROTECTION

The CONTRACTOR bath be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited for normal working hours. The CONTRACTORS shall comply with all applicable laws and Regulations relating to the safety of persons or property from damage, injury, or read shall event and maintain all necessary safeguards for such safety and protection. CONTRACTORS debias and responsibilities for safety and for protection the work shall continuously such time as all vonk is completed and the CLENT has onlined continuously confident that work is congested in The other continuously such time as all vonk is completed and the CLENT has onlined continuously confident that work is congestable. The other continuously such as the continuously safety and protection continuously safety and protection and include review of the adequacy of other the CCNITRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

HOLD HARK ESS

To the fallest extent permitted by low, any CONTRACTOR, material supplies or other only by use of base plans and specifications hereby viewes any right

To the fallest extent permitted by low, any CONTRACTOR, material supplies or other only by use of base plans and specifications hereby viewes any right

and the fall of the contract
INSURANCE
Any party using or relying on these plans, including any contractor, malerial supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all chamages and claims for any body injuries, death or property chamage airting out of any work, including the construction work, provided for in these plans, and shall name the CLIENT and ENVINEER and als constables, agents and representatives as a dedicated insurance on policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreements with CLIENT on any CONTRACTOR or RENIDERER and provide evidence and confidence of insurance or squared by sout unclosed any agreements. Such insurance must contain a clause adding that the insurance is primary coverage for CRIGNEER and ENGINEER's other reputicable coverage or considered secondary. Such insurance sets that Rollin in all pricingly of any party providing work or services or providing methods or providing methods.

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

Note These Specifications are for Northern Illinois. **DETAILED SPECIFICATIONS**

I. DEMOLITION

- Should removal and/or relocation achilities damage features indicated to minds, the CONTRACTOR shall provide new materials/danctures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new

- context documents. Except for miserals consume to be insuffied.

 All satisfy using those and condults backed under proposed buildings shall be removed and properly backfilled. All satisfy inces and condults backed under proposed buildings shall be removed and properly backfilled. All satisfy structures that be termined.

 All satisfy using three advances that be folled with a flowable backfill and end planged. All satisfing structures that be removed.

 C. CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirement.

 The CONTRACTOR is responsible for committon, more and adoptional foredard. Extend sport way by all ASTROCTICANAL CONTRIBUTIONS ENTITIES) of all structures, pass, waits, flumes, foundations, read, parking job, drives, crimings sharcone, stuffles, etc., such that the improvements shown on these plans can be constructed. All satisfies to be inserted as that but carried to subtable material and brought from sevent with unables composed fill material per the specifications.

 The CONTRACTOR is responsible for removing all debts from the site and disposating the obtains in a lending or charge in a performance of the property of the specifications.
- The CONTRACTOR is responsible for obtaining all permits required for demolition and approval.
- Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility

- company.

 COMTRACTOR must protect the public at all times with feeding, borinoides, enclosures, and other appropriate best management practices.

 K Confrience of the public at all times with feeding, borinoides, enclosures, and other appropriate best management practices.

 K Confriencia accesses shall be maintained for surrounding properties at all times outing demonition.

 A time access lamps within the project area abate remain in excite, clean of details, and accessable for use by emergency vehicles.

 M. The CONTRACTOR shall accentrate water main veck with the Fire Depositment at and the JURISDICTIONAL CONFRIENCE ENTITY to plan the proposed improvements and to secure advanced the provident is containly available to the firstly and all the transport that specific work and through at phases of construction. CONTRACTOR shall be responsible for any required vestor main short of the with the JURISDICTIONAL CONTRACTOR and to the state of the proposed of the proposed in the proposed of the propo

- CONTRACTOR shall maintain all existing parting areas, sidewalks, drives, etc. clear and free from any construction arbityl and/or material to ensure easy and safe pediatrian and verticular traffic to and from the site. CONTRACTOR shall coordinatelystuse all construction arbityl within proximity of the building and orbityl semaptions with the facility presigned in an inhibiting distributions and informationate to locality operations.

 CONTRACTOR may limit service and prevenent removal to only flores areas where it is required as shown on these construction plans, however it any demaigs is focused on any of the surrounding power, etc. the CONTRACTOR shall be responsible for its emonyal and repair.
- Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations.
- Any ostiSing serific basis and gross length excommendation in a series of the series o
- Voids left by any item removed under any proposed building, paversent, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the
- The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings
- Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordan County, State and Federal regulations.
- County, 'Chief and Factorial regulations.

 CONTRACTOR's flad dewelop and ingeniened a only program of dust control and shall automit and obtain JURISDICTIONAL GOVERNING ENTITY approval of drivt control procedures priet to destroid not any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the additionation of the JURISDICTIONAL GOVERNING ENTITY are requested.

 The CONTRACTOR shall coordinate at demolition with the JURISDICTIONAL GOVERNING ENTITY and CUIENT to ensure production and maintenance of samiltry sewer and variety failties as necessary and to provide stormwater conveyance until new bacifities are constituted, fested and placed find operation.
- Sever any valver claims as indexed year to produce the conveyance that new access, are consumed, used an inputed into operation. The accessor of all endough utilities shown on this pin have been decimined from the less tel formation available and the given the convenience of the first accessor. It is not to the convenience of the first accessor, and the convenience of the first accessor. The convenience of the first accessor of the convenience of the conveni
- The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements, the contractor shall cap the existing kingdion system to remain such that the remaining system shall continue to function properly.

II. EARTHWORK

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

B. SOIL BORING DATA

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

Futbus, the SKGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicided. Neither does the ENGINEER assume responsibility for veriations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, expected rost and downworknotes to determine soil and groundwater conditions.

C. EARTHWORK CALCULATIONS AND CROSS SECTIONS

econtrol or note and a reuse section in the control of the control

D. CLEARING, GRUBBING AND TREE REMOVAL

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

E. TOPSOIL STRIPPING

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

F. TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground visities a minimum of four inches (4") of topsoil shall be respreed over all unpassed areas which have been disturbed by earthwork construction, except building peds and other designated areas, which shall be lead fee from located.

G. SEEDING Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CUENT.

Upon correlation of Lopsoli respread, the CONTRACTOR shall install soci to all ereas designated on the plans or as designated on the landscape charact specifications provided by the CURIXT.

I. EXCAVATION AND EMBANKMENT

pon completion of topsoil stirpping, all excavation and embankments shall be completed as shown on the PLANS All suitable excavated materials shall be haude, placed (mosture conditioned if necessary) and compared of the embankment areas. The CONTRACTOR shall include all develoring, temporary dictionag and outsite necessary to complete the execution on adminishment.

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

The CONTRACTOR shall be expossible for the accretion of all sworks and delines and for the accretion or filling of the roads, building ages and provision is willing an order to be suffered to the contract of the contract of the suffered to the contraction of t

Percent		
Compaction	Pavement &	
Standard	Floor Slabs	Grass Are
Medilisa Proclar	95%	90%
	Compaction Standard	Compaction Pavement & Standard Floor Slabs

inless approved otherwise in the soils report or by the CIJENT.

A soils testing firm employed by the CUENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuit re suitable realarial if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soits Engineer:

- Any soil vitiose retinues maisture contact expeats 25%
- Any cohesive soil with an uncomfined compressive strength of 1,5 tons per square foot or less
- 3. Any soil whose silt content exceeds 60% by weight
- 5. Any soil containing organic, deleterious, or hazardous materiet.

Upon completion of excavation and shaping of the water telerition areas intended to maintain a permanent pool of voter, all silt seams and grenular or sand soft the removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sever intend and outslets. It is the intent of these PLATES and SPECE/FLATES that the CONTINE OTHS shall pec CONTINE TO the shall peculiar the feet of these PLATES and SPECE/FLATES that the CONTINE OTH shall peculiar the feet of these PLATES and SPECE/FLATES that the CONTINE OTH shall peculiar the feet of the shall be shall

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excav construction of the embankments The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the optoicin of the CLIENT or the JURISDICTANI, COVERNIN ENTITY this condition necessitates the installation of perforated drain bitle bedded in washed gravel or open storm : joints/worptor.40 https://doi.org/10.1016/joints/10.1

During excavation and embanisment, grades may be adjusted to provide an overall site entitivant balance. The CONTRACTOR shall proparate fully with the CLIENT in adjustment of grades, construction methods and placoment of material to meet the above goals and shall intendedeely advise CLIENT if he believes that the estituents will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / take / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary dichaes or swates that are necessary to accomplish this prior to beginning mass excavation J. EROSION CONTROL

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

K. UNDERCUTTING DURING EARTHWORK

L. MISCELLANEOUS CONTRACT ITEMS

wing items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY (1) GEOTEXTILE FABRIC Sockation labric or exproved equal shall be provided in oreas as designated by the CLIENT, as indicated on the PLANS or as required by the OURSENCTIONAL GOVERNING ENTITY where proper compaction of embantements over entiring soft soils is not possible. Geolecule labric he related is pedicitions of and half be installed in excellence with the botter standards.

(2) EROSION CONTROL BLANKET

resion control Maniled or approved equal shall be provided in creas as designated by the CLIENT, as indicated on the PLANS or as required by the JURESDITTONAL GOVETNING ENTITY for the sibilization of disturbed areas. Ension control blanks shall make the material specifications of and shall be installed in accordance with the above standards, but elimined beam homest aniled to the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A.GENERAL

STANDARDS

NI underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sever Construction in nd Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflict,

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all server and water main tranches lying under existing or proposed streets, driveways, perking loks and within 24 thereof, and where noted on PLANS. All material pieced in such tranches shall be in accordance with the above standards. MANHOLES, CATCH BASIN, INLETS & VALVE YAULTS

All Manhales, Catch Basins, Intels, and Valve Vaulis shall be constructed of reinforced precest concrete ring construction with tongue and growe join conformance with the latest revision of ASTM designation C-478. All plants between sections and firames (except sanitary mambrides, see Section 188 and Manhales, below) shall be sealed with must loop between perioding compound. CONTRACTOR shall relense used an exert sensation on middle of structure of the periodic perio

necessery and shall be limited to two adjustment rings totaling not more than 8° in height. All manholes and catch basin steps shall be copolymen polypropylane with continuous ½° steal reinforcement as manufactured by MA Industrias, or approved equal. AUGER/BORING AND CASING

Casing pipe shall be welded steet pipe, installed where shown on the PLANS. The certier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the certier pipe the ends shall be sealed with hydrautic cannot AUGER (OPEN BORE)

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

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

B. SANITARY SEWERS AND APPURTENANCES

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

- (1) Polyvnyl Chloride (PVC) Sever Pipe shall conform to ASTM D3334 (4-inch thru 15-inch) or ASTM F679 (16-inch thru 48-inch) minimum SDR 28 with flexible elastometric seal gasketed joints conforming to ASTM D3212 and F477.
- (2) Ductile Iron Sever Pipe shall conform with ANSVAWWA C151/A21.51 Class 50, cernent lined with push on type joints conforming to ANSV.
- (3) Extre Strength Clay Sever Pipe shell conform with ASTM Specification C700 (glazed) with ASTM D1764 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MMRD only). Sanitary sewers shall include bedding and backfilling.

MANHOLES

Mentales and the construction in conformation with Section IAN Mentales and obtow. The concrete base and buttom section shall be constructed of precisit individual control of the model inching use in continuous discussions and obtained and the section model and the sites and recommendation of the section
frame & grate, bedding, and FOUNDATION, BEDDING AND HAUNCHING

oundation, Badding and Haunching shall be wet coarse eggregate or moist fine eggregate in accordance with the above standards and placed as shown or TESTING

Sonibary sewers shall be all tasted and leased for deflection in accordance with the requirements of Section 31-1.12 TESTING AND INSPECTION FOR ACCEPTANCE OF SANTARY SEWERS' of the Sanchard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVER ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sentency sevens shall be conducted and a copy of the videotal and for port furnished to the JURISDICTIONAL COVERNANC ENTITY. All sanitary manholes are to be fasted for water lightness in accordance with ASTM C699 "Standard Practice for Infiltration and Extilization Acceptance
Testing of Installed Precast Concrete Pipe Sever Lines", or ASTM C1244 "Standard Test Method for Concrete Sever Manholes to the Man

SERVICES A wye branch or "lea" and senitary service fine, properly plugged and sealed shall be constituted as shown on the PLANS. The ends of all services shall be mailed with a 4'x's post extending 36' above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Toe locations as measured from the constraint panhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail

DROP MANHOLE CONNECTIONS

SANITARY SEWER FORCE MAIN Senitary sever force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

sholes shall be constructed according to the PLANS and the detail

(2) Ductile iron cement lined pipe conforming to the fatest revision of ANSI/AVWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints. Force mains shall have a minimum of five feet six notes (5'-6') of cover and shall include badding and trench backfill. Upon completion of installation, force mains are to be plugged and pressure fielded at 2 lines the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction is blaviation inspection of the samfary server system shall be performed on all portions of the server if required by the JURISDICTIONAL COMPRISED ENTITY deposition of the server if required by the JURISDICTIONAL COMPRISED ENTITY of the server of report and type and format of the videologies shall be approached by the JURISDICTIONAL COMPRISED CONTRACTION CONTROL OF THE PROPERTY O

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section. All defects and controlline work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and silipment shall be repaired by removing and espacing the involved sections of pipe. Upon completion thereof, the sever shall be resisted and such further inspection mades as any appear variented by the CUENT. MISCELLANEOUS

C.WATER MAINS AND APPURTENANCES

WATER VALVES

- Water main pipe shall conform to the following Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21 51, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints (2)
- Polyvinyl Chloride Pipe (PVC) conforming to the fatest revision of ANSIJAWWA C900 (4-inch thru 12-inch) or ANSIJAWWA C905 (14-inch thru 48-inch) with a pressure string of 255 ps. 2171 to a accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastermice seasors accordance with elastermice seasors accordance with ASTM D3139 with elastermice

Installation shall be in accordance with ANSI/AWMA C600 (Dubtle Iron) or ANSI/AWMA C805 (PVC). All water main shall have mechanical joint cest iron dubtle iron fillings in accordance with ANSI/AWMA C153/A21.53 with 250 psi Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deficution or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

All valves shall be resilient wadge gate valves conforming to the latest revision of ANSI/AWWA C509, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL CONETRINE CENTRY requirements, except that butterfly valves conforming to ANSI/AWWA C515 shall be constructed on all water resists 15 demanter and largue. Valves and largue or valves and largue or valves and the non-rising state and shall class by furning clockwise. VALVE VAULTS

Valve vaults shall be constructed in conformance with Section II.A Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER" VALVE BOXES

Velve boxes shall be constructed in conformance with the standard detail. Velve boxes shall be cast uon extension screw type having fids amprinted with the letters "WATER". FIRE HYDRANTS Fire Hydrents shall be per JURISCICTIONAL GOVERNING ENTITY requirements, All fire hydrants shall be located as shown on the PLANS and shall be painted in a menner acceptable to the JURISCICTIONAL GOVERNING ENTITY after installation and shall be accepted to finel grants.

TAP, STOPS AND BOX The CONTRACTOR shall detentine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of Corpo ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish some.

SMALL WATER SERVICES (2" DIAMETER OR LESS) Water services shall be type K capper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4'x4' good oxtending 38' obveraged and paintal shap. The CONTRACTOR shall keep accurate records of lap focations and service box (creations, as well as the service laptic and fundamental or CLIENT. Water sortices shall include backing and beckfilled and the shall be and fundamental or clients.

Districtions shall meet all of the requirements of the State of Illinos, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bosteriological analysis of samples collected at sampling laps on at least two consecutive days following distriction for the maints and propies of the sail report submitted to the JURISOITONIA, COVERNING CENTITY and the CLIENT

PRESSURE TEST Allowable leakage, test pressure and duration shall be as par the requirements of the JURISDICTIONAL GOVERNING ENTITY

PRESSURE CONNECTION TO EXISTING WATER MAIN The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and national exavaled, and water basis also und main apports installed. The existing water main shall be deemed and the exterior distributed prior to installing that tapping tee (malerial to confirm to AVIWA CTIO). The tapping vaves shall be included (water to confirm to AVIWA CTIO) and the pressure to prompted in accordance with the destall Payment for the plant. You've shall be constructed in continuance with the detail Payment for pressure connection to existing water main shall include distillation, tapping valve and toe, valve vull, finame and 64, shoulding and teams begood it.

A dry connection to existing water main shall include a connection to an existing valer main slub where shown on the PLANS. The CONTRACTOR and obtain approved of the JURISCICTIONAL GOVERNOE ENTITY to shut down any main, including submitted of a schedule of the time of shut off and the the first will be relained to sarriow. All mains shut down that see opened to sarrosphere must be destineted prior to externing main into service.

DRY CONNECTION TO EXISTING WATER MAIN

POLYETHYLENE TUBE (FOR DUCTILE IRON WATER MAIN ONLY) The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube, Clow F-191 or approved equal installed as part the manufacturant recommendations, should soil confidence or warrant its use.

D.STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

FOUNDATION, BEDDING AND HAUNCHING

Class IV in conformance with the latest revision of ASTM designation C78 with C381 or C443 flexible gasket

joints, except that bituminous mastic joints may be used in grass areas

- 2. Polyveyl Chloride (PVC) [Pex. STM 0305 (recht but seek) to ASIM 6976 (16-inch thru 36-inch), rated SCR 35, continually marked with manufacturur's name, pipe size, cell dissortionton, SCR rating Jords shall be flexible elastomatic seals conforming to ASTM 030212.
- (3) Duckle Iron Pipe (CIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWW/C111/A21.11
- (4) Spiral Rib Metal Pipe Type 1R: 18-inch dismeter and greater Pipe ends shall be re-corrugated and inclalled with semi-corrugated Hugger type brends and "O" ring gaskets. (Only permitted with Municipality approval and
- (5) High Density Polyethylene Pipe (HDPE) smooth Interior, AASHTO Designation M252 and M254, maximum dismeter of 48 inches. Pipe joints and fittings shall be watertight pasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically inducted on PLANS)
- (6) Polyvinyl Chloride (PVC) large diameter clused profile gravity sewer pipe, UNI-8-9. ASTM F794. (Only permitted with Murecipality Approval and when specificativ indicated on PLANS)
- (7) Corrugaled Steel (Metal) Pipe (CSP or CKP), ASTM A750, 16 glauge unless noted on PLANS. Corrugaled steet pipe may be round pipe, sinch pipe, or stotled distrippia as indicated on PLANS. Skoted disnippia shall leves 1.75 inches vide dain vateway openings and 9 inches minimum height dain guido. (Cny) permitted vital Municipality, approach and/or when percelicity indicated on PLANS).

Precast tees, bends, and manholes may be used if permitted by the JURISCICTIONAL GOVERNMENTAL ENTITY.

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water man crossings Storm sewer shall include bedding and trench backful

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Color Basins shall be constructed in conformance with Section IIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-thinic hydrauts sement mortar. Frames and ids shall be Newton for approved equal unless specified otherwise on the PLANS, Affirmers and grates shall be provided up with the floring bulg vovers the expering piles? 2 dut is subure as a minimum. "Provide" vereit "piles interest & grate for all structures located in our barkee grateful received 20%. Mainholes with induced steps, in one and so that the control is a fill and the control

FLARED END SECTION

Fibred and sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the litinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANE, All flared end sections for storm servers 12" in diameter and legger shall be installed with a grating per Standard 542311 and one stelleder on the PLANE, Mark shall be block end block.

Stone (ip np contesting of pieces of "A" quasity stone 4" to 0" in dameter shall be furnished and installed in accordance with IDDT Sposifications and shall be planed where shown on the plans, to a minimum trickness of 12" and a width as indicated on the plans. Braken concrete or concrete blocks will not be acceptable FOUNDATION, BEDDING AND HAUNCHING

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

The CONTRACTOR shall be respon

SIDEWALKS

PAVEMENT MARKING - PAINT

Pipe underfortions shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyathytione pipe (PE) with a smooth interior of the demander indepted on the PLAMS and wapped in a soli filter folior is explicited and installed by the CONTRACTOR. Perforations may be accorded or solid to the ball provide a minimum of 4 olihalf or finite ease. CONTRACTOR with alternit facilities and pipe calcidage Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the foliowing IDOT gradations of aggregate (CAS, CAF, CA-11, CA-14 or CA-15)

- MISCELLANEOUS (1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition revolved and/or connected to the storm sewer system.
- (2) Footing drains shall be connected to sump pumps or discharged directly into storm servers. Footing drains or drainage like shall not be connected to the sanitary server.

CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sever services to storm sever mains should be made with manufactured tees when evalable. Availability of manufactured tees will be a function of the storm sever malerial and pse determined the store sever and main. If manufactured sever are not reasonably available, connections should be made in accordance with manufactured refers are not reasonably available or should be made in accordance with manufactured refers remembers sever during the nonceptable pse. For connections without manufactured tees the storm sever main shall be written as sever during the nonceptable pse. For connecting so, and the store the sever sever during the nonceptable pse connected pse some sever and and not sever sever and not all to sever sever and and the store of the world between ppes. The severe sever and not all to severe sever and not all to severe sever and not of the severe severe and not only the severe severe and not all to severe severe and not only the severe severe and not all to severe severe and not only the severe severe and III. ROADWAY AND PARKING LOT IMPROVEMENTS

Nork shall be completed in accordance with the explicable sections of the Standard Specifications for Road and Bridge Construction. Department of Interpretable is accordance with the expectation section in softening appellications for roots under bringer Construction, (permitted or Transportation, State of Rindrich, lates and calcium (hereinstate referred to collective) as the "Stathand's Specializations") except as modified below made except had payment will be defined as detailed in the contract documents between the CLIENT and the CNTTRACTION. Sypplementing the Standard Specializations are being expected by the specialization of the "Standard Specializations and Recurring Specializations and Interpretable size (LEUTIT or CLETTIS Construction Representation).

SUBGRADE PREPARATION

AGGREGATE BASE COURSE TYPE 'B' agregate Base Course Type B shall be limited to CA-6 or CA-10 gradelion. Aggregate base courses shall be proof rolled as

PROOF ROLL The CONTRACTOR shall proof roll the subgrade with either a 2-axis lossk looked to 27,000 lbs. Or a 3-axis buck loaded to 45,000 lbs. or as specified JURISDICTIONAL GOVERNANC ENTITY. The CLIENT and JURISDICTIONAL GOVERNANC BINITY shall closers and approve the poof rolling of loading date and be been course. Proof rolling lotorouse shall be a minimum deletion of 1'for the subgrade and 3'for the seconcies. The above inflanded as a maximum teletical to standard and titles proof rolling of a najody of the area will have less defection than specified above. In only case of deficiency, the subgrade and/or base controls what the propriet and nettedor before proceeding with the payment construction.

Powement subgrade meterial shall not be removed, placed or discussed and report of latenty as the power construction.

Additional testing will be required if the powement subgrade is disturbed after proof of latenty has been completed prior to the powement subgrade is disturbed and/or meterial is removed from or placed on the powement subgrade after proof ording approved.

Trucks or heavy equipment shall not travel on any pevernent subgrade after final testing prior to pavernant construction HOT-MX ASPHALT BASE COURSE

HMA Base Course shall meet the requirements of IDOT or NSO mix design as indicated and shown on the plans. The meximum amount of recycled asphalt pavement allowed shall be 30% in a N30 mix design and 25% in a N50 mix design. HOT-MIX ASPHALT BINDER AND SURFACE COURSE

accounts were use JACSEL/ILLIANAL GOVERNING ENTITY. The surface zourse shall be placed after the base and courses have gone through season, or as directed by the CLIENT. Before applying the surface course, the historic course shall be throughly claimed and primed in recordul. JARISDICTIONAL GOVERNING ENTITY Prior to the placement of the surface course, the JARISDICTIONAL GOVERNING ENTITY shall exact completed provings, including out on adjust, and all followers shall be concreded to the CLOTHEASTICH, identifying the place of the CLOTHEASTICH of the CLOTHEASTIC

Concrete payaments shall be constructed in accordance with American Concrete Institute Standard AC(330R-08 and as shown on the PLANS Slabs and driveway aprons shall be constructed with 6" x 6" - W2 9 x W2 9 x elded wire fabric positioned on steel cheir supports. Plecing fabric during the oncrete pouring operation with not be allowed.

Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sewing without excessive reveiling, but, no later than eight hours after the concrete has been placed. All girds shall be sewer to the depth as shown in the debtis and before uncontrolled shrinkage cracking take place. If necessary, the sawing operation shall cover under the day or an inght, regardless of weekends, holdsys or weather conditions. The CONTRACTOR shall be aware of jurisductoral noise ordinances and holiday extrictions for scheduling purposes.

The CONTRACTOR is responsible to guard fresh accrete until it sets and tradens sufficiently to prevent people from writing, valking, riding bioyoles on otherwise permanently marking, defecting or causing depressions of any type in the concrete. Any concrete so marked will be removed end replaced by CONTRACTOR at the CONTRACTOR in the CONTRACTOR is covering. The CONTRACTOR shell protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

Concrete sidewalks shall be constructed to width and thickness as shown on the PLANS. Sidewalks shall be thickned to a minimum of 6' at all driveways. All sidewalks shall be IDOT Class SI concrete, on aggregate base as shown on the detail. A 3' expansion joint shall be provided when meeting existing CURB AND GUTTER

Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate bese course under the curb and gutter. All contraction and expansion joints shall be constructed as per the detail. CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT The CONTRACTOR shall as we did sed memoral the existent extension to the provision of the PLANS and estail a curb of similar cross section and power to that derived only objective operations and the curb and gather only contractive operations and the curb and gather only cross between the existing parameter to the contractive operation of the curb and gather only cross between the contractive operation of the curb and gather only cross the curb of the contractive operation of the curb of the c

From guives next set the responsible for making final adjustments and the setting on a biluminous mastic joining compound all castings located in the road-own, sidewalks, and parking areas prior to construction of any certaing, sidewalk, or final surface. Any structures that needs to be lowered, or mised in excess of 4" shall be completed and the work beschedaged gained the underground contractor. This Contractor shall also be responsible for cleaning all of the active structures immediately upon completion of his phase of treat. This works shall be included in the east of the powered.

The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS Paint pavement marking shall be applied in accordance with the IDOT Standard Specifications. PAVEMENT MARKING - THERMOPLASTIC The CONTRACTOR shall furnish and apply extruded thermoplastic pavernent marking lines, letters and symbols of the patterns, sizes and o shown on the PLANS. Thermoplastic pavernent marking shall be installed in accordance with the IDOY Standard Specifications.

QUALITY CONTROL The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing

CONS DJ. UGR.: JPD 03/06/16 N.T.S. SHEET

SUBDIVISION SPECIFICA

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PLANTING DETAILS PLANT SO THAT TOP OF ROOT BALL IS EVEN/SLIGHTLY ABOVE FINISHED GRADE CANOPY SPREAD STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT STAKING WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OF REANCHES 2-3, 2" X 2" HARDWOOD S DRIVEN FIRMLY A MINIMI 24" INTO THE SUBGRADE PRIOR TO BACKFILLING 2-STRAND 12-GAUGE GALV.— WIRE TWISTED AND ENCASED IN RUBBER HOSE 6-9' FROM TOP OF STAKE 2 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES -3" MULCH MIN. FORM SAUCER NOTE: STAKING AND WRAPPING TREE PLANTING & STAKING NOT TO SCALE PLANTING NOTES: • STAKE AND GUY AS NEEDED *DO NOT CUT OR DAMAGE LEADER -STRAND 12-GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6 - 9" SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW 4" DEEP WATER RETENTION BASIN APPLY SPECIFIED MULCH 3" DEEP TO REMAIN PERMANENTLY EVERGREEN TREE PLANTING NOT TO SCALE **MULTI-TRUNK TREE STAKING NOT TO SCALE** SHRUB PLANTING **NOT TO SCALE** PLANT SPACING AS PER PLAN 3" COMPOST/LEAF MULCH-INSTALLED BEFORE PLANTI PERENNIAL PLANTING **NOT TO SCALE** PLANT SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED HILLSIDE PLANTING

NOT TO SCALE

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED.
 ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48
 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES)
 - D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - F. MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING
 (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- 4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- 7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX 1/3 TOPSOIL, 178 MUSHROOM COMPOST, AND 1/3 TORPEOS SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTAL
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12°).
- 9. ALL PLANTING BEOS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS
- 10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- 11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- 12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- 14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- 15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- 16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN AND THE PLANT LIST, THEN THE PLAN
- 17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO
- 18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER
- 19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS
- 20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD
- 21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE CONTRACTOR AND INSERTS. SPOTS, INDENTATIONS, AND WEEDS.
- 22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- 23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR VARRANTY ON ALL PLANT MATERIAL.
- 24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

DETENTION / NATURAL AREAS NOTES

PLANT SYMBOLS KEY

NOTE! ACTUAL PLANT QUANTITIES, SIZES, AND BOTANIC/COMMON NAMES SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.

EXISTING DECIDUOUS TREE



EXISTING EVERGREEN TREE



EXISTING SHRUBS &

SHADE / CANOPY TREES,

2.5°+ CALIPER



ORNAMENTAL TREES.



EVERGREEN TREES, 6'-10'+ TALL



LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, OOOO 18"-24" TALL

SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS.

SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

SHEET KEY

L0.1 PLANTING DETAILS

GENERAL LANDSCAPE NOTES

PLANT & MATERIALS LIST

L1.0 LAND DEVELOPMENT LANDSCAPE PLAN

PLANT & MATERIALS LIST (LAND DEVELOPMENT)

FENCE DETAIL

L1.1 FOUNDATION LANDSCAPE PLANS



526 SKYLINE DRIVE ALGONQUIN IL 60102 847 878 4019

CLIENT NAME AND ADDRESS

DAVID WEEKLEY HOMES

SCHAUMBURG, IL

PLAN DATE

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MARCH 6, 2015 REVISION 3. 5. 8. 9. 10.

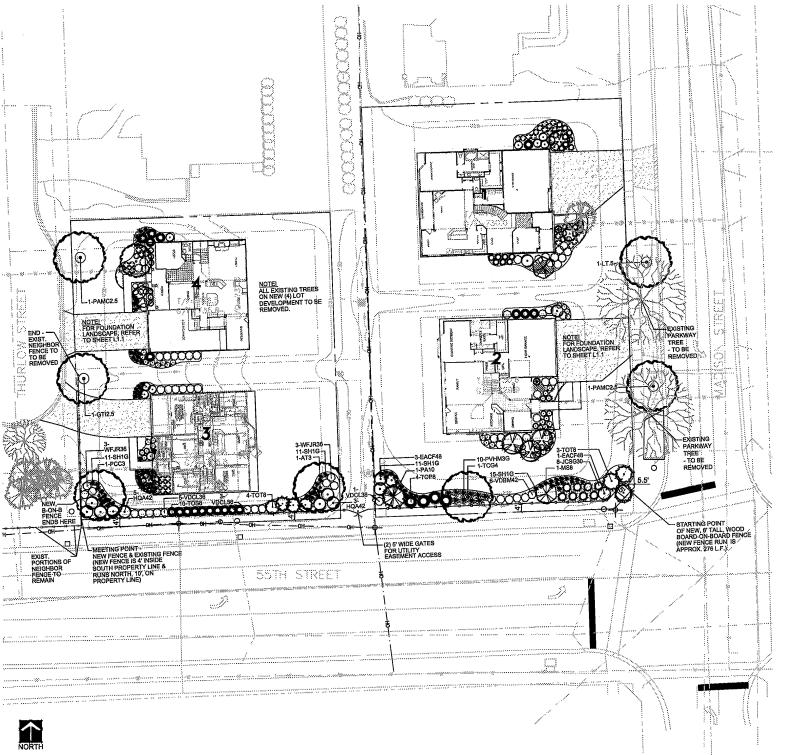
PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION 55TH STREET - HINSDAFF II

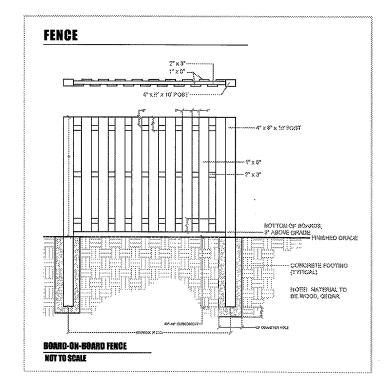
FINAL LANDSCAPE PLAN

SHEET NUMBER

LO.1



CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Tree:	s			
GTI2.5	1	2.5"	Gleditsia triancanthos var. Inermis	Thornless Common Honeylocust
LT2.5	1	2.5"	Liriodendron tulipifera	Tulip Tree
PAMC2.5	2	2.5"	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PCC3	1	3"	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear
TCG4	1	4"	Tilia cordata 'Glenleven'	Glenleven Littleteaf Linden
Columnar S	hade Tree	s		
AT3	1	3"	Acer trifforum	Three Flower Maple
Evergreen T	rees			
PA10	1	10'	Picea abies	Norway Spruce
TOP8	4	8'	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae
TOS8	10	8'	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
TOT8	7	8'	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental	Trees			
MS8	1	8'	Malus sargentii	Sargent Flowering Crabapple
Evergreen S	Shrubs			
JCSG30	8	30"	Juniperus chinensis 'Sargent Green'	Sargent Green Juniper
Large Decid	luous Shru			
EAC48	2	48"	Euonymus alatus 'Compactus'	Dwarf Burning Bush
HQAO42	8	42"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VDBM42	6	42'	Vibumum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
VDCL36	9	36"	Vibumum dentatum 'Chicago Lustre'	Chicago Luster Arrowwood Viburnum
WFJR36	6	36"	Welgela florida 'Java Red'	Java Red Weigela
Ornamental	Grasses			
PVHM3G	10	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
SH1G	48	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanke
-	TBD	S.F.	•	Kentucky Bluegrass Blend Sod
Amenities				
-	276	L.F.	-	Fence - with (2) 5' wide gates





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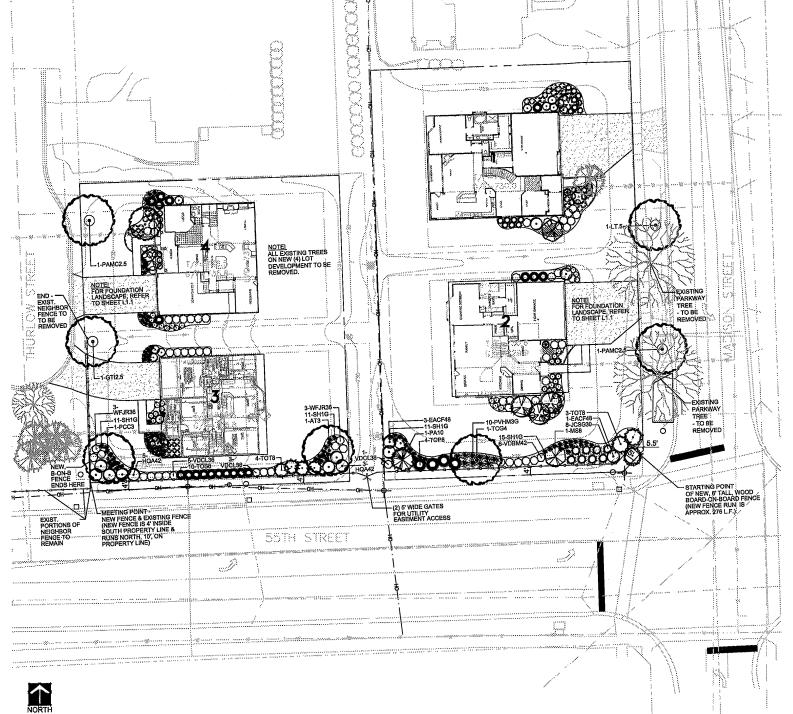
PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION 55TH STREET - HINSDALE, IL

FINAL LANDSCAPE PLAN

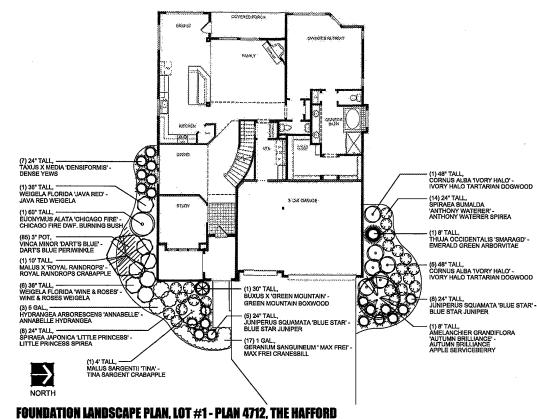
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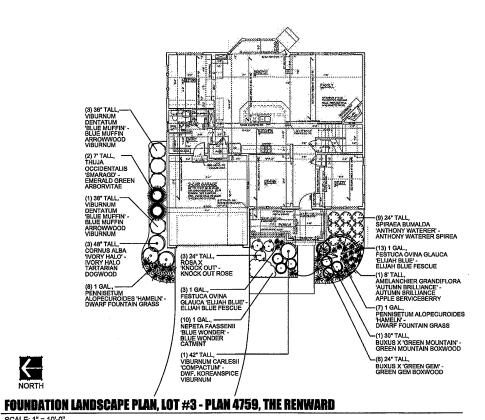
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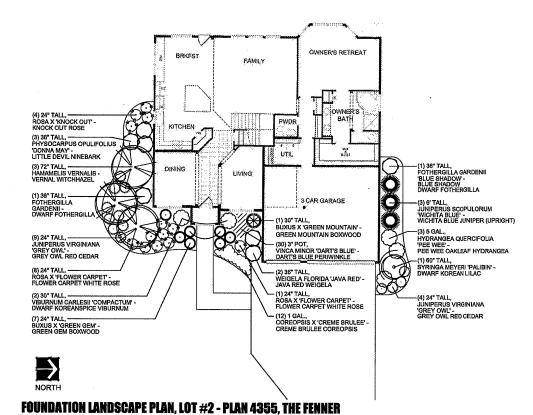


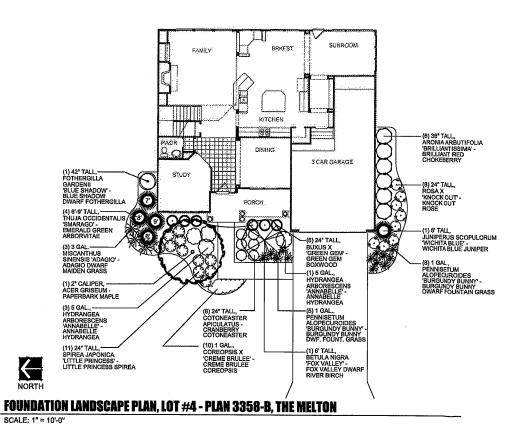
LAND DEVELOPMENT LANDSCAPE PLAN

SCALE: 1" = 20'-0"











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REVISIONS

6. 7. 8. 9.

PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION 55TH STREET - HINSDALE, IL

FINAL LANDSCAPE PLAN

SHEET NUMBER

L1.1