

MARCUS THEATRE - PARKING GARAGE DEMOLITION

16350 LAGRANGE ROAD
ORLAND PARK, IL

GENERAL NOTES

- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. USE TRAFFIC CONTROL DEVICES TO INCLUDE TEMPORARY STRIPING, FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND IDOT STANDARDS.
- ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS AND REQUIREMENTS SET FORTH BY THE THE OWNER'S "DESCRIPTION OF WORK", VILLAGE OF ORLAND PARK, THE STATE OF ILLINOIS, AND THIS PLAN SET.
- THE VILLAGE OF ORLAND PARK MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PERMIT AND INSPECTION REQUIREMENTS WITH RESPONSIBLE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS COORDINATION AND ALL INSPECTION FEES IN THE BID PRICE.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL COME WITH A WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. THIS WARRANTY PERIOD SHALL RUN CONCURRENT WITH THE REQUIRED WARRANTY PERIODS THE OWNER MUST PROVIDE TO EACH LOCAL GOVERNMENT AGENCY, AS A CONDITION OF THE PERMIT.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGRESSSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING ANY TILE.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING PROPERTY CORNERS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ELEVATIONS ARE ON NAVD 88 DATUM.
- PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH STATE AND LOCAL A.D.A. REQUIREMENTS.
- TACTILE WARNING PLATES PER IDOT SPECIFICATIONS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK THAT IS TO BE REPLACED INTERSECTS PUBLIC ROADS AND AT LOCATIONS INDICATED IN THIS PLAN SET.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, AT&T, COMED, NICOR GAS IF ANY. THE J.U.I.I.E. NUMBER IS 1-800-892-0123.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER, THE OWNER AND THE CITY WITH RECORD DRAWINGS IN A DIGITAL FORMAT COMPATIBLE WITH AUTOCAD RELEASE 14 UPON COMPLETION OF HIS WORK.
- ANY EXCESS DIRT OR MATERIALS SHALL BE PLACED BY THE CONTRACTOR ONSITE AT THE OWNER'S DIRECTION OR AS INDICATED ON THE PLANS.
- NOTIFY THE OWNER AND VILLAGE OF ORLAND PARK OF ANY EXISTING WELLS. OBTAIN PERMIT FORM THE ILLINOIS BUREAU OF MINERALS AND THE STATE WATER SURVEY. CAP AND ABANDON WELLS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- FINISH GRADE SHALL IN ALL AREAS NOT SPECIFICALLY RESERVED FOR STORM WATER MANAGEMENT SHALL DRAIN FREELY. NO PONDING SHALL OCCUR. TOLERANCES TO BE OBSERVED WILL BE MEASURED TO THE NEAREST 0.04 OF A FOOT FOR PAVED SURFACES AND 0.10 OF A FOOT FOR UNPAVED AREAS.

DRAINAGE CERTIFICATION

I hereby certify that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of said improvements or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the improvements. there are no flood plains, wetlands or riparian environments within 100' of the site.

Engineer's Seal and signature

VICINITY MAP



THERE ARE NO PROPOSED SANITARY SEWER CONNECTIONS OR SERVICES.
SANITARY MAP HAS BEEN OMITTED.

- A BUILDING PERMIT FROM THE VILLAGE OF ORLAND PARK IS REQUIRED. CONTRACTOR SHALL SUBMIT A PERMIT VIA THE PORTAL AT <https://www.orlandpark.org/departments/development-services/permits-licenses-inspections/permits>.
- DAMAGES AND/OR IMPACTS TO THE SITE AND/OR OFFSITE PROPERTIES WILL BE THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR TO RECTIFY TO THE SATISFACTION OF THE VILLAGE OF ORLAND PARK. EXAMPLES OF DAMAGES AND IMPACTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO: FAILURE OF PROPOSED (CONSTRUCTED) INFRASTRUCTURE SYSTEMS, EARTHWORK DISTURBANCE, IMPACTS TO EXISTING INFRASTRUCTURE, OR SOIL EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE VILLAGE A "SCHEDULE OF OPERATIONS" SHOWING APPROXIMATE DATES FOR COMMENCING AND COMPLETING VARIOUS PHASES OF CONSTRUCTION.



DIAL 811 OR (800) 892-0123

OWNER:

DOUG PELLOCK

100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

ENGINEER:



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**Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.**

P (708) 588-4055
E WMOJobStart@mwrdd.org

APPROVAL

VILLAGE OF ORLAND PARK
MWRD

DATE

PENDING
PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DEPARTMENT
15655 S RAVINIA AVE
(708) 403-6350

PUBLIC WORKS INSPECTION:

PUBLIC WORKS DEPARTMENT
15655 S RAVINIA AVE
(708) 403-6225
(708) 403-5300

SEWER DISTRICT:

PUBLIC WORKS DEPARTMENT
15655 S RAVINIA AVE
(708) 403-6350

WATER DEPARTMENT:

PUBLIC WORKS DEPARTMENT
15655 S RAVINIA AVE
(708) 403-6350

TELEPHONE:

AT&T
(708) 460-6633

GAS:

NICOR
13531 LAMON AVE
(888) 642-6748

ELECTRIC:

COMED
4401 W 135TH ST
(312) 273-0889



PROJECT NAME
OWNER'S NAME

**MARCUS THEATRE
- PARKING
GARAGE
DEMOLITION**

16350 LAGRANGE ROAD
ORLAND PARK, IL
COOK COUNTY
DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

CONSULTANTS

ISSUED FOR

1. OWNER REVIEW	DATE
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REVISIONS

ITEM	DATE
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SHEET TITLE

COVER

DRAWN

LAR

CHECKED

LND

PM

RCS

PROJECT NUMBER
SHEET NUMBER

24153

C00

GENERAL NOTES

1. UNLESS NOTED OTHERWISE ON THIS PAGE, ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, THE SPECIFICATIONS CONTAINED IN THIS PROJECT MANUAL, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF ORLAND PARK. IN CASE OF CONFLICT BETWEEN THE STANDARD SPECIFICATIONS AND THE PROJECT SPECIFIC SPECIFICATIONS IN THIS MANUAL, THE SPECIFICATIONS IN THE MANUAL SHALL GOVERN.
2. UNLESS NOTED OTHERWISE ON THIS PAGE, ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION" IN ILLINOIS LATEST EDITION AND THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF ORLAND PARK PUBLIC WORKS DEPARTMENT (SANITARY AND WATER). THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCAL AGENCY REQUIREMENTS.
3. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL, CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
4. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
6. MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. USE TRAFFIC CONTROL DEVICES TO INCLUDE TEMPORARY STRIPING, FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND IDOT STANDARDS. CONTRACTOR IS RESPONSIBLE TO PROVIDE SECURE STORAGE FOR THEIR OWN EQUIPMENT. DESIGNATED STORAGE LOCATIONS WILL BE IDENTIFIED FOR THE CONTRACTOR. CONTRACTOR SHALL HAVE THE OPTION OF INSTALLING SECURE TRAILER OR FENCED YARD.
7. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS AND REQUIREMENTS SET FORTH BY THE THE OWNER'S "DESCRIPTION OF WORK", THE VILLAGE OF ORLAND PARK, THE STATE OF ILLINOIS, AND THIS PLAN SET.
9. THE VILLAGE OF ORLAND PARK MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
10. THE CONTRACTOR SHALL PERMIT AND INSPECTOR REQUIREMENTS WITH RESPONSIBLE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS COORDINATION AND ALL INSPECTION FEES IN THE BID PRICE.
11. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COME WITH A WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. THIS WARRANTY PERIOD SHALL RUN CONCURRENT WITH THE REQUIRED WARRANTY PERIODS THE OWNER MUST PROVIDE TO EACH LOCAL GOVERNMENT AGENCY, AS A CONDITION OF THE PERMIT, BUT SHALL NOT BE LESS THAN 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
12. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
13. ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGGRESSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING ANY TILE.
15. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING PROPERTY CORNERS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
16. ALL ELEVATIONS ARE ON USGS DATUM.
17. PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH FEDERAL, STATE, AND LOCAL A.D.A. REQUIREMENTS. DETECTABLE WARNING PLATES PER ARTICLE 424.09 OF THE IDOT SPECIFICATIONS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK THAT IS TO BE REPLACED INTERSECTS PUBLIC ROADS AND AT LOCATIONS INDICATED IN THIS PLAN SET.
19. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, AT&T, COMED, NICOR GAS AND COMCAST. IF ANY, THE J.U.L.I.E. NUMBER IS 1-800-892-0123.
20. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL, LAND SURVEYOR.
21. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER, THE OWNER AND THE CITY WITH RECORD DRAWINGS IN A DIGITAL FORMAT COMPATIBLE WITH AUTOCAD RELEASE 14 UPON COMPLETION OF THEIR WORK.
22. ANY EXCESS DIRT OR MATERIALS SHALL BE REMOVED FROM THE SITE AT NO COST TO OWNER.
23. NOTIFY THE OWNER AND VILLAGE OF ORLAND PARK OF ANY EXISTING WELLS. OBTAIN PERMIT FROM THE ILLINOIS BUREAU OF MINERALS AND THE STATE WATER SURVEY. CAP AND ABANDON WELLS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
24. FINISH GRADE SHALL IN ALL AREAS NOT SPECIFICALLY RESERVED FOR STORM WATER MANAGEMENT SHALL DRAIN FREELY, NO PONDING SHALL OCCUR. TOLERANCES TO BE OBSERVED WILL BE MEASURED TO THE NEAREST 0.04 OF A FOOT FOR PAVED SURFACES AND 0.10 OF A FOOT FOR UNPAVED AREAS.
25. THE CONTRACTOR SHALL UTILIZE THE OWNER'S ENGINEER, ARC DESIGN RESOURCES FOR CONSTRUCTION LAYOUT SERVICES AND SHALL CONTACT ARC DESIGN DIRECT TO NEGOTIATE REQUIRED SCOPE OF SERVICES AND FEE. CONTRACTOR SHALL INCLUDE ALL NECESSARY CONSTRUCTION LAYOUT IN THEIR BID. CONTACT MR. LEE SPRECHER AT 815-484-4300 X238.

ADDITIONAL CONCRETE PAVING NOTES

1. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
- A. PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
- B. FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
- C. COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
- D. WATER: POTABLE AND FIT TO DRINK.
- E. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
- F. AIR ENTRAINING AGENT: ASTM C260.
- G. PREMOULDED FILLER STRIPS: ASTM D994.
- H. CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
- I. REINFORCEMENT: ASTM A615, GRADE 40.
2. PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
- A. STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- B. MIX: MINIMUM 6 BAG MIX.
- C. SLUMP: MAXIMUM 4".
- D. WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
- E. AIR ENTRAINMENT: 6% ± 1%
3. ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
4. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
5. THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PCS AND PTS, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 606001.
6. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH IDOT STANDARD 606001.
7. SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
8. CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
- F. CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
- G. PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
- G.1. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
- G.2. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12" WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
- H. A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS
- I. ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
- J. PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH IDOT SPECIFICATIONS.
- C. LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOULDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
- D. FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
- D.1. PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
- D.2. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
- D.3. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
- D.4. DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
- D.5. SAW JOINT AND FILL WITH JOINT SEALER.
9. EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
10. ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAVEMENT MARKING NOTES

1. MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK, AND BITUMINOUS SURFACE, SUITABLE FOR PAINTING CENTERLINES AND EDGELINES OF HIGHWAYS, VILLAGE OF ORLAND PARK CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 °F.

EARTHWORK NOTES

1. UNSUITABLE MATERIALS: ASSUME THAT IF UNSUITABLE MATERIALS ARE ENCOUNTERED AND THE REPLACEMENT OF THESE MATERIALS IS REQUIRED, THIS SITUATION SHALL BE HANDLED AS FOLLOWS:
- A. THE SITE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. THE PROJECT SUPERINTENDENT, PRIOR TO THE UNDERCUTTING BEING COMPLETED, SHALL APPROVE ANY ADDITIONAL UNDERCUTTING. THE QUANTITIES SHALL BE VERIFIED BY THE ENGINEER AS THE ADDITIONAL REMOVAL IS BEING COMPLETED.
- B. IF APPROVED BY THE ENGINEER, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIALS AND COMPACTED IN ACCORDANCE TO REQUIRED STANDARDS. THE COST OF THIS WORK SHALL BE AN EXTRA TO THE CONTRACT, WITH THE COST BEING ADJUSTED BY CHANGE ORDER. (SPECIFY WHETHER UNDERCUTS ARE TO BE INCLUDED IN THE CONTRACT OR IF AN ALLOWANCE IS TO BE INCLUDED IN THE BID PRICE.)
- C. IF THE SITE CONTRACTOR IS FURNISHING ANY OFF SITE MATERIALS, A REPRESENTATIVE SAMPLE OF SUCH MATERIALS SHALL BE FURNISHED TO THE GENERAL CONTRACTOR'S APPROVED TESTING AGENCY TO DETERMINE A PROCTOR.
- D. THESE MATERIALS SHALL BE PLACED AS HOMOGENEOUSLY AS POSSIBLE TO FACILITATE ACCURATE COMPACTION AND MOISTURE TESTING.
3. DEFINITION FOR MATERIALS
- A. "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
- B. TOPSOIL SHALL BE FRABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
- B.1. SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
- B.2. CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
- B.3. ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
- C. TOPSOIL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, WEEDS, BRUSH, OR STONES LARGER THAN 25 MM (1 INCH). AT LEAST 90% SHALL PASS THE 2.00 MM (NO. 10) SIEVE.
- D. TOPSOIL PH SHALL BE BETWEEN 5.0 AND 8.0. TOPSOIL ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. TOPSOIL SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
- E. "EXISTING ON-SITE MATERIAL WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL OF SUCH A QUALITY THAT THE SPECIFIED COMPACTION CAN BE MET WITHOUT ANY ADDITIONAL WORK OTHER THAN "DENSIFYING" WITH A ROLLER. SCARIFICATION AND DRYING OF THIS MATERIAL WILL NOT NEED TO BE DONE PRIOR TO COMPACTION.
- F. "EXISTING ON-SITE MATERIAL NOT WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL WITH A HIGH MOISTURE CONTENT THAT CAN NOT MEET SPECIFIED COMPACTION REQUIREMENTS WITHOUT SCARIFICATION AND DRYING, CHEMICAL STABILIZATION, ETC. OF THIS MATERIAL PRIOR TO COMPACTION.
- G. "UNSATURABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
- G.1. CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
- G.2. CANNOT BE UTILIZED AS "ENGINEERED FILL" REGARDLESS OF MOISTURE CONTENT AND / OR DOES NOT STRUCTURALLY MEET THE STANDARDS OF THE PROJECT OWNER'S ENGINEER'S RECOMMENDATIONS FOR "ENGINEERED FILL".
- G.3. CAN BE DEFINED AS NATURAL MATERIALS OR MATERIALS FROM "DEMOLITION" AND / OR EXCAVATED AREAS (I.E., MATERIALS THAT WOULD NOT BE SUITABLE FOR "ENGINEERED FILL").
- H. "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
- I. "TRENCH BACKFILL" SHALL BE DEFINED AS ANY MATERIALS USED FOR THE PURPOSES OF BACKFILLING ANY TRENCH AND / OR ANY EXCAVATION REQUIRING BACKFILLING. REFER TO "STANDARDS FOR FILL AREAS" TO DETERMINE ACCEPTABLE MATERIALS AND PROCEDURES.
- J. THE TERM "STRIPPING" OR "STRIP" AS USED HEREIN SHALL BE DEFINED AS THE REMOVAL OF ALL "ORGANIC MATERIALS" FROM A GIVEN AREA. THE TERM "ORGANIC MATERIALS" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT OVER 8% BASED ON ASTM D2974, OR AS DEFINED BY THE OWNER'S ENGINEER.
4. STANDARDS FOR CUT AREAS:
- A. A "CUT AREA" IS DEFINED AS ANY AREA WHERE "ENGINEERED FILL" IS NOT REQUIRED TO BRING THE SITE TO DESIGN SUBGRADE ELEVATION. INSTEAD, EXCAVATION OR "CUTTING" IS REQUIRED TO ACHIEVE DESIGN SUBGRADE ELEVATION ("ENGINEERED FILL" BEING DEFINED AS ANY MATERIAL BEING "OFFSITE MATERIAL").
- B. IN "CUT AREAS" THE SITE CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING PROCEDURES AT THE DISCRETION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT:
- B.1. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF GRANULAR SOILS, THE EXPOSED SUBGRADE SHOULD BE COMPACTED (DESIGNED BY AT LEAST ONE (1) PASS OF A SMOOTH-DRUMMED VIBRATORY ROLLER HAVING A CROSS-SECTION OF 16 TONS.
- B.2. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF COHESIVE SOILS, THE EXPOSED SUBGRADES SHOULD BE PROOF-ROLLED WITH A FULLY-LOADED SIX-WHEEL TRUCK HAVING A MINIMUM GROSS WEIGHT OF 25 TONS. THE MAXIMUM ALLOWABLE DEFLECTION UNDER THE SPECIFIED EQUIPMENT SHALL BE 1/2".
- C. IN THE EVENT THAT ADEQUATE STABILITY OF GRANULAR SOILS SUBGRADES CANNOT BE ACHIEVED BY THE PROCEDURES AS OUTLINED IN ITEM 1 ABOVE, OR THAT DEFLECTIONS GREATER THAN 1/2" ARE OBSERVED DURING THE "PROOF ROLLING" OF COHESIVE SOILS SUBGRADES (AS OUTLINED IN ITEM 2 ABOVE) ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED. THESE MEASURES COULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, SCARIFICATION, MOISTURE CONDITIONING, RE-COMPACTION, UNDERCUTTING AND REPLACEMENT WITH ENGINEERED FILL OR CRUSHED STONE (WITH OR WITHOUT GEOTEXTILES), OR CHEMICAL STABILIZATION.
- D. IT SHALL BE CONSIDERED AS PART OF THE SCOPE OF THESE DOCUMENTS (AND THUS PART OF THIS CONTRACTOR'S RESPONSIBILITY) TO PERFORM SCARIFICATION AND DRYING OF THE SUBGRADE PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS (SCARIFY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
- E. ANY PROPOSED CORRECTIVE MEASURES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT. IN THE EVENT THAT IN THE OPINION OF THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT PROOF ROLLING IS NOT A GOOD INDICATOR OF THE SUBGRADE STABILITY, AN ALTERNATIVE METHOD SHALL BE SPECIFIED BY THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT.
5. STANDARD FOR FILL AREAS:
- A. A "FILL AREA" IS DEFINED AS ANY AREA WHERE MATERIAL IS REQUIRED TO ADJUST THE EXISTING ELEVATION TO A PROPOSED SUBGRADE ELEVATION (THESE AREAS REQUIRE INSTALLATION OF "ENGINEERED FILL" TO ACHIEVE DESIGN SUBGRADE ELEVATION). "ENGINEERED FILL" MATERIAL CAN BE DEFINED AS EITHER "GRANULAR MATERIAL" OR "FILL" THAT IS EITHER FROM THE CONSTRUCTION SITE OR IS "OFF-SITE MATERIAL". MATERIALS HAVING THEIR ORIGIN FROM THE CONSTRUCTION SITE IS REFERRED TO AS "BORROW". THE COMPOSITION AND THE COMPACTION STANDARDS OF THE ENGINEERED FILL FOR THIS PROJECT WILL BE SPECIFIED BY OWNER'S ENGINEER AND THE PROJECT ARCHITECT.
- B. IN "FILL AREAS, "BORROW" MATERIALS ARE ALLOWED TO BE UTILIZED AS ENGINEERED FILL SUCH THAT THE SITE CONTRACTOR COMPACTS THE "BORROW" AREAS TO THE SPECIFIED COMPACTION.
6. COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
- A. PRIOR TO PLACEMENT OF FILL IN AREAS BELOW THE DESIGN GRADE, THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE OWNER'S ENGINEER TO EVALUATE THAT ADEQUATE STRIPPING HAS BEEN PERFORMED. ADDITIONALLY, THE PROOF ROLLING OR COMPACT PROCEDURES OUTLINED IN THE "STANDARDS FOR CUT AREAS" SECTION OF THESE NOTES SHOULD BE PERFORMED. IT IS TYPICAL PRACTICE TO PROOF ROLL (AND DENSIFY IF NECESSARY) EXPOSED SUBGRADES PRIOR TO FILLING. IF SOFT OR UNSUITABLE SUBGRADES ARE OBSERVED, THESE AREAS SHOULD BE STABILIZED OR UNDERCUT. MINIMUM COMPACTION STANDARDS ARE BASED UPON A PERCENTAGE OF THE FILL OR BACKFILL MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). ALL ENGINEERED SUBGRADES SHOULD MEET THE FOLLOWING MINIMUM COMPACTION:
- A.1. AREAS UNDER FOUNDATIONS BASES:
- A.1.A. 95% (OR AS SPECIFIED IN GEOTECHNICAL REPORT) STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
- A.2. AREAS UNDER FLOOR SLABS AND ABOVE FOUNDATIONS/FOOTING BASES:
- A.2.A. 95% (OR AS SPECIFIED IN GEOTECHNICAL REPORT) STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW FINAL GRADE FOR SUPPORT OF FLOOR SLABS AND ABOVE FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
- A.2.B. 95% STANDARD PROCTOR (OR AS SPECIFIED IN GEOTECHNICAL REPORT) FOR FILL PLACED IN THE UPPER 12 INCHES OF DESIGN SUBGRADE BELOW SLABS. THE GRANULAR FILL UNDER THE FLOOR SLAB SHOULD BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR.
- A.3. AREAS UNDER PAVEMENT SECTIONS:
- A.3.A. 95% STANDARD PROCTOR (OR AS SPECIFIED IN GEOTECHNICAL REPORT) FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW PASSENGER CAR PAVEMENT SECTIONS AND 95% STANDARD PROCTOR FOR THE TOP 12 INCHES.
- A.4. LANDSCAPED AREAS:
- A.4.A. 90% STANDARD PROCTOR (OR AS SPECIFIED IN GEOTECHNICAL REPORT) FOR ALL FILL PLACED IN LANDSCAPE AREAS. THESE AREAS SHOULD BE BROUGHT TO GRADE WITH TOPSOIL TO A DEPTH OF 12 INCHES IN AREAS TO BE SEDED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
- A.5. BASE COURSE PORTION OF PAVEMENT SECTIONS:
- A.5.A. 95% STANDARD PROCTOR (OR AS SPECIFIED IN GEOTECHNICAL REPORT) FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
- B. THE OPTION OF UTILIZING THE MODIFIED PROCTOR (ASTM D1557) IN LIEU OF THE SPECIFIED STANDARD PROCTOR (ASTM D698) SHALL BE AT THE DISCRETION OF THE GENERAL CONTRACTOR, CONTINGENT UPON WRITTEN APPROVAL BY THE ARCHITECT AND OWNER'S ENGINEER.
- C. ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH, BEFORE COMPACTING, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
7. FINISH GRADING:
- A. THE TERM "FINISH GRADING" AS USED HEREIN SHALL BE DEFINED AS THAT CONDITION THAT AREAS NOT RECEIVING A FINISH PRODUCT SUCH AS PARKING AREAS, DRIVEWAYS, ROADWAYS, SIDEWALKS, ETC. FINISH GRADED AREAS WOULD GENERALLY BE THOSE AREAS RECEIVING "LANDSCAPING" SUCH AS SEED, SOD, TREES, BUSHES, MULCH, ETC.
- B. THE SITE CONTRACTOR IS RESPONSIBLE FOR "FINISH GRADING" ALL AREAS WITHIN THE PERIMETER OF THE "CONSTRUCTION SITE". THE DEFINITION OF THE "CONSTRUCTION SITE" IS THE AREA ENCOMPASSING ALL DISTURBED AREAS THAT WERE DISTURBED AS A RESULT OF THE CONSTRUCTION PROCESS RELATING TO THE GENERAL CONTRACT OF WHICH THIS SITE CONTRACT WAS PART OF.

GENERAL PAVING NOTES

1. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
- A. CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
- B. STANDARDS AND REQUIREMENTS OF VILLAGE OF ORLAND PARK.
- C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
2. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
3. THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
4. THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE VILLAGE OF ORLAND PARK PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPILL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLED, PLACING TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AREAS ONLY, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
8. THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED IDOT STANDARD SPECIFICATIONS AND VILLAGE OF ORLAND PARK.
9. AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
10. FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND INSPECTION RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY VILLAGE OF ORLAND PARK OR THE STATE OF ILLINOIS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS CONSIDERED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A. FIELD TESTING, FREQUENCY, VARIATION, AND DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND VILLAGE OF ORLAND PARK.
- B. TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'-0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. THE FOLLOWING TOLERANCES IN 10 FT SHALL NOT BE EXCEEDED: BASE COURSE SURFACE: 1/4-INCH, WEARING COURSE SURFACE: 1/8-INCH.
- C. NO PONDING SHALL OCCUR ON PAVED SURFACES.

DEMOLITION NOTES

1. A PHASE I ENVIRONMENTAL ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE. PLEASE REFERENCE [FIRM THAT CREATED THE ESA] REPORT DATED [DATE ESA WAS RELEASED] AND TITLED [TITLE OF REPORT] [EDIT TO PROVIDE SPECIFICS ONLY IF AN ESA HAS BEEN PERFORMED; ELSE DELETE]
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
3. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS(S), REMOVAL ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
4. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH THE "EARTHWORK NOTES" ON THIS PLAN SHEET.
5. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF [ALL TREES ON THE ENTIRE SITE, INCLUDING ALL STUMPS AND ROOTS WITH THE FOLLOWING EXCEPTION: EXISTING (HEALTHY) TREES (ALONG THE SITE PERIMETER) THAT ARE SIX INCHES OR GREATER IN DIAMETER AT BREAST HEIGHT (DBH) SHALL BE PRESERVED AND INCORPORATE INTO THE LANDSCAPING. IF REMOVAL OF SAID TREES IS DEEMED NECESSARY BY THE CONTRACTOR, THE CONTRACTOR SHALL OFFER WRITTEN NOTIFICATION TEN BUSINESS DAYS PRIOR TO DEMOLITION TO THE ENGINEER. WRITTEN APPROVAL MUST BE OBTAINED PRIOR TO REMOVAL OF SAID TREES.] OR ALL TREES AS INDICATED IN THE PLAN SET.]
6. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
7. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS FROM THE SITE, INCLUDING ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES, AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE VILLAGE OF ORLAND PARK AND THE ILLINOIS ENVIRONMENT PROTECTION AGENCY (IEPA).
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
10. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC., ARE FREE AND CLEAR OF ANY CONSTRUCTION ACTIVITY AND / OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
11. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW CUT ALONG THE PERIMETER OF PAVEMENT REMOVAL THAT ABUTS EXISTING PAVEMENT THAT IS TO REMAIN.
12. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

ARC

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PROJECT NAME
OWNER'S NAME

MARCUS THEATRE
- PARKING
GARAGE
DEMOLITION

16350 LAGRANGE ROAD
ORLAND PARK, IL
COOK COUNTY
DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

CONSULTANTS

ISSUED FOR		DATE
1. OWNER REVIEW		9-25-2024
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REVISIONS		DATE
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SHEET TITLE
GENERAL NOTES

DRAWN	LAR
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PM	RCS

PROJECT NUMBER
SHEET NUMBER
24153
C01

<p>A. REFERENCED SPECIFICATIONS</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:</p> <ul style="list-style-type: none">* STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;* STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;* VILLAGE OF OAK FOREST MUNICIPAL CODE;* THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;* IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION. <p>B. NOTIFICATIONS</p> <p>1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).</p> <p>2. THE VILLAGE OF OAK FOREST, ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.</p> <p>3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.</p> <p>C. GENERAL NOTES</p> <p>1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.</p> <p>2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.</p> <p>3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.</p> <p>4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.</p> <p>5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.</p> <p>6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.</p> <p>7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.</p> <p>8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.</p> <p>9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.</p> <p>10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.</p> <p>D. SANITARY SEWER</p> <p>1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.</p> <p>2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.</p> <p>3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.</p> <p>4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).</p> <p>5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.</p> <p>6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.</p> <p>7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:</p>	<p>PIPE MATERIAL</p> <p>VITRIFIED CLAY PIPE</p> <p>REINFORCED CONCRETE SEWER PIPE</p> <p>CAST IRON SOIL PIPE</p> <p>DUCTILE IRON PIPE</p> <p>POLYVINYL CHLORIDE (PVC) PIPE</p> <p>6-INCH TO 15-INCH DIAMETER SDR 26</p> <p>18-INCH TO 27-INCH DIAMETER F/DY=46</p> <p>HIGH DENSITY POLYETHYLENE (HDPE)</p> <p>WATER MAIN QUALITY PVC</p> <p>4-INCH TO 36-INCH</p> <p>4-INCH TO 12-INCH</p> <p>14-INCH TO 48-INCH</p> <p>THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.</p> <p>PIPE MATERIAL</p> <p>POLYPROPYLENE (PP) PIPE</p> <p>12-INCH TO 24-INCH DOUBLE WALL</p> <p>30-INCH TO 60-INCH TRIPLE WALL</p> <p>8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4 "TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.</p> <p>9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.</p> <p>10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.</p> <p>11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:</p> <p>a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.</p> <p>b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.</p> <p>c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.</p> <p>12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.</p> <p>13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.</p> <p>14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.</p> <p>15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.</p> <p>16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.</p> <p>17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.</p> <p>18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.</p>	<p>E. EROSION AND SEDIMENT CONTROL</p> <p>1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.</p> <p>2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.</p> <p>3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.</p> <p>4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.</p> <p>5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:</p> <p>a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.</p> <p>b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.</p> <p>6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.</p> <p>7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.</p> <p>8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.</p> <p>9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.</p> <p>10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</p> <p>11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.</p> <p>12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).</p> <p>13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.</p> <p>14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.</p> <p>15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.</p> <p>16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.</p> <p>17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.</p> <p>18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.</p> <p>20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.</p> <p>21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.</p> <p>22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.</p> <p>23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.</p>
TECHNICAL GUIDANCE MANUAL		
MWRD GENERAL NOTES		
10/13/2022		
STD. DWG. NO.18		
PAGE NO. 19		

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

MARCUS THEATRE
- PARKING
GARAGE
DEMOLITION

16350 LAGRANGE ROAD
ORLAND PARK, IL
COOK COUNTY
DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

CONSULTANTS

ISSUED FOR

	DATE
1. OWNER REVIEW	9-25-2024
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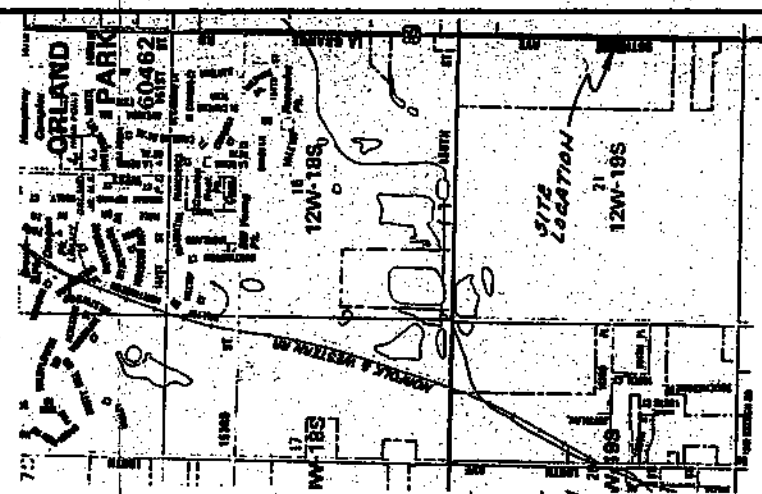
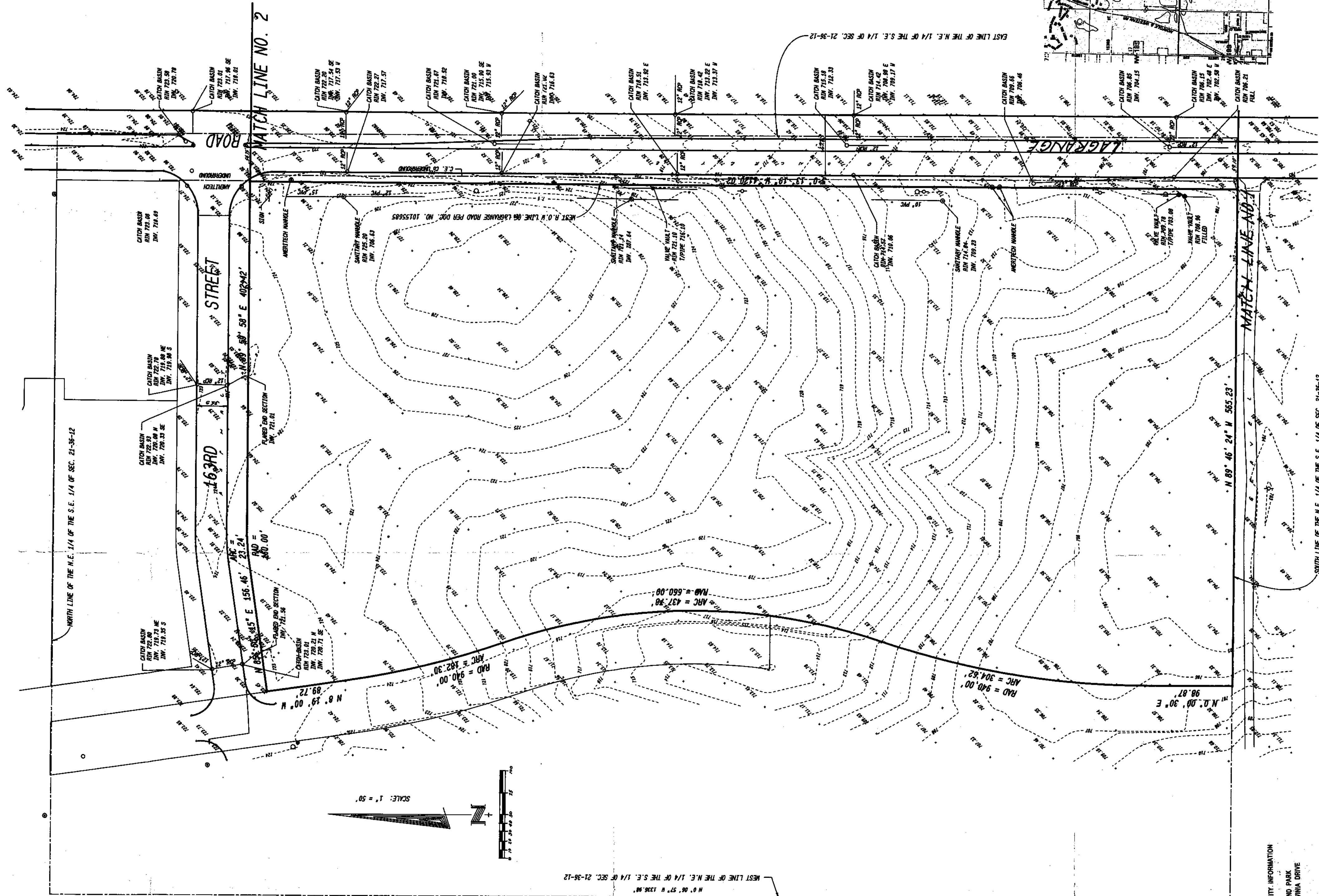
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PROJECT NUMBER
SHEET NUMBER

24153

C02



SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 21-36-12

ILLINOIS DEPARTMENT OF TRANSPORTATION
GENERAL INFORMATION

ILLINOIS DEPARTMENT OF TRANSPORTATION
GENERAL INFORMATION
708-705-4000

NOTE:
LA GRANGE ROAD (86TH AVE) IS A STATE HIGHWAY.
163RD STREET IS MAINTAINED BY THE VILLAGE OF
ORLAND PARK.

NOTE:
LA GRANGE ROAD (96TH AVE) IS A STATE HIGHWAY.
163RD STREET IS MAINTAINED BY THE VILLAGE OF
ORLAND PARK.

LA ORANGE ROAD (50TH AVE) IS A STATE HIGHWAY.
163RD STREET IS MAINTAINED BY THE VILLAGE OF
ORLAND PARK.

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PROJECT NUMB
SHEET NUMBER

STATE OF ILLINOIS)
COUNTY OF COOK)

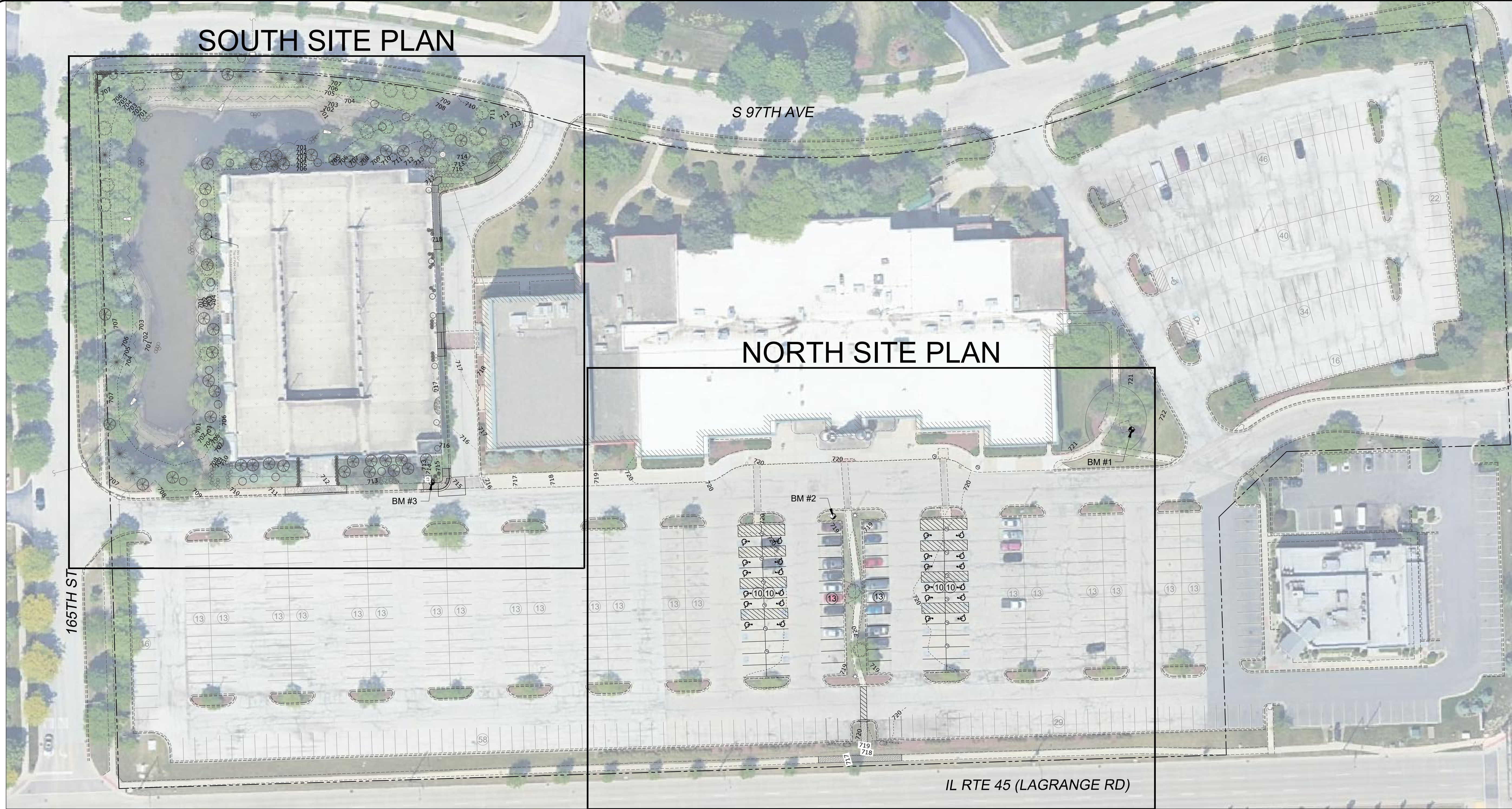
C03

STATE OF ILLINOIS)
COUNTY OF COOK)
S.S.

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO 68 DEGREES FAHRENHEIT.

SCALE: ONE INCH EQUALS FIFTY FEET
ORDERED BY: MARCUS THEATER
ORDER NO. 4217

Thomas J. Esel



LEGEND

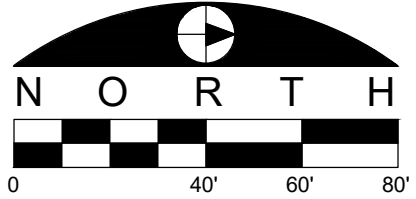
- PROPERTY LINE
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- EXISTING RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE
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- PROPOSED CURB AND GUTTER
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROAD STRIPING
- EXISTING ROAD STRIPING
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER TO REMAIN
- EXISTING TELEPHONE UTILITIES TO REMAIN
- EXISTING UNDERGROUND ELECTRICAL TO REMAIN

- EXISTING GAS LINE TO REMAIN
- EXISTING CONTOUR LINE
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPED / RESTORATION AREA (SEE LANDSCAPING PLANS, BY OTHERS)
- "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER UTILITIES
- EXISTING WATER WELL
- EXISTING SIGN
- NUMBER OF PROPOSED PARKING SPACES IN A ROW

- EXISTING TELEPHONE UTILITY
- EXISTING STORM SEWER INLET/MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- BENCHMARK
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE AND GUY WIRE
- EXISTING ELECTRICAL TRANSFORMER OR METER
- EXISTING BOLLARD
- EXISTING TREE
- EVERGREEN / DECIDUOUS SHRUBS
- EVERGREEN TREE / ORNAMENTAL TREE

PARKING TABLE	
NUMBER OF PARKING STALLS PROPOSED	587 (26 - A.D.A.) (12 ADA SPACES REQ)

BENCHMARKS	
	ELEVATION (NAVD88)
BENCHMARK 1 BOX CUT ON NE CORNER OF CONCRETE PAD	722.23
BENCHMARK 2 E FLAG BOLT ON FIRE HYDRANT	721.02
BENCHMARK 3 BOX CUT ON ELECTRIC PAD	714.83



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CONSULTANTS

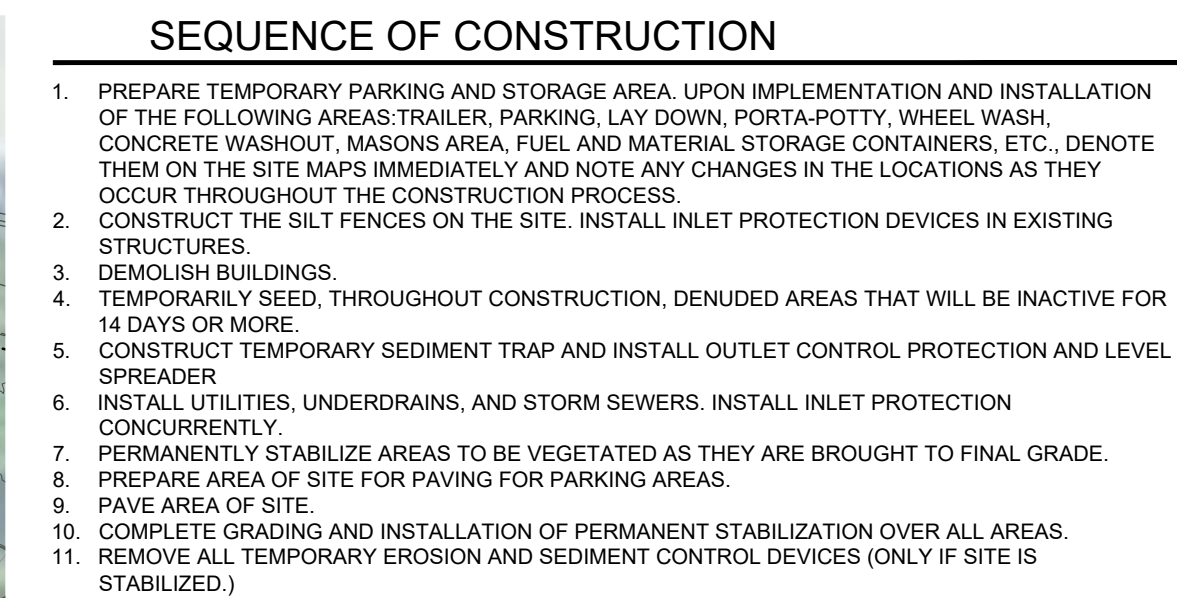
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OVERALL SITE PLAN

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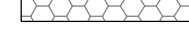






1. PREPARE TEMPORARY PARKING AND STORAGE AREA, UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, WHEEL WASH, WASH TRUCK, WASH AREA, TRUCK WASH, TRUCK WASH, DENOTED THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
3. DEMOLISH BUILDINGS.
4. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
5. CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL OUTLET CONTROL PROTECTION AND LEVEL SPREADER.
6. INSTALL UTILITIES, UNDERDRAINS, AND STORM DRAINAGES. INSTALL INLET PROTECTION CONCURRENTLY.
7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
8. PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
9. PAVE AREA OF SITE.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- | | |
|--|---|
| | PROPERTY LINE |
| | LIMITS OF DISTURBANCE |
| | PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION |
| | PROPOSED CONTOUR LINE |
| | EXISTING CONTOUR LINE |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED CATCH BASIN OR MANHOLE |
| | DIRECTION OF OVERLAND FLOOD ROUTE |
| | DIRECTION OF OVERLAND FLOW AND SLOPE |
| | TURF AREA (SEE LANDSCAPING PLAN FOR TYPE) |
| | SEE SPECIFIC KEY NOTE ON THIS SHEET |

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- | | | | |
|------|-----|---|--|
| 1.01 | CE |  | TEMPORARY STONE CONSTRUCTION EXIT |
| 1.02 | SF |  | TEMPORARY SILT FENCE |
| 1.03 | IP |  | INLET PROTECTION PER STRUCTURE TYPE |
| 1.04 | OCP |  | OUTLET CONTROL PROTECTION |
| | CD |  | TEMPORARY CHECK DAM |
| 1.05 | BLS | | SHORT TERM SLOPE EROSION CONTROL BLANKET |
| 1.07 | ST | | SEDIMENT TRAP |

EROSION CONTROL REFERENCE NOTES

- 1.01 SEE CONSTRUCTION EXIST DETAILED ILM-630 FROM THE ILLINOIS URBAN MANUAL. (THIS DETAIL AND ANY OTHERS CAN BE FOUND IN THE SWPPP AND CIP FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 8' N WIDTH OF THE SWPPP AND CIP. FOR THIS SITE, THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 8' N WIDTH OF 50' EXIST IN LENGTH FROM EXISTING FAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE THE WORK OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SUFFICIENTLY STABLE TO REMAIN IN PLACE. THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IMIT PROTECTION. UPON COMPLETION OF THE PROTECTION, THE CONTRACTOR SHALL REMOVE THE PROTECTION RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE IS INSTALLED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6' BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. THE BULK HEAD SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.
- 1.04 OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BASIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.
- 1.05 SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 PRIOR TO PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ADJUTANT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION AND ESTABLISHMENT OF PERMANENT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- 1.06 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BUMPS MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE STOCKPILES SHALL BE PLACED AT 100' MAXIMUM SPACING TO PREVENT SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.
- 1.07 PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE ILM CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER.

SITE DESCRIPTION

SECTION LOCATION: 16350 LAGRANGE ROAD IN COOK COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38N, RANGE 12E, OF THE THIRD PRINCIPAL MERIDIAN.

LATITUDE: 41.59212

LONGITUDE: -87.83574

ADJACENT PROPERTIES: THE SITE IS BORDERS BY COMMERCIAL SITES TO THE NORTH, EAST AND SOUTH AND BORDERED BY RESIDENTIAL SITES TO THE WEST.

SITE TOPOGRAPHY: THE SITE SLOPES FROM THE NORTH TO THE SOUTH THE WESTERN PORTION OF THE SITE DRAINS TO S 97TH AVE. THE EASTERN PORTION OF THE SITE DRAINS TO A STORM SEWER NEAR IL RTE 45 (LAGRANGE RD)

RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 48 INCHES

POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE SITE: 0.48 (IMPERVIOUS C = 0.95, PERVIOUS C = 0.45)

TOTAL SITE AREA: LIMITS OF SITE = 11.57 AC±

LIMITS OF DISTURBANCE = 0.99 AC±

DISTURBED AREA IMPERVIOUS AREA: 0.06 AC±

DISTURBED AREA SEEDED AREA: 0.93 AC±

ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL: WETLANDS-NONE

THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES

HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION



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- PARKING
GARAGE
DEMOLITION

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COOK COUNTY
DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

CONSULTANTS

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EROSION CONTROL PLAN

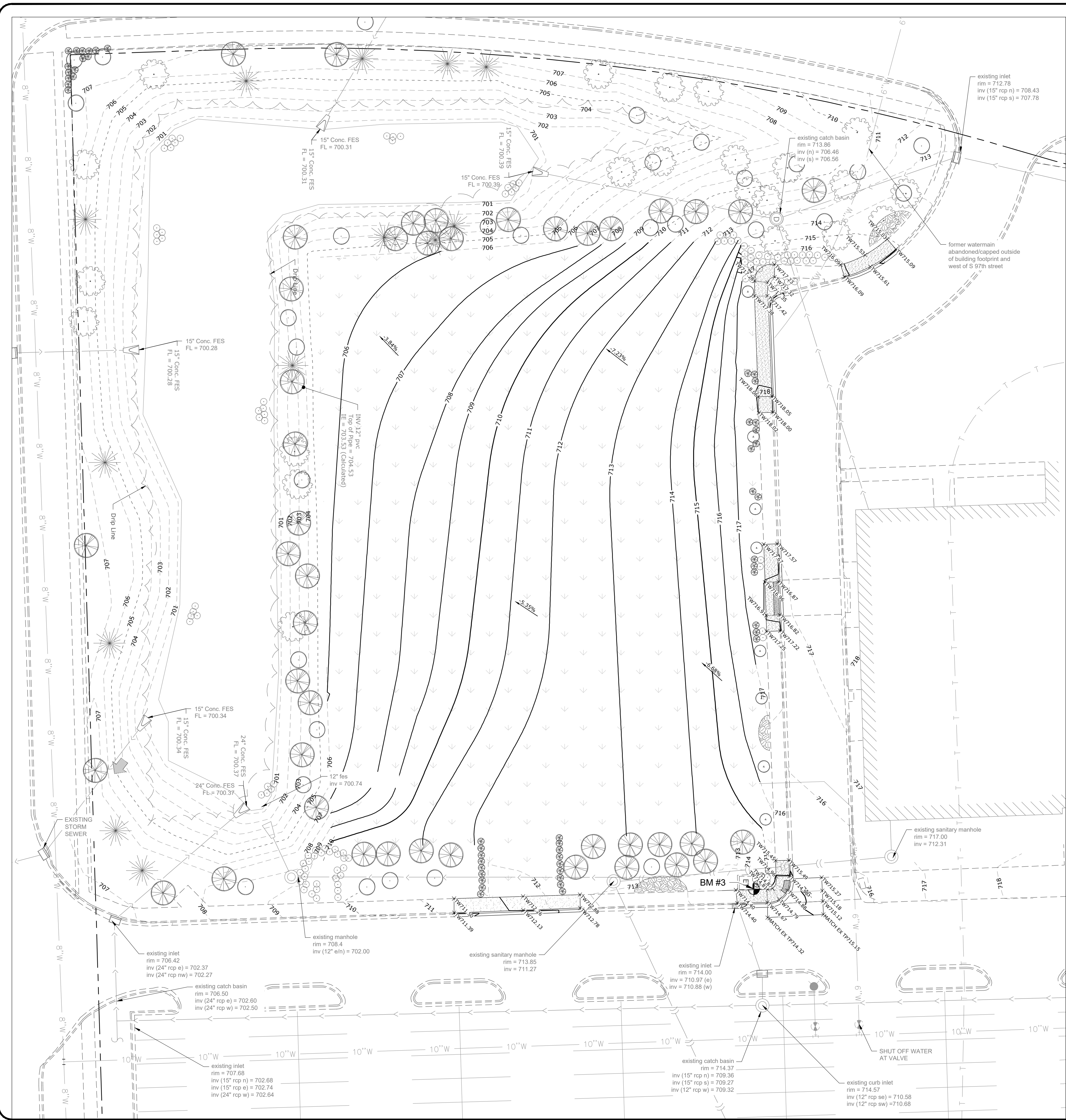
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PROJECT NUMBER
SHEET NUMBER

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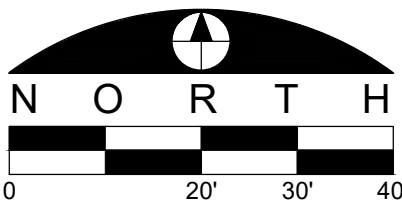
LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

IF ANY EXISTING FIELD TILE IS UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THE FIELD TILE AND PROPERLY REROUTE / CONNECT THE FIELD TILE TO THE NEAREST STORM SEWER.



BENCHMARKS

	ELEVATION (NAVD88)
BENCHMARK 1 BOX CUT ON NE CORNER OF CONCRETE PAD	722.23
BENCHMARK 2 E FLAG BOLT ON FIRE HYDRANT	721.02
BENCHMARK 3 BOX CUT ON ELECTRIC PAD	714.83

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OWNER'S NAME

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- PARKING
GARAGE
DEMOLITION**

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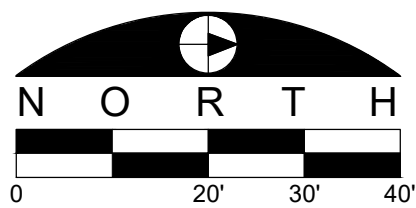
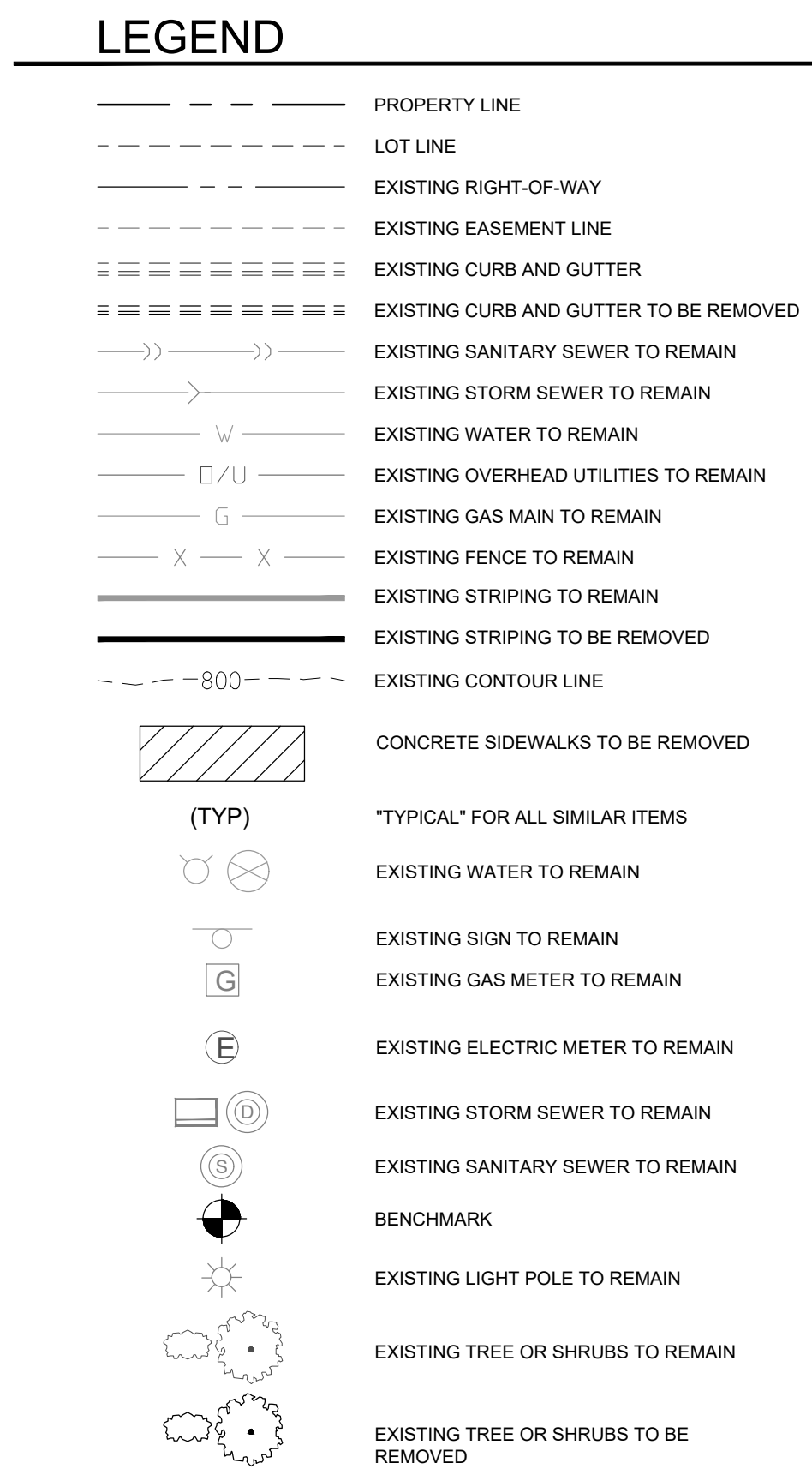
**GRADING,
DRAINAGE, AND
UTILITY PLAN**

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PM RCS

PROJECT NUMBER
SHEET NUMBER

24153

C08



BENCHMARKS	
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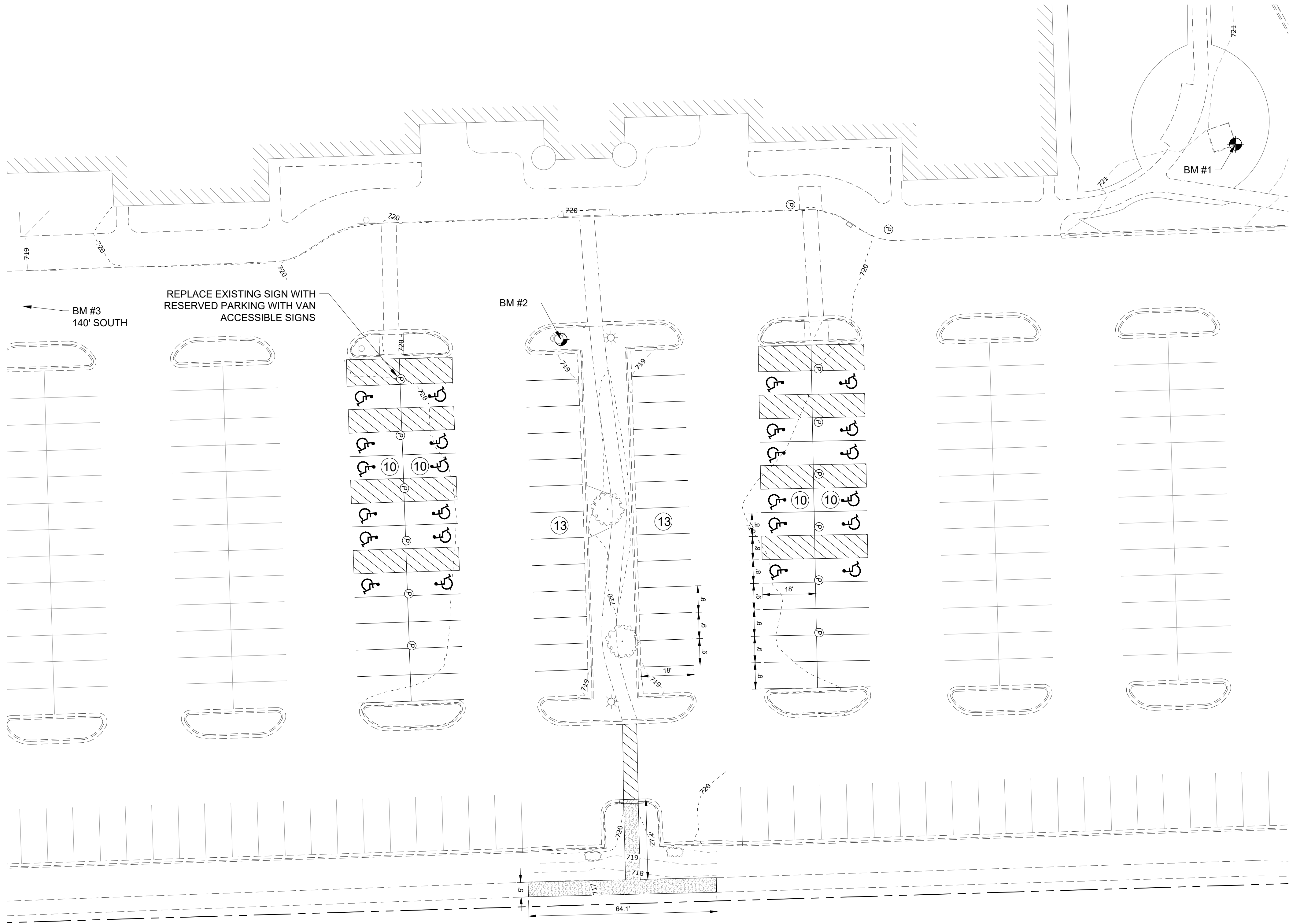
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REMOVALS PLAN NORTH

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PROJECT NUMBER
SHEET NUMBER
24153
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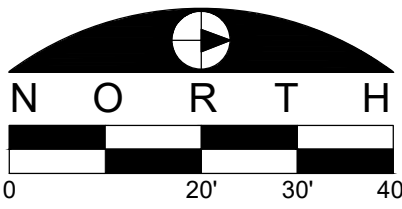
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- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED PARKING STALLS
- PROPOSED CONCRETE SIDEWALK

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- COORDINATE WORK WITHIN ROW WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- COORDINATE WORK WITHIN (ROW) WITH (agency). TRAFFIC CONTROL SHALL CONFORM TO (IDOT) STANDARDS OF WORK WITHIN THE R.O.W.
- ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
- ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING (agency) AT (phone number) SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK WITHIN THE COUNTY ROW AND UPON COMPLETION OF SAID WORK. (delete if not applicable)
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING (agency) WITH AS-BUILT PLANS OF WORK PERFORMED IN THE (agency) ROW SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF (state). (delete if not applicable)

SITE AREA TABLE

IMPERVIOUS AREA	350,385 SF (8.04 AC)
TOTAL SITE AREA	503,837 SF (11.57 AC)
% IMPERVIOUS AREA	70%



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DEMOLITION

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COOK COUNTY
DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
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CONSULTANTS

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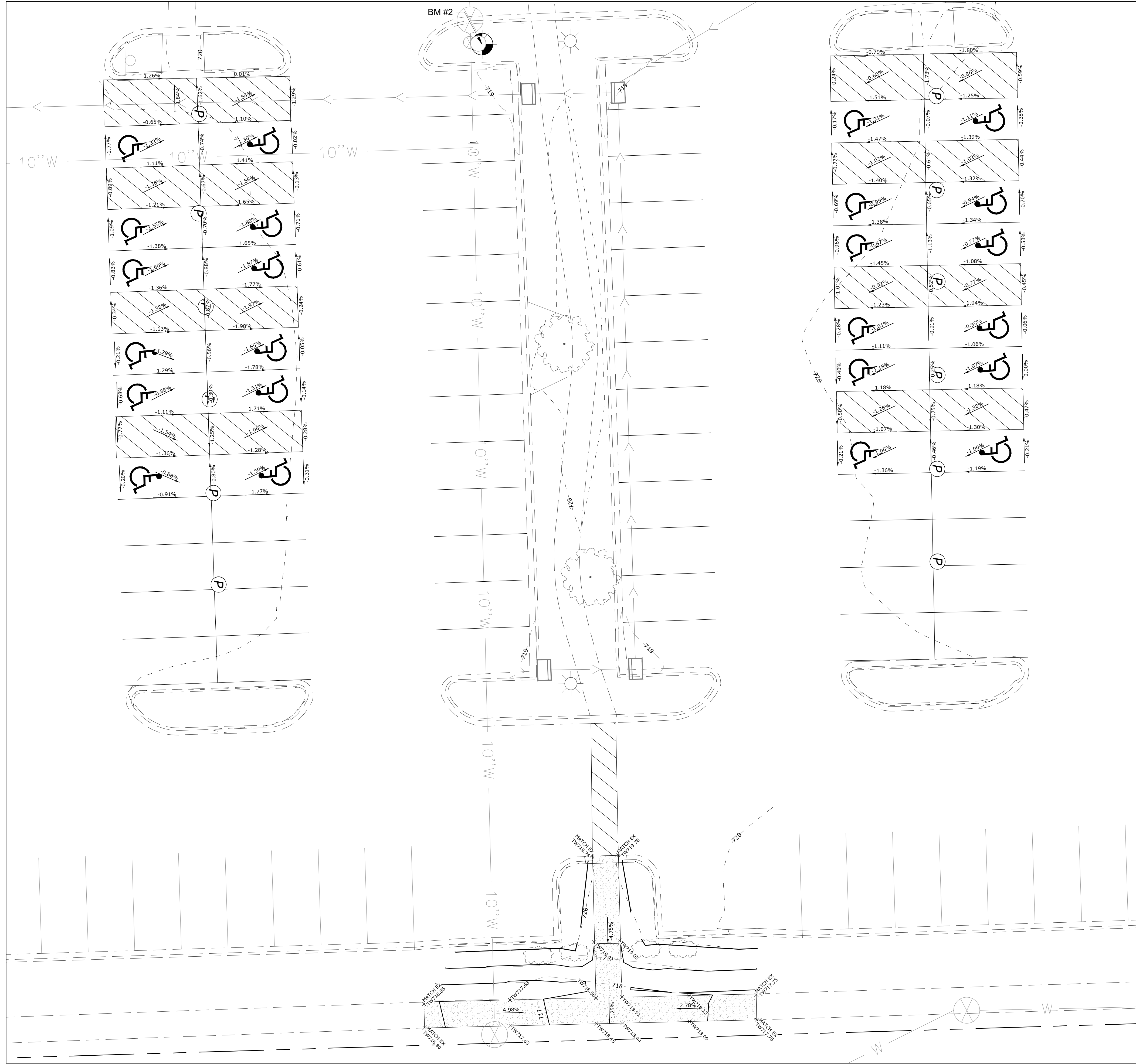
LAYOUT PLAN
NORTH

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PROJECT NUMBER
SHEET NUMBER

24153

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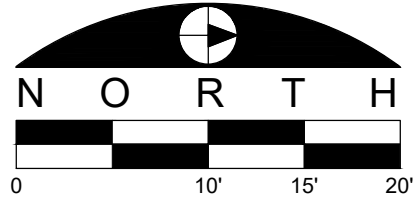


LEGEND

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GRADING PLAN
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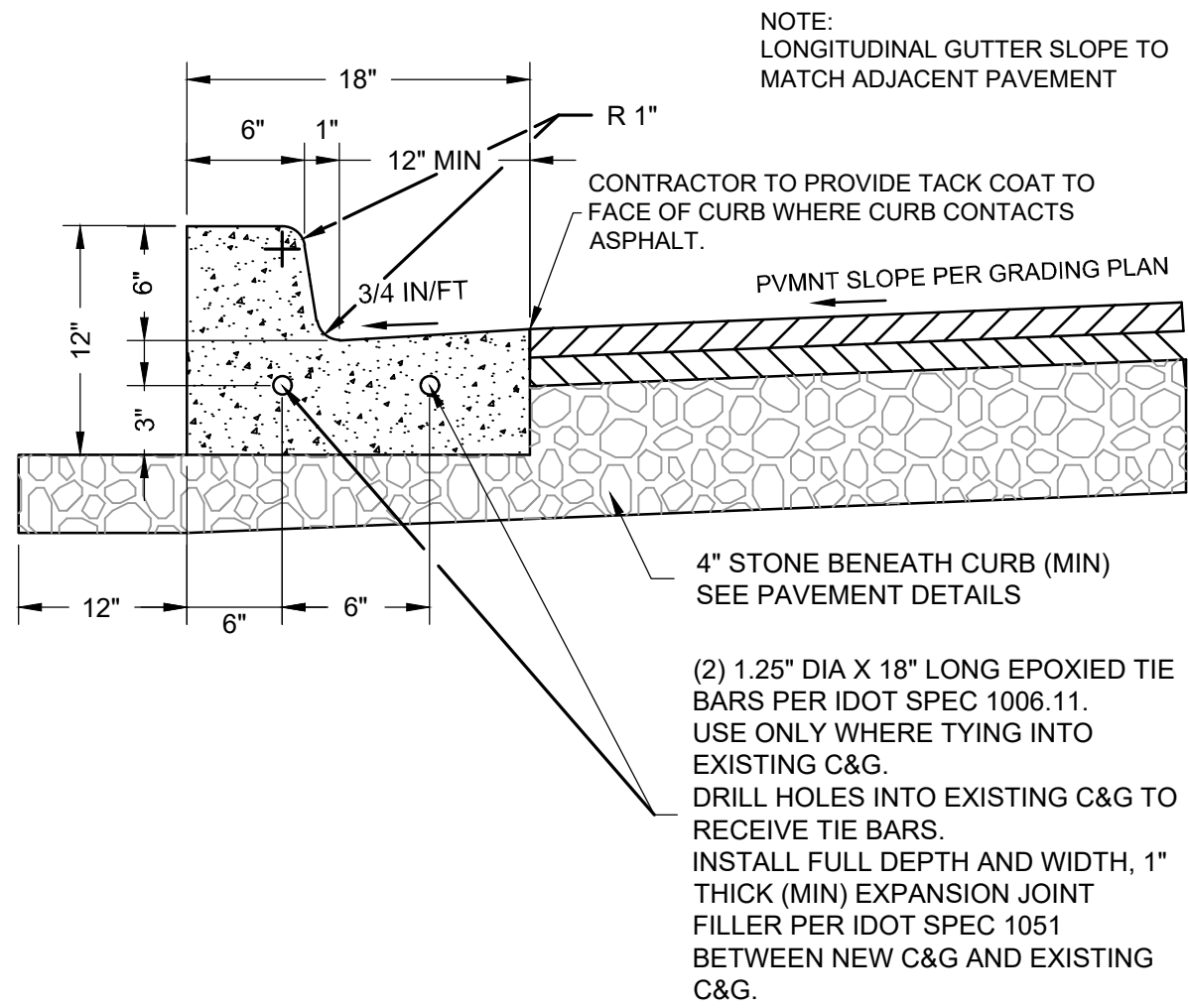
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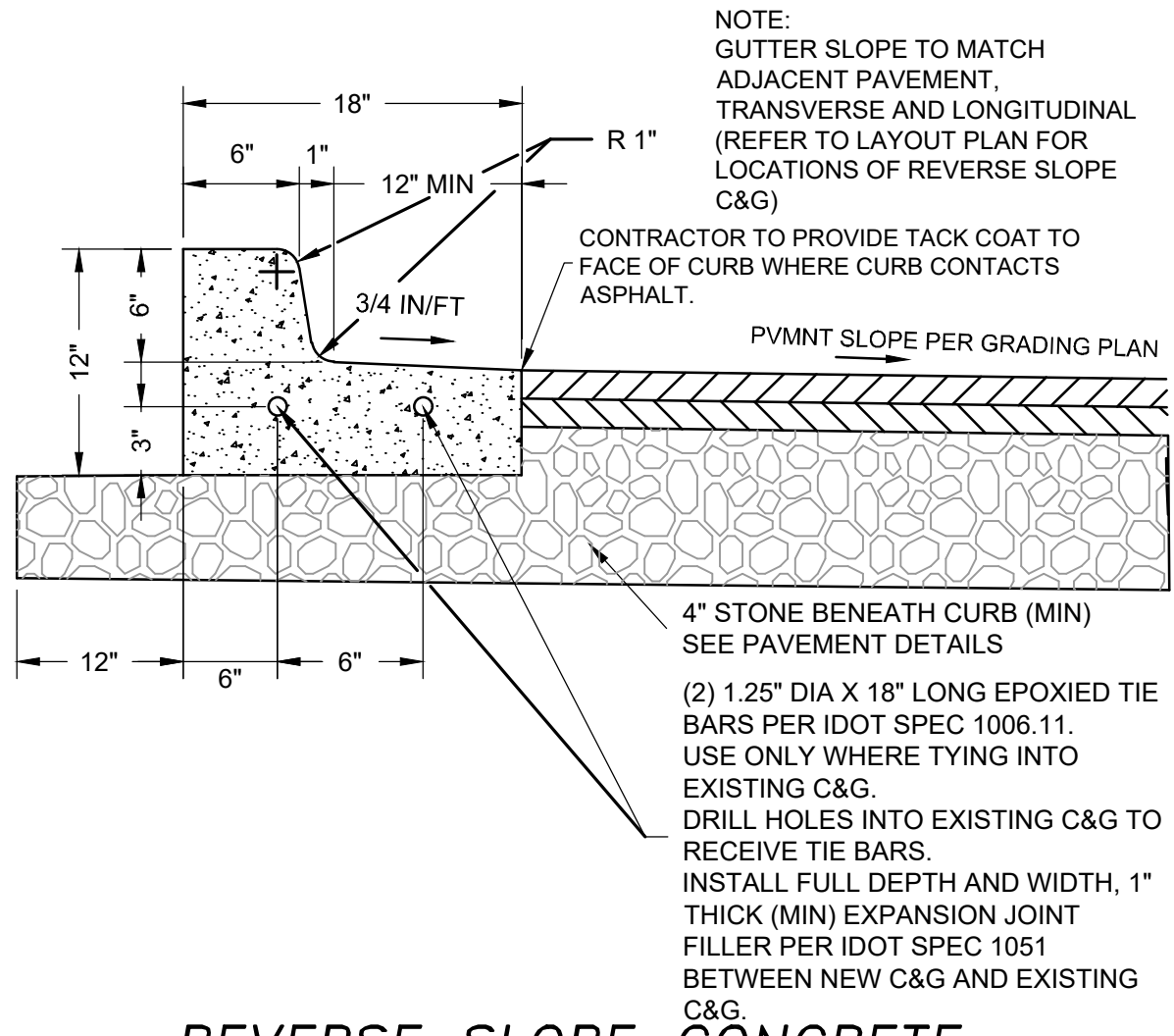
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CONCRETE CURB &
GUTTER, TYPE B6.12

6A

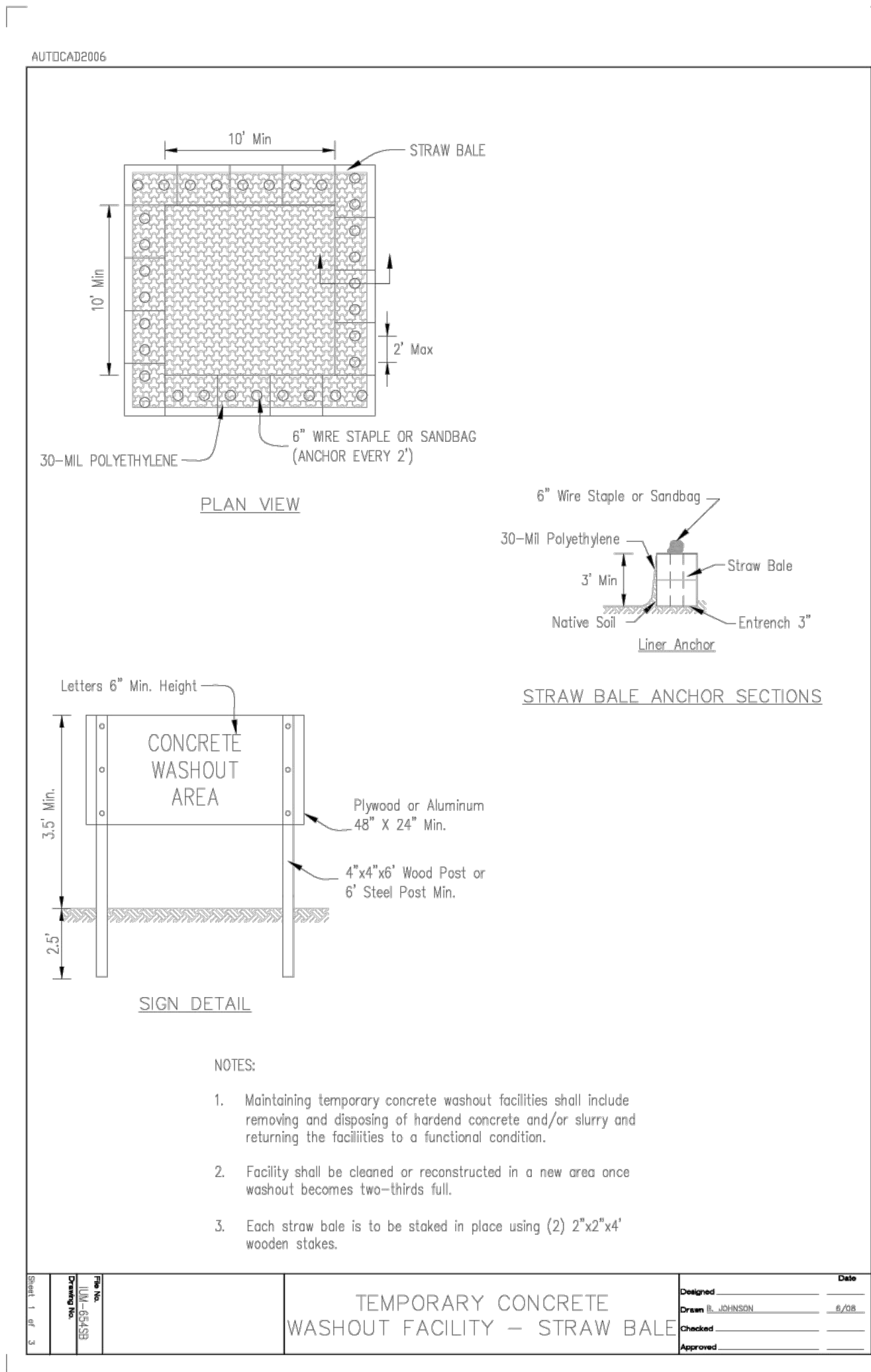
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REVERSE SLOPE CONCRETE
CURB & GUTTER, TYPE B6.12

6B

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CONSULTANTS

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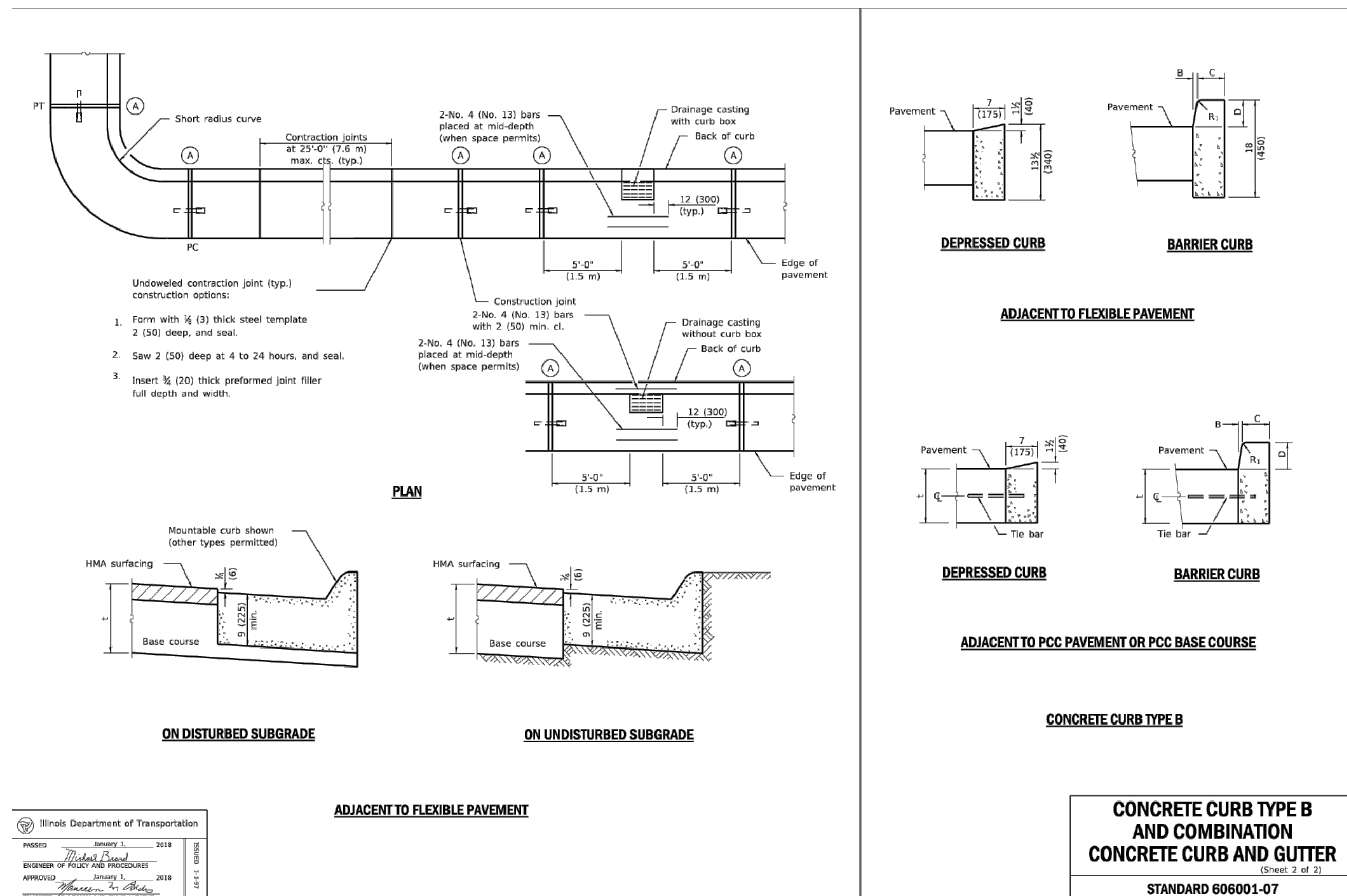
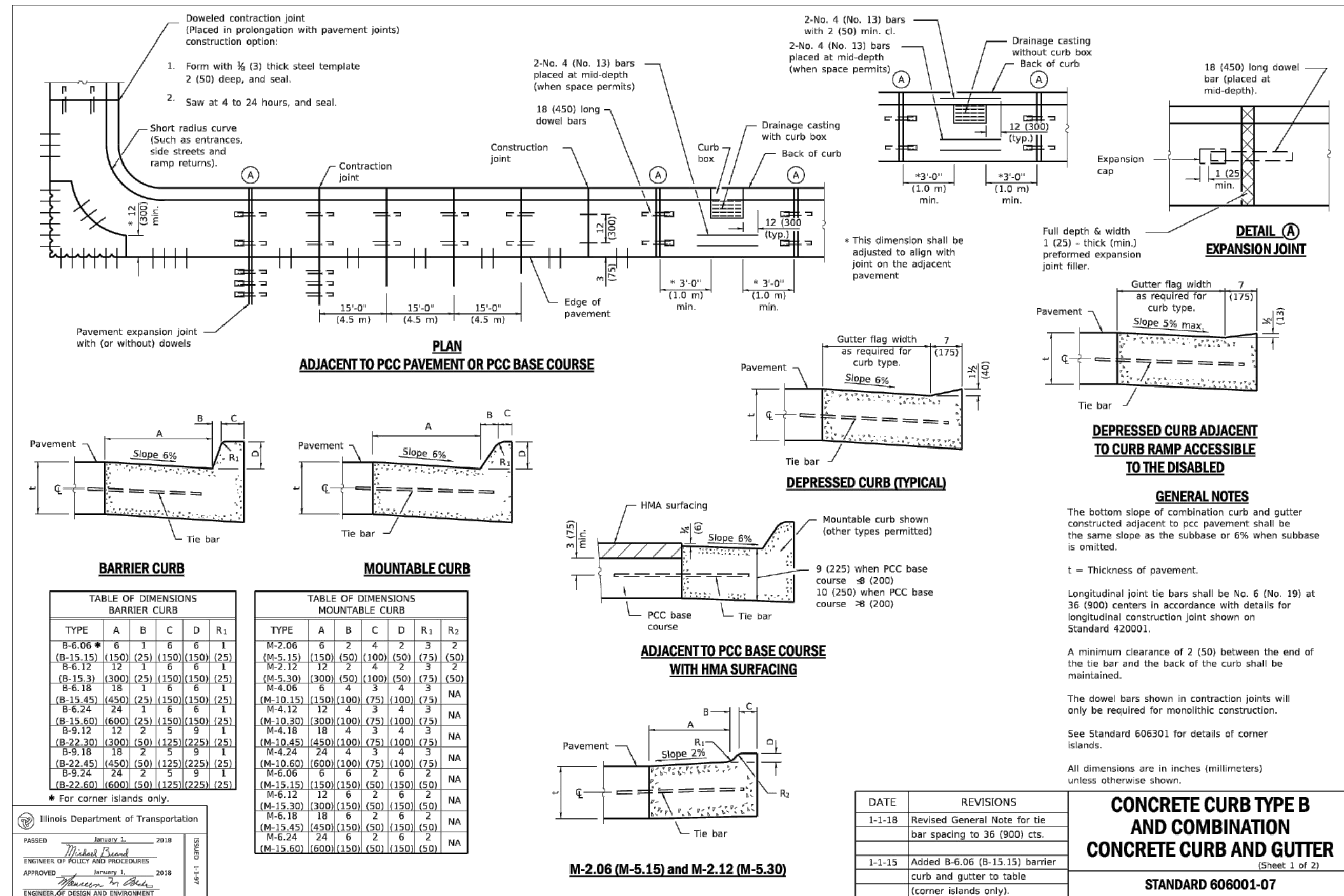
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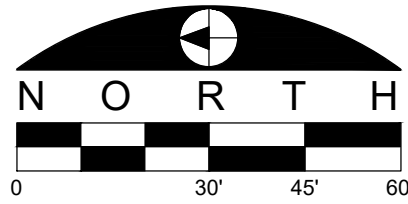
**EXISTING SITE
WATERSHED
PLAN**

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24153

EX-01





BENCHMARKS	
	ELEVATION (NAVD88)
BENCHMARK 1 BOX CUT ON NE CORNER OF CONCRETE PAD	722.23
BENCHMARK 2 E FLAG BOLT ON FIRE HYDRANT	721.02
BENCHMARK 3 BOX CUT ON ELECTRIC PAD	714.83

LEGEND

---	PROPERTY LINE		IMPERVIOUS AREA 0.06 AC
---	LOT LINE		
---	EXISTING CONCRETE CURB AND GUTTER TO REMAIN		
---	PROPOSED CONCRETE CURB AND GUTTER		
---	PROPOSED CONTOUR LINE		
---	EXISTING CONTOUR LINE		
---	SHEET FLOW		
---	SHALLOW FLOW		
			PERVIOUS AREA 0.93 AC

TOTAL PROJECT AREA (DISTURBED) = 0.99 ACRES

- WATERSHED 1 = 0.99 ACRES
- Tc LENGTH = 188' / Tc = 5 MINUTES
 - IMPERVIOUS AREA = 0.06 ACRES
 - PAVED, HYDROLOGIC SOIL GROUP D
 - C VALUE = 0.98
 - PERVIOUS AREA = 0.93 ACRES
 - GRASS COVER, POOR CONDITION, HYDROLOGIC SOIL GROUP D
 - C VALUE = 0.80
 - WEIGHTED RUNOFF COEFFICIENT TOTAL= 0.81
 - FLows TO DETENTION POND WITH FINAL OUTFALL AT SOUTHEAST CORNER AND HEADS TOWARDS 165TH STREET ROW

Proposed Drainage Plan Table			
Rational Method 2-year			
Q (CFS)	Q = C*I*A		3.18
C			0.81
I (IN/HR)			3.96
A (ACRES)			0.99
Rational Method 10-year			
Q (CFS)	Q = C*I*A		5.97
C			0.81
I (IN/HR)			7.44
A (ACRES)			0.99
Rational Method 100-year			
Q (CFS)	Q = C*I*A		9.91
C			0.81
I (IN/HR)			12.36
A (ACRES)			0.99

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**MARCUS THEATRE
- PARKING
GARAGE
DEMOLITION**

16350 LAGRANGE ROAD
ORLAND PARK, IL
COOK COUNTY

DOUG PELLOCK
100 E WISCONSIN AVENUE
MILWAUKEE, WI 53202
(314) 822-4520

CONSULTANTS

ISSUED FOR

1. OWNER REVIEW	DATE
2. ---	9-25-2024
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REVISIONS

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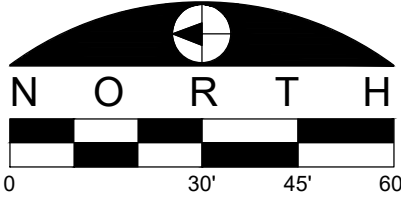
SHEET TITLE

**PROPOSED SITE
WATERSHED PLAN**

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24153
EX-02



BENCHMARKS	
	ELEVATION (NAVD88)
BENCHMARK 1 BOX CUT ON NE CORNER OF CONCRETE PAD	722.23
BENCHMARK 2 E FLAG BOLT ON FIRE HYDRANT	721.02
BENCHMARK 3 BOX CUT ON ELECTRIC PAD	714.83

LEGEND

PROPERTY LINE

LOT LINE

EXISTING CONCRETE CURB AND GUTTER TO REMAIN

PROPOSED CONCRETE CURB AND GUTTER

PROPOSED CONTOUR LINE

EXISTING CONTOUR LINE

CURVE NUMBER CALCULATIONS:

PROJECT CN = 0.48

PROJECT ADJUSTED CN = 0.48

PROPERTY OWNERSHIP + OFFSITE C = 0.48

TIME OF CONCENTRATION CALCULATIONS:

MAXIMUM FLOW LENGTH USED = 188 FT

TO TRIBUTARY TO THE STORM SEWER SYSTEM = 5 MIN

SUMMARY:

TOTAL PROPERTY OWNERSHIP = 11.57 AC

TOTAL DEVELOPMENT AREA = 0.99 AC (INCLUDES OFF-SITE IMPROVEMENTS)

TOTAL PROPERTY OWNERSHIP AND OFF-SITE DISTURBANCE = 0.99 AC

PROPOSED PERVIOUS AREA (DEVELOPMENT AREA) = 0.93 AC

PROPOSED IMPERVIOUS AREA (DEVELOPMENT AREA) = 0.06 AC

IMPERVIOUS AREA

PERVIOUS AREA

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 21, TOWNSHIP 36N, RANGE 12E
PROPERTY ADDRESS: 16350 LaGRANGE ROAD, ORLAND PARK, IL 60467
PROPERTY INDEX NUMBER(S): 27-21-401-008-0000
TOTAL CONTIGUOUS OWNERSHIP: 11.54 ACRES
PROJECT AREA: 0.94 ACRES

The main site plan illustrates a large parking lot area with a grid of parking spaces. A building footprint is shown on the right side, with a driveway to be removed and a new sidewalk to be installed. The plan includes three benchmarks: BM #1 (Box Cut on NE Corner of Concrete Pad), BM #2 (E Flag Bolt on Fire Hydrant), and BM #3 (Box Cut on Electric Pad). The plan also shows existing and proposed concrete curb and gutter, and an existing detention basin. The surrounding streets are LaGRANGE ROAD to the north, 165TH ST to the east, and S 97TH AVE to the south. A north arrow and a scale bar (0 to 100 feet) are located in the bottom right corner.

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PROJECT NAME

OWNER'S NAME

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SHEET TITLE

MWRD DRAINAGE

EXHIBIT

DRAWN

TRC

CHECKED

LND

PM

RCS

PROJECT NUMBER

SHEET NUMBER

24153

EX-03

MAINTENANCE PLAN

THE OWNER, WITH FACILITIES AS SHOWN ON THIS EXHIBIT, SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

- GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
 - LITTER AND DEBRIS SHALL BE CONTROLLED
 - LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY
 - ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS
 - RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE
 - ROADS SHALL BE SWEEPED, VACUUMED AND/OR WASHED ON A REGULAR BASIS
- STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER.
 - SIDE SLOPE/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
 - INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
 - REMOVE WOODY GROWTH FROM THE EMBANKMENT
 - ANY BREAKS, HIRE REGISTERED ENGINEER FOR DESIGN RESOLUTION
 - SEED AND SOD ANY ERODED AREAS
 - SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
 - STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
 - REMOVED OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY
 - VEGETATED AREAS
 - REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
 - NEED FOR PLANTING, RESEEDING OR SODDING, SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA), RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED
 - EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR
 - CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE
 - ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN
 - OUTLET CONTROL STRUCTURE
 - INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED
 - REMOVE ACCUMULATED SEDIMENT AT OUTLET
 - SCOUR AND EROSION AT OUTLET, REPAIR AND RESEED
 - ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY
 - CONDITION OF TRASH TRACKS, REMOVE DEBRIS
 - OUTLET CHANNEL CONDITIONS DOWNSTREAM
 - ACCESS FOR MAINTENANCE EQUIPMENT
 - REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS
 - SAFETY FEATURES
 - ACCESS CONTROLS TO HAZARDOUS AREAS
 - FENCES
 - LOOSE OR DAMAGED POSTS
 - LOOSE OR BROKEN WIRES
 - CONDITION OF GATES
 - SIGNS

- DETENTION VOLUME
 - INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED. SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATIONS IN THE STORMWATER MANAGEMENT SYSTEM, DESIGNED TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE
- VOLUME CONTROL FACILITY
ROUTINE INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
 - FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY
 - SURFACE OF PERMEABLE PAVEMENT SHALL BE CLEANED WITH LOW-PRESSURE POWER WASHER
 - ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY
 - APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE
- STORMWATER COLLECTION SYSTEM
 - STORM INLETS/MANHOLELS
 - REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
 - RESET COVERS/LIDS ON AS-NEEDED BASIS
 - REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED
 - STORM SEWERS/CULVERTS
 - VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY
 - STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
 - RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED
 - RESTORE RIPRAP AT OUTFALLS
 - REPLANT AND RESEED ANY ERODED AREAS
 - OVERLAND FLOW ROUTES (DITCHES/SWALES)
 - ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION
 - REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
 - SEED AND SOD ANY ERODED AREAS
 - RESTORE RIPRAP AS NECESSARY
 - REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
 - REGULAR MOWING TO CONTROL VEGETATION
- VEGETATED AREAS
 - NEED FOR PLANTING, RESEEDING, OR SODDING, SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON), RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED
 - EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR
 - CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE
 - REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT
 - DEAD OR DAMAGED NON-NATIVE GRASSY AREAS-REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH
- QUALIFIED SEWER CONSTRUCTION
 - PERFORM MANHOLE INSPECTION ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY
 - PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY
 - PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
 - REMOVE ANY OBSTRUCTION PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS

PROJECT SITE SUMMARY

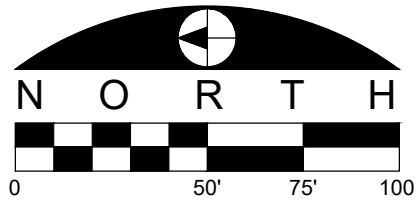
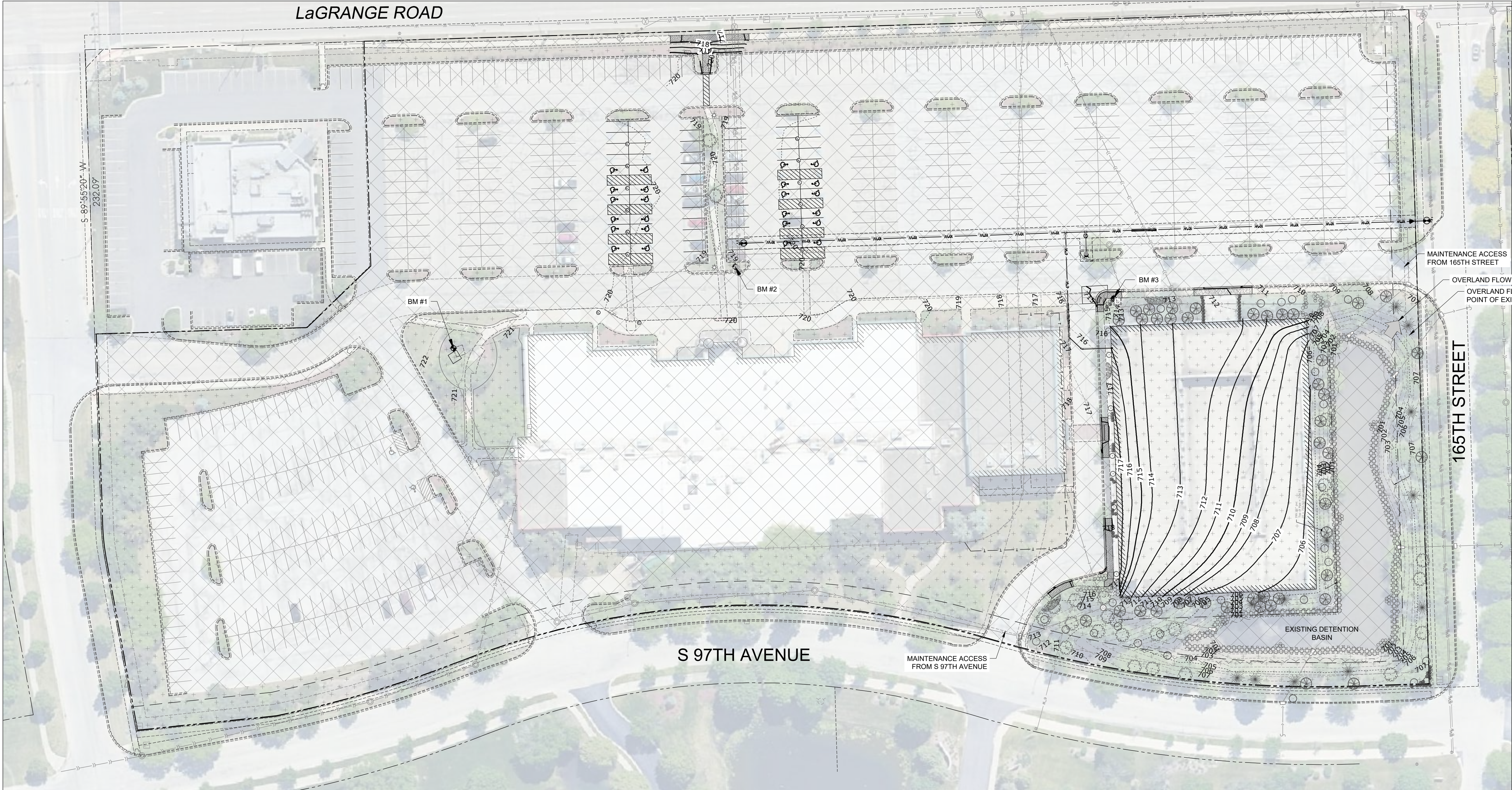
PROPERTY LEGAL DESCRIPTION: OF PART OF MARCUS SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ORLAND PARK, COUNTY OF COOK, STATE OF ILLINOIS
PROPERTY ADDRESS: 16350 LaGRANGE ROAD, ORLAND PARK, IL 60467
PROPERTY INDEX NUMBER(S): 27-21-401-008-0000
TOTAL CONTIGUOUS OWNERSHIP: 11.57 ACRES
PROJECT AREA: 0.99 ACRES

PROJECT SITE LEGAL DESCRIPTION

LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS: PART OF MARCUS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 96476885 IN THE COOK COUNTY RECORDERS OFFICE, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT :

COMMENCING AT THE NORTHEAST CORNER OF MARCUS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 96476885 IN THE COOK COUNTY RECORDERS OFFICE, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°55'20" WEST, A DISTANCE OF 244.09 FEET TO POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°08'41" WEST, A DISTANCE OF 172.39 FEET; THENCE SOUTH 42°08'17" EAST, A DISTANCE OF 72.27 FEET; THENCE SOUTH 89°51'19" EAST, A DISTANCE OF 183.46 FEET; THENCE SOUTH 00°08'41" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF LA GRANGE ROAD , A DISTANCE OF 853.59 FEET; THENCE NORTH 89°50'35" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 165TH STREET, A DISTANCE OF 550.36 FEET; THENCE NORTH 00°04'08" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF 97TH STREET, A DISTANCE OF 59.17 FEET; THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE, CURVED TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 937.00 FEET, AND A CENTRAL ANGLE OF 18°34'01", [THE CHORD OF WHICH BEARS NORTH 09°12'52" EAST, A DISTANCE OF 302.32 FEET]; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, CURVED TO THE LEFT, SAID CURVE HAVING A RADIUS OF 663.00 FEET, AND A CENTRAL ANGLE OF 38°00'14", [THE CHORD OF WHICH BEARS NORTH 00°30'14" WEST, A DISTANCE OF 431.75 FEET]; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE CURVED TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 937.00 FEET, AND A CENTRAL ANGLE OF 09°37'16", [THE CHORD OF WHICH BEARS NORTH 14°41'43" WEST, A DISTANCE OF 157.16 FEET]; THENCE NORTH 04°02'31" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 114.43 FEET; THENCE NORTH 81°35'54" EAST, ALONG THE NORTH LINE OF SAID MARCUS SUBDIVISION, A DISTANCE OF 144.46 FEET; THENCE EASTERLY ALONG SAID NORTH LINE, CURVED TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, AND A CENTRAL ANGLE OF 08°19'21", [THE CHORD OF WHICH BEARS NORTH 85°45'37" EAST, A DISTANCE OF 23.22 FEET]; THENCE NORTH 89°55'20" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 158.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.567 ACRES (503,837 SQUARE FEET) MORE OR LESS , ALL BEING SITUATED WITHIN THE VILLAGE OF ORLAND PARK, COUNTY OF COOK, STATE OF ILLINOIS.



BENCHMARKS

	ELEVATION (NAVD88)
BENCHMARK 1 BOX CUT ON NE CORNER OF CONCRETE PAD	722.23
BENCHMARK 2 E FLAG BOLT ON FIRE HYDRANT	721.02
BENCHMARK 3 BOX CUT ON ELECTRIC PAD	714.83

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REVISIONS

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SHEET TITLE

MAINTENANCE AND
MONITORING PLAN

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24153

EX-04