**DEVELOPMENT AGREEMENT**
**(LAKEWOOD PRAIRIE UNIT 3 DETACHED SINGLE-FAMILY HOME DEVELOPMENT)**

**THIS DEVELOPMENT AGREEMENT** (the "AGREEMENT") is made and entered into at Joliet, Illinois, as of the EFFECTIVE DATE (as hereinafter defined), by and between the **CITY OF JOLIET**, an Illinois municipal corporation (the "CITY") and **CALATLANTIC GROUP, LLC**, a Delaware limited liability company, (hereinafter referred to as "DEVELOPER") (the CITY and DEVELOPER are hereinafter sometimes collectively referred to as the "PARTIES").

This AGREEMENT shall supersede and replace the annexation agreement between the CITY and the former developers relating to the SUBJECT PROPERTY including, but not limited to: (i) an annexation agreement adopted by the CITY on December 16, 2003 and recorded with the Kendall County Recorder on January 13, 2004 as Document No. 200400000979 (the "ORIGINAL ANNEXATION AGREEMENT"); and (ii) an amendment to the ORIGINAL ANNEXATION AGREEMENT adopted by the CITY on July 6, 2004 and recorded with the Kendall County Recorder on October 8, 2004 as Document No. 200400028268 (the "FIRST AMENDMENT TO ANNEXATION AGREEMENT") (the ORIGINAL ANNEXATION AGREEMENT and FIRST AMENDMENT TO ANNEXATION AGREEMENT shall hereinafter be collectively referred to as the "ANNEXATION AGREEMENT").

## PREAMBLES

**A.** Unit 3 of the Lakewood Prairie Subdivision consists of two hundred thirteen (213) single-family detached lots suitable for two hundred thirteen (213) single-family detached homes as well as common space lots intended to be owned and maintained by a

homeowner's association as legally described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "SUBJECT PROPERTY"). A portion of the Subject Property is anticipated to be dedicated to the Joliet Park District as a park lot.

**B.** DEVELOPER intends to build two hundred thirteen (213) detached single-family homes on the SUBJECT PROPERTY consistent with the approved development plans attached hereto, including the Final PUD Plat Lakewood Prairie Unit 3 prepared by Mackie Consultants, LLC., dated _____, 2024, last revised _____, 2024, and attached hereto as Exhibit B ("PUD PLAT"); the Final Engineering Plans Lakewood Prairie Single-Family Detached Community Joliet, Illinois prepared by Mackie Consultants, LLC, dated _____, 2024, last revised _____, and attached hereto as Exhibit C ("ENGINEERING PLAN"); the Final Landscape Plans Lakewood Prairie Single-Family Joliet, Illinois prepared by Gary R. Weber Associates, Inc., dated _____, 2024, last revised _____, and attached hereto as Exhibit D ("LANDSCAPE PLAN"); the building elevations prepared by _____ and dated _____ attached hereto as Exhibit E ("ELEVATIONS"); and the signage plan prepared by _____ and dated _____ attached hereto as Exhibit F ("SIGNAGE PLAN") (hereinafter the PUD PLAT, ENGINEERING PLAN, LANDSCAPE PLAN, ELEVATIONS, and SIGNAGE PLAN may be collectively referred to as "DEVELOPMENT PLANS"). The PARTIES agree that changes to the DEVELOPMENT PLANS shall be permitted to address future comments from the CITY engineer, CITY arborist and any other agency or entity with jurisdiction over the SUBJECT PROPERTY without the need to amend this AGREEMENT.

**C.** The PARTIES desire to enter into this binding development AGREEMENT confirming the zoning of the SUBJECT PROPERTY in the CITY's R-1B (PUD) Single – Family Residential District to allow for construction of said two hundred thirteen (213) single-family homes on the SUBJECT PROPERTY as depicted on the DEVELOPMENT PLANS and the performance of certain undertakings of the PARTIES, as set forth herein.

**D.** The DEVELOPER is about to materially change its position in reliance upon the execution of this AGREEMENT by the CITY and the performance by the CITY of its undertakings contained herein.

**E.** DEVELOPER seeks certain assurances from the CITY regarding the zoning and subdivision of the SUBJECT PROPERTY under the CITY's Code of Ordinances ("CODE") and assurances as to other matters covered in this AGREEMENT.

**F.** The Lakewood Prairie Unit 3 Subdivision will be developed pursuant to the terms and conditions of this AGREEMENT.

**G.** The CITY Council members, after due and careful consideration, have concluded that the development of the SUBJECT PROPERTY on the terms and conditions herein set forth would further the CITY's growth, increase the taxable value of the SUBJECT PROPERTY within the CITY, and otherwise enhance, promote, and serve the best interests and general welfare of the CITY and its residents.

**NOW, THEREFORE,** in consideration of the foregoing preambles and in consideration of the mutual covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the PARTIES do hereby agree as follows:

**1. PREAMBLES/EXECUTION OF THIS AGREEMENT/ACQUISITION OF SUBJECT PROPERTY**.

**1.1 PREAMBLES**. The foregoing preambles are material to this AGREEMENT and are incorporated herein, as if restated in their entirety in this Section 1.1.

**2. ZONING & SUBDIVISION**.

**2.1 ZONING AND VARIATIONS**. The CITY hereby confirms that the SUBJECT PROPERTY was the subject of a public hearing on February 15, 2024 before the CITY Plan Commission, and as a result of prior CITY Council action, was zoned R-1B (PUD) as a planned unit development to allow for the construction of two hundred thirteen (213) single-family homes as depicted on the DEVELOPMENT PLANS. All zoning variances depicted on the DEVELOPMENT PLANS are hereby ratified and approved by the CITY, including, but not limited to:

A. DEVIATION ALLOWING PETITIONER TO CONSTRUCT THE PROPOSED DETACHED SINGLE-FAMILY HOMES WITH AT LEAST TWENTY-FIVE PERCENT (25%) OF THE GROSS FRONT ELEVATIONS OF NOT LESS THAN ONE-HALF OF THE DETACHED SINGLE-FAMILY DWELLING UNITS BEING COMPRISED OF BRICK OR STONE AS DEPICTED ON THE ELEVATIONS SUBMITTED HEREWITH.

B. ALL DEVIATIONS AS REFLECTED ON THE ENGINEERING PLAN.

Additionally, any necessary CODE exceptions mistakenly not addressed in this AGREEMENT that are required to develop the SUBJECT PROPERTY according to this AGREEMENT and the DEVELOPMENT PLANS shall be approved by the CITY in

accordance with CODE requirements and CITY procedures. DEVELOPER shall construct the buildings on the SUBJECT PROPERTY in conformance with the approved ELEVATIONS. DEVELOPER may amend and make minor enhancements, additions, and changes to the ELEVATIONS, floor plans, and models provided the aforementioned changes are consistent with the established character of the approved ELEVATIONS and have been reviewed and approved by CITY staff.

**3. NON-ARTERIAL STREETLIGHTING**. Non-arterial streetlighting shall be required and shall consist of a ComEd Cobra Head LED Luminaire Standard C9033.BB LED Cobra-Head Type III – 61-80 Watts/6,000 min. lumens, installed on a ComEd decorative streetlighting standard C9073.BAB 30 ft. shaft, single 8 ft. davit arm, at a 25-foot luminaire mounting height. Further, maximum spacing shall not exceed 250 ft. between luminaires, there shall be at least one streetlight on each intersection, curve, and cul-de-sac, and streetlights shall be located on the property lines. The requirements of this Paragraph 3 may be modified upon the City's review and approval should ComEd require different specifications, which modifications shall not require amendment of the AGREEMENT.

**4. DEVELOPMENT AND SUBDIVISION SIGNS**

**4.1 ON-SITE SIGNAGE**. DEVELOPER, at its option and expense, may erect and maintain three (3) new on-site development signs advertising the development. The three (3) signs may be placed adjacent to the public right-of-way at the proposed single-family development's entrance points along Barberry Way. The on-site development signs may be two-sided or v-shaped, with each sign face permitted to have a maximum area of sixty-

four (64) square feet and a maximum height of twelve (12) feet. The signs shall be removed no later than ten (10) business days following DEVELOPER's sale of the final lot comprising the SUBJECT PROPERTY.

**4.2 BILLBOARD SIGNAGE**. DEVELOPER, at its option and expense, may erect and maintain three (3) new billboard development signs advertising the development. Two (2) of the billboard signs may be placed adjacent to the public right-of-way at the entrances to the Lakewood Prairie Subdivision at the corner of Theodore Road and Barberry Way and the corner of Lakewood Prairie Boulevard and Ridge Road. One (1) of the billboard signs may be placed at the corner of Theodore Road and Ridge Road. All three (3) billboard signs are to be placed on common areas owned and maintained by the Lakewood Prairie HOA. The billboard development signs may be two-sided or v-shaped, with each sign face permitted to have a maximum area of eighty (80) square feet and a maximum height of fifteen (15) feet. The signs shall be removed no later than ten (10) business days following DEVELOPER's sale of the final lot comprising the SUBJECT PROPERTY.

**5. PUBLIC IMPROVEMENTS**. The DEVELOPER shall be responsible for the installation of roadways, street lighting, detention areas, potable water, sanitary sewer, storm sewer, overland flood routes, and street and traffic safety signage as depicted on the DEVELOPMENT PLANS. With the exception of capping and abandoning the dead end watermain along Clublands Parkway and moving the existing hydrant northward to the mainline, the DEVELOPER shall have no other obligation to install any other improvements either on-site or off-site. Upon completion of the roadways, sidewalks, street lighting, potable water improvements, sanitary sewer, and street and traffic safety

signage improvements the CITY shall accept ownership of said improvements and shall be responsible for the continued repair and maintenance of said public improvements. The DEVELOPER shall obtain and submit to the CITY public improvement surety in the amounts as specified by CODE and the CITY agrees to accept the Fidelity Guarantee Standard Letter of Credit attached hereto as Exhibit H in lieu of a cash deposit, subdivision improvement bonds, or other irrevocable letters of credit.

**5.1** Notwithstanding anything herein to the contrary, the DEVELOPER shall be relieved of all continuing responsibility as to a specific public improvement covered under any surety provided pursuant to this AGREEMENT once the CITY has made final acceptance of said public improvement required to be constructed with respect to the SUBJECT PROPERTY (subject to the maintenance period which shall start as of the date of acceptance for the specific public improvement). Each public improvement properly installed and guaranteed by the surety deposited with the CITY, if requested by the DEVELOPER, may be proportionately reduced or released on an individual improvement-by-improvement basis upon the review and recommendation of the CITY engineer. The reduction of said surety shall be in an amount proportional to the work then completed, as reviewed and recommended by the CITY engineer. The CITY shall promptly release any remaining retained amounts under the relevant Surety. With respect to snow removal within the SUBJECT PROPERTY, the CITY agrees to undertake all snow removal, snow plowing and salting of the interior roads within the SUBJECT PROPERTY upon issuance of the 100$^{th}$ residential occupancy permit notwithstanding the fact that the interior roadways are likely to not have been dedicated and accepted by the CITY at that point in time.

**5.2 OVERSIZING**. DEVELOPER shall construct the improvements to the SUBJECT PROPERTY as approved in the DEVELOPMENT PLANS. In approving the DEVELOPMENT PLANS, the CITY shall not require the DEVELOPER to include any oversized utilities, off-site utility extensions, roadway improvements, or other public improvements not depicted in the DEVELOPMENT PLANS.

**5.3 OFF-SITE IMPROVEMENTS**. With the exception of capping and abandoning the dead end watermain along Clublands Parkway and moving the existing hydrant northward to the mainline, no off-site improvements shall be required of DEVELOPER.

**5.4 UTILITY INSTALLATION**. Subject to the review and approval of the CITY engineer, dry utility installation shall be permitted in either the front or rear yard as depicted on the Utility(s) ENGINEERING PLAN(s). The developer shall be responsible for any costs associated with the installation of conduit required by the dry utility companies should they be installed in rear yards.

## 6. DEVELOPMENT PROVISIONS

**6.1** Covenants, Conditions and Restrictions. DEVELOPER shall cause to be recorded against the SUBJECT PROPERTY a Declaration of Covenants, Conditions and Restrictions to govern the use of the SUBJECT PROPERTY (the "DECLARATION"). The DECELARATION shall be recorded following the recordation of the final PUD PLAT. The Declaration shall establish a homeowner's association ("HOMEOWNER'S ASSOCIATION") which shall be responsible for enforcement of the terms of the Declaration. The DEVELOPER shall convey all outlots and common areas to the

HOMEOWNER'S ASSOCIATION and Outlot "M" to the Joliet Park District. The HOMEOWNER'S ASSOCIATION shall own and maintain the outlots and common areas for the collective benefit of the members of the HOMEOWNER'S ASSOCIATION. The Declaration shall, among other things, require the HOMEOWNER'S ASSOCIATION to provide for the perpetual maintenance of all common area improvements, drainage ways, subdivision signage, landscape enhancements, landscape easement areas, and other common improvements located on the SUBJECT PROPERTY.

**6.2 EARLY GRADING**. Prior to recording of any of the DEVELOPMENT PLANS, the CITY agrees to issue grading approvals for the SUBJECT PROPERTY upon proper and complete application therefor. Issuance of such permits is subject to the following terms and conditions:

A. DEVELOPER has taken title to the SUBJECT PROPERTY and this AGREEMENT and the entitlement ordinances have become effective pursuant to Paragraph 13 of this AGREEMENT.

B. DEVELOPER shall install all soil erosion and sediment control as set forth in the National Pollutant Discharge Elimination System (NPDES) permit and Stormwater Pollution Prevention Plan.

C. DEVELOPER shall proceed under this subsection at its own risk. In the event that any work performed pursuant to this subsection does not comply with the DEVELOPMENT PLANS, DEVELOPER shall correct such work to come into compliance. CITY shall not be obligated to grant any relief for such non-compliance.

D. In order to begin outside agency review of the development of the SUBJECT PROPERTY, the DEVELOPER has requested that the CITY execute permit applications for the IEPA. The CITY shall execute such applications under the following conditions: i) such execution shall not be deemed to provide final approval of the plans being used for the permit submittal, and such plans may still be amended during the final review and approval by the CITY; ii) in the event there are changes that are required to the plans, the DEVELOPER shall make such corrections and the CITY shall not be obligated to grant any relief for non-compliance.

**6.3 PERMITTING**. Provided that DEVELOPER has posted the necessary surety guaranteeing the public improvements, recorded the recording plat for the SUBJECT PROPERTY, and is not in default of the AGREEMENT, the CITY agrees that, within a reasonable timeframe after receipt of a complete application for issuance of a building permit, it will either issue such building and other permits as may, from time to time, be requested by DEVELOPER, its successors and assigns, or issue a letter of denial informing the DEVELOPER as to the specific deficiencies in the application for permits, plans or specifications.

**6.4 MODELS/SALES AND OFFICE TRAILERS**. DEVELOPER shall have the right to construct model homes beginning after: i) CITY approval and recording of the recording plat for the SUBJECT PROPERTY; and iii) the posting of the necessary surety guaranteeing the public improvements. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the CITY'S Building Department. One transportable modular trailer may be utilized for on-

site construction office provided that the trailer has potable water and a temporary sanitary facility (i.e., holding tanks, not septic fields), and up to four portable trailers may be utilized to store materials on-site (subject to approval as to their number and location by the CITY Director of Building).

**6.5 TEMPORARY OCCUPANCY**. The CITY shall issue temporary or final occupancy certificates or issue a letter of denial within said period informing DEVELOPER as to what corrections are necessary as a condition to the issuance of a certificate and specifying the section of any applicable code relied upon by the CITY in its request for correction. DEVELOPER'S inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping and final grading shall not delay the issuance of a temporary certificate of occupancy provided DEVELOPER delivers security to the CITY to assure the completion of said unfinished items. Once unfinished items have been completed and approved by the CITY Engineer and Building Commissioner, the CITY shall issue final occupancy certificates within the time prescribed herein and release the above-described security.

**7. RECAPTURE FEES/WATER AND SEWER AVAILABILITY**.

**7.1 RECAPTURE FEES**. The CITY and DEVELOPER acknowledge and agree that there are no outstanding recapture agreements applicable to the SUBJECT PROPERTY.

**7.2 WATER AND SEWER AVAILABILITY**. Water and sewer service shall be provided to the SUBJECT PROPERTY by the CITY. The CITY represents that sufficient sanitary sewer capacity is available to serve the SUBJECT PROPERTY and the CITY will

at all times reserve sufficient sanitary sewer capacity to serve the SUBJECT PROPERTY. The CITY shall accept dedication of all sanitary sewer improvements upon completion. The CITY shall permit connections to the existing CITY sanitary sewers as generally depicted on the DEVELOPMENT PLANS and to furnish sanitary sewer service to the SUBJECT PROPERTY. The CITY represents that sufficient water capacity is available to serve the SUBJECT PROPERTY and the CITY will at all times reserve sufficient capacity to serve the SUBJECT PROPERTY. The CITY shall accept dedication of all water mains upon completion. The CITY shall permit connections to the existing CITY water mains as generally depicted on the DEVELOPMENT PLANS to furnish water to the SUBJECT PROPERTY.

**7.3 STORM WATER MANAGEMENT**. The DEVELOPER shall install all storm water management improvements, including storm sewer and overland flood routes, as generally depicted on the DEVELOPMENT PLANS. Upon completion of said improvements, the DEVELOPER may transfer ownership of the storm water management improvements on the SUBJECT PROPERTY to the newly formed HOMEOWNER'S ASSOCIATION for the Subject Property, which shall be responsible for the perpetual maintenance and repair of said storm water management improvements. DEVELOPER may transfer any storm water management improvements located within the public right-of-way to the CITY, which shall be responsible for the perpetual maintenance and repair of said storm water management improvements. The existing Lakewood Prairie Homeowners' Association is responsible for the off-site stormwater management basin as well as the outlet control structure from the basin located at the southeast corner of the Lakewood Prairie Subdivision.

**8. ARCHITECTURAL REQUIREMENTS**. The CITY has approved the building ELEVATIONS as specified in Exhibit E, which DEVELOPER shall be allowed to construct on the SUBJECT PROPERTY without the need for any further approvals from the CITY. No other architectural requirements shall be applicable to the SUBJECT PROPERTY other than those found in the DEVELOPMENT PLANS.

**9. IMPACT FEES, DONATIONS AND FEES**.

**9.1 CITY FEES**. DEVELOPER shall pay the development related impact fees identified on Exhibit G (the "FEES"). Other than as listed on Exhibit G and the CITY's currently applicable building permit fees, occupancy permit fees, sewer and water connection fees, water permit fees, building plan review and inspection fees, engineering plan review, public improvement inspection fees, and other consultant's fees, which shall be paid at the time of Building Permit or Certificate of Occupancy issuance, as applicable, no other CITY fees shall be applicable to the SUBJECT PROPERTY. Engineering plan review public improvement inspection fees shall be paid prior to the commencement of construction of any public improvements on the site. With the exception of school impact fees and water and sewer connection fees, which are adjusted annually per Resolution No. 5360 and Ordinance No. _____, no Fee shall be increased for a period of two (2) years from recording of this AGREEMENT. In the event of a fee increase, and prior to the effective date of said fee increase, the DEVELOPER may elect to pay the entire amount of any outstanding fee, without penalty, pursuant to the fee amounts set forth on Exhibit G. Any fee reductions which are customarily and generally applicable throughout the CITY as established from time to time by the CITY shall be applicable and accrue to the benefit of the SUBJECT PROPERTY.

**10. PARK SITE DEDICATION**

**10.1** DEVELOPER shall dedicate Outlot "M", which is approximately 2.93 acres, to the Joliet Park District after construction of certain park improvements mutually agreed upon between the Joliet Park District and DEVELOPER as set forth in Ordinance #859 approved by the Joliet Park District on February 26, 2024. Said dedication and park improvements shall be in full satisfaction of any and all financial dedication/contribution requirements to the Joliet Park District.

**11. MODELS/SALES AND OFFICE TRAILERS**. Subject to building permit approval, DEVELOPER shall have the right to construct four (4) model units and other appurtenant facilities, including signs, banners, flagpoles, etc. on the model home lot(s) on the SUBJECT PROPERTY beginning after: i) CITY approval and recording of the recording plat for the SUBJECT PROPERTY; ii); and iii) the posting of the necessary surety guaranteeing the public improvements. Two (2) temporary parking lots may be constructed on the SUBJECT PROPERTY adjacent to the model units. Any parking for the model units will be temporary and shall be removed upon sale of the last unit.

**12. CITY ORDINANCES, CODES, RULES AND REGULATIONS**.

**12.1 AMENDMENTS**. Excluding all federal rules, regulations, and codes over which the CITY has no authority, if during the term of this AGREEMENT, the provisions of any existing CITY ordinances, codes, rules or regulations are amended or modified so as to impose additional or stricter requirements upon the construction of the SUBJECT PROPERTY, or the construction of dwelling units or other improvements thereon or in connection therewith, which are more stringent than those existing as of the EFFECTIVE

DATE, such amendment or modification shall not be effective as applied to the SUBJECT PROPERTY for a period of three (3) years from the date of approval.

**13. GENERAL PROVISIONS**.

**13.1 TIME OF ESSENCE/COOPERATION OF PARTIES**. Time is of the essence of this AGREEMENT and of each and every provision hereof. The PARTIES shall cooperate with one another on an ongoing basis and make every reasonable effort the) to further the implementation of the provisions of this AGREEMENT and the intentions of the PARTIES as reflected by the provisions of this AGREEMENT. Specifically, but without limitation, in connection with DEVELOPER's performance of its obligations under this AGREEMENT, the CITY agrees to execute such applications and documents as may be necessary to obtain approvals and authorizations from other governmental or administrative agencies and to cooperate otherwise to the extent necessary to assure DEVELOPER's performance of those obligations.

**13.2 CONFLICT WITH ORDINANCES**. Excluding all federal rules, regulations, and codes over which the CITY has no authority, if any pertinent existing resolutions or ordinances, or interpretations thereof, of the CITY are inconsistent or in conflict with any provision hereof, then the provisions of this AGREEMENT and the ordinances passed pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the SUBJECT PROPERTY.

**13.3 TERM**. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES, the successors to DEVELOPER, and any successor municipal authorities

of the CITY and successor municipalities, for a period of twenty (20) years commencing with the EFFECTIVE DATE of this AGREEMENT, and for whatever additional period of time agreed to by the PARTIES in writing. In the event the zoning of the SUBJECT PROPERTY or the execution and delivery of this AGREEMENT is challenged either directly or indirectly in any court proceeding which shall delay the construction at the SUBJECT PROPERTY, the period of time during which such litigation is pending, to the extent permitted by law, shall not be included in calculating such twenty (20) year term.

**13.4 ASSIGNABILITY**. This AGREEMENT shall run with the land and, as such, shall be binding upon subsequent owners of the SUBJECT PROPERTY provided, however, that DEVELOPER shall not assign its rights or delegate its duties hereunder and such rights shall not inure to subsequent owners of the SUBJECT PROPERTY unless the CITY provides its prior written express consent of the proposed assignee of such rights, which consent shall not be unreasonably withheld. The PARTIES agree that it shall be unreasonable for the CITY to withhold its consent if the proposed assignee is an affiliate or entity controlled by DEVELOPER or an unrelated experienced, reputable, qualified and significant DEVELOPER of the type of residential community contemplated in this AGREEMENT. If the DEVELOPER desires the CITY approve an assignment, it shall make such request to the CITY in writing, which request shall identify the proposed assignee, and the DEVELOPER shall provide the CITY with all information reasonably requested by the CITY with respect to the proposed assignee's qualifications.

**13.5 NOTICES**. All notices or other writings which any party is required to, or may wish to, serve upon any other party in connection with this AGREEMENT shall be in writing and shall be delivered personally or sent by certified or registered mail, return

receipt requested, postage prepaid, to the following addresses or faxes to the PARTIES at the following facsimile numbers:

| | | |
|---|---|---|
| (A) | If to CITY: | Beth Beatty, City Manager<br>City of Joliet<br>150 W. Jefferson Street<br>Joliet, Illinois 60432 |
| | With a copy to: | Christopher Regis<br>City Attorney<br>_____<br>_____ |
| (B) | If to DEVELOPER: | Todd Kleven, Director of Land Acquisition<br>Lennar Corporation<br>1700 East Gold Road, Suite 1100<br>Schaumburg, IL 60173 |
| | With a copy to: | Vincent M. Rosanova, Esq.<br>Rosanova & Whitaker, Ltd.<br>445 Jackson Ave., Suite 200<br>Naperville, Illinois 60540 |

Any party may change its address for the service of notice by giving written notice of such change to the other party, in the manner specified above. All notices shall be deemed effective as of the date of receipt, in the case of personal delivery; two days after deposit in the U.S. mails, in the case of notice set by certified or registered mail.

**13.6 SEVERABILITY**. If any provision of this AGREEMENT is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

**13.7 REMEDIES**. Any party to this AGREEMENT may, either in law or equity, by suit, action, mandamus, or other proceedings, enforce or compel performance of this AGREEMENT. No action taken by any party hereto pursuant to the provisions of this

Section or pursuant to the provisions of any other Section of this AGREEMENT shall be deemed to constitute an election of remedies, and all remedies set forth in this AGREEMENT shall be cumulative and non-exclusive or otherwise available to any party at law or in equity.

**13.8 BREACH OF AGREEMENT**. In the event of a material breach of this AGREEMENT, the PARTIES agree that the party alleged to be in breach shall have thirty (30) days notice of said breach to correct the same prior to the non-breaching party's seeking any remedy provided for herein (provided, however, that said thirty (30) day period shall be extended if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same).

**13.9 DEFAULT CURE**. If any of the PARTIES shall fail to perform any of its obligations hereunder, and the party affected by such default shall have given notice of such default to the defaulting party, and such defaulting party shall have failed to cure such default within thirty (30) days of such default notice (or any extension of said thirty (30) day period if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same), then in addition to any and all other remedies that may be available, either in law or equity, the party affected by such default shall have the right (but not the obligation) to take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting party hereby agrees to pay and reimburse the party affected by such default for all reasonable costs and expenses incurred by it in connection with action taken to cure such default.

**13.10 NO WAIVER**. The failure of any of the PARTIES to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

**13.11 INTEGRATION/EXHIBITS**. This AGREEMENT constitutes the entire agreement and understanding of the PARTIES relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this AGREEMENT are incorporated herein by this reference thereto.

**14. MORATORIUM ON CONSTRUCTION**. No moratorium on construction of new residential dwelling units in the CITY shall be applicable to the SUBJECT PROPERTY for the term of the AGREEMENT.

**15. EFFECTIVE DATE**. The PARTIES acknowledge that, as of the date of approval of this AGREEMENT, the DEVELOPER is the contract purchaser of the SUBJECT PROPERTY. It is the intent of the Parties that this AGREEMENT be approved and executed by the PARTIES but shall be held in escrow until such time as the DEVELOPER takes title to the SUBJECT PROPERTY. To this end, this AGREEMENT shall become effective as of the date of recording of the AGREEMENT which shall occur within five (5) business days of DEVELOPER acquiring fee simple title to the SUBJECT PROPERTY. If DEVELOPER fails to obtain title to the SUBJET PROPERTY within one hundred (180) days of the date the CITY approves this AGREEMENT, this

AGREEMENT, shall be deemed null and void, having no further force or effect, and shall not thereafter be recorded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT this

_____ day of _____, 2024.

CITY OF JOLIET
an Illinois Municipal Corporation

By:_____
Mayor

Attest:_____
City Clerk

DEVELOPER: CALATLANTIC GROUP, LLC,
a Delaware limited liability company

BY:_____

ITS: _____

BY:_____

ITS: _____

**EXHIBIT LIST:**

EXHIBIT A
Legal Description

EXHIBIT B
Final PUD Plat

EXHIBIT C
Final Engineering Plan

EXHIBIT D
Final Landscape Plan

EXHIBIT E
Elevations

EXHIBIT F
Signage Plan

EXHIBIT G
Applicable Estimated Fee Schedule

EXHIBIT H
Fidelity Guarantee Standard Letter of Credit

**EXHIBIT A**
**LEGAL DESCRIPTION**

(UNIT 3) THAT PART OF THE NORTHWEST 1/4 SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1672.10 FEET TO THE NORTHEAST CORNER OF LAKEWOOD PRAIRIE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THAT SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016560; (THE FOLLOWING EIGHT (8) CALLS BEING ALONG THE EASTERLY RIGHT OF WAY OF BARBERRY WAY IN SAID SUBDIVISION) THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST, 152.06 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 198.58 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, 217.65 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 546.0 FEET AND A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 36 SECONDS A DISTANCE OF 118.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 48 MINUTES 29 SECONDS WEST, 103.51 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 438.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 46 SECONDS A DISTANCE OF 262.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 28 MINUTES 16 SECONDS EAST 684.20 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 827.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 15 MINUTES 54 SECONDS A DISTANCE OF 303.22 FEET TO THE NORTHWESTERLY CORNER OF LAKEWOOD PRAIRIE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016561; (THE FOLLOWING SIX (6) CALLS BEING ALONG A LINE COINCIDENT WITH SAID SUBDIVISION) THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 1142.30 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 140.37 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 06 SECONDS EAST, 122.38 FEET; THENCE NORTHERLY ALONG A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE BEING CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 45 MINUTES 59 SECONDS WEST A DISTANCE OF 14.45 FEET TO A POINT

OF TANGENCY; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 19.70 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 190.42 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 1759.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" OF WARRANTY DEED RECORDED FEBRUARY 05, 2008 AS DOCUMENT 200800003129.

**EXHIBIT B**
**FINAL PUD PLAT**

# FINAL PLANNED UNIT DEVELOPMENT

# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

## AREA:

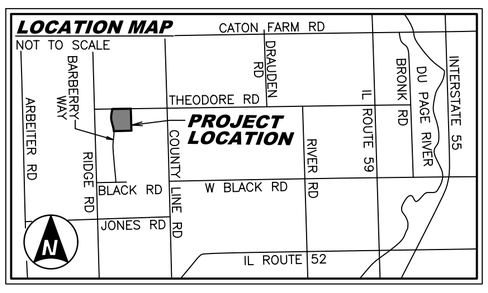
PROPERTY CONTAINS 2,970,945 SQUARE FEET OR 68.204 ACRES MORE OR LESS

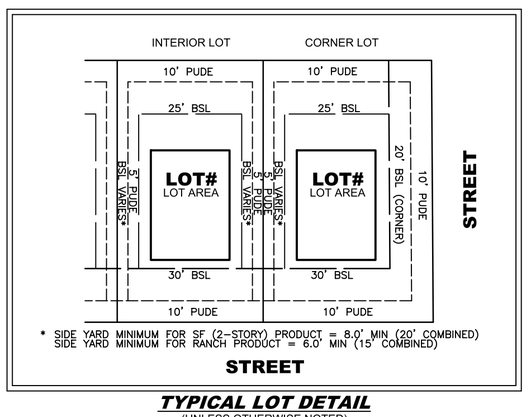
## P.I.N.:

09-01-100-005

## LOCATION MAP

NOT TO SCALE



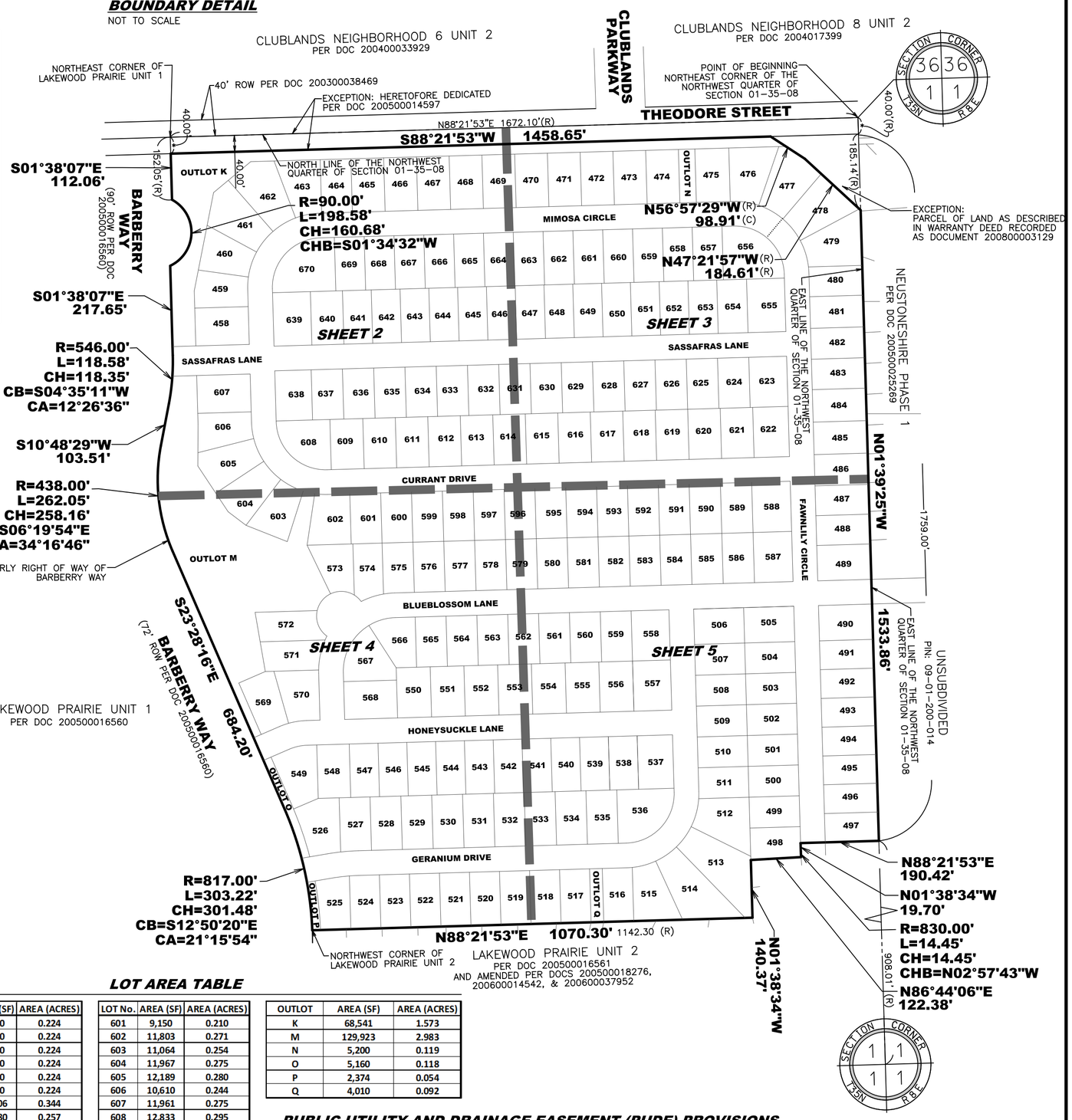




## TYPICAL LOT DETAIL

(UNLESS OTHERWISE NOTED)
N.T.S.

## BOUNDARY DETAIL

NOT TO SCALE




## NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

## COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY,
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT", "PUDE", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS" "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## DEDICATION OF OUTLOTS

OUTLOTS K, N, O, P, AND Q ARE HEREBY DEDICATED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."). THE H.O.A. SHALL MAINTAIN THE OUTLOTS SUBJECT TO THE LAKEWOOD PRAIRIE UNIT 3 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

OUTLOT M IS HEREBY DEDICATED TO THE JOLIET PARK DISTRICT.

## LANDSCAPE EASEMENT PROVISIONS

THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."), AND THEIR RESPECTIVE LICENSEES, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE EXCLUSIVE RIGHT TO MAINTAIN AND REPLACE THE LANDSCAPING ON THAT PORTION OF THE OUTLOTS SHOWN HEREON AS "LANDSCAPE EASEMENT".

## BENCHMARKS:

SOURCE BENCHMARK: SOURCE BENCHMARK: (NGS MONUMENT DESIGNATION WRI 026, PID DP5481)
THE STATION IS LOCATED ABOUT 6.3 MI (10.1 KM) EAST SOUTHEAST OF PLATTVILLE, 6.1 MI (9.8 KM) NORTH-NORTHWEST OF CHANNAHON AND 4.0 MI (6.4 KM) NORTH OF MINOOKA.
TO REACH THE STATION FROM THE JUNCTION OF US HIGHWAY 52 WITH STATE HIGHWAY 59 IN SHOREWOOD, IL, GO WEST ON US HIGHWAY 52 FOR 3.1 MI (5.0 KM) TO COUNTY LINE ROAD. CONTINUE WEST ON US HIGHWAY 52 FOR 0.5 MI (0.8 KM) TO THE STATION ON THE LEFT.

THE STATION IS LOCATED 34 FT (10.4 M) SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 344 FT (104.9 M) EAST OF PRIVATE ENTRANCE '514' STATE HIGHWAY 52 AND 91 FT (27.7 M) WEST OF THE WEST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.

NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH (15 CM) LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.

ELEVATION = 635.16 (NAVD88)

SITE BENCHMARK NO. 1: HYDRANT BOLT
HYDRANT IS LOCATED AT INTERSECTION OF BARBERRY WAY AND MORGANA DRIVE, 26 FEET NORTH OF THE NORTH CROSSWALK ON WEST SIDE OF BARBERRY WAY.
ELEVATION=661.12

SITE BENCHMARK NO. 2: HYDRANT BOLT
HYDRANT IS LOCATED AT SOUTHWEST INTERSECTION OF BARBERRY WAY AND MOSSHEATHER DRIVE 90 FEET SOUTHWEST OF MANHOLE
ELEVATION = 653.66

## RIGHT-OF-WAY AREA TABLE

| STREET NAME | AREA (SF) | AREA (AC) |
|---|---|---|
| BLUEBLOSSOM LANE | 93,907 | 2.156 |
| CURRANT DRIVE | 88,870 | 2.040 |
| FAWNLILY CIRCLE | 90,581 | 2.079 |
| GERANIUM DRIVE | 87,839 | 2.017 |
| HONEYSUCKLE LANE | 60,772 | 1.395 |
| MIMOSA CIRCLE | 89,222 | 2.048 |
| SASSAFRAS LANE | 92,112 | 2.115 |
| TOTAL AREA: | 603,303 | 13.850 |

## LAND OWNER ENDORSEMENT

STATE OF _____ )
)SS
COUNTY OF _____ )

SIGN _____ SIGN _____

TITLE _____ TITLE _____

PRINTED NAME _____ PRINTED NAME _____

DATE _____ DATE _____

## MAYOR AND CITY CLERK

STATE OF ILLINOIS )
)SS
COUNTY OF WILL )

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____, _____

_____
MAYOR

## PLAN COMMISSION AND SECRETARY

STATE OF ILLINOIS )
)SS
COUNTY OF WILL )

APPROVED BY RESOLUTION OF THE CITY OF JOLIET ON PLAN COMMISSION ON

_____, _____

_____
CHAIRPERSON

_____
SECRETARY

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

## LOT AREA TABLE

| LOT No. | AREA (SF) | AREA (ACRES) |
|---|---|---|
| 458 | 11,960 | 0.275 |
| 459 | 10,547 | 0.242 |
| 460 | 10,972 | 0.252 |
| 461 | 14,502 | 0.333 |
| 462 | 15,242 | 0.350 |
| 463 | 11,863 | 0.272 |
| 464 | 9,702 | 0.223 |
| 465 | 10,352 | 0.238 |
| 466 | 10,352 | 0.238 |
| 467 | 10,352 | 0.238 |
| 468 | 10,352 | 0.238 |
| 469 | 10,352 | 0.238 |
| 470 | 10,352 | 0.238 |
| 471 | 10,352 | 0.238 |
| 472 | 10,352 | 0.238 |
| 473 | 10,352 | 0.238 |
| 474 | 10,352 | 0.238 |
| 475 | 10,725 | 0.246 |
| 476 | 12,930 | 0.297 |
| 477 | 14,419 | 0.331 |
| 478 | 14,298 | 0.328 |
| 479 | 14,424 | 0.331 |
| 480 | 9,434 | 0.217 |
| 481 | 10,018 | 0.230 |
| 482 | 9,759 | 0.224 |
| 483 | 9,630 | 0.221 |
| 484 | 10,282 | 0.236 |
| 485 | 10,284 | 0.236 |
| 486 | 9,895 | 0.227 |
| 487 | 9,441 | 0.217 |
| 488 | 9,442 | 0.217 |
| 489 | 11,202 | 0.257 |
| 490 | 11,205 | 0.257 |
| 491 | 9,122 | 0.209 |
| 492 | 9,123 | 0.209 |
| 493 | 9,124 | 0.209 |
| 494 | 9,125 | 0.209 |
| 495 | 9,126 | 0.210 |
| 496 | 9,128 | 0.210 |
| 497 | 9,129 | 0.210 |
| 498 | 9,260 | 0.213 |
| 499 | 9,148 | 0.210 |
| 500 | 9,148 | 0.210 |
| 501 | 9,147 | 0.210 |
| 502 | 9,146 | 0.210 |
| 503 | 9,145 | 0.210 |
| 504 | 9,145 | 0.210 |
| 505 | 10,485 | 0.241 |
| 506 | 10,461 | 0.240 |
| 507 | 9,123 | 0.209 |
| 508 | 9,123 | 0.209 |
| 509 | 9,123 | 0.209 |
| 510 | 9,123 | 0.209 |
| 511 | 9,128 | 0.210 |
| 512 | 14,230 | 0.327 |
| 513 | 19,754 | 0.453 |
| 514 | 18,093 | 0.415 |
| 515 | 12,215 | 0.280 |
| 516 | 9,492 | 0.218 |
| 517 | 9,490 | 0.218 |
| 518 | 9,490 | 0.218 |
| 519 | 9,490 | 0.218 |
| 520 | 9,490 | 0.218 |
| 521 | 9,490 | 0.218 |
| 522 | 9,490 | 0.218 |
| 523 | 9,490 | 0.218 |
| 524 | 9,486 | 0.218 |
| 525 | 9,709 | 0.223 |
| 526 | 12,356 | 0.284 |
| 527 | 9,774 | 0.224 |
| 528 | 9,750 | 0.224 |
| 529 | 9,750 | 0.224 |
| 530 | 9,750 | 0.224 |
| 531 | 9,750 | 0.224 |
| 532 | 9,750 | 0.224 |
| 533 | 9,750 | 0.224 |
| 534 | 9,750 | 0.224 |
| 535 | 9,750 | 0.224 |
| 536 | 15,006 | 0.344 |
| 537 | 11,180 | 0.257 |
| 538 | 9,100 | 0.209 |
| 539 | 9,100 | 0.209 |
| 540 | 9,100 | 0.209 |
| 541 | 9,100 | 0.209 |
| 542 | 9,100 | 0.209 |
| 543 | 9,100 | 0.209 |
| 544 | 9,100 | 0.209 |
| 545 | 9,100 | 0.209 |
| 546 | 9,100 | 0.209 |
| 547 | 9,100 | 0.209 |
| 548 | 10,270 | 0.236 |
| 549 | 12,338 | 0.283 |
| 550 | 10,078 | 0.231 |
| 551 | 10,004 | 0.230 |
| 552 | 10,004 | 0.230 |
| 553 | 10,004 | 0.230 |
| 554 | 10,004 | 0.230 |
| 555 | 10,004 | 0.230 |
| 556 | 10,004 | 0.230 |
| 557 | 11,224 | 0.258 |
| 558 | 11,224 | 0.258 |
| 559 | 9,150 | 0.210 |
| 560 | 9,150 | 0.210 |
| 561 | 9,150 | 0.210 |
| 562 | 9,150 | 0.210 |
| 563 | 9,150 | 0.210 |
| 564 | 9,150 | 0.210 |
| 565 | 9,150 | 0.210 |
| 566 | 10,110 | 0.232 |
| 567 | 11,878 | 0.273 |
| 568 | 11,841 | 0.272 |
| 569 | 11,038 | 0.253 |
| 570 | 11,458 | 0.263 |
| 571 | 10,237 | 0.235 |
| 572 | 10,915 | 0.251 |
| 573 | 9,963 | 0.229 |
| 574 | 9,291 | 0.213 |
| 575 | 9,167 | 0.210 |
| 576 | 9,150 | 0.210 |
| 577 | 9,150 | 0.210 |
| 578 | 9,150 | 0.210 |
| 579 | 9,150 | 0.210 |
| 580 | 9,150 | 0.210 |
| 581 | 9,150 | 0.210 |
| 582 | 9,150 | 0.210 |
| 583 | 9,150 | 0.210 |
| 584 | 9,150 | 0.210 |
| 585 | 9,272 | 0.213 |
| 586 | 9,272 | 0.213 |
| 587 | 11,441 | 0.263 |
| 588 | 11,439 | 0.263 |
| 589 | 9,272 | 0.213 |
| 590 | 9,272 | 0.213 |
| 591 | 9,150 | 0.210 |
| 592 | 9,150 | 0.210 |
| 593 | 9,150 | 0.210 |
| 594 | 9,150 | 0.210 |
| 595 | 9,150 | 0.210 |
| 596 | 9,150 | 0.210 |
| 597 | 9,150 | 0.210 |
| 598 | 9,150 | 0.210 |
| 599 | 9,150 | 0.210 |
| 600 | 9,150 | 0.210 |
| 601 | 9,150 | 0.210 |
| 602 | 11,803 | 0.271 |
| 603 | 11,064 | 0.254 |
| 604 | 11,967 | 0.275 |
| 605 | 12,189 | 0.280 |
| 606 | 10,610 | 0.244 |
| 607 | 11,961 | 0.275 |
| 608 | 12,833 | 0.295 |
| 609 | 9,762 | 0.224 |
| 610 | 9,638 | 0.221 |
| 611 | 9,638 | 0.221 |
| 612 | 9,638 | 0.221 |
| 613 | 9,638 | 0.221 |
| 614 | 9,638 | 0.221 |
| 615 | 9,638 | 0.221 |
| 616 | 9,638 | 0.221 |
| 617 | 9,638 | 0.221 |
| 618 | 9,638 | 0.221 |
| 619 | 9,638 | 0.221 |
| 620 | 9,638 | 0.221 |
| 621 | 9,638 | 0.221 |
| 622 | 10,491 | 0.241 |
| 623 | 11,225 | 0.258 |
| 624 | 9,272 | 0.213 |
| 625 | 9,272 | 0.213 |
| 626 | 9,272 | 0.213 |
| 627 | 9,272 | 0.213 |
| 628 | 9,272 | 0.213 |
| 629 | 9,272 | 0.213 |
| 630 | 9,272 | 0.213 |
| 631 | 9,272 | 0.213 |
| 632 | 9,272 | 0.213 |
| 633 | 9,272 | 0.213 |
| 634 | 9,272 | 0.213 |
| 635 | 9,272 | 0.213 |
| 636 | 9,272 | 0.213 |
| 637 | 9,272 | 0.213 |
| 638 | 10,797 | 0.248 |
| 639 | 11,960 | 0.275 |
| 640 | 10,140 | 0.233 |
| 641 | 9,100 | 0.209 |
| 642 | 9,100 | 0.209 |
| 643 | 9,100 | 0.209 |
| 644 | 9,100 | 0.209 |
| 645 | 9,100 | 0.209 |
| 646 | 9,100 | 0.209 |
| 647 | 9,100 | 0.209 |
| 648 | 9,100 | 0.209 |
| 649 | 9,100 | 0.209 |
| 650 | 9,100 | 0.209 |
| 651 | 9,100 | 0.209 |
| 652 | 9,100 | 0.209 |
| 653 | 9,100 | 0.209 |
| 654 | 9,425 | 0.216 |
| 655 | 11,958 | 0.275 |
| 656 | 16,151 | 0.371 |
| 657 | 9,425 | 0.216 |
| 658 | 9,425 | 0.216 |
| 659 | 9,425 | 0.216 |
| 660 | 9,425 | 0.216 |
| 661 | 9,425 | 0.216 |
| 662 | 9,425 | 0.216 |
| 663 | 9,425 | 0.216 |
| 664 | 9,425 | 0.216 |
| 665 | 9,425 | 0.216 |
| 666 | 9,425 | 0.216 |
| 667 | 9,425 | 0.216 |
| 668 | 9,425 | 0.216 |
| 669 | 9,425 | 0.216 |
| 670 | 16,926 | 0.389 |

| OUTLOT | AREA (SF) | AREA (ACRES) |
|---|---|---|
| K | 68,541 | 1.573 |
| M | 129,923 | 2.983 |
| N | 5,200 | 0.119 |
| O | 5,160 | 0.118 |
| P | 2,374 | 0.054 |
| Q | 4,010 | 0.092 |

## PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "PUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

## STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

AN EXCLUSIVE EASEMENT (EXCEPT FOR PERPENDICULAR CROSSINGS OF UNDERGROUND UTILITIES WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) PER THE PUDE PROVISIONS HEREON THAT DO NOT INTERFERE WITH SAID EASEMENT) IS HEREBY RESERVED FOR AND GRANTED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A.") AS MAY BE FURTHER DEFINED IN THE HOMEOWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND THE CITY OF JOLIET, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORMWATER MANAGEMENT EASEMENT (SME) FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER INCLUDING BUT NOT LIMITED TO STORM SEWER, OVERLAND FLOOD ROUTES AND DETENTION BASINS IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE HOME FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE MUNICIPAL ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE CITY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE TOWN TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

NO FENCES, PERMANENT BUILDINGS, OR TREES SHALL BE PLACED IN EASEMENTS LABELED "STORMWATER MANAGEMENT EASEMENT", OR "SME".

## CITY PUBLIC UTILITY AND DRAINAGE EASEMENT (CPUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "CITY PUBLIC UTILITY & DRAINAGE EASEMENT" OR "CPUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM, AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES,

# FINAL PLANNED UNIT DEVELOPMENT

# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

## SITE DATA:

| | SQUARE FOOTAGE | ACRES |
|---|---|---|
| DISTURBED PROJECT AREA (DPA) * | 2,970,945 | 68.204 |
| TOTAL SITE AREA | 3,037,829 | 69.739 |

| | |
|---|---|
| ANDARE SERIES SINGLE FAMILY | 79 UNITS |
| HORIZON SERIES SINGLE FAMILY | 134 UNITS |
| TOTAL UNITS | 213 UNITS |
| DENSITY | 3.05 UNITS/ACRE (TOTAL SITE) |
| AVERAGE LOT AREA | 10,106 SQAURE FEET |

| BUILDING COVERAGE | SQUARE FOOTAGE | ACRES | % OF DPA |
|---|---|---|---|
| ANDARE SERIES ** | 164,004 | 3.765 | 5.52% |
| HORIZON SERIES ** | 282,204 | 6.479 | 9.50% |
| TOTAL BUILDING COVERAGE | 446,208 | 10.244 | 15.02% |

| IMPERVIOUS COVERAGE | SQUARE FOOTAGE | ACRES | % OF DPA |
|---|---|---|---|
| HOMESITE COVERAGE (ANDARE) *** | 247,586 | 5.684 | 8.33% |
| HOMESITE COVERAGE (HORIZON) *** | 458,146 | 10.518 | 15.42% |
| DRIVE APRONS | 38,340 | 0.880 | 1.29% |
| SIDEWALKS | 98,645 | 2.264 | 3.32% |
| ROADS | 310,913 | 7.138 | 10.47% |
| TOTAL IMPERVIOUS COVERAGE | 1,153,639 | 26.484 | 38.83% |

| OPEN SPACE | SQUARE FOOTAGE | ACRES | % OF DPA |
|---|---|---|---|
| OUTLOTS | 215,208 | 4.940 | 7.24% |
| TOTAL OPEN SPACE | 215,208 | 4.940 | 7.24% |

| DEDICATED RIGHT-OF-WAY | SQUARE FOOTAGE | ACRES | % OF DPA |
|---|---|---|---|
| ONSITE ROADWAYS | 603,303 | 13.850 | 20.31% |

| PARKING | |
|---|---|
| 2 CAR GARAGE | 426 SPACES |
| DRIVEWAY | 426 SPACES |
| TOTAL PARKING | 852 SPACES |
| TOTAL CARS / UNIT | 4 |

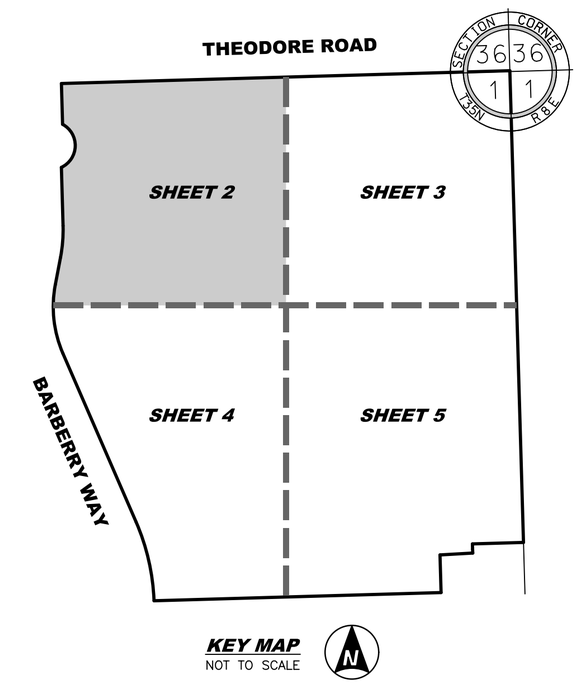
* DISTURBED PROJECT AREA IS THE TOTAL SITE AREA LESS THE 40' RIGHT OF WAY DEDICATED TO THEODORE ROAD.

** BUILDING COVERAGE IS CALCULATED USING THE SUM OF THE FIRST FLOOR, GARAGE, PORCH, AND SUNROOM AVERAGED ACROSS EACH PRODUCT IN THE SERIES.

*** HOMESITE COVERAGE INCLUDES THE BUILDING COVERAGE, DRIVEWAY, PATIO, AND SERVICE WALK WITHIN THE PROPERTY LINE.

## LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- WM EXISTING WATER MAIN
- WM PROPOSED WATER MAIN
- XXX EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) – EXISTING/PROPOSED
- CATCH BASIN (CB) – EXISTING/PROPOSED
- INLET (INL) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- VALVE VAULT (VV) – EXISTING/PROPOSED
- VALVE BOX (VB) – EXISTING
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- (C) CALCULATED
- C&G CURB AND GUTTER
- CA= CENTRAL ANGLE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- RW RETAINING WALL
- SME STORMWATER MANAGEMENT EASEMENT
- STM STORM
- STR STRUCTURE
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB




KEY MAP
NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

THEODORE STREET
(40' ROW PER DOC 200300038469)

THEODORE STREET
HERETOFORE DEDICATED PER DOC 200500014597

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

EXCEPTION

S88°21'53"W 1458.65'

1672.10' (R)

BARBERRY WAY
(90' ROW PER DOC 200500016560)

S01°38'07"E 112.06'

S01°38'07"E 217.65'

S10°48'29"W 103.51'

R=90.00' L=198.55' CH=160.68' CB=S07°34'32"W

R=546.00' L=118.58' CH=118.35' CB=S04°35'11"W CA=12°26'36"

CA=34°16'46" R=438.00' L=262.05' CH=258.16' CB=S06°19'54"E

MIMOSA CIRCLE
(60.00' ROW HEREBY DEDICATED)
S88°21'53"W 1004.48'

SASSAFRAS LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1304.50'

CURRANT DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1154.54'

BELLFLOWER LANE

OUTLOT K
68541 SF
1.573 AC

OUTLOT H
PIN: 09-01-102-001
LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION
%FOSTER PREMIER
1550 KENSINGTON RD STE 190
OAK BROOK, IL 60523
ZONED: R-1B (CITY OF JOLIET)

OUTLOT J
PIN: 09-01-102-001
LAKEWOOD PRAIRIE LLC
2700 W HIGGINS RD STE 100
HOFFMAN ESTATES, IL 60195
ZONED: R-1B (CITY OF JOLIET)

OUTLOT M
130473 SF
2.995 AC
BLANKET PUDE

LAKEWOOD PRAIRIE UNIT 1
PER DOC 200500016560

457 PIN: 09-01-102-040 LOCKERT, STEVEN D 1507 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

456 PIN: 09-01-102-039 KILLIAN RYAN & BERMAN ERIN 1505 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

455 PIN: 09-01-102-038 SMITH, CORY A 1503 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

454 PIN: 09-01-102-037 DRISCOLL, MICHAEL A & JORDAN C 1501 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

453 PIN: 09-01-102-036 KASPERSKI, JOHN S 1413 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

452 PIN: 09-01-102-035 STEG, DAVID THOMAS & AMANDA MARIE 1411 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

451 PIN: 09-01-102-034 MENDOZA ENRIQUE &, MENDOZA MARTA & ENRIQUE SR 1409 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

528 PIN: 06-36-351-053 JAMES F & SARTORI LISA R 7711 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

527 PIN: 06-36-351-054 JOSEPH R & CHEOP MARGARET M 7709 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

526 PIN: 06-36-351-055 FRANCISCO & MARTHA NAVARRO 7707 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

525 PIN: 06-36-351-056 JOSEPH R & CHEOP 7705 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

524 PIN: 06-36-351-057 DUSTY J & JILL A FRAKER 7706 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

523 PIN: 06-36-351-058 LINDA M & SAMUEL A SPIVA 7708 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

522 PIN: 06-36-336-026 FRANCISCO R & BERTH ESPINOZA 7710 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

521 PIN: 06-36-336-025 SHEILA LYNN MAPLE 7712 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

520 PIN: 06-36-336-024 BARAKAT KHATIB 7616 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

519 PIN: 06-36-336-023 LUIS M LOZA 7614 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

518 PIN: 06-36-336-022 GREGORY RAFAEL 7612 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

517 PIN: 06-36-336-021 ROBERT R & DINETTE M MALE 7610 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

514 PIN: 06-36-336-018 ALISON VORE 7604 OAKSHIRE CT JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

513 PIN: 06-36-336-017 LARRY D & JARRIE L LESURE 7602 OAKSHIRE CT JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

461 14502 SF 0.333 AC
462 15242 SF 0.350 AC
463 11863 SF 0.272 AC
464 9702 SF 0.223 AC
465 10352 SF 0.238 AC
466 10352 SF 0.238 AC
467 10352 SF 0.238 AC
468 10352 SF 0.238 AC
469 10352 SF 0.238 AC
470 10352 SF 0.238 AC
460 10972 SF 0.252 AC
459 10547 SF 0.242 AC
458 11960 SF 0.275 AC
607 11961 SF 0.275 AC
606 10610 SF 0.244 AC
605 12189 SF 0.280 AC
604 11967 SF 0.275 AC
603 11064 SF 0.254 AC
670 16926 SF 0.389 AC
669 9425 SF 0.216 AC
668 9425 SF 0.216 AC
667 9425 SF 0.216 AC
666 9425 SF 0.216 AC
665 9425 SF 0.216 AC
664 9425 SF 0.216 AC
663 9425 SF 0.216 AC
639 11960 SF 0.275 AC
640 10140 SF 0.233 AC
641 9100 SF 0.209 AC
642 9100 SF 0.209 AC
643 9100 SF 0.209 AC
644 9100 SF 0.209 AC
645 9100 SF 0.209 AC
646 9100 SF 0.209 AC
647 9100 SF 0.209 AC
638 10797 SF 0.248 AC
637 9272 SF 0.213 AC
636 9272 SF 0.213 AC
635 9272 SF 0.213 AC
634 9272 SF 0.213 AC
633 9272 SF 0.213 AC
632 9272 SF 0.213 AC
631 9272 SF 0.213 AC
608 12833 SF 0.295 AC
609 9762 SF 0.224 AC
610 9638 SF 0.221 AC
611 9638 SF 0.221 AC
612 9638 SF 0.221 AC
613 9638 SF 0.221 AC
614 9638 SF 0.221 AC
602 11803 SF 0.271 AC
601 9150 SF 0.210 AC
600 9150 SF 0.210 AC
599 9150 SF 0.210 AC
598 9150 SF 0.210 AC
597 9150 SF 0.210 AC
596 9150 SF 0.210 AC

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06-12-24 | REVISED PER CITY COMMENTS | AJM |
| 04-15-24 | ISSUE FINAL PUD PLAT | AJM |
| 02-06-2024 | REVISED PER CITY COMMENTS | JT |

| | |
|---|---|
| DESIGNED | MTL |
| DRAWN | AJM |
| APPROVED | KMF |
| DATE | 01/09/2024 |
| SCALE | 1" = 50' |

# FINAL PUD PLAT
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 2 OF 5

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

6/12/2024 2:24:39 PM N:\4726\Survey\Proposal\Final\4726-FPS-2.plt

# FINAL PLANNED UNIT DEVELOPMENT

# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

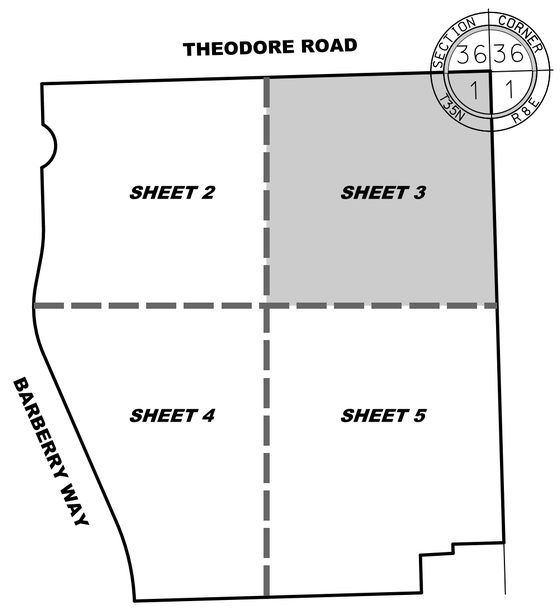
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

## LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) – EXISTING/PROPOSED
- CATCH BASIN (CB) – EXISTING/PROPOSED
- INLET (INL) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- VALVE VAULT (VV) – EXISTING/PROPOSED
- VALVE BOX (VB) – EXISTING
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- (C) CALCULATED
- C&G CURB AND GUTTER
- CA= CENTRAL ANGLE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- RW RETAINING WALL
- SME STORMWATER MANAGEMENT EASEMENT
- STM STORM
- STR STRUCTURE
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB




KEY MAP
NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

CLUBLANDS NEIGHBORHOOD 8 UNIT 2
PER DOC 2004017399

CLUBLANDS PARKWAY
(120.00' ROW PER DOC 2003000038469)

THEODORE STREET
(40' ROW PER DOC 2003000038469)

THEODORE STREET
HERETOFORE DEDICATED PER DOC 200500014597

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

POINT OF BEGINNING
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 01-35-08

EXCEPTION

S88°21'53"W 1458.65'

N88°21'53"E 1458.65'

OUTLOT K
68541 SF
1.573 AC

OUTLOT N
5200 SF
0.119 AC
SME

PIN: 09-01-100-006
PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AS DOC 200800003129
OWNER: CITY OF JOLIET
150 W JEFFERSON ST
JOLIET, IL. 60432
ZONED: R-1B (CITY OF JOLIET)

N56°57'29"W(R) 98.91'(C)

N47°21'57"W(R) 184.61'(R)

N01°39'25"W (R) 40.00'(R)

MIMOSA CIRCLE
(60.00' ROW HEREBY DEDICATED)
S88°21'53"W 1004.48

SASSAFRAS LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1304.50'

CURRANT DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1154.54'

FAWNLILY CIRCLE
(60.00' ROW HEREBY DEDICATED)

KEMPTON COURT

KEMPTON STREET
NEUSTONESHIRE PHASE 1
PER DOC 2005000025269
N01°39'25"W 1533.86'

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

469 10352 SF 0.238 AC
470 10352 SF 0.238 AC
471 10352 SF 0.238 AC
472 10352 SF 0.238 AC
473 10352 SF 0.238 AC
474 10352 SF 0.238 AC
475 10725 SF 0.246 AC
476 12930 SF 0.297 AC
477 14419 SF 0.331 AC
478 14298 SF 0.328 AC
479 14424 SF 0.331 AC
480 9434 SF 0.217 AC
481 10018 SF 0.230 AC
482 9759 SF 0.224 AC
483 9630 SF 0.221 AC
484 10282 SF 0.236 AC
485 10284 SF 0.236 AC
486 9895 SF 0.227 AC

646 9100 SF 0.209 AC
647 9100 SF 0.209 AC
648 9100 SF 0.209 AC
649 9100 SF 0.209 AC
650 9100 SF 0.209 AC
651 9100 SF 0.209 AC
652 9100 SF 0.209 AC
653 9100 SF 0.209 AC
654 9425 SF 0.216 AC
655 11958 SF 0.275 AC
656 16151 SF 0.371 AC
657 9425 SF 0.216 AC
658 9425 SF 0.216 AC
659 9425 SF 0.216 AC
660 9425 SF 0.216 AC
661 9425 SF 0.216 AC
662 9425 SF 0.216 AC
663 9425 SF 0.216 AC
664 9425 SF 0.216 AC

614 9638 SF 0.221 AC
615 9638 SF 0.221 AC
616 9638 SF 0.221 AC
617 9638 SF 0.221 AC
618 9638 SF 0.221 AC
619 9638 SF 0.221 AC
620 9638 SF 0.221 AC
621 9638 SF 0.221 AC
622 10491 SF 0.241 AC
623 11225 SF 0.258 AC
624 9272 SF 0.213 AC
625 9272 SF 0.213 AC
626 9272 SF 0.213 AC
627 9272 SF 0.213 AC
628 9272 SF 0.213 AC
629 9272 SF 0.213 AC
630 9272 SF 0.213 AC
631 9272 SF 0.213 AC

133 PIN: 09-01-201-013 LUIF JEFF & LUIF SHANNON 1515 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
134 PIN: 09-01-201-014 JASON P SIEGEL 1513 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
135 PIN: 09-01-201-015 PENA, VICTOR M & IVY J 1511 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
136 PIN: 09-01-201-016 SOBIERAJ TOMASZ J & INGRAM LYNSEY A 1509 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
137 PIN: 09-01-201-017 KUZIEL, MICHAEL & CARA M 1507 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
138 PIN: 09-01-201-018 TITRE, ANDREW 1505 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
139 PIN: 09-01-201-019 BORKOWSKI, JENNA 1503 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
140 PIN: 09-01-201-020 PETERSON JEFFREY & PETERSON TONYA 1501 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
141 PIN: 09-01-201-021 JAHNKE, STEVE 1417 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
142 PIN: 09-01-201-022 BARNES, AARON K & NICOLE 1415 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
143 PIN: 09-01-201-023 PALMER, WILLIAM J & REBECCA D 1413 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
417 PIN: 09-01-201-001 NEUMANN HOMES INC 4355 WEAVER PKWY WARRENVILLE, IL. 60555 ZONED: R-1B (CITY OF JOLIET)

SEE SHEET 2

SEE SHEET 5

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06-12-24 | REVISED PER CITY COMMENTS | AJM |
| 04-15-24 | ISSUE FINAL PUD PLAT | AJM |
| 02-06-2024 | REVISED PER CITY COMMENTS | JT |

| | |
|---|---|
| DESIGNED | MTL |
| DRAWN | AJM |
| APPROVED | KMF |
| DATE | 01/09/2024 |
| SCALE | 1" = 50' |

FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 3 OF 5

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

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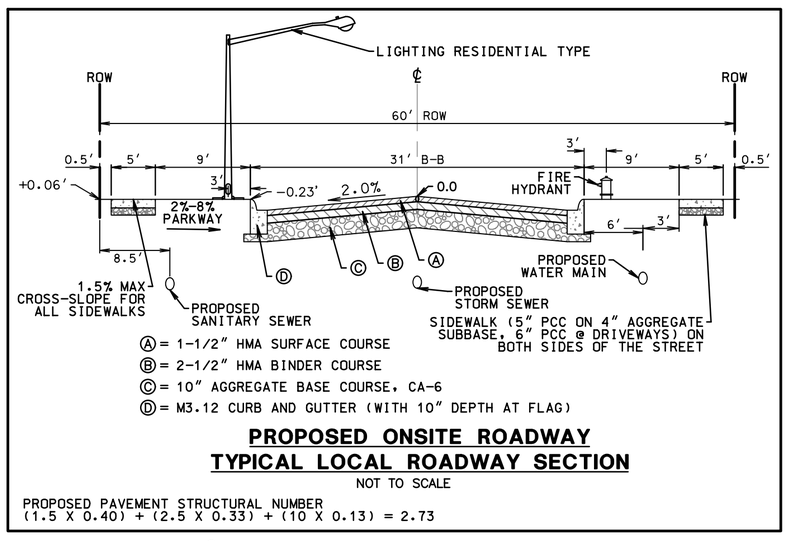
# FINAL PLANNED UNIT DEVELOPMENT

# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

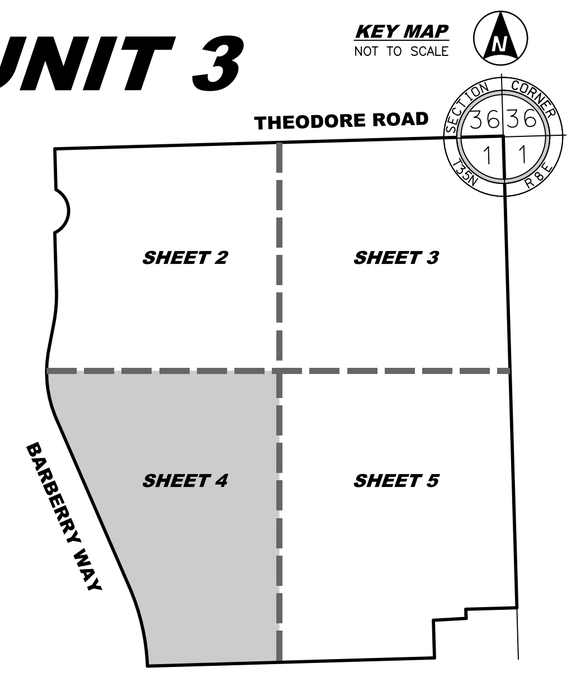



**PROPOSED ONSITE ROADWAY**
**TYPICAL LOCAL ROADWAY SECTION**

NOT TO SCALE

PROPOSED PAVEMENT STRUCTURAL NUMBER
(1.5 X 0.40) + (2.5 X 0.33) + (10 X 0.13) = 2.73

**KEY MAP**
NOT TO SCALE







CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

**LENNAR HOMES**
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

| DATE | DESCRIPTION OF REVISION | BY |
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| 06-12-24 | REVISED PER CITY COMMENTS | AJM |
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| | |
|---|---|
| DESIGNED | MTL |
| DRAWN | AJM |
| APPROVED | KMF |
| DATE | 01/09/2024 |
| SCALE | 1" = 50' |

# FINAL PUD PLAT
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 4 OF 5

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

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# FINAL PLANNED UNIT DEVELOPMENT

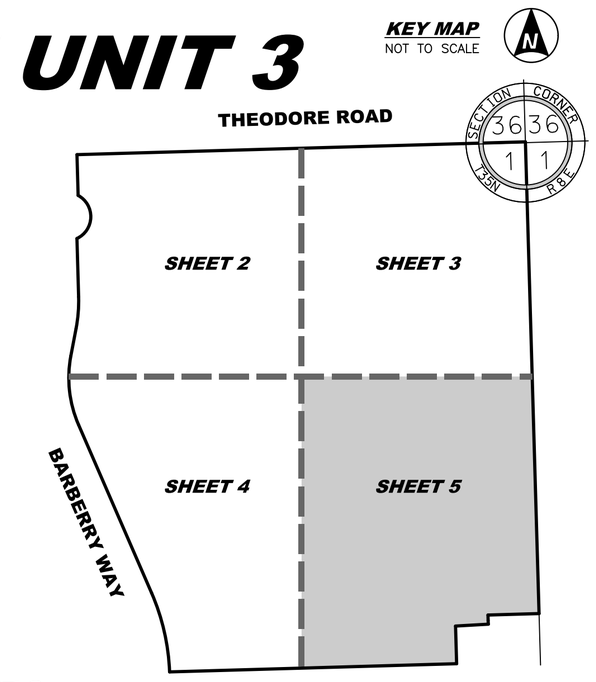
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

**KEY MAP**
NOT TO SCALE




## LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) – EXISTING/PROPOSED
- CATCH BASIN (CB) – EXISTING/PROPOSED
- INLET (INL) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- VALVE VAULT (VV) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB

C&G CURB AND GUTTER
(C) CALCULATED
CA= CENTRAL ANGLE
CB= CHORD BEARING
CH= CHORD LENGTH
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
L= ARC LENGTH
R= RADIUS
(R) RECORD
RW RETAINING WALL
SME STORMWATER MANAGEMENT EASEMENT
STM STORM
STR STRUCTURE
TRANS TRANSFORMER

SEE SHEET 3

CURRANT DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1154.54

BLUEBLOSSOM LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 303.55
N88°21'53"E 699.31

GERANIUM DRIVE
(60.00' ROW HEREBY DEDICATED)

HONEYSUCKLE LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 855.31

GERANIUM DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 651.65

FAWNLILY CIRCLE
(60.00' ROW HEREBY DEDICATED)

KEMPTON ST
NEUSTONESHIRE PHASE 1
PER DOC 200500025269

BLUEBLOSSOM LANE
60' ROW PER DOC 200500025269

N01°39'55"W 1533.86'

N88°21'53"E 1070.30'

N86°44'06"E 122.38'

N01°38'34"W 140.37'

N01°38'34"W 19.70'
R=830.00
L=14.45', CH=14.45'
CHB=N02°57'43"W

N88°21'53"E 190.42'

N01°38'34"W 606.00'

N01°38'34"W 304.00'

S01°38'07"E 304.00'

S01°38'07"E 170.00'

S01°38'07"E 475.00'

S01°38'07"E 240.41'

S58°35'44"E 161.76'

S88°21'53"W 1142.30 (R)

| Lot | SF | AC |
|---|---|---|
| 596 | 9150 | 0.210 |
| 595 | 9150 | 0.210 |
| 594 | 9150 | 0.210 |
| 593 | 9150 | 0.210 |
| 592 | 9150 | 0.210 |
| 591 | 9150 | 0.210 |
| 590 | 9272 | 0.213 |
| 589 | 9272 | 0.213 |
| 588 | 11439 | 0.263 |
| 579 | 9150 | 0.210 |
| 580 | 9150 | 0.210 |
| 581 | 9150 | 0.210 |
| 582 | 9150 | 0.210 |
| 583 | 9150 | 0.210 |
| 584 | 9150 | 0.210 |
| 585 | 9272 | 0.213 |
| 586 | 9272 | 0.213 |
| 587 | 11441 | 0.263 |
| 562 | 9150 | 0.210 |
| 561 | 9150 | 0.210 |
| 560 | 9150 | 0.210 |
| 559 | 9150 | 0.210 |
| 558 | 11224 | 0.258 |
| 553 | 10004 | 0.230 |
| 554 | 10004 | 0.230 |
| 555 | 10004 | 0.230 |
| 556 | 10004 | 0.230 |
| 557 | 11224 | 0.258 |
| 542 | 9100 | 0.209 |
| 541 | 9100 | 0.209 |
| 540 | 9100 | 0.209 |
| 539 | 9100 | 0.209 |
| 538 | 9100 | 0.209 |
| 537 | 11180 | 0.257 |
| 532 | 9750 | 0.224 |
| 533 | 9750 | 0.224 |
| 534 | 9750 | 0.224 |
| 535 | 9750 | 0.224 |
| 536 | 15006 | 0.344 |
| 519 | 9490 | 0.218 |
| 518 | 9490 | 0.218 |
| 517 | 9490 | 0.218 |
| 516 | 9492 | 0.218 |
| 515 | 12215 | 0.280 |
| 514 | 18093 | 0.415 |
| 513 | 19754 | 0.454 |
| 506 | 10461 | 0.240 |
| 505 | 10485 | 0.241 |
| 507 | 9123 | 0.209 |
| 504 | 9145 | 0.210 |
| 508 | 9123 | 0.209 |
| 503 | 9145 | 0.210 |
| 509 | 9123 | 0.209 |
| 502 | 9146 | 0.210 |
| 510 | 9123 | 0.209 |
| 501 | 9147 | 0.210 |
| 511 | 9128 | 0.210 |
| 500 | 9148 | 0.210 |
| 512 | 14230 | 0.327 |
| 499 | 9148 | 0.210 |
| 498 | 9260 | 0.213 |
| 486 | 9895 | 0.227 |
| 487 | 9441 | 0.217 |
| 488 | 9442 | 0.217 |
| 489 | 11202 | 0.257 |
| 490 | 11205 | 0.257 |
| 491 | 9122 | 0.209 |
| 492 | 9123 | 0.209 |
| 493 | 9124 | 0.209 |
| 494 | 9125 | 0.209 |
| 495 | 9126 | 0.210 |
| 496 | 9128 | 0.210 |
| 497 | 9129 | 0.210 |

143 PIN: 09-01-201-023 PALMER, WILLIAM J & REBECCA D 1413 KEMPTON ST JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

144 PIN: 09-01-201-024 SOBEVSKI KOSTA, SOBEVSKI ZORAN & TANCHEVSKA SOBEVSKI SUSANNA 1411 KEMPTON ST JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

145 PIN: 09-01-201-025 TUCKER, JOSEPH C JR & STACY R 1409 KEMPTON ST JOLIET, IL, 60431 1413 KEMPTON ST JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

146 PIN: 09-01-201-026 DREZNES, ALEX & LINDSAY 1407 KEMPTON ST JOLIET, IL, 60435 ZONED: R-1B (CITY OF JOLIET)

200 PIN: 09-01-176-001 STRAKA, AMANDA M & MENDEZ, DANIEL 1310 FAWNLILY CIR JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

201 PIN: 09-01-175-030 CLOWERS SARAH JEAN & BEYER TIMOTHY G 1311 FAWNLILY CIR JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

202 PIN: 09-01-175-054 MIGON, TIMOTHY C 1305 FAWNLILY CIR JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

203 PIN: 09-01-175-028 PUNZALAN, MARY NINA A PUNZALAN, MARY GIR 1301 FAWNLILY GIR JOLIET, IL, 60431 ZONED: R-1B (CITY OF JOLIET)

UNSUBDIVIDED
PIN: 09-01-200-014
OWNER: CHICAGO TITLE LAND TRUST CO 8002354094 % L.B. ANDERSEN & CO. INC 104 S. WYNSTONE PARK DR NORTH BARRINGTON, IL, 60010

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

OUTLOT G 4010 SF 0.092 AC SME

OUTLOT Q 4010 SF 0.092 AC SME

LAKEWOOD PRAIRIE UNIT 2 PER DOC 200500016561 AND AMENDED PER DOCS 200500018276, 200600014542, & 200600037952

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

**LENNAR HOMES**
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06-12-24 | REVISED PER CITY COMMENTS | AJM |
| 04-15-24 | ISSUE FINAL PUD PLAT | AJM |
| 02-06-2024 | REVISED PER CITY COMMENTS | JT |

| | |
|---|---|
| DESIGNED | MTL |
| DRAWN | AJM |
| APPROVED | KMF |
| DATE | 01/09/2024 |
| SCALE | 1" = 50' |

**FINAL PUD PLAT**
**LAKEWOOD PRAIRIE SUBDIVISION UNIT 3**
**JOLIET, ILLINOIS**

SHEET 5 OF 5

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

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**EXHIBIT C**
**FINAL ENGINEERING PLANS**

# FINAL ENGINEERING PLANS
# LAKEWOOD PRAIRIE UNIT 3
# JOLIET, ILLINOIS

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| SANITARY SEWER | 8" PVC | 8" PVC |
| FORCE MAIN | FM | FM |
| STORM SEWER | 12" RCP | 12" RCP |
| UNDERDRAIN | UD | UD |
| MANHOLE | | |
| CATCH BASIN | | |
| INLET | | |
| CLEANOUT | | |
| WATER MAIN | WM | 8" WM |
| VALVE VAULT | | |
| VALVE BOX | | |
| FIRE HYDRANT | | |
| FLARED END SECTION | | |
| COMBINED SEWER | | |
| STREET LIGHT/PARKING LOT LIGHT | | |
| POWER POLE | | |
| STREET SIGN | | |
| FENCE | X X X | X X X |
| GAS MAIN | G G G G | G G G G |
| OVERHEAD LINE | OH OH | OH OH OH |
| TELEPHONE LINE | T T T T | T T T T |
| ELECTRIC LINE | E E E E | E E E E |
| CABLE TV LINE | CATV CATV | CATV CATV |
| HIGH WATER LEVEL | | HWL XXX |
| NORMAL WATER LEVEL | NWL XXX | NWL XXX |
| CONTOUR LINE | XXX.XX | XXX.XX |
| TOP OF CURB ELEVATION | TC XXX.XX | TC XXX.XX |
| TOP OF DEPRESSED CURB | TDC XXX.XX | TDC XXX.XX |
| PAVEMENT ELEVATION | P XXX.XX | P XXX.XX |
| SPOT ELEVATION | XXX.XX | XXX.XX |
| FINISHED FLOOR ELEVATION | FF = XXX.XX | FF = XXX.XX |
| TOP OF FOUNDATION | TF = XXX.XX | TF = XXX.XX |
| GRADE AT FOUNDATION | GF = XXX.XX | GF = XXX.XX |
| HIGH OR LOW POINT | | Ⓛ or Ⓗ |
| OVERLAND FLOOD ROUTE | | |
| PAVEMENT FLOW DIRECTION | | 2.0% |
| SWALE FLOW DIRECTION | | |
| DEPRESSED CURB AND GUTTER | | |
| REVERSE CURB AND GUTTER | | |

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| AC | ACRE | HWL | HIGH WATER ELEVATION | SAN | SANITARY SEWER |
| BC | BACK OF CURB | INL | INLET | SMH | SANITARY MANHOLE |
| BTM | BOTTOM | INV | INVERT | STA | STATION |
| CB | CATCH BASIN | LF | LINEAL FEET/FOOT | STM | STORM SEWER |
| CFS | CUBIC FEET PER SECOND | LP | LIGHT POLE | SY | SQUARE YARD |
| CY | CUBIC YARD | LT | LEFT | SWPP | STORMWATER POLLUTION PREVENTION PLAN |
| DIA | DIAMETER | L/W | LOWEST GRADE ADJACENT TO RETAINING WALL | TDC | TOP OF DEPRESSED CURB |
| DIWM | DUCTILE IRON WATER MAIN | MAX | MAXIMUM | TC | TOP OF CURB |
| EL | ELEVATION | MH | STORM MANHOLE | TF | TOP OF FOUNDATION |
| EP | EDGE OF PAVEMENT | MIN | MINIMUM | T/W | TOP OF RETAINING WALL |
| FF | FINISHED FLOOR | NWL | NORMAL WATER ELEVATION | TYP | TYPICAL |
| FES | FLARED END SECTION | OCS | OUTLET CONTROL STRUCTURE | VB | VALVE BOX |
| FT | FOOT/FEET | P | PAVEMENT ELEVATION | VC | VERTICAL CURVE |
| G | GUTTER ELEVATION | PVC | POLYVINYL CHLORIDE PIPE | VV | VALVE VAULT |
| GF | GRADE AT FOUNDATION | R | RADIUS | W | WALK ELEVATION |
| GR | GRADE RING ELEVATION | RCP | REINFORCED CONCRETE PIPE | WM | WATER MAIN |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | RIM | RIM ELEVATION | VPI | VERTICAL POINT OF INTERSECTION |
| HYD | FIRE HYDRANT | RT | RIGHT | | |
| HMA | HOT MIX ASPHALT | ROW | RIGHT OF WAY | | |

## INDEX OF SHEETS


| | |
|---|---|
| 1 | COVER SHEET |
| 2 | OVERALL SITE PLAN |
| 3 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 4 | GRADING PLAN - NORTHWEST |
| 5 | GRADING PLAN - NORTHEAST |
| 6 | GRADING PLAN - WEST CENTER |
| 7 | GRADING PLAN - EAST CENTER |
| 8 | GRADING PLAN - SOUTHWEST |
| 9 | GRADING PLAN - SOUTHEAST |
| 10 | GRADING DETAILS |
| 11-12 | ADA GRADING DETAILS |
| 13 | STORMWATER POLLUTION PREVENTION PLAN (SWPPP) |
| 14 | SWPPP DETAILS |
| 15 | SWPPP SPECIFICATIONS |
| 16 | OVERALL UTILITY PLAN |
| 17-18 | PLAN AND PROFILE - SASSAFRAS LANE |
| 19 | PLAN AND PROFILE - MIMOSA CIRCLE AND CURRANT DRIVE |
| 20 | PLAN AND PROFILE - MIMOSA CIRCLE |
| 21-22 | PLAN AND PROFILE - FAWNLILY CIRCLE |
| 23 | PLAN AND PROFILE - CURRANT DRIVE |
| 24 | PLAN AND PROFILE - HONEYSUCKLE LANE |
| 25-26 | PLAN AND PROFILE - BLUEBLOSSOM LANE |
| 27-28 | PLAN AND PROFILE - GERANIUM DRIVE |
| 29 | LIGHTING AND SIGNAGE PLAN |
| 30-33 | CONSTRUCTION DETAILS |
| 34 | PROJECT SPECIFICATIONS |
| 35 | OFFSITE WATERMAIN IMPROVEMENTS |


## LOCATION MAP




CALL JULIE TOLL FREE 1-800-892-0123
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)
1-800-892-0123

## BENCHMARKS

SOURCE BENCHMARK: SOURCE BENCHMARK: (NGS MONUMENT DESIGNATION WRI 026, PID DP5481)
THE STATION IS LOCATED ABOUT 6.3 MI (10.1 KM) EAST SOUTHEAST OF PLATTVILLE, 6.1 MI (9.8 KM) NORTH-NORTHWEST OF CHANNAHON AND 4.0 MI (6.4 KM) NORTH OF MINOOKA.
TO REACH THE STATION FROM THE JUNCTION OF US HIGHWAY 52 WITH STATE HIGHWAY 59 IN SHOREWOOD, IL, GO WEST ON US HIGHWAY 52 FOR 3.1 MI (5.0 KM) TO COUNTY LINE ROAD. CONTINUE WEST ON US HIGHWAY 52 FOR 0.5 MI (0.8 KM) TO THE STATION ON THE LEFT.

THE STATION IS LOCATED 34 FT (10.4 M) SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 344 FT (104.9 M) EAST OF PRIVATE ENTRANCE "514" STATE HIGHWAY 52 AND 91 FT (27.7 M) WEST OF THE WEST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.

NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH (15 CM) LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.

ELEVATION = 635.16 (NAVD88)

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION
- THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED APRIL 27, 2023 AND JANUARY 2024, AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.

NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- 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;
- GENERAL ORDINANCES, CITY OF JOLIET, LATEST EDITION;
- ENGINEERING DESIGN POLICIES, CITY OF JOLIET, LATEST EDITION;

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

## 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 AREAS, 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.

LICENSED ENGINEER

STATE OF ILLINOIS — 062-052073 — JUDITH K. BUEHLER — PROFESSIONAL ENGINEER
11.30.25

ENGINEER'S SEAL


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PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06/26/24 | REVISED PER CITY OF JOLIET COMMENTS | AB |

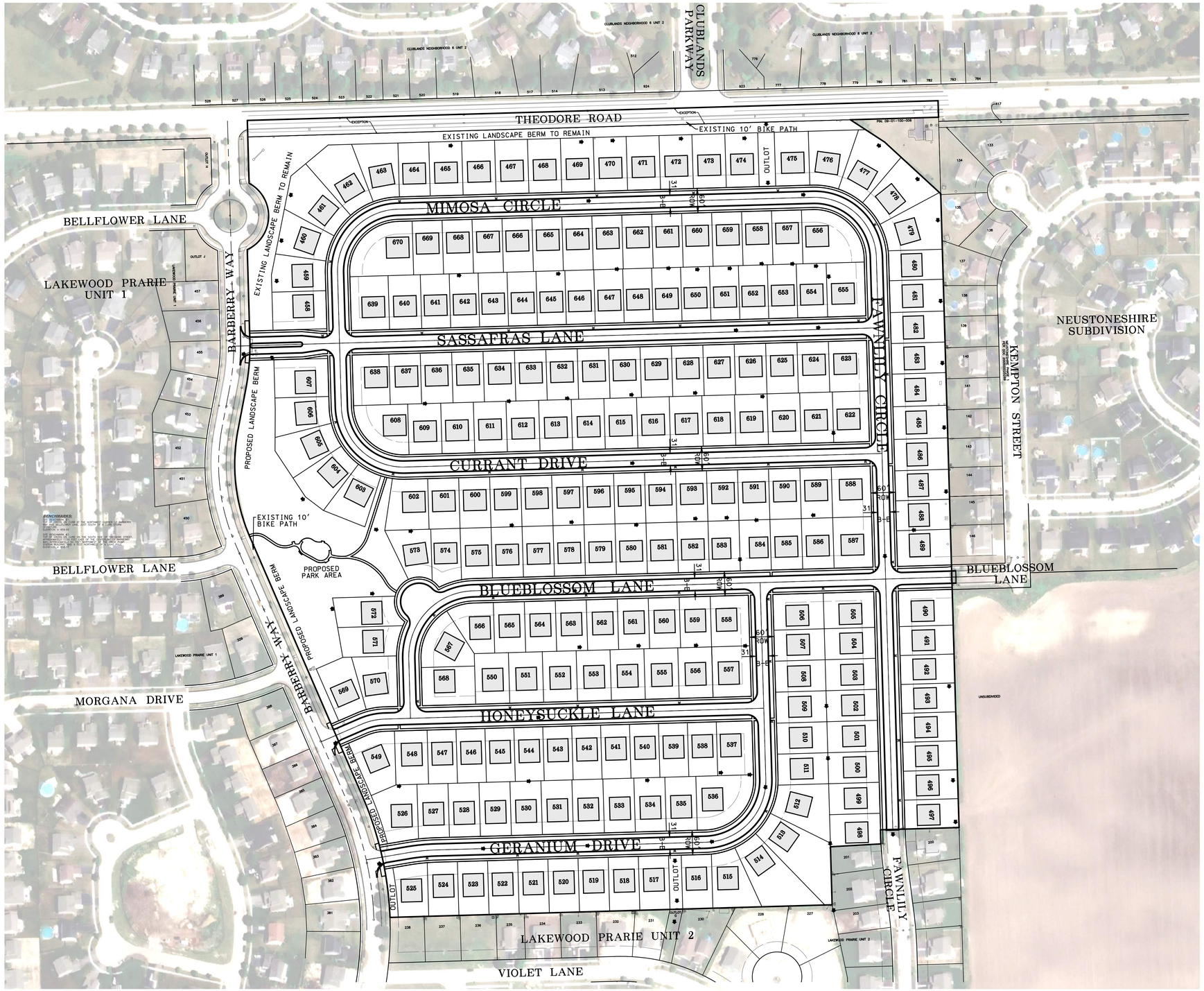
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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
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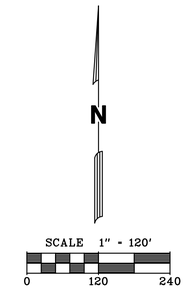
COVER SHEET
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 1 OF 35
PROJECT NUMBER: 4726

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SITE PLAN GENERAL NOTES

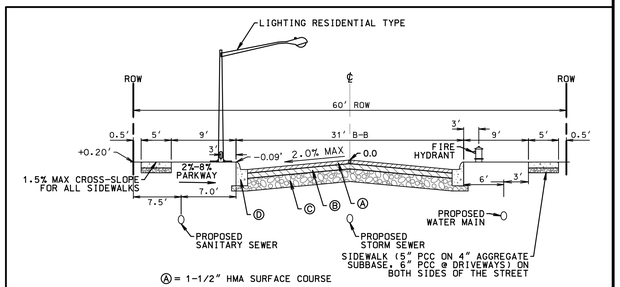
1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
5. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
6. SEE ARCHITECTURAL PLANS FOR DETAILS REGARDING PROPOSED HOME STRUCTURES.

| SITE DATA | |
|---|---|
| SITE AREA: | 68.20 ACRES |
| PROPOSED DISTURBED SITE AREA: | 68.20 ACRES |

**EXISTING APPROVED STORMWATER MANAGEMENT FACILITY**

| | |
|---|---|
| ALLOWABLE TRIBUTARY AREA | - 68.20 AC |
| APPROVED CURVE NUMBER | - 83 |
| PROPOSED CURVE NUMBER | - 82.4 |
| EXISTING HIGH WATER LEVEL | - 619.0 |
| EXISTING NORMAL WATER LEVEL | - 612.3 |
| APPROVED AS-BUILT VOLUME PROVIDED | - 127.48 AC-FT |

* NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT
* DETENTION APPROVED WITH OVERALL SUBDIVISION




Ⓐ = 1-1/2" HMA SURFACE COURSE
Ⓑ = 2-1/2" HMA BINDER COURSE
Ⓒ = 10" AGGREGATE BASE COURSE, CA-6
Ⓓ = M3.12 CURB AND GUTTER (WITH 10" DEPTH AT FLAG)

**PROPOSED ONSITE ROADWAY TYPICAL LOCAL ROADWAY SECTION**

NOT TO SCALE

PROPOSED PAVEMENT STRUCTURAL NUMBER
(1.5 X 0.40) + (2.5 X 0.33) + (10 X 0.13) = 2.73


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| | |
|---|---|
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| DATE | 04-12-2024 |
| SCALE | 1" = 120' |

# OVERALL SITE PLAN
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

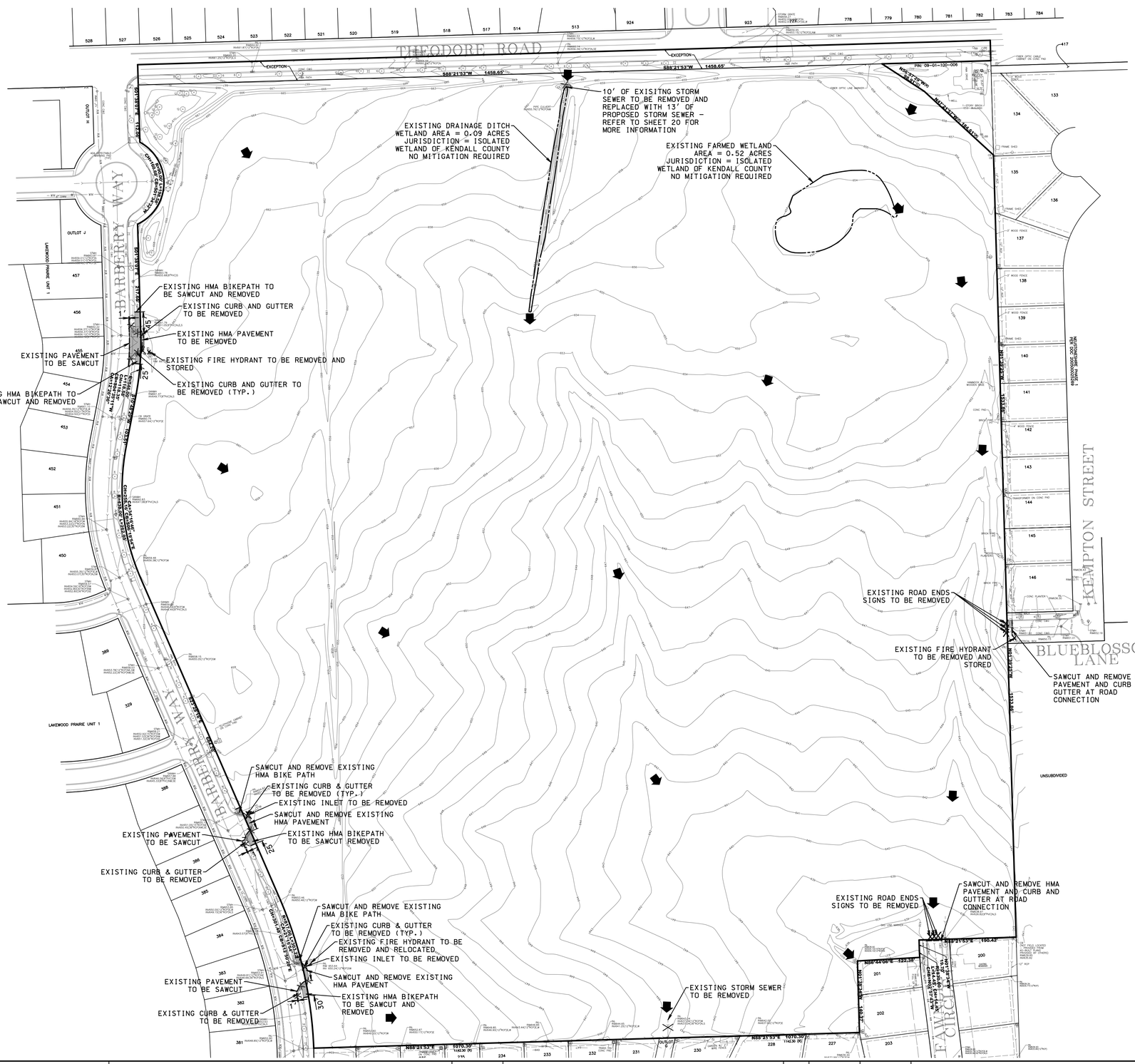
SHEET 2 OF 35

PROJECT NUMBER: 4726

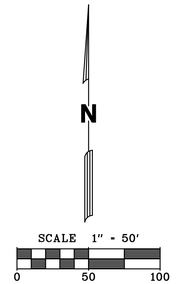

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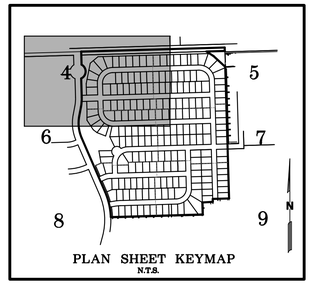

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THEODORE ROAD
BARBERRY WAY
BLUEBLOSSOM LANE
KEMPTON STREET
EXISTING DRAINAGE DITCH WETLAND AREA = 0.09 ACRES JURISDICTION = ISOLATED WETLAND OF KENDALL COUNTY NO MITIGATION REQUIRED
10' OF EXISITNG STORM SEWER TO BE REMOVED AND REPLACED WITH 13' OF PROPOSED STORM SEWER - REFER TO SHEET 20 FOR MORE INFORMATION
EXISTING FARMED WETLAND AREA = 0.52 ACRES JURISDICTION = ISOLATED WETLAND OF KENDALL COUNTY NO MITIGATION REQUIRED
EXISTING HMA BIKEPATH TO BE SAWCUT AND REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING HMA PAVEMENT TO BE REMOVED
EXISTING FIRE HYDRANT TO BE REMOVED AND STORED
EXISTING CURB AND GUTTER TO BE REMOVED (TYP.)
EXISTING PAVEMENT TO BE SAWCUT
EXISTING HMA BIKEPATH TO BE SAWCUT AND REMOVED
EXISTING ROAD ENDS SIGNS TO BE REMOVED
EXISTING FIRE HYDRANT TO BE REMOVED AND STORED
SAWCUT AND REMOVE HMA PAVEMENT AND CURB AND GUTTER AT ROAD CONNECTION
SAWCUT AND REMOVE EXISTING HMA BIKE PATH
EXISTING CURB & GUTTER TO BE REMOVED (TYP.)
EXISTING INLET TO BE REMOVED
SAWCUT AND REMOVE EXISTING HMA PAVEMENT
EXISTING HMA BIKEPATH TO BE SAWCUT REMOVED
EXISTING PAVEMENT TO BE SAWCUT
EXISTING CURB & GUTTER TO BE REMOVED
EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED
EXISTING STORM SEWER TO BE REMOVED
SAWCUT AND REMOVE HMA PAVEMENT AND CURB AND GUTTER AT ROAD CONNECTION
EXISTING ROAD ENDS SIGNS TO BE REMOVED
LAKEWOOD PRAIRIE UNIT 1
OUTLOT J
OUTLOT K
UNSUBDIVIDED
PIN: 09-01-100-006
S88°21'53"W 1458.65'
N88°21'53"E 1070.30'
N89°21'53"E 190.42'
N89°44'08"E 122.38'
N00°38'07"W 1687.30'
S00°38'07"E 1687.30'
R=1140.00'
L=1163.36'
CH=N59°49'38"W 1113.90'
R=1140.00'
L=1163.36'
CH=S59°49'38"E 1113.90'
R=1140.00'
L=1163.36'
CH=S59°49'38"E 1113.90'
R=1140.00'
L=1163.36'
CH=N59°49'38"W




GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS IN JANUARY OF 2024. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND SOIL REPORT PREPARED FOR THE SITE.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.25' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 10%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
8. CONTRACTOR SHOULD TAKE SPECIAL NOTE THAT THERE ARE VARYING SETBACKS SHOWN. THE LOCATION OF THE BUILDING PAD MUST BE CONSTRUCTED TO CORRESPOND TO THE LOCATIONS INDICATED.
9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
10. WINDOW WELLS SHALL NOT BE ALLOWED ON EITHER SIDE OF OVERLAND FLOOD ROUTES WHEN THEY OCCUR BETWEEN HOUSES.
11. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
12. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
13. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

REFER TO SHEET 10 FOR GRADING TYPICAL DETAILS

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| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 50' |

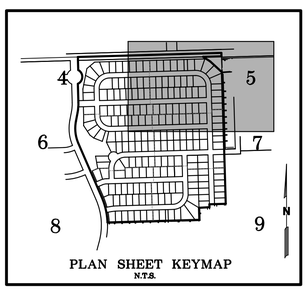
# GRADING PLAN - NORTHWEST
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 4 OF 35
PROJECT NUMBER: 4726

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**REFER TO SHEET 4 AND 10 FOR GRADING PLAN GENERAL NOTES AND TYPICAL SECTIONS**


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| SCALE | 1" = 50' |

# GRADING PLAN - NORTHEAST
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 5 OF 35
PROJECT NUMBER: 4726
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REFER TO SHEET 4

REFER TO SHEET 7

REFER TO SHEET 8

REFER TO SHEET 9

PROPOSED PARK SITE

CURRANT DRIVE

BLUEBLOSSOM LANE

BARBERRY WAY

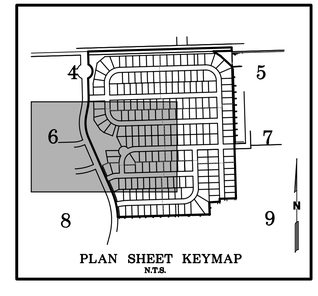
PROPOSED OVERLAND FLOOD ROUTE (TYP)

PROPOSED OVERLAND FLOOD ROUTE (TYP)

N

SCALE 1" - 50'

0 50 100




PLAN SHEET KEYMAP
N.T.S.

**REFER TO SHEET 4 AND 10 FOR GRADING PLAN GENERAL NOTES AND TYPICAL DETAILS**


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| APPROVED | MTL |
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| SCALE | 1" = 50' |

# GRADING PLAN - WEST CENTER
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 6 OF 35

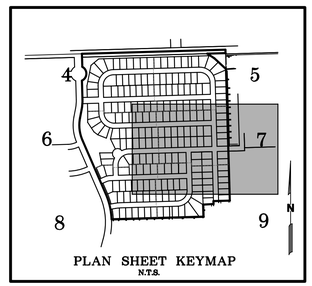
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SCALE 1" = 50'
0 50 100

**REFER TO PAGE 4 AND 10 FOR GRADING PLAN GENERAL NOTES AND TYPICAL SECTIONS**


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| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 50' |

# GRADING PLAN - EAST CENTER
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 7 OF 35
PROJECT NUMBER: 4726
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REFER TO SHEET 6

REFER TO SHEET 7

REFER TO SHEET 9

N

SCALE 1" = 50'

0 50 100

BARBERRY WAY

HONEYSUCKLE LANE

GERANIUM DRIVE

LAKEWOOD PRAIRIE UNIT 2

PROPOSED OVERLAND FLOOD ROUTE (TYP)

MATCH GRADE AT EXISTING ROAD

MATCH GRADE AT WALK (TYP)

MATCH GRADE AT EXISTING ROAD (TYP)

MEET EXISTING GROUND ELEVATION AT PROPERTY LINE (TYP.)

PLAN SHEET KEYMAP
N.T.S.

REFER TO PAGES 4 AND 10 FOR GRADING PLAN GENERAL NOTES AND TYPICAL SECTIONS

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| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 50' |

# GRADING PLAN - SOUTHWEST
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS



PROJECT NUMBER: 4726

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REFER TO SHEET 6

REFER TO SHEET 7

REFER TO SHEET 8

PROPOSED OVERLAND FLOOD ROUTE (TYP)

PROPOSED OVERLAND FLOOD ROUTE (TYP)

PROPOSED OVERLAND FLOOD ROUTE (TYP)

PROPOSED OVERLAND FLOOD ROUTE (TYP)

HONEYSUCKLE LANE

GERANIUM DRIVE

FAWNHILL CIRCLE

FAWNHILL CIRCLE

MEET EXISTING GROUND ELEVATION AT PROPERTY LINE (TYP.)

MEET EXISTING GROUND ELEVATION AT PROPERTY LINE (TYP.)

LAKEWOOD PRAIRIE - UNIT 2

N

SCALE 1" - 50'

0 50 100

PLAN SHEET KEYMAP
N.T.S.

REFER TO PAGE 4 AND 10 FOR GRADING PLAN GENERAL NOTES AND TYPICAL SECTIONS

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| SCALE | 1" = 50' |

# GRADING PLAN - SOUTHEAST
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 9 OF 35

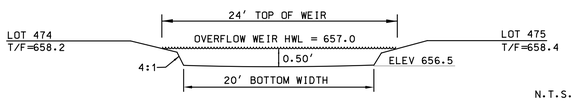
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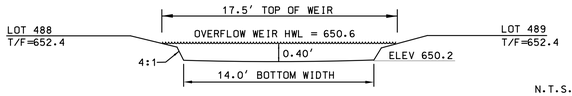
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**SECTION A-A**
**BETWEEN LOTS 474 & 475**



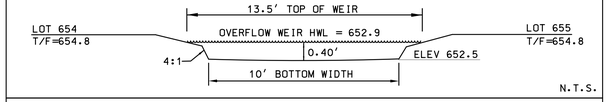

N.T.S.

**SECTION B-B**
**SIDE YARD LOTS 488 & 489**



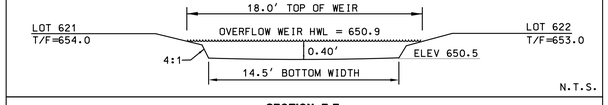

N.T.S.

**SECTION C-C**
**SIDE YARD LOTS 654 & 655**



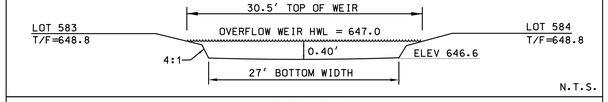

N.T.S.

**SECTION D-D**
**SIDE YARD LOTS 621 & 622**




N.T.S.

**SECTION E-E**
**SIDE YARD LOTS 583 & 584**



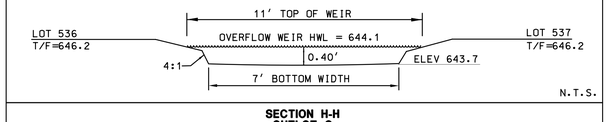

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**SECTION F-F**
**REAR YARD LOTS 558 & 557**



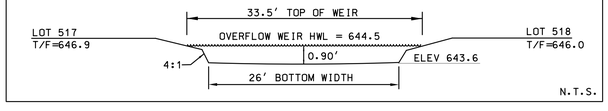

N.T.S.

**SECTION G-G**
**REAR YARD LOTS 537 & 536**

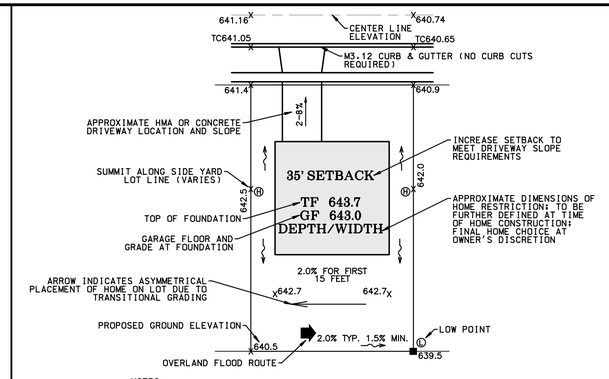



N.T.S.

**SECTION H-H**
**OUTLOT Q**




N.T.S.




NOTES:

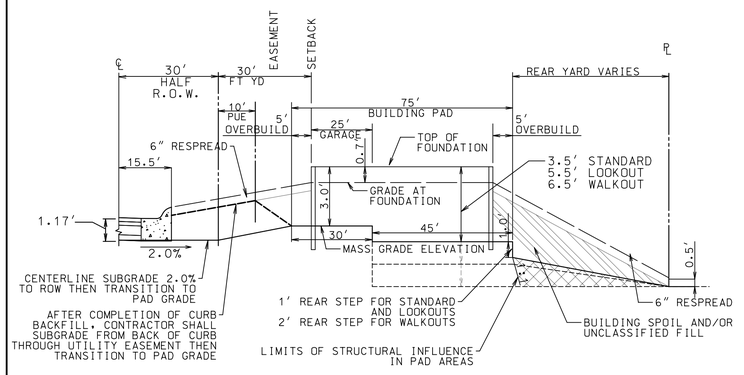
1. CURB ELEVATIONS ARE BACK OF CURB.
2. ALL HOMES ADJACENT TO EMERGENCY OVERLAND FLOOD ROUTES SHALL NOT HAVE WINDOW WELLS ON THAT SIDE OF THE HOME.
3. SLOPES ON INDIVIDUAL LOTS SHALL NOT EXCEED 4:1 (UNLESS OTHERWISE NOTED).

**LOOKOUT = LO = TF MINUS 5.1' TO REAR GRADE AT FOUNDATION**
**WALKOUT = WO = TF MINUS 7.5' TO REAR GRADE AT FOUNDATION**

**TYPICAL SINGLE FAMILY/ANDARE GRADING DETAIL**

NOT TO SCALE

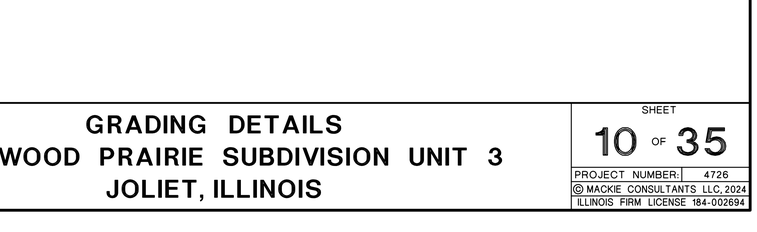
## MASS GRADING SECTION - HORIZON SERIES




N.T.S.

**BASEMENT FOUNDATIONS**

## MASS GRADING SECTION - ANDARE SERIES




**SLAB FOUNDATIONS**

N.T.S.


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PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# GRADING DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

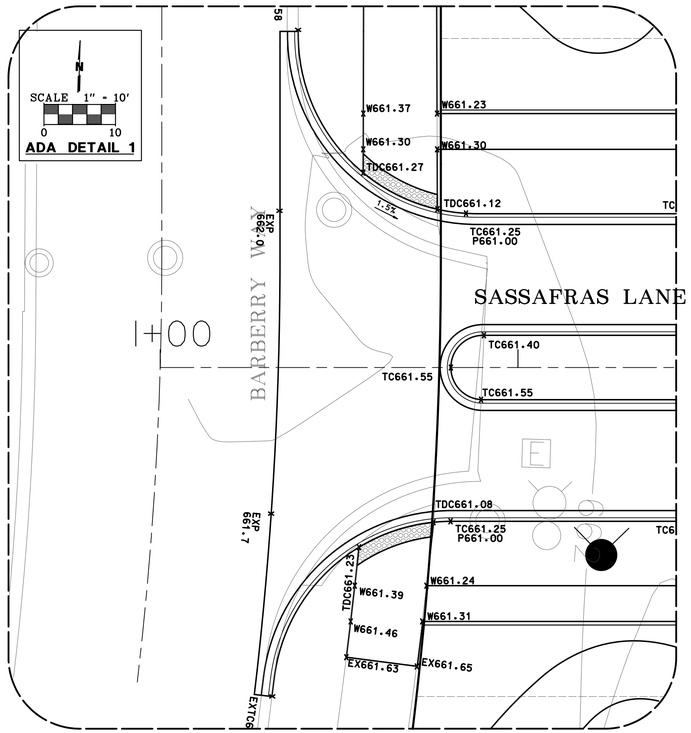
SHEET
10 OF 35

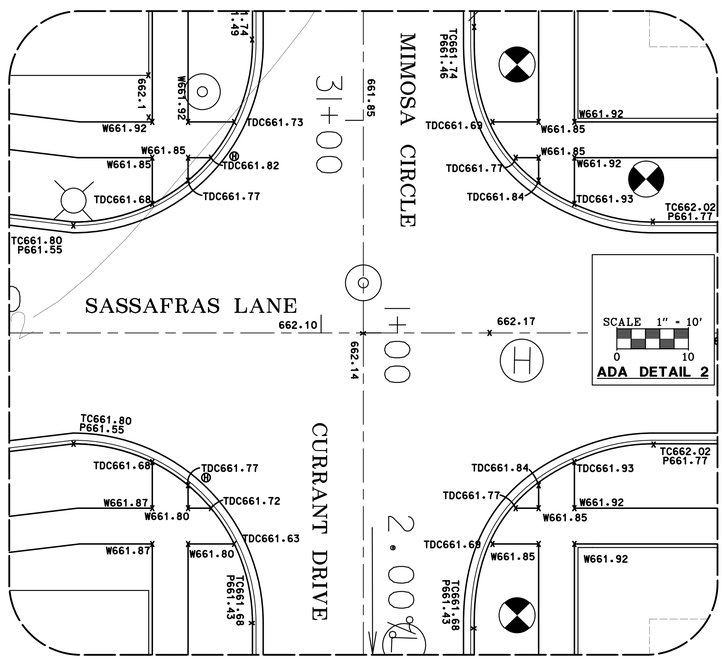
PROJECT NUMBER: 4726

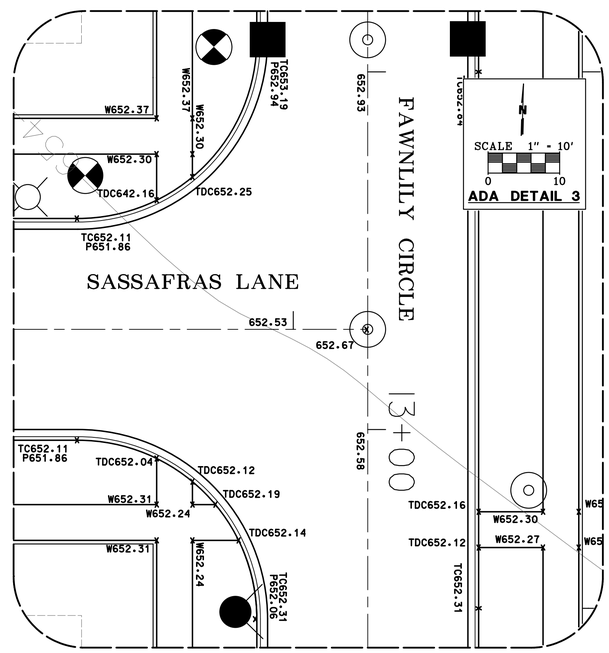
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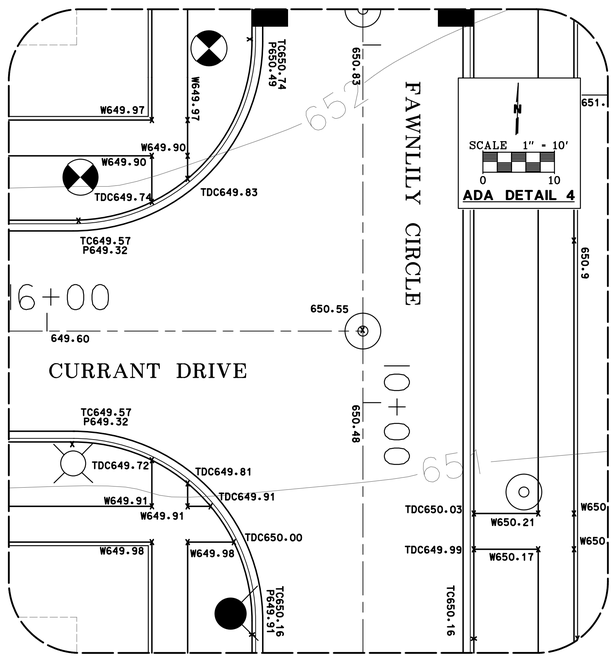
ILLINOIS FIRM LICENSE 184-002694

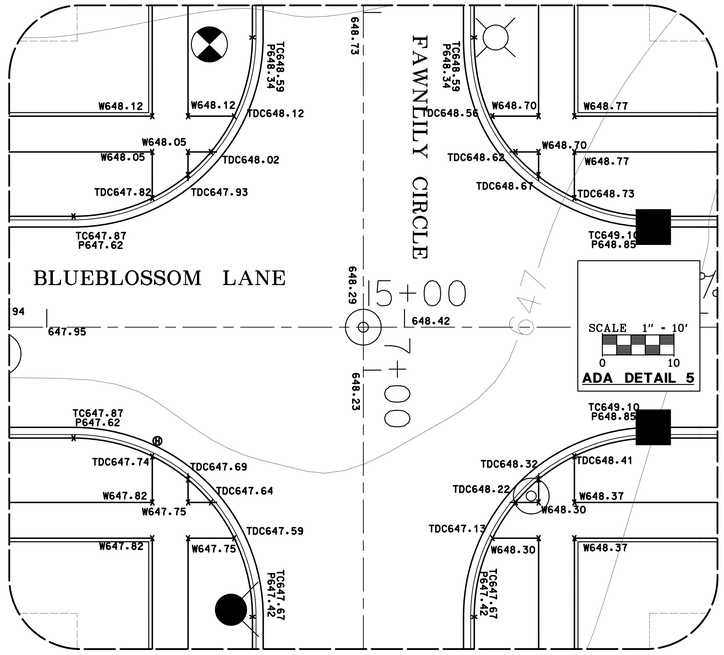
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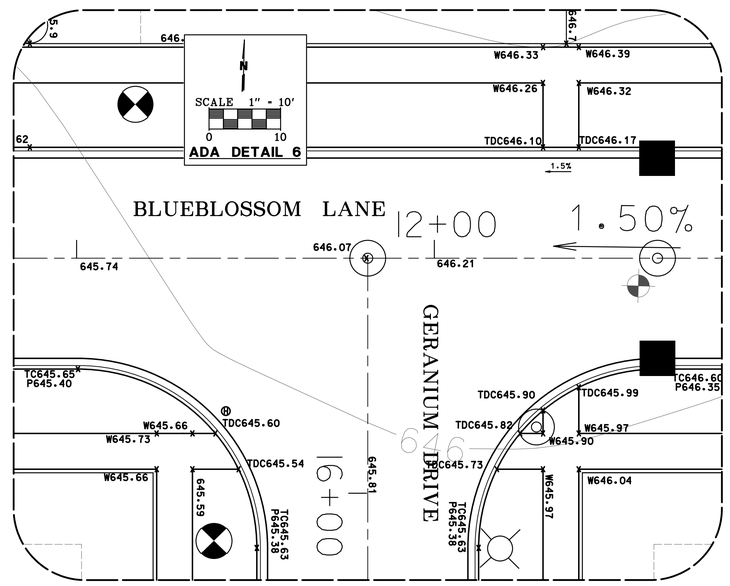




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| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 6/26/24 | REVISED PER CITY OF JOLIET COMMENTS | TKB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 10' |

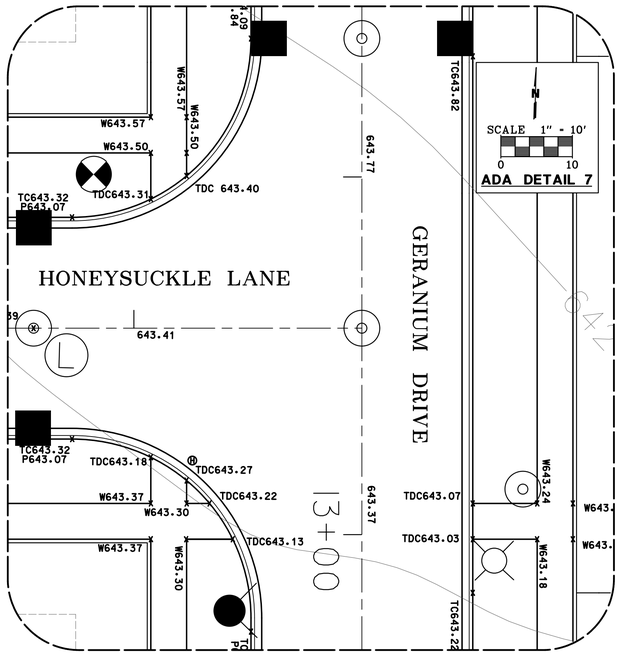
# ADA GRADING DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

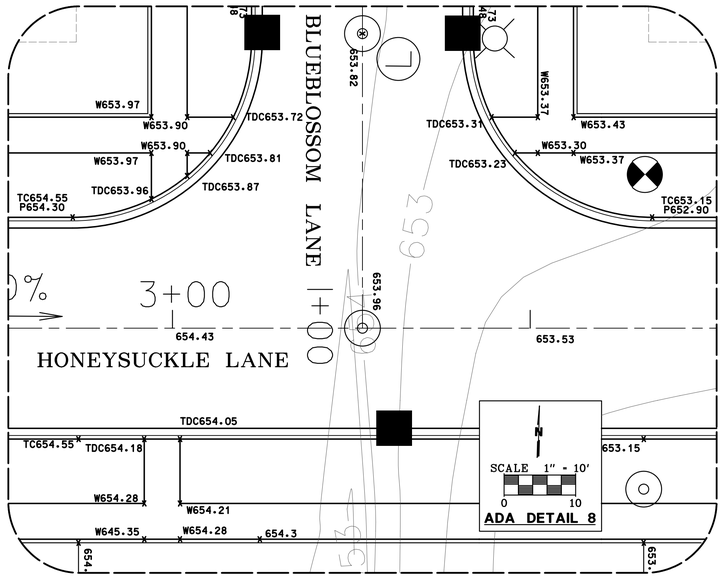
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PROJECT NUMBER: 4726

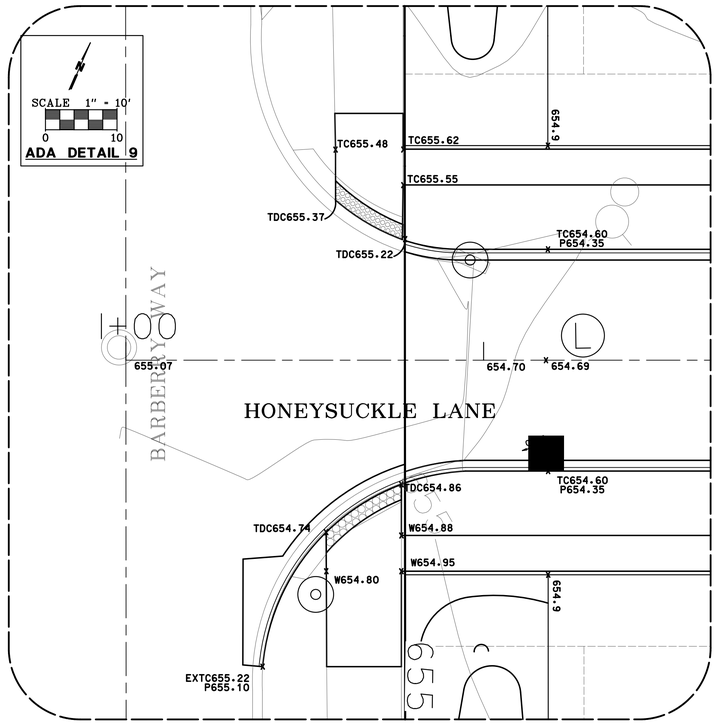

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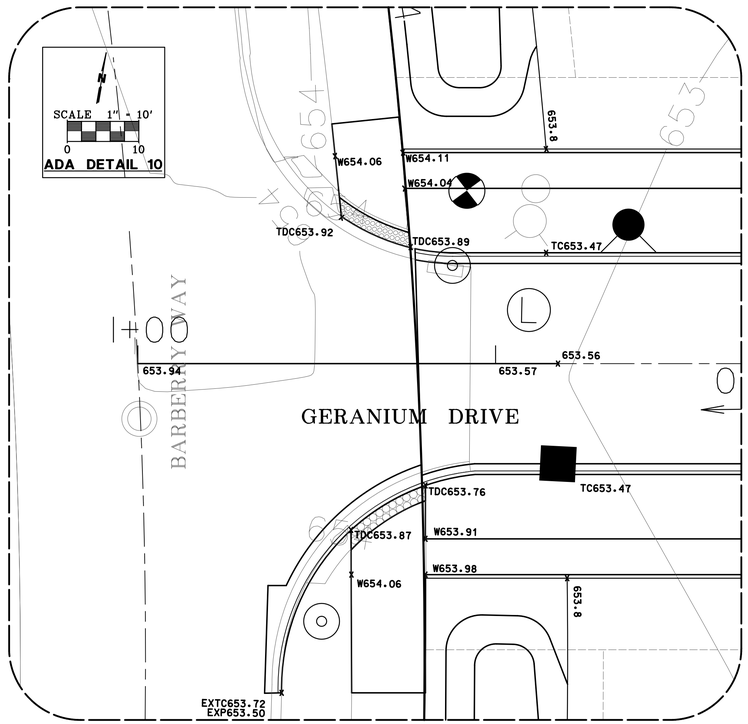
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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 10' |

# ADA GRADING DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 12 OF 35

PROJECT NUMBER: 4726


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SCALE 1" = 100'

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## SWPPP LEGEND

- INLET PROTECTION – FILTER BASKET
- INLET PROTECTION – SILT FENCE BOX
- CONCRETE WASH-OUT
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- EROSION CONTROL BLANKET
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEETS 14 AND 15.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 15 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE AUGUST 3, 2018.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.e (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
- DEEP WATER DETENTION PONDS WITH NATIVE VEGETATION PLANTED ON SIDE SLOPES;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND COVER.


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|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 100' |

# STORMWATER POLLUTION PREVENTION PLAN
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

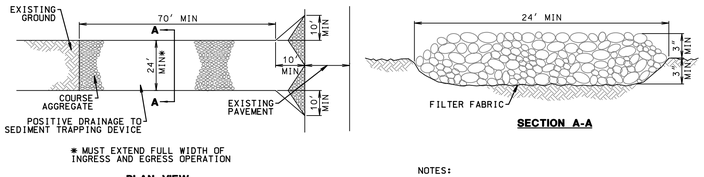
SHEET 13 OF 35

PROJECT NUMBER: 4726

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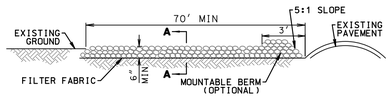



* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

**PLAN VIEW**




**SECTION A-A**



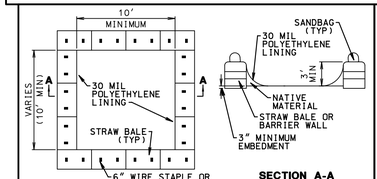

**SIDE ELEVATION**

NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF AASHTO M-288-00 AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL BE IDOT COARSE AGGREGATE GRADATION CA-1, CA-2, CA-3 OR CA-4.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
4. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IF WASH RACK'S ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL

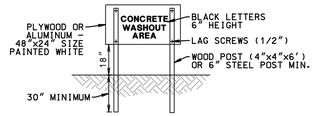
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**PLAN**




**SECTION A-A**



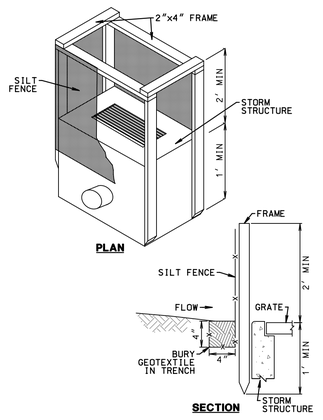

**SIGN DETAIL (OR EQUIVALENT)**

NOTES:

1. LAYOUT AND LOCATION AS SHOWN ON ENGINEERING PLANS OR FIELD LOCATED AS APPROVED BY MUNICIPALITY OR AUTHORIZED AGENT.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

## CONCRETE WASHOUT FACILITY

NOT TO SCALE ✓




**PLAN**

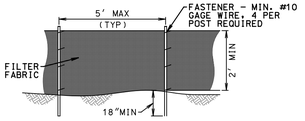
**SECTION**

NOTES:

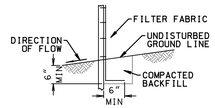
1. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO POSTS CREATING A SEAMLESS JOINT.
2. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

## INLET PROTECTION - SILT FENCE BOX

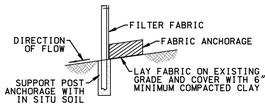
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**ELEVATION**



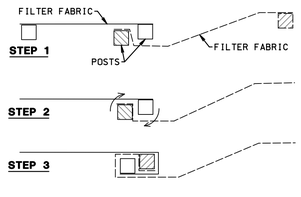

**FABRIC ANCHOR DETAIL**




## DETAIL TO BE USED IN AREAS ADJACENT TO TREE PROTECTION FENCE

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00, CHAPTER 9.
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 3.0 SQ. IN.




## ATTACHING TWO SILT FENCES

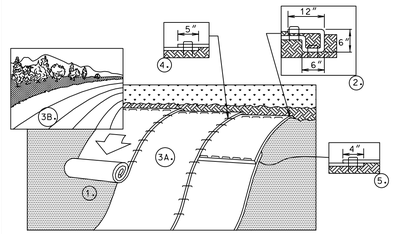
NOTES:

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

## SILT FENCE DETAIL

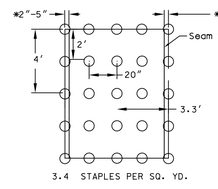
NOT TO SCALE

## EROSION CONTROL BLANKET DETAILS




EROSION CONTROL BLANKET SPECIFICATIONS:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S OVER COMPACTED SOIL WITH A ROW OF BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S ARE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2' - 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE WITH AN APPROXIMATE 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
6. BURY TOE OF RECP'S IN TRENCH 6" WIDE BY 6" DEEP.

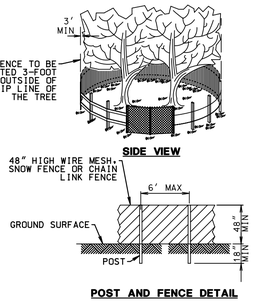



3.4 STAPLES PER SQ. YD.

## EROSION CONTROL BLANKET STAPLE PATTERN DETAIL

NOT TO SCALE

1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER SY FOR STITCHED BLANKETS. NON-STITCHED BLANKETS SHALL USE 4 STAPLES PER SY OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS (MINIMUM STAPLE LENGTH IS 6-INCHES.
3. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12-INCH INTERVALS.




**SIDE VIEW**

**POST AND FENCE DETAIL**

GENERAL NOTES

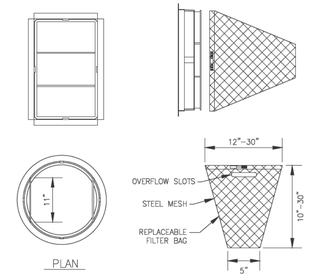
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO IMPLEMENTING CONSTRUCTION ACTIVITIES.
2. NO TREE CUTTING AND/OR PRUNING SHALL BE ALLOWED UNLESS ABSOLUTELY NECESSARY. ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300 STANDARDS.
3. THE FENCE SHALL BE LOCATED A MINIMUM OF 3 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
4. FENCE POSTS SHALL BE EITHER 6-FOOT STEEL POSTS AT 1.33 LBS/FOOT OR 2"X2" WOOD POSTS.
5. THE FENCE MAY BE EITHER 48" HIGH SNOW FENCE, PLASTIC WEB FENCING (SNOW FENCE) OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. AS NECESSARY TO INDICATE TREE PRESERVATION AREAS. SIGNAGE INDICATING "TREE PRESERVATION AREA, DO NOT ENTER" SHALL BE PLACED ON THE FENCING.
7. TREE PROTECTION FENCING SHALL BE CONTINUOUSLY MONITORED AND ANY NECESSARY MAINTENANCE REPAIRS SHALL BE MADE IMMEDIATELY.

INSTALLATION

1. PLACE BARRIERS AROUND PROTECTED AND PRESERVED AREAS TO PREVENT THE APPROACH OF EQUIPMENT AT THE DRIP LINE OF TREES TO BE RETAINED.
2. NO TREE ROOTS SHALL BE CUT INSIDE THE TREE DRIP LINE.
3. DO NOT PLACE EQUIPMENT, CONSTRUCTION MATERIALS, TOPSOIL, OR FILL DIRT WITHIN THE LIMIT OF THE DRIP LINE OF THE TREES TO BE SAVED.
4. TREE PROTECTION BARRIERS SHALL BE REMOVED DURING FINAL SITE CLEANUP.

## TREE PROTECTION FENCE DETAIL

NOT TO SCALE




GENERAL NOTES:

FRAME: TOP RING CONSTRUCTED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE. BASE RING CONSTRUCTED OF 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES & SUSPENSION BRACKETS CONSTRUCTED FROM 1/4" x 1 1/4" FLAT. ALL STEEL CONFORMING TO ASTM-A36.

REPLACEABLE BAG: CONSTRUCTED FROM 4 OZ./SQ. YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. CONNECTED TO BASE RING WITH STAINLESS STEEL STRAP & LOCK.

STEEL MESH: REMOVABLE STAINLESS STEEL MESH STRAINER BASKET, 1/4" DIA. HOLE SIZE, 58% OPEN AREA.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

INLET PROTECTION FILTER DETAIL GEN-02

DATE: OCT. 2017


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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# SWPPP DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 14 OF 35

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694


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## GENERAL INFORMATION

SITE DESCRIPTION

A. THIS PLAN COVERS THE DEVELOPMENT OF 213 SINGLE FAMILY LOTS INCLUDING MASS GRADING, UNDERGROUND UTILITY IMPROVEMENTS, AND PAVEMENT IMPROVEMENTS.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES
   - SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   - PERIMETER SILT FENCE
   - CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   - STABILIZED CONSTRUCTION ENTRANCE
   - INLET FILTER BASKETS AND INLET SILT FENCE BOXES ON ADJACENT SITE AREAS
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
4. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
5. TEMPORARY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
6. INSTALL STORM SEWER, SANITARY SEWER, AND WATER MAIN.
7. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH OPEN GRATES.
8. TEMPORARY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
9. INSTALL ROADWAYS.
10. PERMANENTLY STABILIZE GRASSY AREAS.
11. REMOVAL ALL TEMPORARY CONTROL MEASURES AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.

C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 69.7 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 68.2 ACRES OF THE SITE.

D. THE RUNOFF COEFFICIENT FOR THE SITE FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS COMPOSITE "C"= 0.63. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF SILT LOAM AND SILTY CLAY LOAM.

E. PLEASE REFER TO PAGE 3 AND 4 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATIONS OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS AUX SABLE CREEK WATERSHED.

G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS
- FUEL TANKS
- WASTE CONTAINERS
- OIL OR OTHER PETROLEUM PRODUCTS
- TAR
- DETERGENTS
- PAINTS
- CONSTRUCTION DEBRIS
- CONCRETE AND CONCRETE TRUCKS
- SANITARY STATIONS
- STAGING AREAS
- RAW MATERIALS (IE BAGGED PORTLAND CEMENT)
- ADHESIVES
- SOLVENTS
- FERTILIZERS
- LITTER
- LANDSCAPE WASTE

ADDITIONAL MEASURES REQUIRED:

1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
   A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
   C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
      - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
      - MULCHING
      - GEOTEXTILES
      - SODDING
      - VEGETATIVE BUFFER STRIPS
      - PROTECTION OF TREES
      - PRESERVATION OF MATURE VEGETATION
      - STAGED OR STAGGERED DEVELOPMENT

   THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

2. WASTE MANAGEMENT

   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

   ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.

3. CONCRETE WASTE MANAGEMENT

   CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

   THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.

4. DEWATERING OPERATIONS

   DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). DISCHARGES SHALL BE TREATED TO MINIMIZE DISCHARGE OF POLLUTANTS. INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. DISCHARGE OF VISIBLE SOLIDS OR FOAMS IS NOT PERMITTED. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMP'S MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

5. DUST CONTROL

   DUST SHALL BE MINIMIZED ON AREAS OF EXPOSED SOILS THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES AS LISTED BELOW:
   - SPRINKLING/IRRIGATION
   - MULCH
   - TILLAGE
   - WATER TRUCK
   - VEGETATIVE COVER
   - SPRAY-ON SOIL TREATMENTS
   - STONE

6. OFF-SITE VEHICLE TRACKING

   STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS, TO REDUCE EXCESS SEDIMENT, DIRT OR STONE TRACKED FROM THE SITE. SEDIMENT TRACKED OFFSITE ONTO ADJACENT ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP. HOSING OR SWEEPING SEDIMENT INTO THE STORMWATER SYSTEM OR WATERS OF THE U.S. IS NOT PERMITTED.

7. CONCRETE CUTTING

   CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

8. VEHICLE STORAGE AND MAINTENANCE

   WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE; VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

   WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

9. MATERIAL STORAGE

   MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

   TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN COVERED OR DESIGNATED CONTAINMENT AREAS IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

10. SANITARY STATIONS

    TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

11. SPILL PREVENTION

    DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

    SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110 ,117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

    IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:
    - ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
    - PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
    - ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
    - CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES STORMWATER UTILITY STRUCTURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.

RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.

CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

INLET PROTECTION: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. STORMWATER INLET STRUCTURE PROTECTION MEASURES SHALL BE CLEANED OR REMOVED AND REPLACED AS SEDIMENT ACCUMULATES, FILTERS BECOME CLOGGED, FILTER BAGS ARE MORE THAN 50% FILLED, OR PERFORMANCE IS COMPROMISED. SEDIMENT ACCUMULATIONS ADJACENT TO INLET PROTECTION MEASURES SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY ON WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL IN THE SAME BUSINESS DAY IS NOT FEASIBLE. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

SEDIMENT BASIN: SEDIMENT BASINS SHALL BE CLEANED WHEN ACCUMULATED SEDIMENT HAS REACHED 50% CAPACITY. POST CONSTRUCTION CLEANING OF ACCUMULATED SEDIMENT SHALL BE CONDUCTED IF THE BASIN IS TO REMAIN AFTER CONSTRUCTION IS COMPLETE.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE(ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES

NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; UNCONTAMINATED SPRING WATER; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL), WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROLS.

NATURAL BUFFERS

PROJECTS WITHIN 50 FEET OF WATERS OF THE UNITED STATES MUST PROVIDE AN UNDISTURBED NATURAL 50 FOOT BUFFER OR OTHER EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED OR OTHERWISE COORDINATED WITH APPLICABLE LOCAL AND STATE PERMITTING AGENCIES.



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| DATE | DESCRIPTION OF REVISION | BY |
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| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# SWPPP SPECIFICATIONS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 15 OF 35

PROJECT NUMBER: 4726

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UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. ALL SANITARY SEWERS GREATER THAN 15-FEET DEEP, SHALL BE PVC, SDR 21, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
3. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI. AWWA, C-900 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-0" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE 31.
6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.
7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
11. SEE ARCHITECTURAL DRAWINGS FOR SEWER CONNECTION LOCATIONS.
12. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
13. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
14. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS. SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.
15. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
16. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
17. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
18. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
19. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

**REFER TO PAGE 32 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTION DETAIL**

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| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 100' |

# OVERALL UTILITY PLAN
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 16 OF 35

PROJECT NUMBER: 4726

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MIMOSA CIRCLE
REFER TO SHEET 19

MATCH LINE - REFER TO SHEET 18

N

SCALE 1" = 40'
0 40 80

LAKEWOOD PRAIRIE - UNIT 1

BARBERRY WAY

LANDSCAPE OUTLOT

PARK SITE

459 458 607 606 608 670 669 668 667 666 665 664 663 639 640 641 642 643 644 645 646 647 638 637 636 635 634 633 632 631 609 610 611 612 613 614 61

MH 107 MH 106 MH 113 RIM 660.9 INV 657.09 CB 112 STA 1+77 TC 660.93 INV 656.81 MH 111 RIM 662.22 MH 111 TC 661.27 CB 114 STA 1+77 TC 660.93 INV 657.08 INL 115 RIM 660.6 INV 657.60 CO 2 RIM 662.0 INV 659.5 SMH-4 SMH-5 SMH-6 MH 120 IN 122 INL 121 INL 118 INL 119 FH 9 VV 7 MH 117 MH 116 VV 12 GR 662.2 STA 3+96 MH 123 INL 124 INL 125 VV 8 CO 3 RIM 659.3 INV 656.8 INL 97 RIM 657.7 INV 654.70 MH 96A RIM 655.0 INV 651.68 MH 96 RIM 653.6 INV 650.02 MH 95 INL 80 STA 6+00 TC 658.44 INV 654.94 FH 15 GR 658.0 STA 6+26 INL 77 STA 9+00 TC 653.87 INV 650.37 FH 16 GR 654.0 STA 9+06 VV 13 SMH-13 STA 5+25 INL 81 STA 6+00 TC 658.44 INV 654.94 MH 79 STA 6+00 SMH-14 STA 7+78 INL 78 STA 9+00 TC 653.87 INV 650.37 MH 76 STA 9+00 CO 4 INL 88 MH 87 MH 86A MH 86 MH 85

STMH RIM663.87 INV659.01(12"RCP)N INV659.01(15"RCP)S INV658.42(12"RCP)E

SANMH RIM663.78 INV655.68(8"PVC)S

STMH RIM662.22 INV656.37(12"RCP)W INV656.37(18"RCP)E INV656.12(15"RCP)N INV655.12(21"RCP)S

STMH RIM661.10 6.35(12"RCP)E,W 654.50(21"RCP)N 654.50(27"RCP)S

SANMH RIM661.47 INV649.77(8"PVC)S

CB GRATE RIM660.74 INV657.64(12"RCP)E

EX STORM STUB INV 656.33 AS PER PLANS BY OTHERS

CONNECT PROPOSED STORM SEWER TO EXISTING STORM STUB

DRY CONNECTION TO EXISTING WATERMAIN

ADJUST RIM TO PROVIDE 661.2 ELEVATION

REPLACE WITH FIRE HYDRANT REMOVED DURING DEMOLITION

41' - 15" RCP @ 0.69%
12' - 15" RCP @ 0.75%
27' - 12" RCP @ 1.34%
42' - 12" RCP @ 1.26%
75' - 6" PVC @ 2.53%
12" RCP
18" RCP
14' - 12" RCP @ 2.00%
14' - 12" RCP @ 2.00%
14' - 12" RCP @ 2.00%
12" RCP
18" RCP
86' - 6" PVC @ 2.44%
130' - 12" RCP @ 2.32%
75' - 12" RCP @ 2.21%
146' - 15" RCP @ 1.23%
14' - 12" RCP @ 2.00%

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 656.60 | SAN 651.99 | 4.61' |
| C2 | STM 657.12 | WTR 655.62 | 1.50'* |
| C3 | STM 657.49 | SAN 652.86 | 4.62' |
| C4 | WTR 655.61 | SAN 653.00 | 2.61' |
| C5 | STM 657.51 | WTR 656.01 | 1.50'* |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER. SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F-2.c ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

REFER TO SHEET 32 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS DETAIL

REFER TO SHEET 19
CURRANT DRIVE

CONTRACTOR SHALL VERIFY INVERTS AT POINTS OF CONNECTION PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

ex = 0.32'
K = 39
100.00' V.C.
VPI STA 1+50.00
ELEVATION 660.91
LOW POINT
STATION 1+77.04
ELEVATION 661.14
+00.00 EL. 661.91
+00.00 EL. 661.21
EXISTING GROUND ELEVATION
SMH 5
SEE SHEET 19
+50.00 EL. 662.10
HIGH POINT
STATION 3+73.55
ELEVATION 662.17
ex = -0.32'
K = 40
100.00' V.C.
VPI STA 4+00.00
ELEVATION 662.40
+50.00 EL. 661.43
EXISTING GROUND ELEVATION
MH 79
RIM 658.53
PROPOSED CENTERLINE PROFILE
ex = 0.15'
K = 181
100.00' V.C.
+50.00 EL. 655.63
VPI STA 8+00.00
ELEVATION 654.66
+50.00 EL. 654.31
MH 76
RIM 653.96
EXMH A
RIM 662.22
2.00%
+0.60%
EXSMH 2
RIM 661.79
MH 111
TC 661.27
MH 116
RIM 662.00
SMH 13
RIM 660.1
5' (MIN TYP.)
SMH 14
RIM 655.2
-1.94%
-0.70%
INV 656.37(W)
INV 656.12(N.S)
INV 656.72
LOWER WATER MAIN
179 LF-18" RCP @ 0.50%
45' LF-18" RCP @ 0.45%
INV 657.61
LOWER WATER MAIN
INV 654.66
INV 652.00
255 LF-8" PVC @ 1.80%
INV 650.09 (N.S)
18" RCP
INV 649.88(E.W)
INV 647.24
300 LF-12" RCP @ 1.59%
380 LF-8" PVC @ 0.78%
VERIFY EXISTING SANITARY SEWER STUB AND CONNECT PROPOSED SWER TO EXISTING STUB.
INV 651.05 (N.S.E)
205 LF-8" PVC @ 0.49%
STA. 3+55 ℄ MIMOSA CIRCLE ℄ CURRANT DRIVE

PROFILE SCALE 1"=40' H 1"=5' V

PROPOSED GRADE AT CENTERLINE (TYP)

661.91 661.56 661.32 661.18 661.14 661.21 661.33 661.45 661.57 661.68 661.80 661.92 662.04 662.15 662.17 662.08 661.90 661.61 661.24 660.85 660.47 660.08 659.69 659.30 658.92 658.53 658.14 657.76 657.37 656.98 656.60 656.21 655.82 655.44 655.10 654.81 654.58 654.39 654.24 654.10 653.96 653.82 653.68

STA. 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50

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| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - SASSAFRAS LANE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 17 OF 35

PROJECT NUMBER: 4726


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| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 646.0 | WTR 644.5 | 1.5'* |

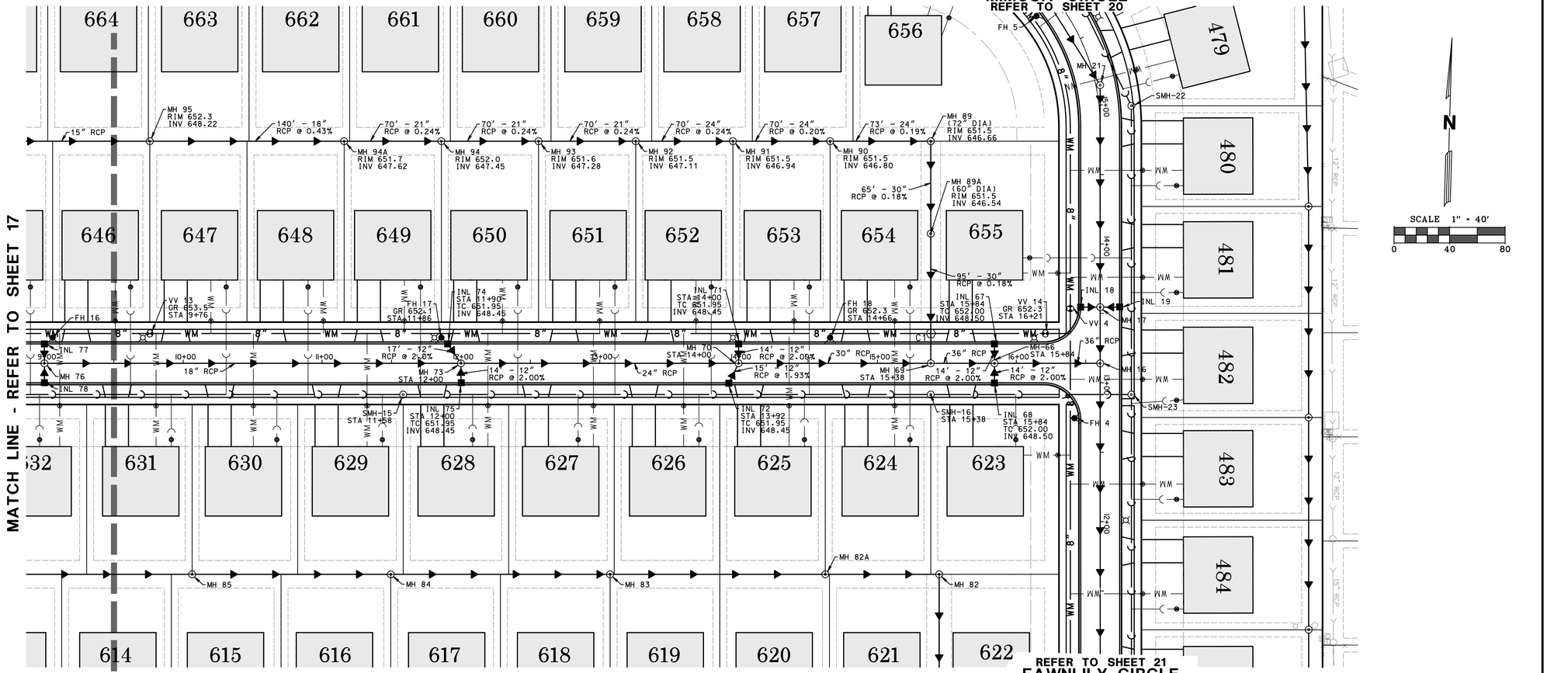
PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARRATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

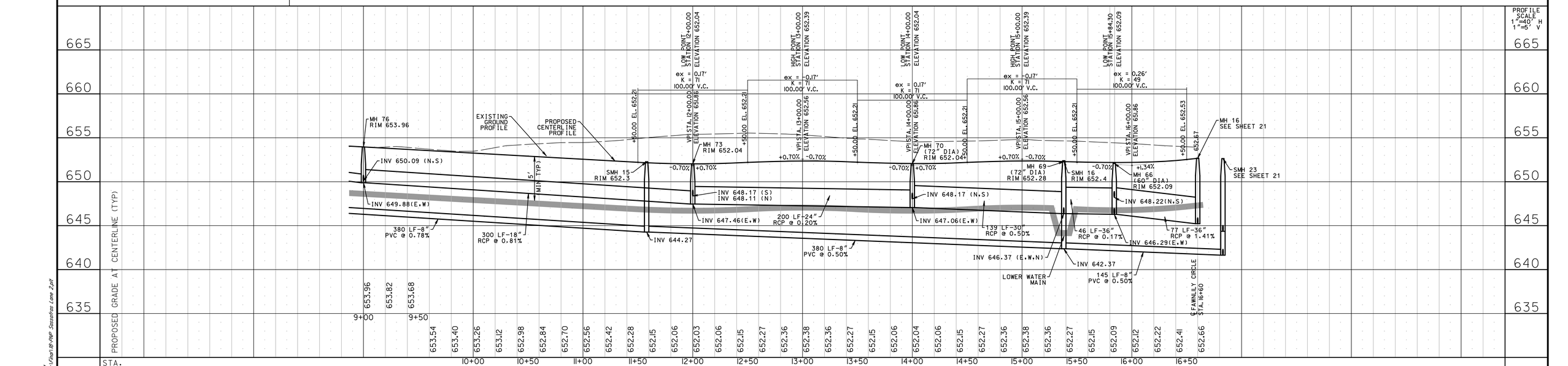
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**REFER TO SHEET 32 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS DETAIL**





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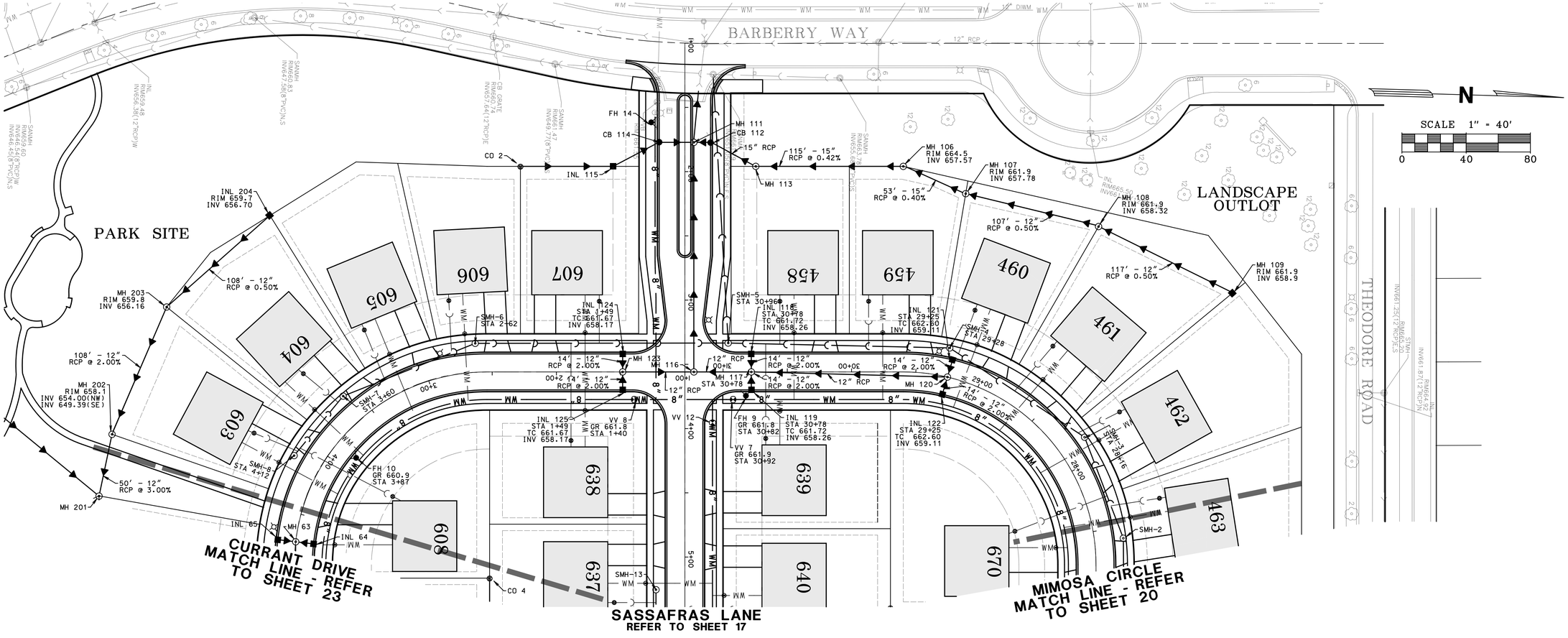
# PLAN AND PROFILE - SASSAFRAS LANE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

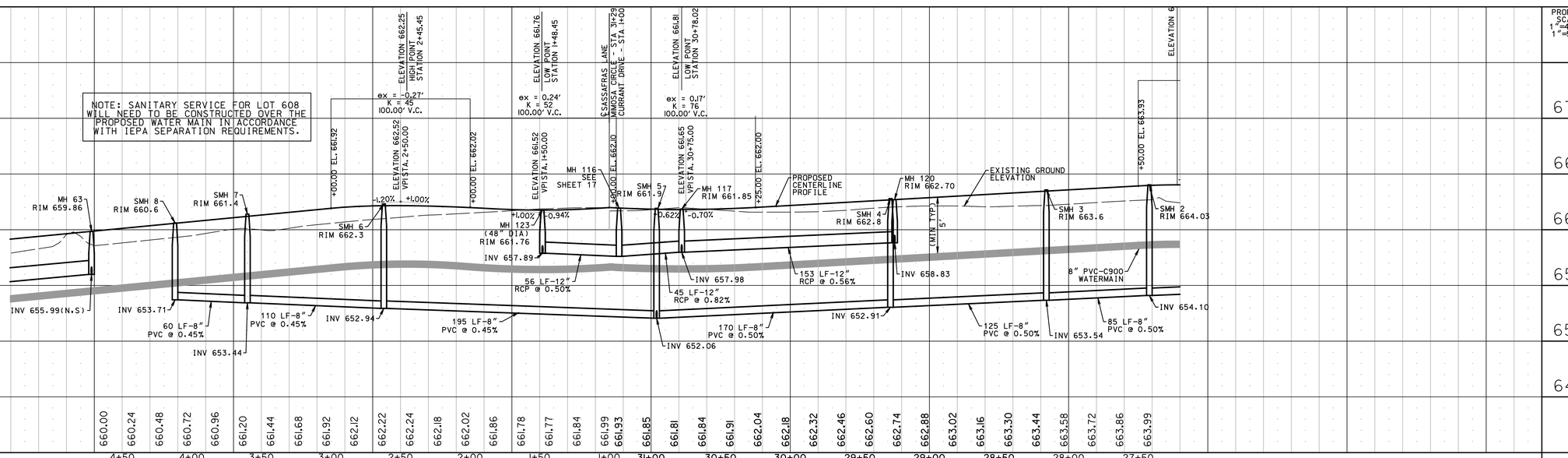
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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - MIMOSA CIRCLE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 19 OF 35

PROJECT NUMBER: 4726

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N:\4726\Engineering\Plots\Final\19-PNP Mimosa Circle and Currant Drive.tif

W THEODORE ROAD

LANDSCAPED OUTLOT

10' OF EXISTING STORM SEWER TO BE REMOVED AND REPLACED WITH 13' OF PROPOSED STORM SEWER

MATCH LINE - REFER TO SHEET 19

MATCH LINE - REFER TO SHEET 21

MIMOSA CIRCLE

N

SCALE 1" - 40'
0 40 80

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 649.23 | SAN 647.05 | 2.18' |
| C2 | STM 649.22 | SAN 648.00 | 1.22' |

**REFER TO SHEET 32 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS DETAIL**

PROFILE SCALE 1"=40' H 1"=5' V

PROPOSED GRADE AT CENTERLINE (TYP)

STA. 27+50 27+00 26+50 26+00 25+50 25+00 24+50 24+00 23+50 23+00 22+50 22+00 21+50 21+00 20+50 20+00 19+50 19+00 18+50 18+00 17+50 17+00 16+50


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SCHAUMBURG, ILLINOIS 60173
PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06/26/24 | REVISED PER CITY OF JOLIET COMMENTS | AB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - MIMOSA CIRCLE LAKEWOOD PRAIRIE SUBDIVISION UNIT 3 JOLIET, ILLINOIS

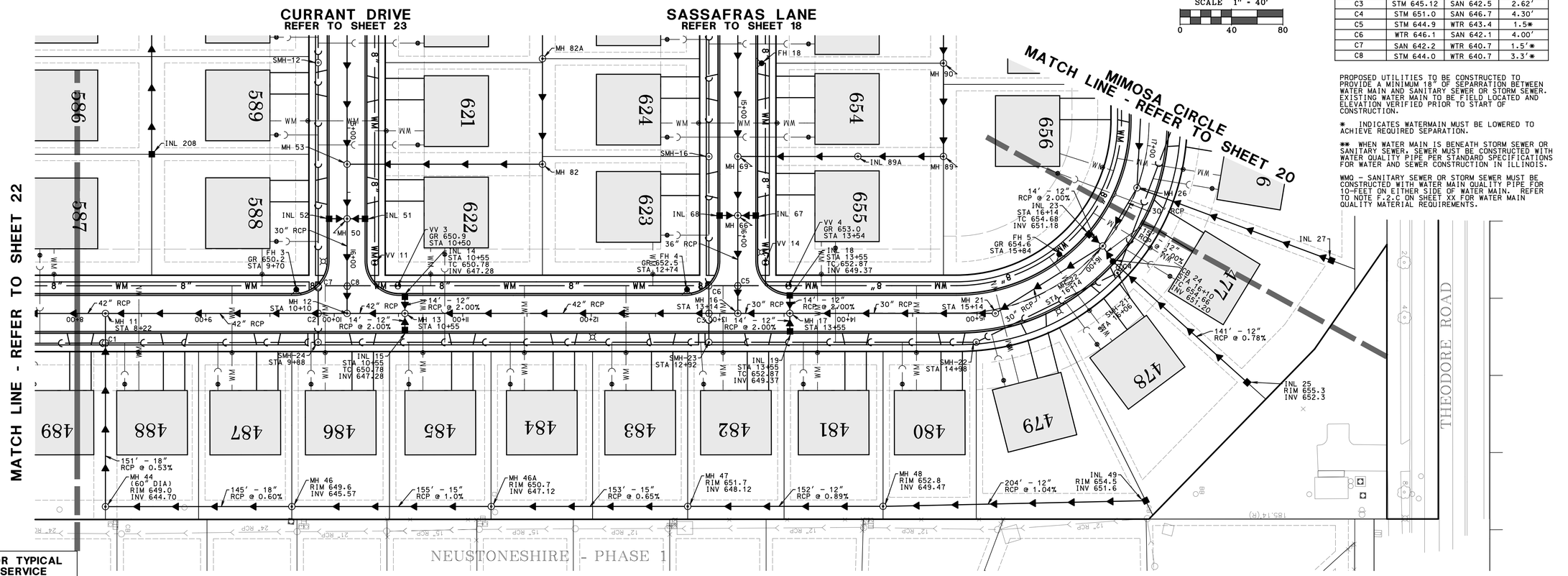
SHEET 20 OF 35

PROJECT NUMBER: 4726


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CURRANT DRIVE
REFER TO SHEET 23
SASSAFRAS LANE
REFER TO SHEET 18
MATCH LINE - REFER TO SHEET 22
MIMOSA CIRCLE
MATCH LINE - REFER TO SHEET 20
THEODORE ROAD
NEUSTONESHIRE - PHASE 1
SCALE 1" - 40'
0 40 80
586
587
588
589
621
622
623
624
654
655
656
6
477
478
479
480
481
482
483
484
485
486
487
488
489
MH 82A
MH 82
MH 90
MH 89
MH 69
MH 66
MH 50
MH 53
MH 26
SMH-12
SMH-16
INL 208
INL 89A
INL 52
INL 51
INL 68
INL 67
INL 27
INL 25
RIM 655.3
INV 652.3
INL 49
RIM 654.5
INV 651.6
30" RCP
36" RCP
42" RCP
8" WM
12" WM
FH 18
FH 3
GR 650.2
STA 9+70
FH 4
GR 652.5
STA 12+74
FH 5
GR 654.6
STA 15+84
VV 3
GR 650.9
STA 10+50
VV 4
GR 653.0
STA 13+54
VV 11
VV 14
INL 10
STA 10+55
TC 650.78
INV 647.28
INL 18
STA 13+55
TC 652.87
INV 649.37
MH 11
STA 8+22
MH 12
STA 10+10
MH 13
STA 10+55
MH 16
STA 13+14
MH 17
STA 13+55
MH 21
STA 15+14
SMH-24
STA 9+88
SMH-23
STA 12+92
SMH-22
STA 14+38
SMH-21
STA 15+36
INL 15
STA 10+55
TC 650.78
INV 647.28
INL 19
STA 13+55
TC 652.87
INV 649.37
MH 44
(60" DIA)
RIM 649.0
INV 644.70
MH 46
RIM 649.6
INV 645.57
MH 46A
RIM 650.7
INV 647.12
MH 47
RIM 651.7
INV 648.12
MH 48
RIM 652.8
INV 649.47
151' - 18" RCP @ 0.53%
145' - 18" RCP @ 0.60%
155' - 15" RCP @ 1.0%
153' - 15" RCP @ 0.65%
152' - 12" RCP @ 0.89%
204' - 12" RCP @ 1.04%
14' - 12" RCP @ 2.00%
141' - 12" RCP @ 0.78%
MH 24
(60" DIA)
RIM 654.0
INV 644.60
MH 25
RIM 654.2
INV 651.20
14' - 12" RCP @ 2.00% INL 23 STA 16+14 TC 654.68 INV 651.18
MH 26
RIM 654.1
INV 651.10
MH 27
RIM 654.2
INV 651.30
MH 28
RIM 654.2
INV 651.40
MH 29
RIM 654.2
INV 651.50
MH 30
RIM 654.2
INV 651.60
MH 31
RIM 654.2
INV 651.70
MH 32
RIM 654.2
INV 651.80
MH

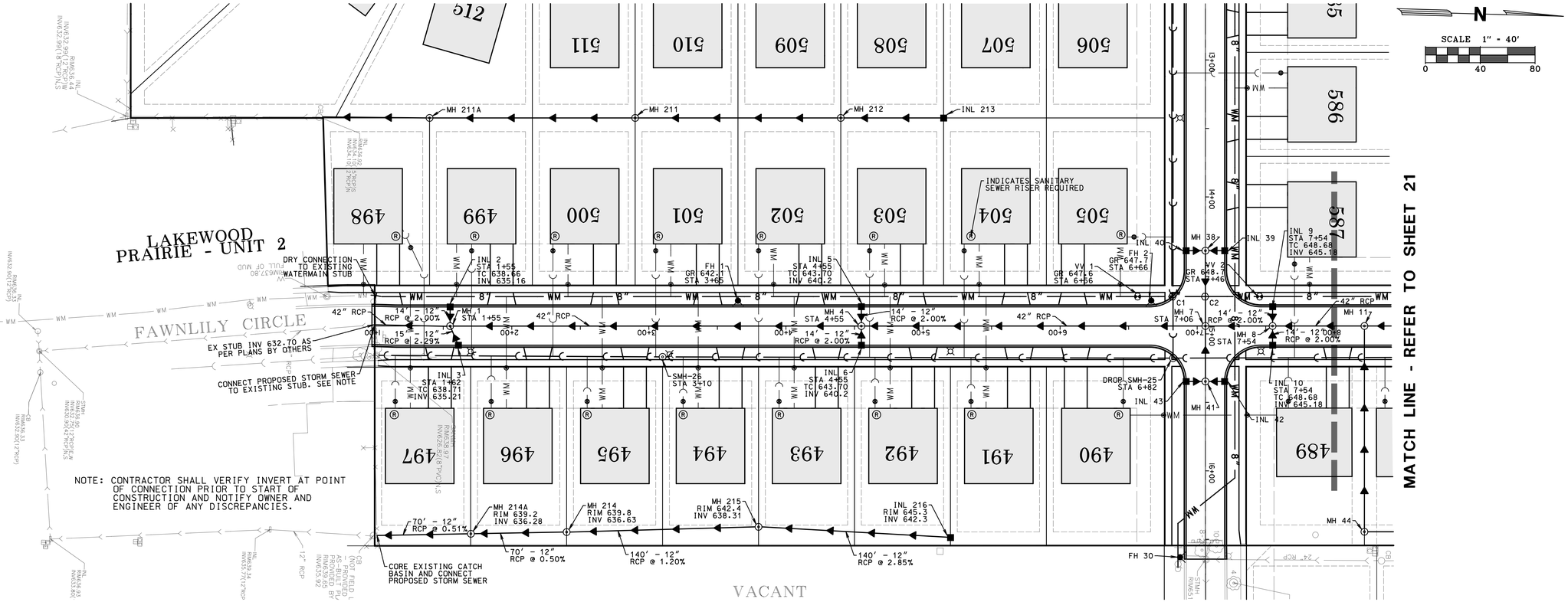
| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | WTR 640.55 | SAN 631.38 | 9.17' |
| C2 | STM 643.16 | WTR 641.6 | 1.5'* |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

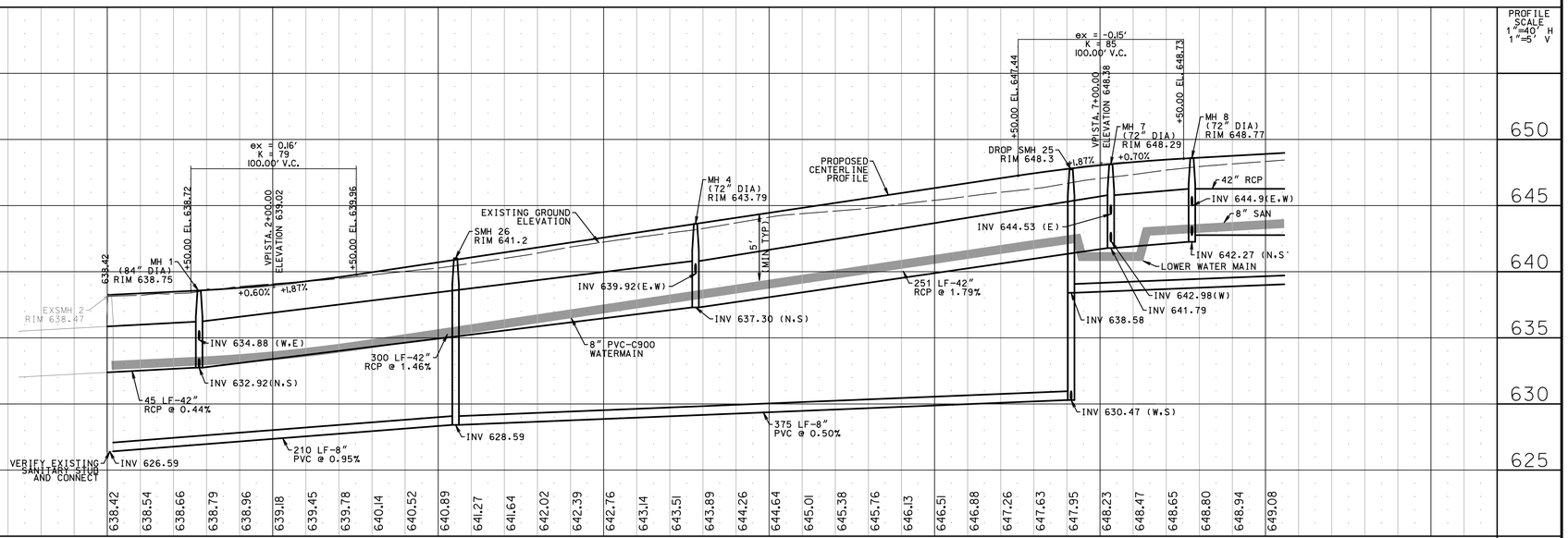
* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F.2.C ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.




REFER TO SHEET 30 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS DETAIL





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| 06/26/24 | REVISED PER CITY OF JOLIET COMMENTS | AB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - FAWNLILY CIRCLE LAKEWOOD PRAIRIE SUBDIVISION UNIT 3 JOLIET, ILLINOIS

SHEET 22 OF 35

PROJECT NUMBER: 4726


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N:\4726\Engineering\Plan Files\22-PNP Fawnlily Circle 2.dwf

FAWNLILY CIRCLE
REFER TO SHEET 21

MATCH LINE - REFER TO SHEET 19

N

SCALE 1" - 40'
0 40 80

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 644.6 | WTR 643.1 | 1.5'* |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARRATION BETWEEN

EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATIONS VERIFIED PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SANITARY SEWER OR STORM SEWER.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F.2.c ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

PROFILE SCALE 1"=40' H 1"=5' V

PROPOSED GRADE AT CENTERLINE (TYP) 660.00

STA. 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50 15+00 15+50 16+00

659.52 659.28 659.04 658.80 658.56 658.32 658.08 657.84 657.65 657.51 657.37 657.23 657.09 656.95 656.81 656.67 656.53 656.39 656.25 656.11 655.97 655.83 655.69 655.55 655.41 655.27 655.13 654.99 654.85 654.71 654.57 654.43 654.29 654.15 654.01 653.87 653.73 653.59 653.45 653.31 653.17 653.03 652.89 652.74 652.55 652.30 651.99 651.63 651.23 650.81 650.40 649.98 649.62 649.43 649.42 649.60 649.96 650.45

665 660 655 650 645 640 635

MH 63 RIM 659.86
INV 655.99(N,S)
SMH 9 RIM 659.1
INV 651.10
199 LF-12" RCP @ 1.13%
VP STA. 6+50.00 ELEVATION 657.72
-1.20%
-0.70%
MH 60 RIM 657.58
INV 653.74
300 LF-8" PVC @ 0.87%
8" PVC-C900 WATERMAIN
6' (MIN TYP)
PROPOSED CENTERLINE PROFILE
300 LF-15" RCP @ 0.71%
SMH 10 RIM 656.5
INV 648.47
MH 57 RIM 655.48
INV 651.61
375 LF-8" PVC @ 0.69%
EXISTING GROUND ELEVATION
300 LF-18" RCP @ 0.70%
SMH 11 RIM 653.8
INV 645.85
MH 54 RIM 653.38
INV 649.51
230 LF-8" PVC @ 1.00%
+50.00 EL. 652.82
ex = -0.17'
K = 73
100.00' V.C.
VP STA. 14+00.00 ELEVATION 652.47
-0.70%
-2.07%
258 LF-18" RCP @ 1.86%
+50.00 EL. 650.43
SMH 12 RIM 651.6
INV 643.52
INV 644.72
LOWER WATER MAIN
+25.00 EL. 649.88
MH 53 (72" DIA) RIM 649.80
MH 50 (60" DIA) RIM 649.40
-2.07%
+2.48%
43 LF-30" RCP @ 0.50%
LOW POINT STATION 15+70.56 ELEVATION 649.40
ex = 0.57'
K = 22
100.00' V.C.
VP STA. 15+75.00 ELEVATION 648.84
INV 644.51(E,W)
220 LF-8" PVC @ 0.68%
+25.00 EL. 650.08
650.55
MH 12 SEE SHEET 21
74 LF-30" RCP @ 0.27%
INV 645.63(N,S)
SMH 24 SEE SHEET 21

REFER TO SHEET 21
FAWNLILY CIRCLE


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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - CURRANT DRIVE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 23 OF 35
PROJECT NUMBER: 4726


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BLUEBLOSSOM LANE
REFER TO SHEET 22

GERANIUM DRIVE
REFER TO SHEET 28

PARK SITE

BARBERRY WAY

LANDSCAPE OUTLOT

FIRE HYDRANT TO BE RECONNECTED TO PROPOSED WATERMAIN

DRY CONNECT PROPOSED WATERMAIN TO EXISTING WATERMAIN, REFER TO NOTE ON SHEET 25

CONNECT EXISTING STORM SEWER TO PROPOSED MANHOLE

NOTE: CONTRACTOR TO LOCATE EXISTING VALVE VAULT AT INTERSECTION OF BARBERRY WAY AND HONEYSUCKLE LANE BEFORE START OF CONSTRUCTION.

REFER TO SHEET 27
GERANIUM DRIVE

SCALE 1" - 40'
0 40 80

NOTE: SANITARY SERVICE FOR LOT 568 SHALL BE CONSTRUCTED OVER THE WATER MAIN IN ACCORDANCE WITH IEPA SEWER AND WATER SEPARATION REQUIREMENTS

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 649.41 | WTR 647.91 | 1.5'* |
| C2 | STM 637.9 | SAN 636.2 | 1.7' |
| C3 | STM 638.4 | WTR 636.9 | 1.5'* |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN EXISTING WATER MAIN TO BE FIELD LOCATED AND WATER MAIN AND SANITARY SEWER OR STORM SEWER. ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

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PROFILE SCALE 1"=40' H 1"=5' V

PROPOSED GRADE AT CENTERLINE (TYP)

STA. 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50

655.07 654.86 654.73 654.69 654.74 654.88 655.01 655.02 654.93 654.74 654.43 654.07 653.71 653.35 652.99 652.63 652.27 651.91 651.55 651.19 650.83 650.47 650.11 649.75 649.39 649.03 648.81 648.58 648.36 648.14 647.91 647.69 647.47 647.24 647.02 646.80 646.57 646.35 646.13 645.90 645.68 645.46 645.23 645.01 644.79 644.57 644.34 644.12 643.90 643.67 643.51 643.41 643.39 643.44 643.56

660 655 650 645 640 635 630


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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - HONEYSUCKLE LANE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 24 OF 35

PROJECT NUMBER: 4726

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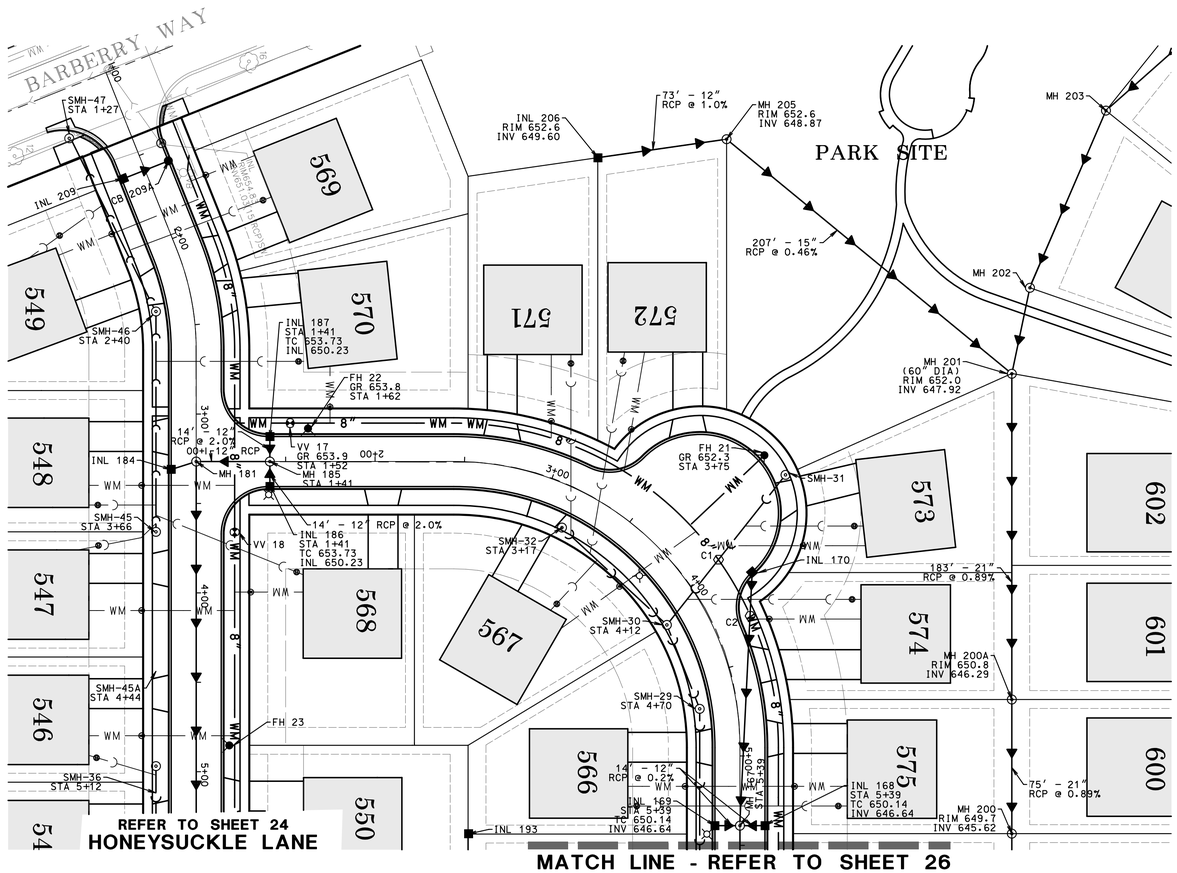
| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | WTR 646.63 | SAN 644.63 | 2.00' |
| C2 | STM 648.12 | WTR 646.62 | 1.50'* |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARRATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F-2-C ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

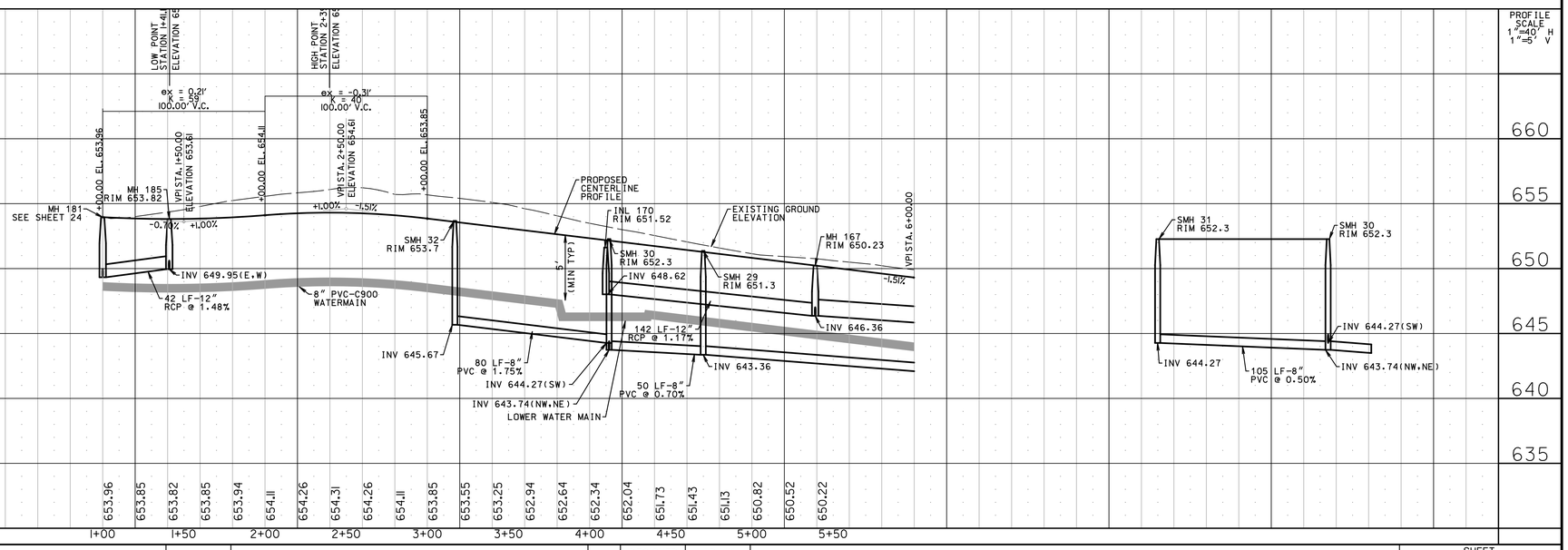



N

SCALE 1" = 40'

0 40 80

NOTE: CONTRACTOR TO LOCATE EXISTING VALVE VAULT AT INTERSECTION OF BARBERRY WAY AND HONEYSUCKLE LANE BEFORE START OF CONSTRUCTION.





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| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - BLUEBLOSSOM LANE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

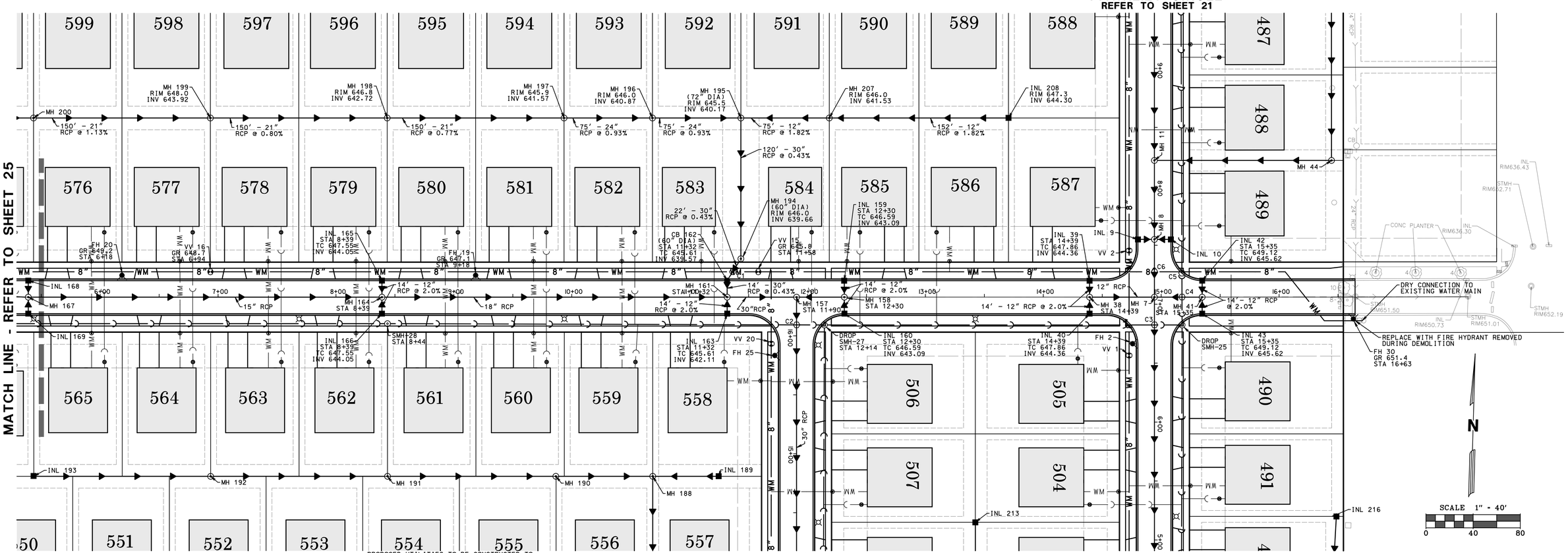
SHEET 25 OF 35

PROJECT NUMBER: 4726


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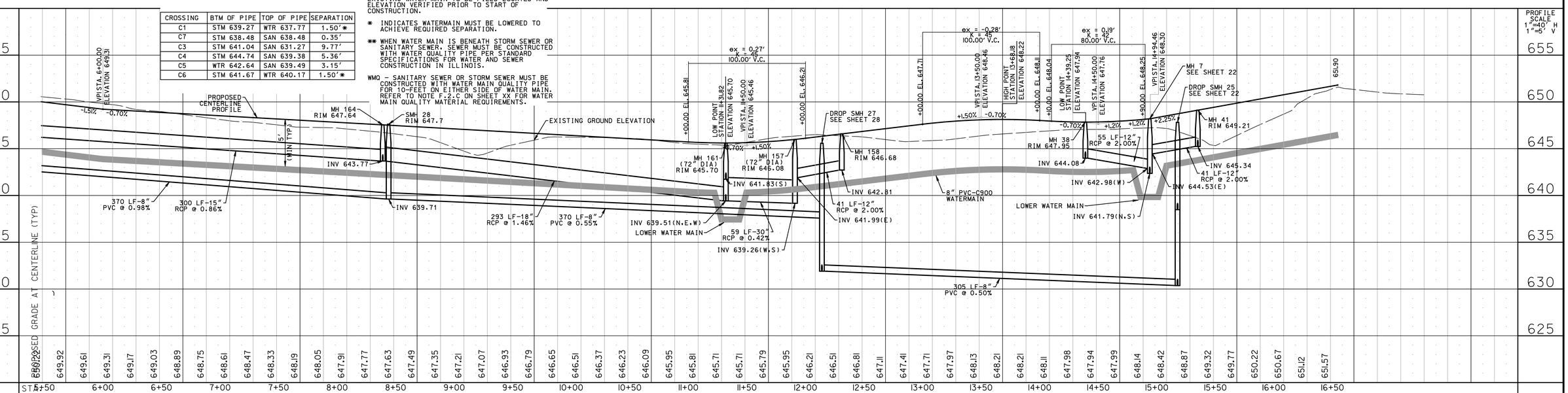

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F.2.C ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 639.27 | WTR 637.77 | 1.50'* |
| C7 | STM 638.48 | SAN 638.48 | 0.35' |
| C3 | STM 641.04 | SAN 631.27 | 9.77' |
| C4 | STM 644.74 | SAN 639.38 | 5.36' |
| C5 | WTR 642.64 | SAN 639.49 | 3.15' |
| C6 | STM 641.67 | WTR 640.17 | 1.50'* |





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| SCALE | 1" = 40' |

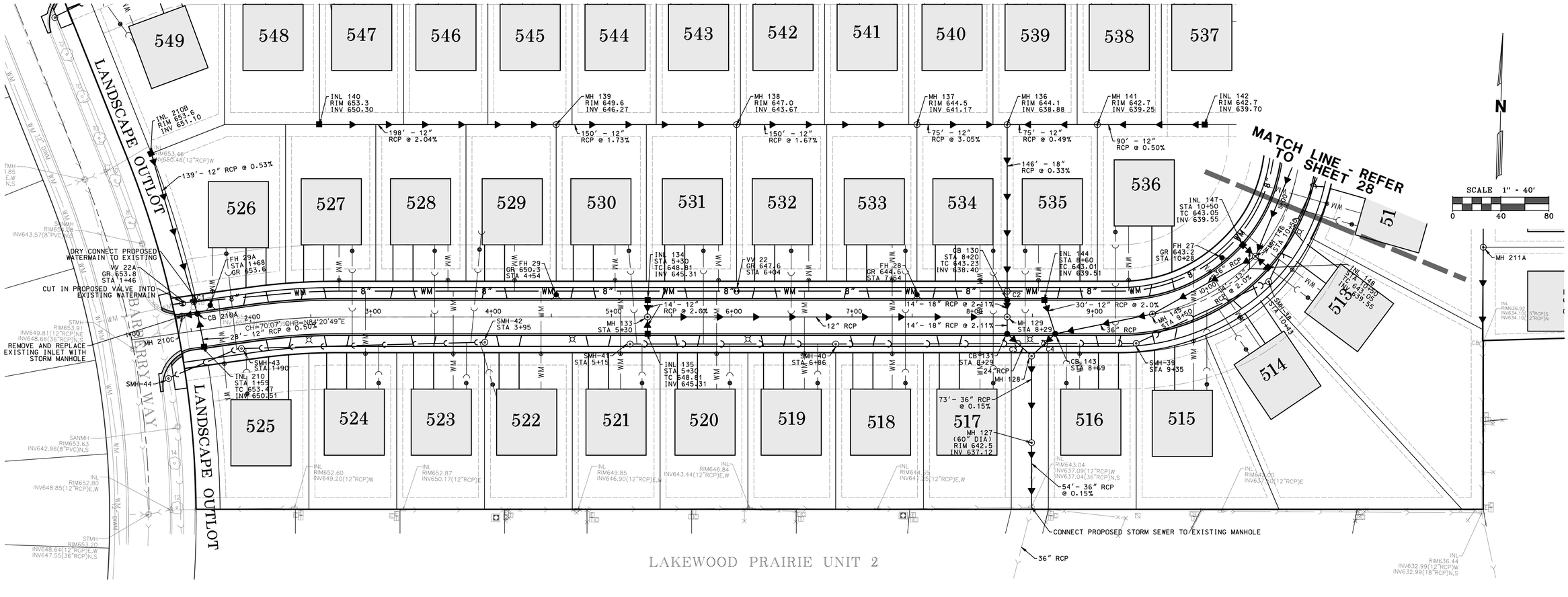
# PLAN AND PROFILE - BLUEBLOSSOM LANE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

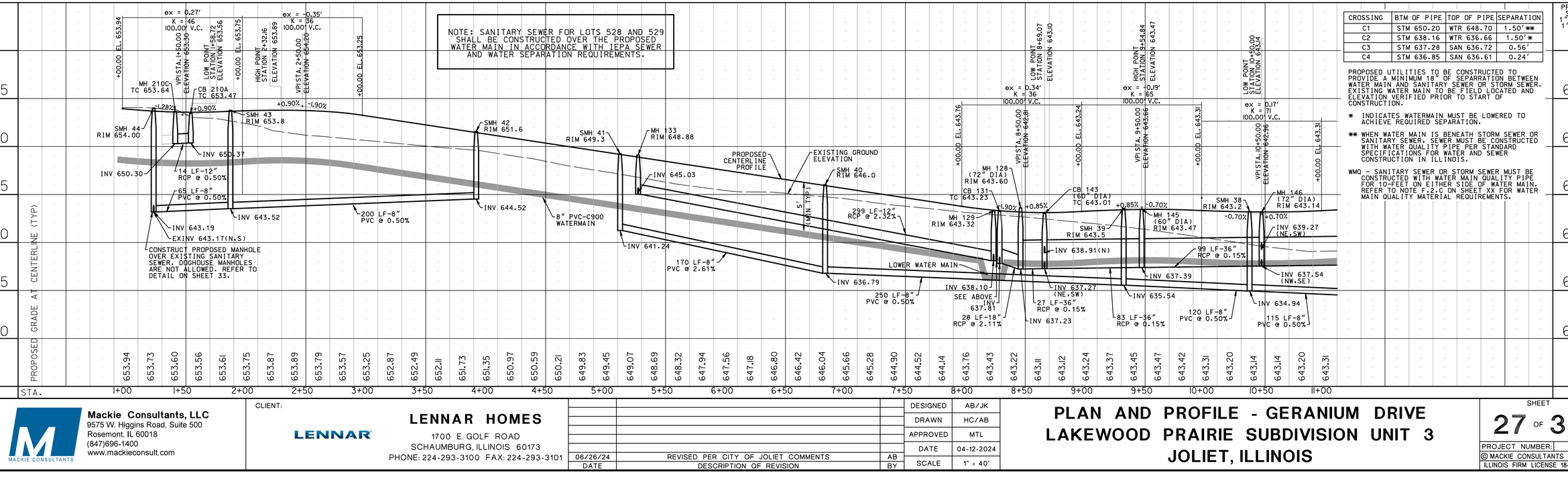
SHEET 26 OF 35

PROJECT NUMBER: 4726


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N:\4726 Engineering\Plots\Final\26-PNP Blueblossom Lane 2.dwl




| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | STM 650.20 | WTR 648.70 | 1.50'** |
| C2 | STM 638.16 | WTR 636.66 | 1.50'* |
| C3 | STM 637.28 | SAN 636.72 | 0.56' |
| C4 | STM 636.85 | SAN 636.61 | 0.24' |

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARRATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F.2.C ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.


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1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06/26/24 | REVISED PER CITY OF JOLIET COMMENTS | AB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - GERANIUM DRIVE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 27 OF 35
PROJECT NUMBER: 4726
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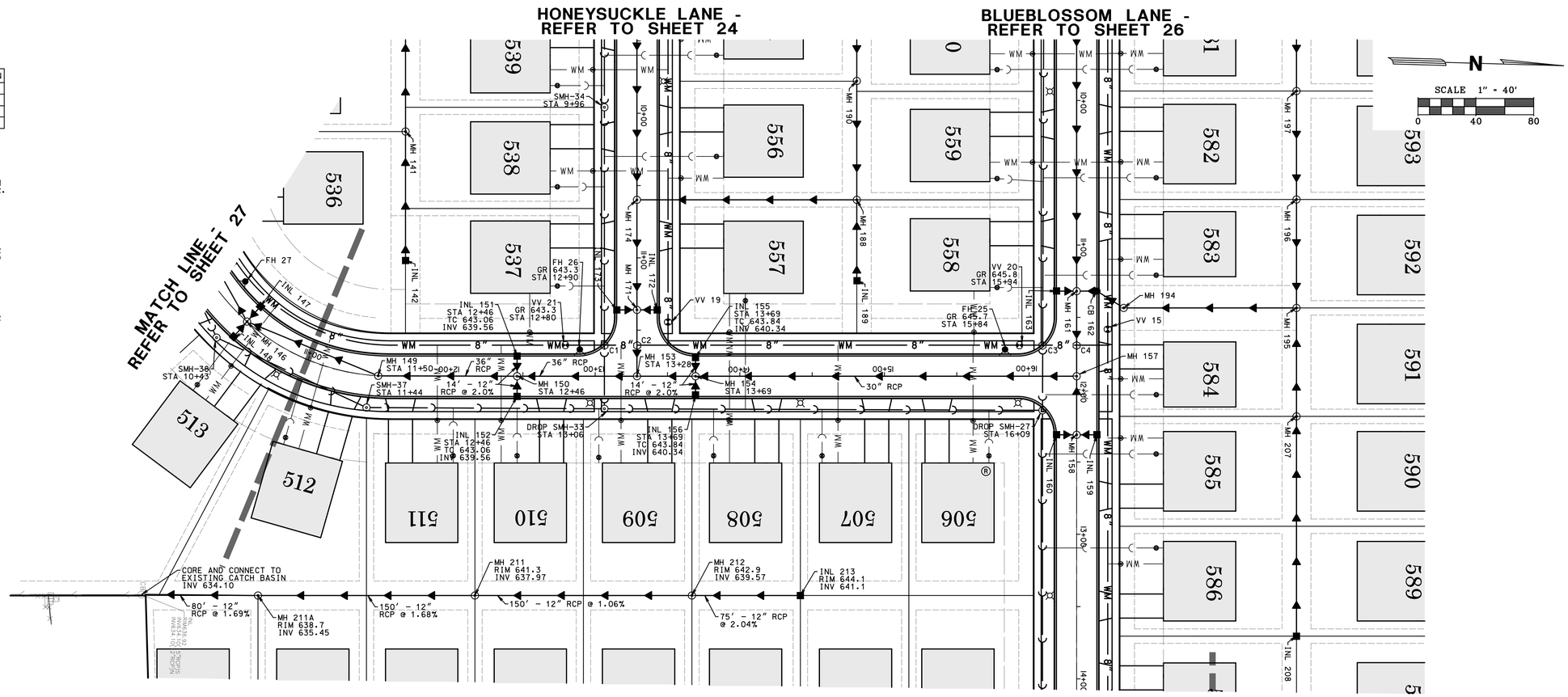
| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|---|---|---|---|
| C1 | SAN 635.7 | WTR 634.2 | 1.5'* |
| C2 | STM 637.7 | WTR 636.2 | 1.5'* |
| C3 | SAN 637.9 | WTR 636.4 | 1.5'* |
| C4 | STM 639.0 | WTR 636.4 | 2.6'* |

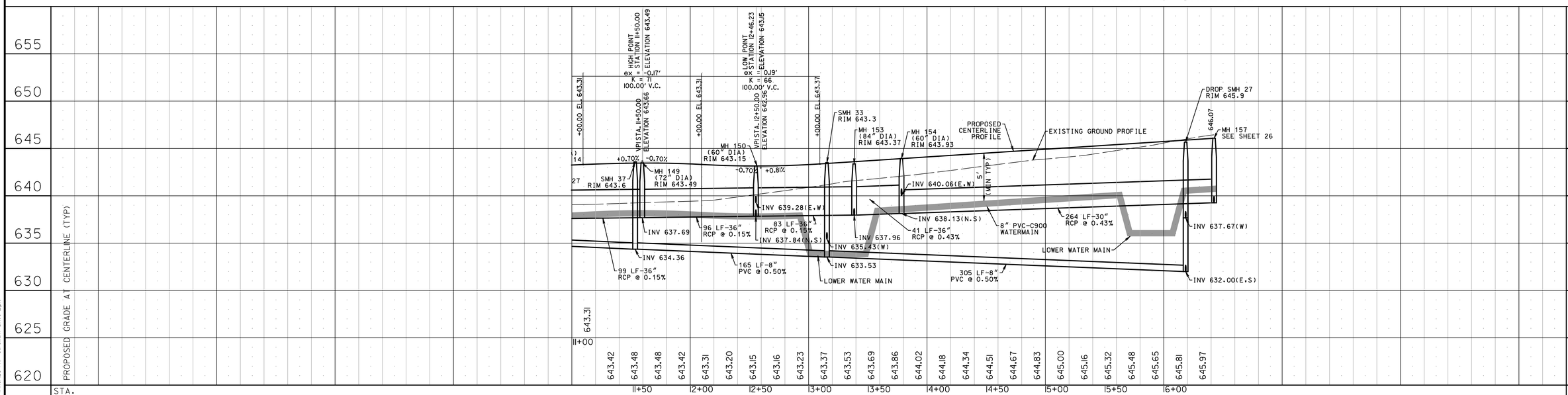
PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARRATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

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| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 40' |

# PLAN AND PROFILE - GERANIUM DRIVE
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 28 OF 35

PROJECT NUMBER: 4726


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| | |
|---|---|
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| DATE | 04-12-2024 |
| SCALE | 1" = 100' |

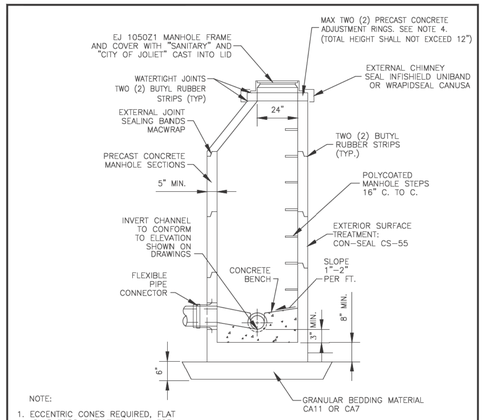
# LIGHTING AND SIGNAGE PLAN
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 29 OF 35

PROJECT NUMBER: 4726

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NOTE:

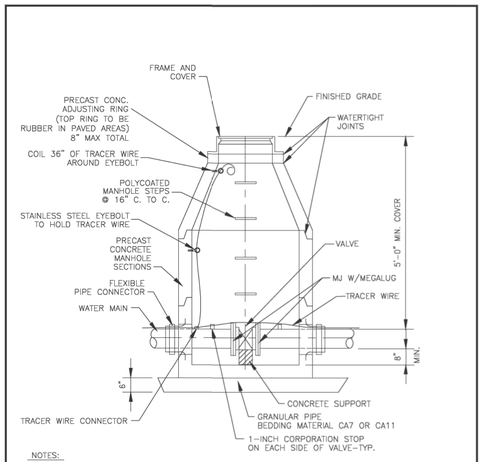
1. ECCENTRIC CONES REQUIRED, FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. MANHOLE DIAMETER SHALL BE DETERMINED BY THE SEWER DEPTH, THE SEWER OUTSIDE DIAMETER, RELATIVE ANGLES OF SEWERS TO EACH OTHER, THE SIZE OF HOLES CORED/CAST FOR BOOTS, AND A MINIMUM OF 8" BETWEEN CORED/CAST HOLES. REFER TO DESIGN MANUAL.
3. ALL LIFT HOLES ARE TO BE GROUTED FROM THE INSIDE AND OUTSIDE BEFORE BACKFILLING.
4. FOR MANHOLES INSTALLED IN PAVEMENT, PROVIDE ONE RUBBER COMPOSITE ADJUSTMENT RING. EJ INFRA-RISER OR APPROVED EQUAL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY MANHOLE DETAIL
SAN-01

DATE: MARCH 2019




NOTES:

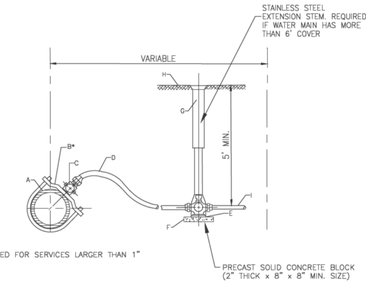
1. CONCENTRIC CONE REQUIRED FOR GATE VALVES, ECCENTRIC CONE REQUIRED FOR BUTTERFLY VALVES.
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 10", 5'-0" FOR SIZES 12" OR GREATER
3. PROVIDE CAST IRON FRAME AND COVER WITH HEAVY DUTY LID, STAMPED WITH "CITY OF JOLIET" AND "WATER". EJ 1050Z1 OR NEENAH R170
4. ATTACH TRACER WIRE TO MAINTAIN MIN. 24" AWAY FROM STEPS

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER VALVE VAULT DETAIL
WTR-01

DATE: NOVEMBER, 2022




*REQUIRED FOR SERVICES LARGER THAN 1"

CONSTRUCTION NOTES

A. WATER MAIN
B. DUCTILE IRON, EPOXY COATED BODIES WITH DOUBLE ALLOY STEEL STRAPS AND DOUBLE BOLTS (FOUR BOLTS TOTAL). MUELLER DR2A SERIES OR EQUAL
C. CORPORATION STOP, A.Y. MCDONALD 74701 BQ
D. SERVICE PIPE, SEAMLESS SOFT TEMPERED COPPER TYPE – TYPE "K" 1" OR LARGER
E. CURB STOP, A.Y. MCDONALD 76104Q
F. CONCRETE BRICK SUPPORT
G. TYLER 6500 WITH BBAF VALVE BOX STABILIZER OR APPROVED EQUAL
H. FINISHED GRADE
I. CONNECT TO EXISTING SERVICE, PROVIDE ADAPTERS AS REQUIRED

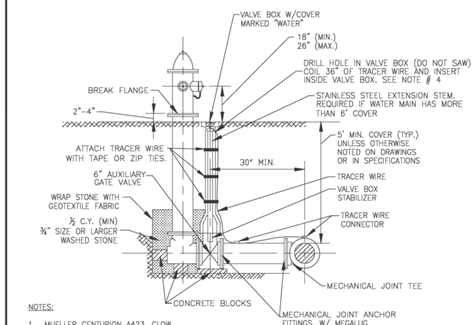
NOTE: FOR 1 1/2" OR 2" SERVICE, ADD ENLARGED BASE FOR SERVICE BOX.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER SERVICE CONNECTION DETAIL
WTR-06

DATE: OCT. 2017




NOTES:

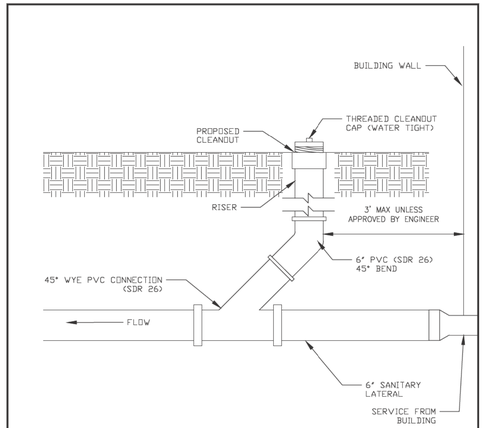
1. MUELLER CENTURION A423, CLOW MEDALLION OR E.J. 5BR250 (RED FOR MUNICIPAL TREATED WATER, GREEN FOR RAW WATER, YELLOW FOR PRIVATE HYDRANTS)
2. HYDRANTS SHALL BE LOCATED A MINIMUM OF 2 FEET BEHIND THE BACK OF CURB IN LOCATIONS SHOWN ON THE DRAWINGS
3. USE SWIVEL TEE AS CALLED OUT ON PLANS. 30" MINIMUM SEPARATION DOES NOT APPLY WHEN USING SWIVEL TEES.
4. ATTACH TRACER WIRE TO OUTSIDE OF VALVE BOX USING TAPE OR ZIP TIES. DRILL ⅜" DIA. HOLE IN VALVE BOX 6" FROM TOP OF VALVE BOX.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FIRE HYDRANT DETAIL
WTR-03

DATE: NOVEMBER 2022




NOTE;

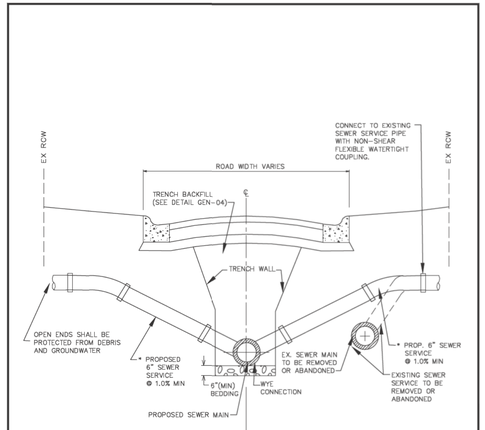
1. PROPOSED CLEANOUT TO BE INSTALLED FLUSH TO THE EXISTING SURFACE.
2. CLEANOUT SHALL BE INSTALLED AS CLOSE TO BUILDING AS POSSIBLE
3. CONNECTIONS TO DISSIMILAR MATERIAL PIPES SHALL BE MADE WITH NON-SHEAR MISSION COUPLINGS WITH STAINLESS STEEL BANDS
4. CLEANOUTS IN PAVED AREAS SHALL BE INSTALLED WITH EAST JORDAN 1574 CAST IRON CLEANOUT, FRAME AND LID INSTALLED FLUSH WITH FINISHED SURFACE.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SERVICE CLEANOUT DETAIL
SAN-13

DATE: NOVEMBER 2022




* SERVICE PIPE MATERIAL: PVC SDR 26, ASTM D2241

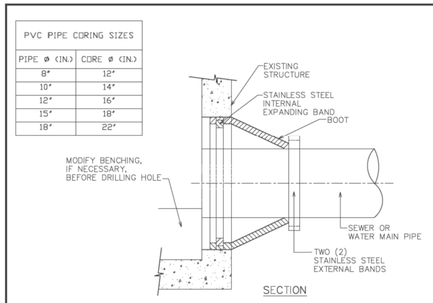
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SEWER SERVICE
SAN-02

DATE: OCT. 2017

| PVC PIPE CORING SIZES | |
|---|---|
| PIPE ø (IN.) | CORE ø (IN.) |
| 8" | 12" |
| 10" | 14" |
| 12" | 16" |
| 15" | 18" |
| 18" | 22" |




NOTES:

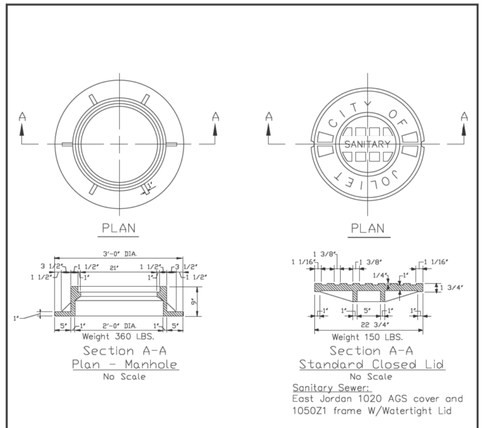
1. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. A-LOC OR KOR-N SEAL FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTIONS TO MANHOLES OR AS APPROVED BY CITY ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. CONNECTION SHALL CONFORM TO ASTM C-923.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CORE AND CONNECTION TO EXISTING MANHOLE
SAN-22

DATE: NOVEMBER 2022




Sanitary Sewer:
East Jordan 1020 AGS cover and 1050Z1 frame W/Watertight Lid

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FRAME AND COVER CASTING
SAN-19

DATE: NOVEMBER 2022

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| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

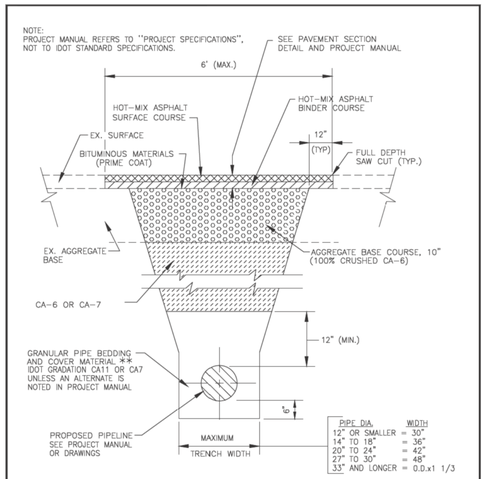
# CONSTRUCTION DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET
30 OF 35

PROJECT NUMBER: 4726

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FOR PAVEMENT WITH AGGREGATE BASE AND COMPACTED GRANULAR BACKFILL MATERIAL

** FOR FLEXIBLE THERMOPLASTIC PIPE COMPLY WITH ASTM D2321, CLASS IA, IB, OR II., (IDOT GRADATION CA15)

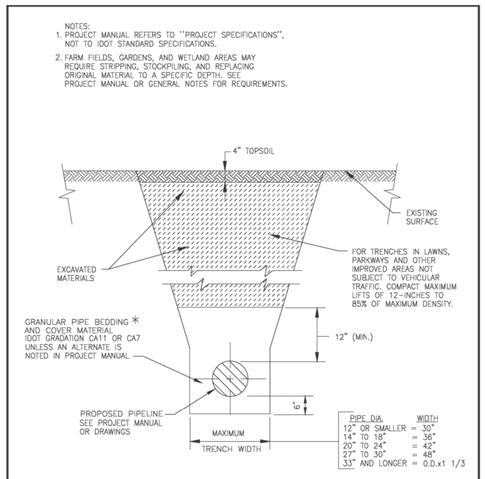
FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL PAVEMENT AREA AGGREGATE BASE GEN-04

DATE: OCT. 2017




FOR NON-PAVED AREAS

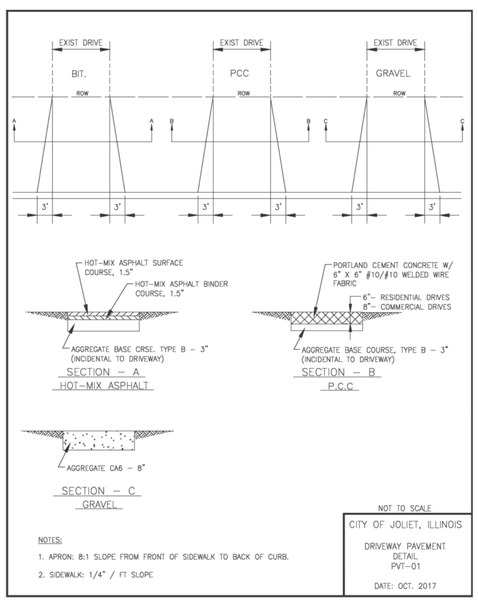
* FOR HDPE PIPE COMPLY WITH ASTM 2321, CLASS I OR II. FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL NON PAVED AREAS GEN-05

DATE: OCT. 2017




NOTES:

1. APRON: 8:1 SLOPE FROM FRONT OF SIDEWALK TO BACK OF CURB.
2. SIDEWALK: 1/4" / FT SLOPE

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

DRIVEWAY PAVEMENT DETAIL PVT-01

DATE: OCT. 2017

PVC-RESTRAINT JOINT TYPE PIPE LENGTH (FEET)

| FITTING TYPE | DIAMETER (IN) | | | | | |
|---|---|---|---|---|---|---|
| | 4" | 6" | 8" | 10" | 12" | 16" |
| HORIZONTAL BEND | | | | | | |
| 11.25° | 5 | 5 | 5 | 5 | 5 | 5 |
| 22.5° | 5 | 5 | 5 | 5 | 5 | 10 |
| 45° | 5 | 10 | 10 | 10 | 15 | 15 |
| 90° | 10 | 15 | 15 | 20 | 25 | 35 |
| VERTICAL BEND | | | | | | |
| 45° | 15 | 15 | 20 | 25 | 30 | 40 |
| TEE | 5 | 5 | 5 | 5 | 5 | 5 |
| VALVE (OPERATING PRESSURE) | 15 | 20 | 25 | 30 | 35 | 45 |
| VALVE (TESTING PRESSURE) | 30 | 40 | 50 | 80 | 70 | 90 |
| REDUCER | | | | | | |
| 6" NOMINAL PIPE | 20 | – | – | – | – | – |
| 8" NOMINAL PIPE | 35 | 20 | – | – | – | – |
| 10" NOMINAL PIPE | 50 | 35 | 20 | – | – | – |
| 12" NOMINAL PIPE | 60 | 50 | 40 | 20 | – | – |
| 16" NOMINAL PIPE | 80 | 75 | 65 | 55 | 40 | – |

NOTE:

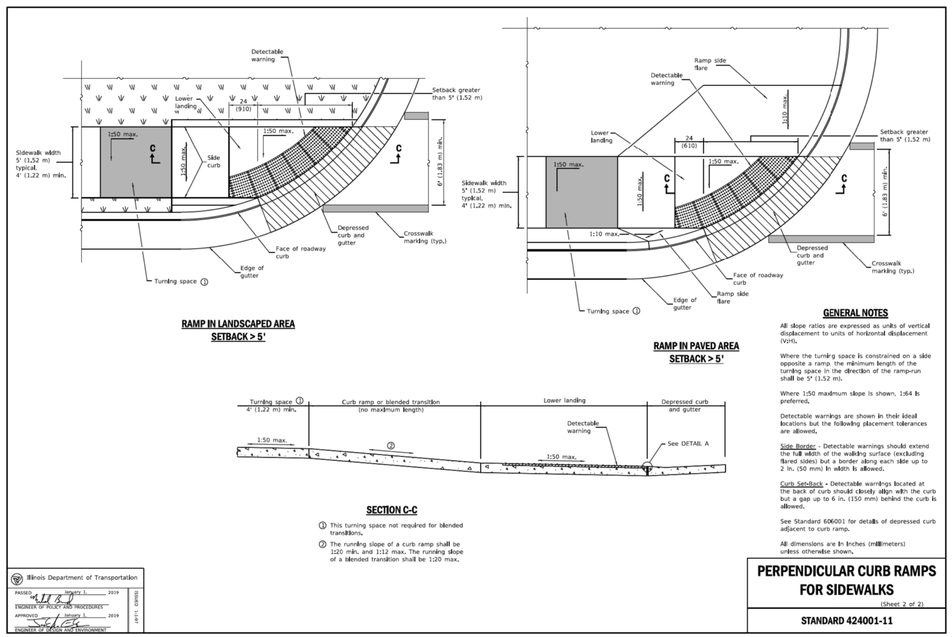
RJT LENGTHS MAY VARY DEPENDING ON SITE CONDITIONS. LENGTHS SHOWN ARE MINIMUM PER 5' BURRY DEPTH OF WATER MAIN AND, AGGREGATE PIPE BACKFILL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

PVC RJT DETAIL WTR-10

DATE: NOVEMBER 2022




RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'




SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min, and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in, (50 mm) in width is allowed.

Curb Setback - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in, (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES

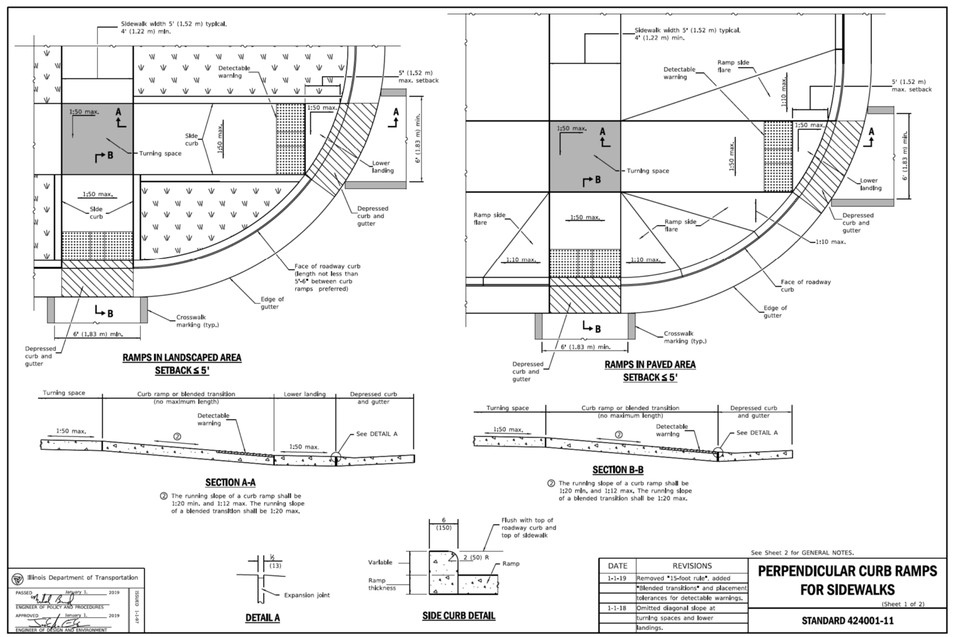
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT

424001

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11




RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'




SECTION A-A

② The running slope of a curb ramp shall be 1:20 min, and 1:12 max. The running slope of a blended transition shall be 1:20 max.




SECTION B-B

② The running slope of a curb ramp shall be 1:20 min, and 1:12 max. The running slope of a blended transition shall be 1:20 max.




DETAIL A




SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

Illinois Department of Transportation

PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT

424001

| DATE | REVISIONS |
|---|---|
| 1-1-19 | Removed "15-foot rule". added "Blended transitions" and placement tolerances for detectable warnings. |
| 1-1-18 | Omitted diagonal slope at turning spaces and lower landings. |

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11

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| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# CONSTRUCTION DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

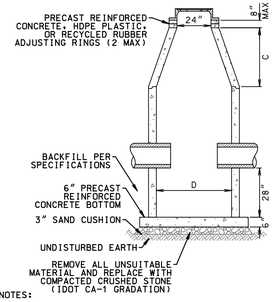
SHEET 31 OF 35

PROJECT NUMBER: 4726


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ILLINOIS FIRM LICENSE 184-002694

| MATERIALS FOR WALLS | D | C | T (MIN) |
|---|---|---|---|
| PRECAST REINFORCED CONCRETE RISERS ASTM C-478 | 36" | 15" | 4" |
| | 48" | 30" | 5" |
| | 60" | 45" | 5" |

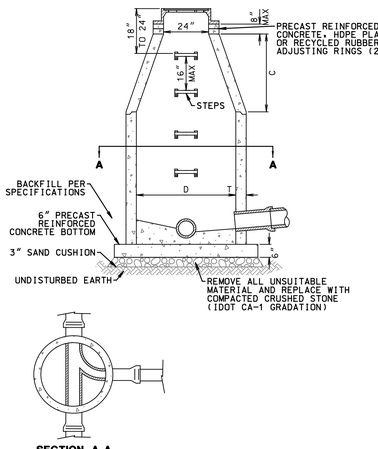



NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS, RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. STRUCTURE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR, SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN STRUCTURE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. STRUCTURES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

## CATCH BASIN DETAIL

NOT TO SCALE




SECTION A-A

| MATERIALS FOR WALLS | D | C | T (MIN) |
|---|---|---|---|
| PRECAST REINFORCED CONCRETE RISERS ASTM C-478 | 48" | 30" | 5" |
| | 60" | 45" | 5" |

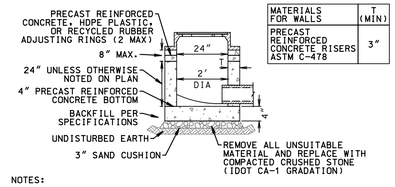
| DIAMETER OF MAIN SEWER | D |
|---|---|
| 18" AND UNDER | 48" |
| 21" THRU 42" | 60" |

NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS, RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR, SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. MANHOLES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

## MANHOLE DETAIL

NOT TO SCALE




| MATERIALS FOR WALLS | T (MIN) |
|---|---|
| PRECAST REINFORCED CONCRETE RISERS ASTM C-478 | 3" |

NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS, RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
5. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR, SMOOTHED AND POINTED INSIDE AND OUT.
6. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
7. MANHOLES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

## INLET DETAIL

NOT TO SCALE

FRAMES AND GRATES ON ALL STRUCTURES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:

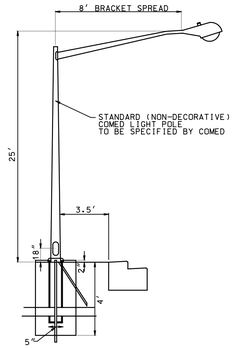
SANITARY:
FRAMES AND COVERS SHALL BE NEENAH R-1550 WITH TYPE "D" COVER OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY. SHALL HAVE THE WORD "SANITARY" ON THE COVER. AND SHALL HAVE A 1" CONCEALED PICK HOLE. ALL SANITARY MANHOLE COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

WATER:
FRAMES AND COVERS SHALL BE NEENAH R-1550 WITH TYPE "B" COVER OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY. SHALL HAVE THE WORD "WATER" ON THE COVER AND A 1" CONCEALED PICK HOLE. ALL VALVE VAULT COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

STORM:
ALL OPEN LID GRATES SHALL CONTAIN THE TROUT LOGO OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY
FRAMES AND COVERS SHALL BE AS FOLLOWS:
1. CLOSED LID (CL): NEENAH R-1772, SOLID LID COVER OR EJIW 1050 WITH TYPE "A" COVER. SHALL HAVE THE WORD "STORM" ON THE COVER AND SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.
2. M3.12 CURB AND GUTTER: NEENAH R-3501 WITH TYPE "S" GRATE OR EJIW 7527 WITH TYPE "M" GRATE.
3. OPEN LID WITHIN REAR YARDS NEENAH R-2504 WITH TYPE "G" GRATE OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY.

## FRAME AND GRATE SCHEDULE

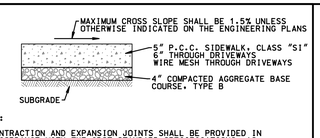
NOT TO SCALE




## COMED TYPICAL STREET LIGHT - 25' MNTG HT

NOT TO SCALE

CELLI SL-25MH REV: 8-15-02 BY: AJS

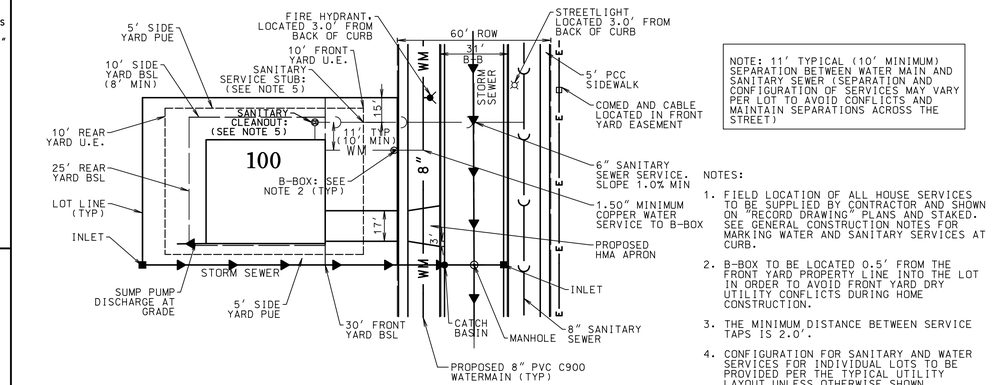



NOTES:

1. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, AS NOTED WITHIN THIS PLAN SET OR AS OTHERWISE SHOWN BY THE ARCHITECT.
2. ALL SIDEWALKS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH STEEL REBAR. REFER TO NOTE E.19 IN THE SPECIFICATIONS FOR MORE INFORMATION.

## SIDEWALK DETAILS

NOT TO SCALE



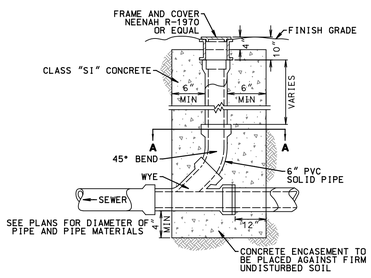

NOTE: 11' TYPICAL (10' MINIMUM) SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER (SEPARATION AND CONFIGURATION OF SERVICES MAY VARY PER LOT TO AVOID CONFLICTS AND MAINTAIN SEPARATIONS ACROSS THE STREET)

NOTES:

1. FIELD LOCATION OF ALL HOUSE SERVICES TO BE SUPPLIED BY CONTRACTOR AND SHOWN ON "RECORD DRAWING" PLANS AND STAKED. SEE GENERAL CONSTRUCTION NOTES FOR MARKING WATER AND SANITARY SERVICES AT CURB.
2. B-BOX TO BE LOCATED 0.5' FROM THE FRONT YARD PROPERTY LINE INTO THE LOT IN ORDER TO AVOID FRONT YARD DRY UTILITY CONFLICTS DURING HOME CONSTRUCTION.
3. THE MINIMUM DISTANCE BETWEEN SERVICE TAPS IS 2.0'.
4. CONFIGURATION FOR SANITARY AND WATER SERVICES FOR INDIVIDUAL LOTS TO BE PROVIDED PER THE TYPICAL UTILITY LAYOUT UNLESS OTHERWISE SHOWN.
5. SANITARY SERVICE STUB SHALL BE INSTALLED 10' FROM THE FRONT YARD PROPERTY LINE INTO THE LOT. CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF BUILDING.

## TYPICAL SINGLE FAMILY UTILITY LAYOUT AND SERVICE CONNECTIONS

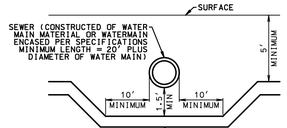
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SECTION A-A (BEND CLEANOUT DETAIL)

## CLEANOUT IN LANDSCAPED AREA DETAILS

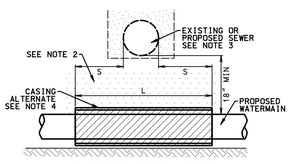
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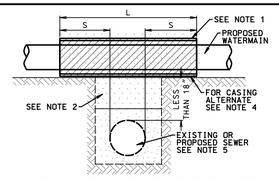

NOTE:
ALL FITTINGS REQUIRED FOR LOWERING OF WATER MAIN SHALL BE RESTRAINED JOINTS.

## WATER MAIN LOWERING DETAILS

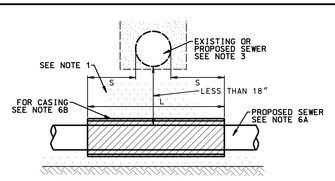
NOT TO SCALE



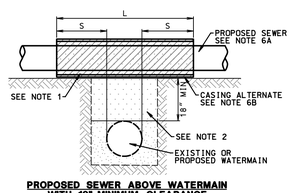

WATERMAIN BELOW SEWER WITH 18" MINIMUM CLEARANCE




PROPOSED WATERMAIN ABOVE EXISTING SEWER WITH LESS THAN 18" CLEARANCE




PROPOSED SEWER BELOW WATERMAIN WITH LESS THAN 18" CLEARANCE




PROPOSED SEWER ABOVE WATERMAIN WITH 18" MINIMUM CLEARANCE

S = MIN 10 FEET MEASURED PERPENDICULAR TO SEWER OR WATERMAIN
L = MIN 20 FEET PLUS OUTSIDE DIAMETER OF SEWER OR WATERMAIN MEASURED PERPENDICULARLY

NOTES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATERMAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDED ADEQUATE SUPPORT FOR EXISTING SEWER OR WATERMAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF TRENCH.
4. USE "L" FEET OF WATERMAIN MATERIAL FOR CASING OF PROPOSED WATERMAIN AND SEAL END OF CASING.
5. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATERMAIN CASING AND SEWER.
6. a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATERMAIN MATERIAL AND PRESSURE TEST; OR:
   b. USE "L" FEET OF WATERMAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
7. PLACEMENT OF WATERMAIN BELOW EXISTING OR PROPOSED SEWER WITH LESS THAN 18' CLEARANCE IS NOT ALLOWED.
8. PROVIDE TRENCH COMPACTION IN ACCORD WITH SEC 20-2.20B OF STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. LATEST EDITION.

## WATERMAIN AND SEWER SEPARATION DETAILS

NOT TO SCALE


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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com


CLIENT:

LENNAR

LENNAR HOMES
1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06/26/24 | REVISED PER CITY OF JOLIET COMMENTS | AB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# CONSTRUCTION DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

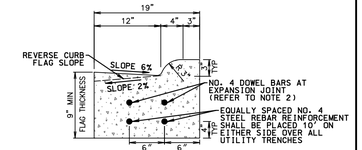
SHEET 32 OF 35

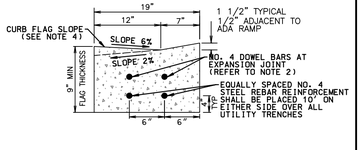
PROJECT NUMBER: 4726


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ILLINOIS FIRM LICENSE 184-002694

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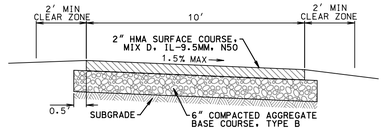

DEPRESSED CURB

NOTES:

1. CURB SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE.
2. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. CURB AND GUTTER SHALL BE PLACED ON 4" MINIMUM COMPACTED AGGREGATE BASE COURSE. AGGREGATE BASE COURSE SHALL EXTEND A MINIMUM OF 1-FOOT BEHIND BACK OF CURB.
4. PITCH SLOPE SHALL BE 6.0% UNLESS ADJACENT TO ADA ACCESSIBLE CURB RAMP WHERE A MAXIMUM OF 5% SLOPE SHALL BE PROVIDED.

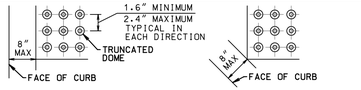
## M-3.12 CURB

NOT TO SCALE



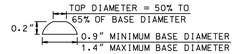

## BIKE PATH DETAIL

NOT TO SCALE

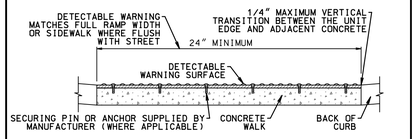



**TYPICAL DETECTABLE WARNING PLACEMENT**

**DETECTABLE WARNING PLACEMENT ON A RADIUS**




**TRUNCATED DOME DETAIL**

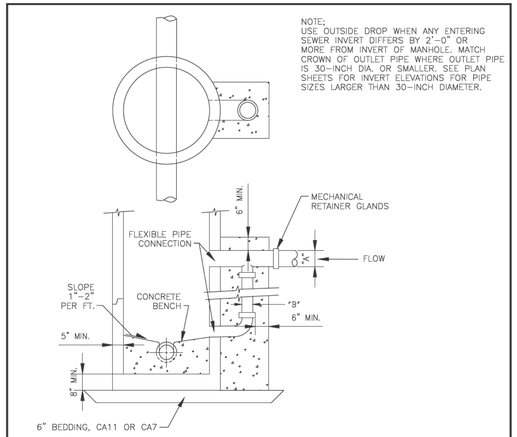



NOTES:

1. DETECTABLE WARNINGS SHALL BE INSTALLED AT CURB RAMPS, MEDIANS AND PEDESTRIAN REFUGE ISLANDS, AT-GRADE RAILROAD CROSSINGS, TRANSIT PLATFORM EDGES, AND OTHER LOCATIONS WHERE PEDESTRIANS ARE REQUIRED TO CROSS A HAZARDOUS VEHICULAR WAY.
2. THE ROWS OF DOMES IN THE DETECTABLE WARNING MATERIAL MUST BE ALIGNED WITH THE PATH OF WHEELCHAIR TRAVEL WHICH IS REQUIRED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BOTTOM OF THE RAMP TO PERMIT TRACKING BETWEEN DOME ROWS. ON BLENDED TRANSITIONS OR FLUSH TRANSITIONS, WHERE RADIAL UNITS ARE SITUATED ABOUT THE CURB RADIUS, DOME ORIENTATION SHOULD BE PERPENDICULAR TO CURB LINE.
3. DETECTABLE WARNINGS SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACE.

## DETECTABLE WARNING DETAIL

NOT TO SCALE




NOTE;
USE OUTSIDE DROP WHEN ANY ENTERING SEWER INVERT DIFFERS BY 2'-0" OR MORE FROM INVERT OF MANHOLE. MATCH CROWN OF OUTLET PIPE WHERE OUTLET PIPE IS 30-INCH DIA. OR SMALLER. SEE PLAN SHEETS FOR INVERT ELEVATIONS FOR PIPE SIZES LARGER THAN 30-INCH DIAMETER.

NOTES:

1. 8-INCH TO 12-INCH DIAMETER DROP: DUCTILE IRON CLASS 50. UTILIZE DUCTILE IRON RESTRAINED JOINT PIPE AND FITTINGS FOR DROP ELBOW, PIPE, AND TEE AT INCOMING SEWER. ENCASE ENTIRE DROP PIPE FROM BASE OF MANHOLE TO 6 INCHES ABOVE TOP OF INCOMING SEWER WITH 4000 PSI CONCRETE AT A MINIMUM THICKNESS OF 6 INCHES.
2. OVER 12-INCH DIAMETER DROP: DUCTILE IRON CLASS 50. ENCASE DROP ELBOW AT BASE OF MANHOLE TO 2 FEET ABOVE TOP OF ELBOW IN CONCRETE. UTILIZE DUCTILE IRON RESTRAINED JOINT PIPE AND FITTINGS FOR DROP ELBOW, PIPE, AND DUCTILE IRON TEE AT INCOMING SEWER. SUPPORT DROP PIPE TO MANHOLE WALL WITH STAINLESS STEEL BRACKETS AND STRAPPING WHERE DROPS ARE OVER 10 FEET LONG.

"A"- DIAMETER OF INCOMING SEWER
"B"- DIAMETER OF DROP PIPE

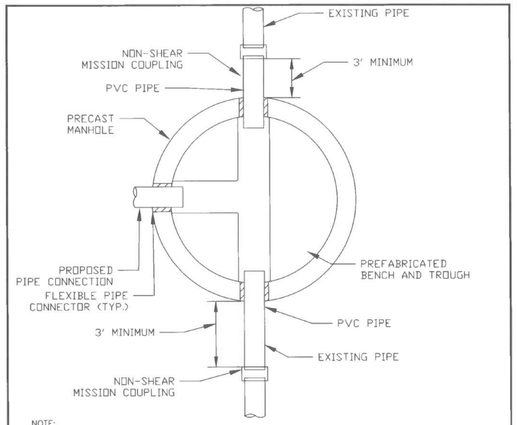
WHEN: "A"=12-INCH OR LESS, "B"="A" BUT NOT SMALLER THAN 8-INCH.
WHEN: "A"=GREATER THAN 12-INCH, BUT LESS THAN OR EQUAL TO 18-INCH, "B"=12-INCH.
WHEN: "A"=GREATER THAN 18-INCH, "B"=2/3 "A" MINIMUM.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

EXTERIOR DROP MANHOLE DETAIL
SAN-04

DATE: FEBRUARY 2019




NOTE:

1. MANHOLE INSTALLATION MUST CONFORM TO CITY OF JOLIET STANDARD MANHOLE DETAIL (SAN-01).
2. EXTERNAL DROP CONNECTION MUST BE PROVIDED IF INVERT OF CONNECTING SEWER IS 24" OR MORE ABOVE THE INVERT OF OUTLET.
3. DOGHOUSE MANHOLES WILL NOT BE ACCEPTED UNLESS APPROVED BY THE ENGINEER.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

NEW SANITARY MANHOLE ON EXISTING SANITARY MAIN DETAIL
SAN-17
DATE: NOVEMBER 2022

CITY OF JOLIET GENERAL NOTES

1. CONTRACTOR TO NOTIFY THE DEPARTMENT OF PUBLIC UTILITIES 48 HOURS IN ADVANCE OF START OF CONSTRUCTION AT 815-724-4220.
2. VERIFY LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCITON. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND LOCATE UTILITIES PRIOR TO ANY WORK.
3. WHEREVER OBSTRUCTIONS NOT SHOWN ON THE DRAWINGS ARE ENCOUNTERED DURING THE PROGRESS OF THE WORK AND INTERFERE TO SUCH AN EXTENT THAT ALTERATIONS TO THE DRAWINGS ARE REQUIRED, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CHANGES.
4. HORIZONTAL AND VERTICAL SEPARATION OF WATER MAINS AND SEWER LINES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS."
5. PROVIDE PROPERTY OWNERS ADVANCE NOTICE OF CONSTRUCION ACTIVITIES THAT WILL RESTRICT THE USE OF THEIR DRIVEWAYS.
6. DO NOT STORE BEDDING AND BACKFILL MATERIALS, PIPES FITTINGS, VAULTS, OR OTHER MATERIALS IN AREAS THAT WILL OBSTRUCT SIGHT LINES FOR STREETS AND DRIVEWAYS.
7. ALL PROPOSED UTILITIES UNDER AND WITHIN 2' OF PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH TRENCH BACKFILL WHICH SHALL BE CRUSHED STONE, GRADITION CA-6 OR CA-7.
8. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF JOLIET DEPARTMENT OF PUBLIC UTILITIES APPROVED MATERIALS LIST, LATEST EDITION.
9. INSTALL NEW WATER MAIN WITHI A MINIMUM OF 5' COVER BELOW EXISTING OR PROPOSED GROUND SURFACE UNLESS GREATER DEPTH IS REQUIRED TO AVOID EXISTING UTILITIES OR WHERE INDICATED ON THE DRAWINGS.
10. PROVIDE 48 HOURS ADVANCE NOTICE TO THE CITY WHEN CONNECTION TO AN EXISTING WATER MAIN WILL BE MADE. COORDINATE SHUTDOWN OF EXISTING WATER MAINS WHEN REQUIERD WITH THE CITY. SCHEDULE THE WORK TO MINIMIZE THE NUMBER AND LENGTH OF SHUTDOWNS. PROVIDE WRITTEN NOTIFICATION OF SHUTDOWNS TO WATER USERS AFFECTED 24 HOURS IN ADVANCE.
11. NOTIFY THE CITY'S PUBLIC UTILITIES DEPARTMENT IMMEDIATELY IF EXISTING LEAD WATER SERVICES ARE DISCOVERED.
12. LOCATE PRESSURE CONNECTIONS, AS INDICATED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER. A MINIMUM OF 2' FROM ANY EXISTING REPAIRS SLEEVES OR PIPE JOINTS.
13. PROVIDE A TEMPORARY COVERING OVER ALL NEW FIRE HYDRANTS UNTIL ALL NEW WATER MAINS ARE PUT INTO SERVICE AND NEW FIRE HYDRANTS ARE OPERABLE.
14. SUCCESSFULLY TEST, DISINFIECT, AND FLUSH WATER MAIN, AND OBTAIN ACCEPTANCE IF THE WATER MAIN BY THE CITY OF JOLIET. PRIOR TO MAKING WATER SERVICE CONNECTIONS. FLUSH PIPELINES TO OBTAIN A VELOCITY OF 2.5 FT/S PER AWWA STANDARD C651.
15. SEWER TESTING, CLEANING, AND TELEVISING REQUIREMENTS. ALL SANITARY SEWER MAINS SHALL BE DEFLECTION TESTED AND AIR TESTED PER THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS". ALL NEWLY CONSTRUCTED SEWER MAINS SHALL BE CLEANED AND TELEVISED PRIOR TO BEING PUT INTO SERVICE.
16. USE RESTRAINED MECHANICAL JOINT FITTINGS WITH MEGALUG TO PLUG/CAP EXISTING WATR MAINS TO REMAIN IN SERVICE AND FOR EXISTING WATER MAINS TO BE ABANDONED. PLUGS/CAPS ON WATER MAIN TO REMAIN IN SERVICE SHALL INCLUDE AN ADEQUATELY SIZE CAST-IN-PLACE CONCRETE THRUSH BLOCK AS DIRECTED BY THE CITY.
18. REPLACE ALL CONCRETE SIDEWALKS DISTURBED BY CONSTRUCTION TO THE NEAREST CONSTRUCTION JOINT.
18. AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS THE PROJECT IS COMPLETED. ANY CHANGE IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED.
20. EROSION CONTROL WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFIDATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AS CONTAINED IN IEPA/WCP/87-012 OR CURRENT EDITION.
21. THE CITY OF JOLIET WATER DEPARTMENT SHALL BE RESPONSIBLE FOR COMPLETION OF ALL TAPS TO EXISTING WATER MAINS. CONTRACTOR WILL BE RESPONSIBLE FOR CALLING 815-724-4230 TO SCHEDULE AN APPOINTMENT WITH THE CITY WATER DEPARTMENT. APPOINTMENTS ARE AVAILABLE ON TUESDAYS AND THURSDAYS.


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| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | N.T.S |

# CONSTRUCTION DETAILS
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET 33 OF 35

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

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## GENERAL NOTES

### A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

   - 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;
   - SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST REVISION DATE)
   - SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY IEPA ILLINOIS URBAN MANUAL – A TECHNICAL MANUAL DESIGNED FOR URBAN ECOSYSTEM PROTECTION AND EMBANKMENT (1995)
   - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION
   - ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
   - SUBDIVISION REGULATIONS OF THE CITY OF JOLIET

   IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

### B. NOTIFICATIONS

1. THE CITY OF JOLIET DEPARTMENT OF PUBLIC UTILITIES MUST BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK AT 815-724-4220. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE 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 MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

### C. GENERAL NOTES

1. THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
2. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
3. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY 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.
4. 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 SEWER DISTRICT AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
6. 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 AND/OR SEWER DISTRICT.
7. THE LOCATION OF VARIOUS EXISTING 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.
8. 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.
9. NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
10. ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS SI.
11. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND OWNER.
12. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
13. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
14. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
15. 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.
16. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

### D. EXCAVATION AND SITE GRADING

1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.
2. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY WITHIN PUBLIC RIGHT-OF-WAYS.
3. THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.
4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.
5. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
6. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE IEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
7. ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
8. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND (A.) DISC-DRIED AND RECOMPACTED, OR (B.) LIME OR CEMENT DRIED AND RECOMPACTED, OR (C.) REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION. ALL OPTIONS MEETING COMPACTION REQUIREMENTS AS SPECIFIED EARLIER IN THESE SPECIFICATIONS.
9. LIMITS OF BUILDING PAD SHALL EXTEND FIVE (5) FEET BEYOND PROPOSED BUILDING WALLS. LIMITS OF SUITABLE PAVEMENT SUBGRADE SHALL EXTEND TWO (2) FEET BEYOND BACK OF PROPOSED CURB, OR EDGE OF PAVEMENT.
10. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO, ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

### E. PAVEMENT CONSTRUCTION

1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.
2. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.
3. LIME STABILIZATION FOR PAVEMENT SUBGRADE SHALL BE PLACED TO ACHIEVE MINIMUM IMMEDIATE BEARING VALUE (IBV) OF 25 AFTER 72 HOURS AS TESTED WITH A DYNAMIC CONE PETROMETER (DCP), THROUGH THE DEPTH OF STABILIZATION, 12" MINUMUM.
4. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
5. NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
6. HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).
7. NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGGREGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD, THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC. TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.
9. ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
10. PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
11. CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.
12. ALL PAVEMENT MARKINGS SHALL BE PAINT.
13. ADA ACCESSIBLE CURB RAMPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER. ALL ADA RAMPS SHALL PROVIDE DETECTABLE WARNINGS PER THE DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
14. ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS SI, 6.1 BAG MIX WITH NO FLY ASH.
15. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS.
    a. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5-FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL.
    b. EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
    c. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10-FEET. CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
    d. A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB. REFER TO SECTION 606 FOR ADDITIONAL JOINTING REQUIREMENTS.
16. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
    a. THE SURFACE SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE OF THE SIDEWALK OR AS SHOWN ON THE ENGINEERING PLANS. GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL BE NOT LESS THAN 1/8 IN. NOR MORE THAN 1/4 IN. IN WIDTH, AND SHALL BE LONGER THAN 6 FT. NOR LESS THAN 4 FT. ON ANY SIDE, UNLESS OTHERWISENOTED.
    b. EXPANSION JOINTS SHALL BE 1/2 IN. THICK AND CONSIST OF PREFORMED JOINT FILLER. THE TOP OF THE JOINT FILLER SHALL BE 1/4 IN. BELOW THE SURFACE OF THE SIDEWALK.
    c. EXPANSION JOINTS SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES SUCH AS LIGHT POLES, TRAFFIC SIGNAL POLES, TRAFFIC POLES AND SUBWAY COLUMNS, WHICH EXTEND THROUGH THE SIDEWALK. EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM INTERVALS OF 50 FT. IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXPANSION JOINTS AS NEARLY AS PRACTICABLE. EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.
17. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.
18. HOT-MIX ASPHALT SPECIFICATIONS SHALL BE AS FOLLOWS:

| ITEM | AIR VOIDS |
|---|---|
| HMA SURFACE COURSE, MIX "D", IL-9.5MM, N50, 1.5" MIN. | 4% AT 50 GYR. |
| HMA BINDER COURSE, IL-19.0, N50; 2.25" MIN | 4% AT 50 GYR. |
| LEVELING BINDER (MACHINE METHOD), IL-4.75, N50, 3/4" MIN | 3.5% AT 50 GYR. |
| CLASS D PATCHES (HMA BINDER IL-19mm) | 4% AT 70 GYR. |

   THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ YD/IN.

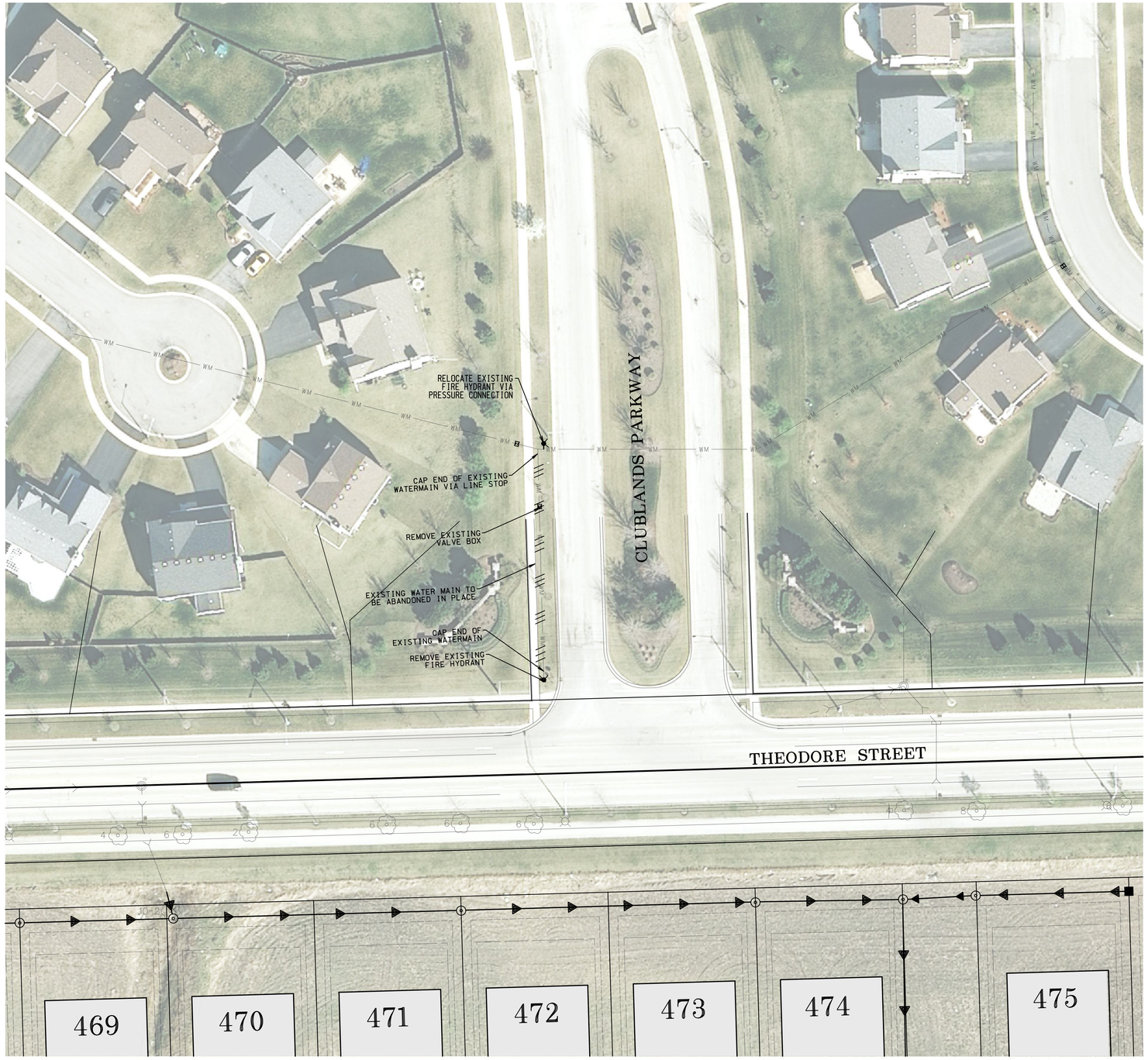
   THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE SPECIAL PROVISIONS. APPLICABLE DISTRICT ONE SPECIAL PROVISIONS MAY INCLUDE, "RECLAIMED ASPHALT PAVEMENT AND SHINGLES", "HMA MIXTURE IL-4.75" AND "STONE MATRIX ASPHALT (SMA)".
19. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.
20. ALL WATER AND SANITARY SERVICE LOCATIONS SHALL BE STAMPED ON THE CURB WITH "W" OR "S" AT THE DEMARKED LOCATIONS WHERE POSSIBLE.

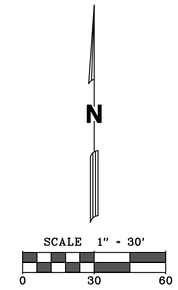
### F. SANITARY SEWER

1. ALL SANITARY SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS OR SANITARY DISTRICT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).
2. SANITARY SEWERS SHALL BE:
    a. POLYVINYL CHLORIDE PIPE (PVC), SDR 26 PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212 AND F477 or
    b. DUCTILE IRON PIPE (DIP) ANSI A21.51, CLASS 52 PER ANSI A 21.50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A21.4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH-ON) JOINTS PER ANSI A21.11 (AWWA C111 AND C600);
    c. PRESSURE RATED PIPE (WATER MAIN QUALITY) SHALL BE IN ACCORDANCE WITH ASTM D 2241. PVC PIPE JOINTS SHALL BE SOLVENT CEMENTED JOINTS PER ASTM D 2672 OR FLEXIBLE ELASTOMERIC JOINTS PER ASTM D3139 AND F477.
    d. POLYPROPYLENE (PP) PIPE SHALL BE DOUBLE WALL PIPE CONFORMING TO ASTM F2764 FOR SIZES 6" TO 30". POLYPROPYLENE PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212 AND F477.
3. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-11 OR CA-7 AND SHALL BE INSTALLED PER ASTM D2321. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
4. SELECTED GRANULAR BACKFILL, IDOT CA-6 OR CA-7 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.
5. SANITARY SEWER TESTING SHALL INCLUDE EXFILTRATION TEST OR INFILTRATION TESTING IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. ALL SANITARY SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. DEFLECTION TESTING SHALL NOT OCCUR SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF THE SEWER INSTALLATION OF THE SECTION BEING TESTED.
6. SANITARY MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C969 – STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES OR ASTM C 1244 – STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE PRESSURE (VACUUM) TEST.
7. SANITARY SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO ARCHITECTURAL PLANS MAY EXIST, THERFORE, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SERVICE AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS. FIELD LOCATION OF ALL SERVICE STUBS TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR, AND SHOWN ON RECORD DRAWINGS.

### G. WATER MAIN

1. ALL WATER MAINS, SERVICES, AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).
2. WATER MAINS SHALL BE:
    a. DUCTILE IRON PIPE CONFORMING TO ANSI A 21.51 (AWWA C151), CLASS 52 PER ANSI A 21.50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21.4 (AWWA C104), WITH RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS OR MECHANICAL FOR RESTRAINED JOINTS. or:
    b. POLYVINYL CHLORIDE PIPE CONFORMING TO AWWA C900 AND ASTM D 2241. MATERIAL SHALL BE DESIGNATED CLASS 12454B (CPVC 1120), CLASS 12454C (PVC 1120) IN CONFORMANCE WITH ASTM D1784. FOR PUSH ON TYPE JOINTS, GASKETS AND SEALS SHALL BE FLEXIBLE ELASTOMERIC TYPE CONFORMING TO ASTM D3139 AND F477. ALL FITTINGS SHALL BE DUCTILE IRON FOR RESTRAINED MECHANICAL JOINTS; MANUFACTURED SPECIFICALLY FOR USE WITH AWWA C900 PVC, AND MEET THE STANDARDS OF ASTM F1674. THE PIPE SHALL BE RATED AT AWWA PRESSURE CLASS 165 PSI OR GREATER AT 73.4 DEGREES F. ALL PIPING SHALL HAVE A DIMENSION RATIO NOT LARGER THAN SDR 25. ALL PIPING SHALL BEAR THE NSF SEAL OF APPROVAL AND MEET NSF 61 CERTIFICATION. THE PIPING SHALL BE VISIBLY MARKED WITH THE SPECIFIC SDR RATING NUMBER AND PRESSURE CLASS RATING IN PSI. TRACER WIRE REQUIRED WITH ALL PVC WM AND SHALL CONFORM TO COPPERHEAD SOLOSHOT (OR APPROVED EQUAL) 12 AWG HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR (HS-CCS) WITH TEST STATIONS AT EACH VALVE VAULT (EXCEPT WHERE CLUSTERED AT INTERSECTIONS).
    c. ALL WATER SERVICES (2.5" DIA. AND SMALLER) SHALL BE COPPER WATER TUBE TYPE K OR GREATER SOFT TEMPER, FOR UNDERGROUND SERVICE AND CONFORMING TO ASTM B88 AND ASTM B251. THE PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME OR TRADEMARK AND A MARK INDICATIVE OF THE TYPE OF PIPE. THE OUTSIDE DIAMETER OF THE PIPE SHALL CONFORM TO ASTM B251 TABLE 2. FITTINGS FOR SERVICE PIPE SHALL BE BRASS AND OF THE COMPRESSION TYPE FOR TYPE K TUBING. ONE PIECE SHALL BE USED FROM THE MAIN TO THE CURB STOP AND ONE PIECE FROM THE CURB STOP TO THE METER SPREAD FOR LENGTHS OF 100 FEET OR LESS.
3. A MINIMUM OF 5'-0" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES, UNLESS SPECIAL PROVISIONS HAVE BEEN MADE.
4. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-11 OR CA-7 AND SHALL BE INSTALLED PER ASTM D2321. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
5. SELECTED GRANULAR BACKFILL, IDOT CA-6 OR CA-7 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.
6. ALL WATER VAULTS SHALL HAVE THE WORD "WATER" CAST INTO THE LID.
7. VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE RESPECTIVE STANDARDS OF THE LATEST AWWA C500, AWWA C509 AND AWWA C515 STANDARDS. ALL MATERIALS USED IN THE MANUFACTURE OF WATERWORKS GATE VALVES SHALL CONFORM TO THE AWWA STANDARDS DESIGNED FOR EACH MATERIAL LISTED. ALL VALVES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE SSWS.
8. WATER MAINS SHALL BE PRESSURE TESTED, LEAK TESTED AND CHLORINATED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
9. WATER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO THE ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF WATER SERVICES AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS. FIELD LOCATION OF ALL SERVICE STUBS TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR, AND SHOWN ON RECORD DRAWINGS
10. WATER MAINS SHALL BE LOCATED AT LEAST 10-FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION. WATER MAINS MAY BE LOCATED CLOSER THAN 10-FEET TO A SEWER LINE WHEN:
    a. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10-FEET AND
    b. THE WATER MAIN INVERT IS AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER; AND
    c. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER, WHEN IT IS IMPOSSIBLE TO MEET THE CONDITIONS ABOVE, BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WITH SLIP-ON OR MECHANICAL JOINTS. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
11. WATER MAIN SHALL BE SEPARATED FROM STORM AND SANITARY SEWERS AS FOLLOWS:
    a. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18-INCHES ABOVE THE CROWN OF THE SEWER WHEREVER WATER MAINS CROSS A STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF WATER MAIN LOCATED WITHIN 10-FEET HORIZONTALLY OF ANY SEWER CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER or
    b. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINTS OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN a) ABOVE OR THE WATER MAIN PASSES UNDER A SEWER or
    c. A VERTICAL SEPARATION OF 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER TO PREVENT SETTLING AND BREAKING THE WATER MAIN or
    d. CONSTRUCTION OF WATER MAIN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER IS AT LEAST 10-FEET.
12. FIRE HYDRANTS SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C-502 AND SHALL BE OF A MAKE THAT HAS BEEN ADOPTED BY THE MUNICIPALITY AS A STANDARD. HYDRANTS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF ONE HUNDRED FIFTY (150) PSI AND A TEST PRESSURE OF THREE HUNDRED (300) PSI. HYDRANT BODY CASTING SHALL BE MANUFACTURED OF CAST IRON OR DUCTILE IRON. ALL NOZZLES SHALL BE MANUFACTURED OF AN ACCEPTABLE GRADE OF BRONZE AND ACCURATELY THREADED IN ACCORDANCE WITH "NATIONAL STANDARD HOSE COUPLING THREAD SPECIFICATIONS." THE HYDRANT SHALL OPEN BY TURNING LEFT (COUNTER-CLOCKWISE) AND SHALL BE SO MARKED. HYDRANTS SHALL BE OF THE "BREAK-AWAY" OR "TRAFFIC" BASE DESIGN.
13. SMALL SERVICE LINE APPURTENANCES SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND AS FOLLOWS:
    a. CURB STOP: CURB STOPS SHALL BE FABRICATED OF BRASS AND SHALL BE PROVIDED WITH OUTLETS SUITABLE FOR COPPER CONNECTIONS. CURB STOPS SHALL BE OF THE ROUND-WAY TYPE. CURB ST




RESTORATION GENERAL NOTES

1. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, EXCELSIOR BLANKET AND SEEDED WITH IDOT CLASS 2A, SALT TOLERANT ROADSIDE MIXTURE.
2. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 250, SEEDING OF THE IDOT SPECIFICATIONS.
3. EXCELSIOR BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 251, MULCH, OF THE IDOT SPECIFICATIONS.


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(847)696-1400
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CLIENT:

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1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 224-293-3100 FAX: 224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 6-26-2024 | REVISED PER CITY OF JOLIET COMMENTS | TKB |

| | |
|---|---|
| DESIGNED | AB/JK |
| DRAWN | HC/AB |
| APPROVED | MTL |
| DATE | 04-12-2024 |
| SCALE | 1" = 30' |

# OFFSITE WATER MAIN IMPROVEMENT
# LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
# JOLIET, ILLINOIS

SHEET
35 OF 35

PROJECT NUMBER: 4726

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ILLINOIS FIRM LICENSE 184-002694

6/27/2024 4:07:29 PM
N:\4726 Engineering Data Final\35-Offsite Water Main Improvements.pdf

**EXHIBIT D**
**FINAL LANDSCAPE PLANS**

Final Landscape Plan

# LAKEWOOD PRAIRIE UNIT 3

Joliet, Illinois

April 16, 2024

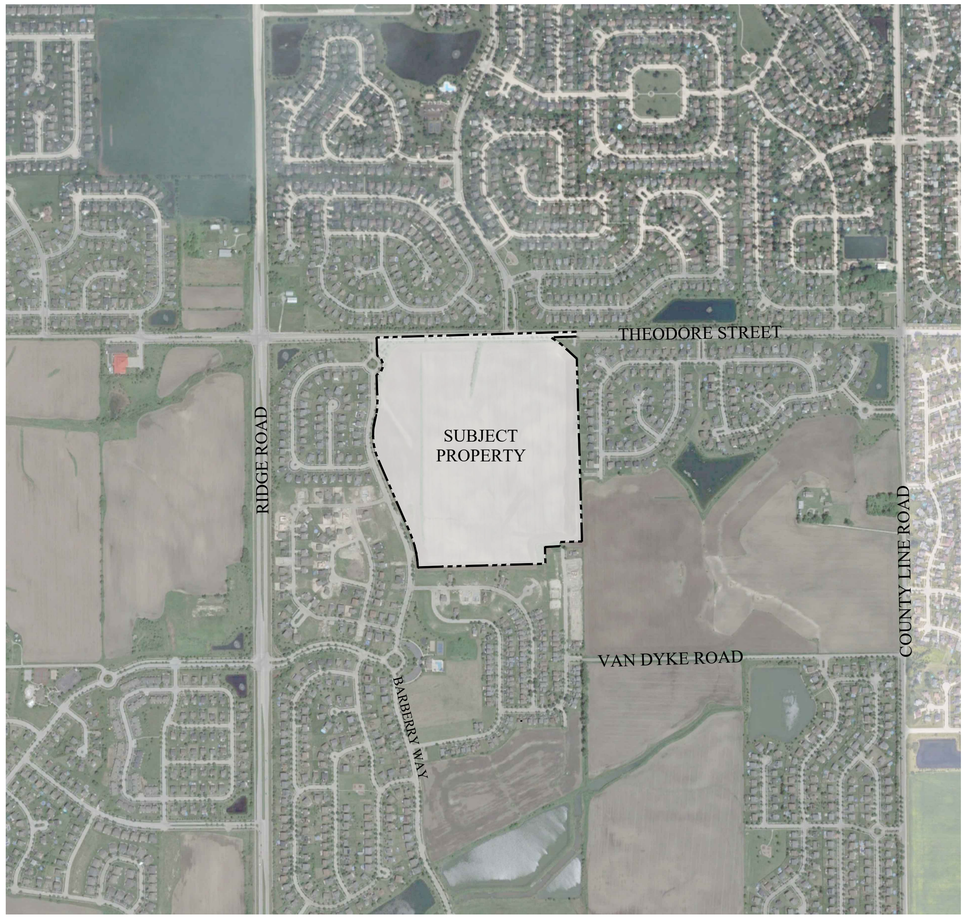
## CONSULTANTS:


LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018


LOCATION MAP

SCALE: 1"=500'

## INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| L1.0 | COVER SHEET |
| L1.1 | OVERALL LANDSCAPE PLAN |
| L1.2 | LANDSCAPE PLAN |
| L1.3 | LANDSCAPE PLAN |
| L1.4 | LANDSCAPE DETAILS |
| L1.5 | PARK DETAILS |
| L1.6 | PARK DETAILS |
| L1.7 | LANDSCAPE SPECIFICATIONS |
| L1.8 | LANDSCAPE SPECIFICATIONS |


LENNAR®

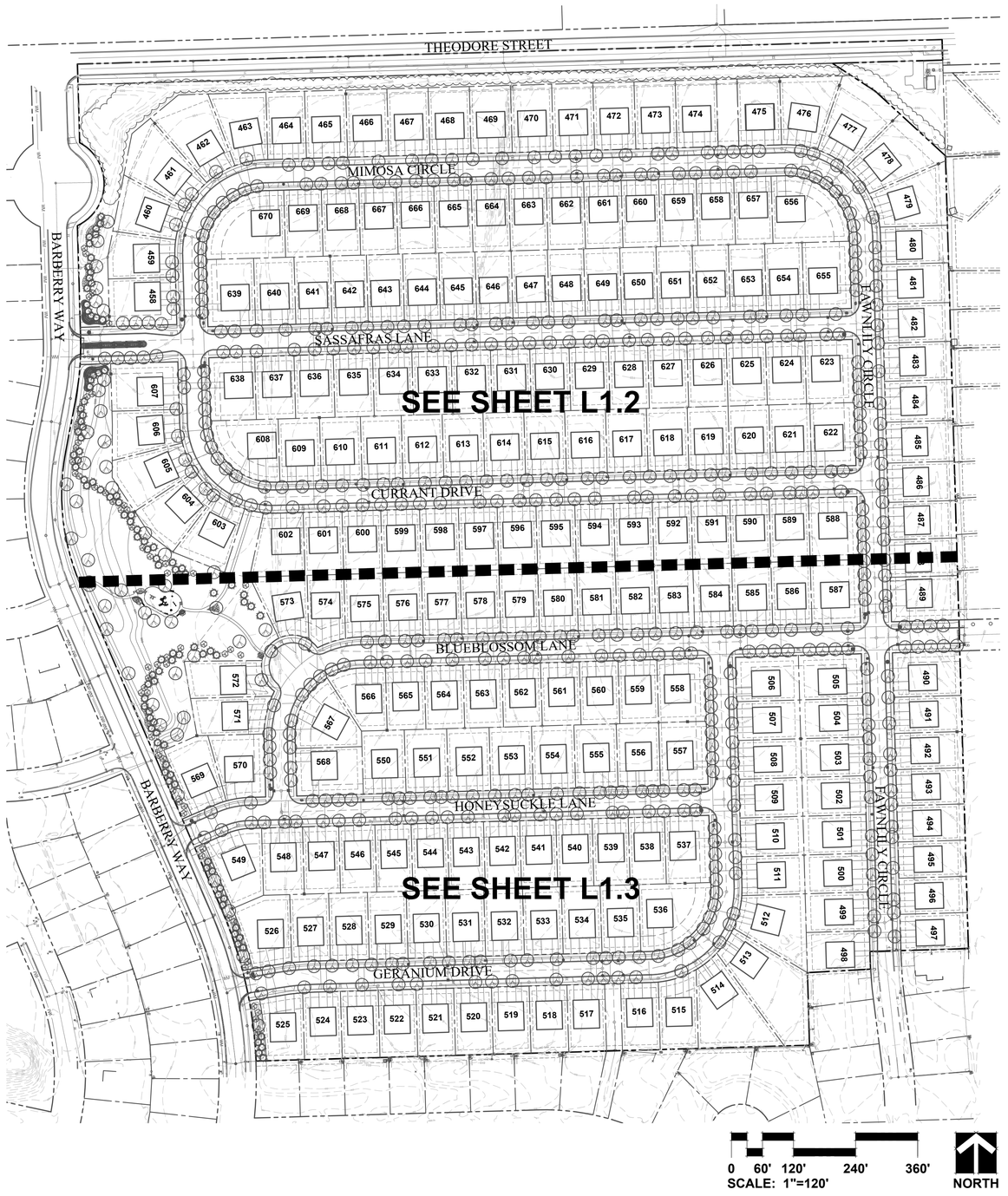
# PLANT LIST

| Key | Qty | Botanical/Common Name | Size | Remarks |
|---|---|---|---|---|
| | | SHADE TREES | | |
| AA | 35 | Acer x freemanii 'Jeffer's Red'<br>AUTUMN BLAZE MAPLE | 2 1/2" Cal. | |
| AAB | 4 | Acer x freemanii 'Jeffer's Red'<br>AUTUMN BLAZE MAPLE | 3" Cal. | |
| AM | 33 | Acer miyabei 'Morton'<br>STATE STREET MAPLE | 2 1/2" Cal. | |
| AS | 38 | Acer saccharum 'Green Mountain'<br>GREEN MOUNTAIN SUGAR MAPLE | 2 1/2" Cal. | |
| ASB | 9 | Acer saccharum 'Green Mountain'<br>GREEN MOUNTAIN SUGAR MAPLE | 3" Cal. | |
| CO | 36 | Celtis occidentalis<br>HACKBERRY | 2 1/2" Cal. | |
| GT | 43 | Gleditsia tricanthos var. inermis 'Skycole'<br>SKYLINE HONEYLOCUST | 2 1/2" Cal. | |
| LT | 16 | Liriodendron tulipifera<br>TULIPTREE | 2 1/2" Cal. | |
| PM | 54 | Platanus x acerifolia 'Morton Circle'<br>EXCLAMATION! LONDON PLANETREE | 2 1/2" Cal. | |
| QB | 50 | Quercus bicolor<br>SWAMP WHITE OAK | 2 1/2" Cal. | |
| QI | 29 | Quercus imbricaria<br>SHINGLE OAK | 2 1/2" Cal. | |
| QR | 39 | Quercus rubra<br>RED OAK | 2 1/2" Cal. | |
| TA | 42 | Tilia americana 'Redmond'<br>REDMOND AMERICAN LINDEN | 2 1/2" Cal. | |
| TC | 47 | Tilia cordata 'Greenspire'<br>GREENSPIRE LITTLELEAF LINDEN | 2 1/2" Cal. | |
| UM | 60 | Ulmus 'Morton Glossy'<br>TRIUMPH ELM | 2 1/2" Cal. | |
| | | ORNAMENTAL TREES | | |
| AG | 8 | Amelanchier x grandiflora<br>APPLE SERVICEBERRY | 6' Ht. | Multi-Stem |
| BN | 5 | Betula nigra 'Cully'<br>HERITAGE RIVER BIRCH | 6' Ht. | Multi-Stem |
| CA | 5 | Carpinus caroliniana<br>AMERICAN HORNBEAM | 6' Ht. | Multi-Stem |
| CC | 13 | Cercis canadensis<br>EASTERN REDBUD | 6' Ht. | Multi-Stem |
| CC7 | 5 | Cercis canadensis<br>EASTERN REDBUD | 7' Ht. | Multi-Stem |
| CT | 6 | Crataegus crusgalli var. inermis<br>THORNLESS COCKSPUR HAWTHORN | 6' Ht. | Multi-Stem |
| MP | 17 | Malus 'Prairifire'<br>PRAIRIFIRE CRABAPPLE | 6' Ht. | Multi-Stem |
| SR7 | 4 | Syringa reticulata 'Ivory Silk'<br>IVORY SILK JAPANESE TREE LILAC | 7' Ht. | Multi-Stem |
| | | EVERGREEN TREES | | |
| AC | 24 | Abies concolor<br>WHITE FIR | 6' Ht. | |
| AC8 | 10 | Abies concolor<br>WHITE FIR | 8' Ht. | |
| PA | 23 | Picea abies<br>NORWAY SPRUCE | 6' Ht. | |
| PO | 25 | Picea omorika<br>SERBIAN SPRUCE | 6' Ht. | |
| PS | 22 | Pinus strobus<br>EASTERN WHITE PINE | 6' Ht. | |
| | | DECIDUOUS SHRUBS | | |
| CS | 18 | Cornus sericea 'Bailey I'<br>BAILEY'S REDTWIG DOGWOOD | 36" Tall | 5' O.C. |
| HA | 20 | Hydrangea arborescens 'Abetwo'<br>INCREDIBALL HYDRANGEA | 24" Tall | 3' O.C. |
| HJ | 21 | Hydrangea paniculata 'Jane'<br>LITTLE LIME HYDRANGEA | 24" Tall | 4' O.C. |
| HP | 28 | Hydrangea paniculata 'SMHPLQF'<br>LITTLE QUICK FIRE HYDRANGEA | 24" Tall | 3' O.C. |
| RA | 7 | Rhus aromatica 'Gro-low'<br>GRO-LOW SUMAC | 24" Wide | 4' O.C. |
| SM | 13 | Syringa meyeri 'Palibin'<br>DWARF KOREAN LILAC | 24" Tall | 4' O.C. |
| | | EVERGREEN SHRUBS | | |
| JK | 9 | Juniperus chinensis 'Kallays Compact'<br>KALLAYS COMPACT PFITZER JUNIPER | 24" Wide | 4' O.C. |
| JS | 53 | Juniperus chinensis var. sargentii 'Viridis'<br>GREEN SARGENT JUNIPER | 24" Wide | 5' O.C. |

| Key | Qty | Botanical/Common Name | Size | Remarks |
|---|---|---|---|---|
| | | ORNAMENTAL GRASSES | | |
| CK | 22 | Calamagrostis x acutiflora 'Karl Foerster'<br>FEATHER REED GRASS | #1 | 30" O.C. |
| PB | 44 | Pennisetum alopecuroides 'Burgundy Bunny'<br>BURGUNDY BUNNY FOUNTAIN GRASS | #1 | 24" O.C. |
| SS | 12 | Schizachyrium scoparium 'Twilight Zone'<br>TWILIGHT LITTLE BLUESTEM | #1 | 24" O.C. |
| SH | 76 | Sporobolus heterolepis<br>PRAIRIE DROPSEED | #1 | 24" O.C. |
| | | PERENNIALS | | |
| AB | 126 | Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION | #1 | 18" O.C. |
| AT | 16 | Asclepias tuberosa<br>BUTTERFLY WEED | #1 | 18" O.C. |
| CN | 19 | Calamintha nepeta 'Montrose White'<br>MONTROSE WHITE CALAMINT | #1 | 18" O.C. |
| CP | 9 | Coreopsis palmata<br>PRAIRIE COREOPSIS | #1 | 18" O.C. |
| EC | 19 | Echinacea 'CBG Cone 2'<br>PIXIE MEADOWBRITE CONEFLOWER | #1 | 18" O.C. |
| HH | 108 | Hemerocallis 'Happy Returns'<br>HAPPY RETURNS DAYLILY | #1 | 18" O.C. |
| NM | 83 | Nepeta racemosa 'Walker's Low'<br>WALKER'S LOW CATMINT | #1 | 18" O.C. |
| PD | 30 | Penstemon 'Dark Towers'<br>DARK TOWERS BEARDSTONGUE | #1 | 24" O.C. |
| PR | 44 | Perovskia atriplicifolia<br>RUSSIAN SAGE | #1 | 24" O.C. |
| | | MISC. MATERIALS | | |
| | 209.9 | SHREDDED HARDWOOD MULCH | C.Y. | |
| | 15,848 | SOD | S.Y. | |
| | 4.6 | TURF SEED & EROSION CONTROL BLANKET | AC. | |

## GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.




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CIVIL ENGINEER:
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9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

# LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

## OVERALL LANDSCAPE PLAN

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.1 |

Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

THEODORE STREET

THEODORE STREET

BARBERRY WAY

BARBERRY WAY

MIMOSA CIRCLE

SASSAFRAS LANE

CURRANT DRIVE

FAWNLILY CIRCLE

TURF SEED & BLANKET

EXISTING BUFFER

SEED TO LIMITS OF DISTURBANCE

SOD PARKWAYS

EXISTING PLANTINGS TO REMAIN

EXISTING LANDSCAPING

ENTRANCE LANDSCAPING
SEE DETAIL SHEET L1.4

PARK DETAIL
SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.3

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

Know what's below. Call before you dig.


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# LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

## LANDSCAPE PLAN

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.2 |

PARK DETAIL
SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.2

BARBERRY WAY

BLUEBLOSSOM LANE

HONEYSUCKLE LANE

GERANIUM DRIVE

FAWN FAMILY CIRCLE

SOD PARKWAYS

TURF SEED & BLANKET

GAS LINE MARKER

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH


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# LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

## LANDSCAPE PLAN

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.3 |

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

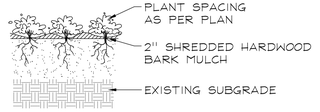



## PARK LANDSCAPE DETAIL

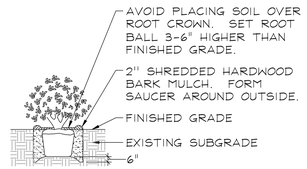
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SCALE: 1"=20'

NORTH

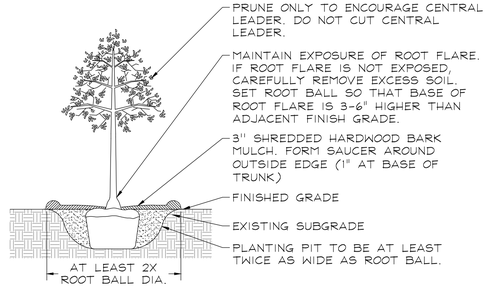
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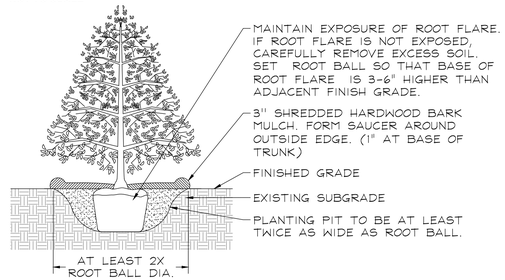

**PERENNIALS AND GROUNDCOVERS**
**NOT TO SCALE**



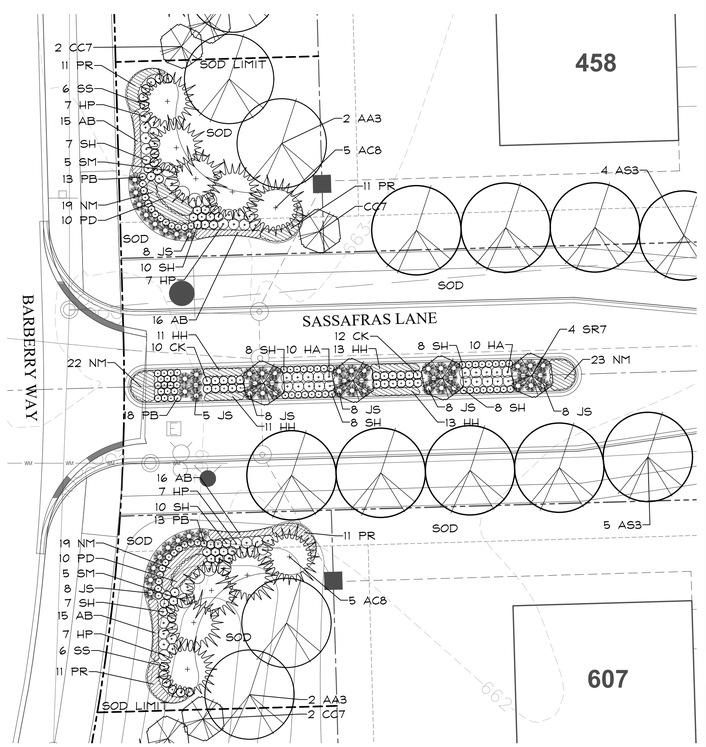

**DECIDUOUS AND EVERGREEN SHRUBS**
**NOT TO SCALE**




**DECIDUOUS TREES**
**NOT TO SCALE**




**EVERGREEN TREES**
**NOT TO SCALE**




## ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

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# LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

## LANDSCAPE DETAILS

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.4 |

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

## SITE FURNISHINGS SCHEDULE

| | ITEM | MANUFACTURER | MODEL | QUANTITY | COMMENTS |
|---|---|---|---|---|---|
| A L1.5 | CONCRETE WALK/ BENCH PADS | | | 3,384 S.F. | |
| B L1.5 | THICKENED EDGE | | | 109 L.F. | |
| C L1.5 | CONCRETE CURB | | | 98 L.F. | |
| D L1.5 | ENGINEERED WOOD FIBER SURFACING | | | 2,593 S.F. | |
| E L1.5 | CONCRETE RAMP | | | 2 | |
| F L1.6 | BENCH | DUMOR | 165 | 3 | COLOR: BLACK SLATS: IPE |
| G L1.6 | BIKE RACK | DUMOR | 292 | 2 | COLOR: BLACK POWDERCOAT |

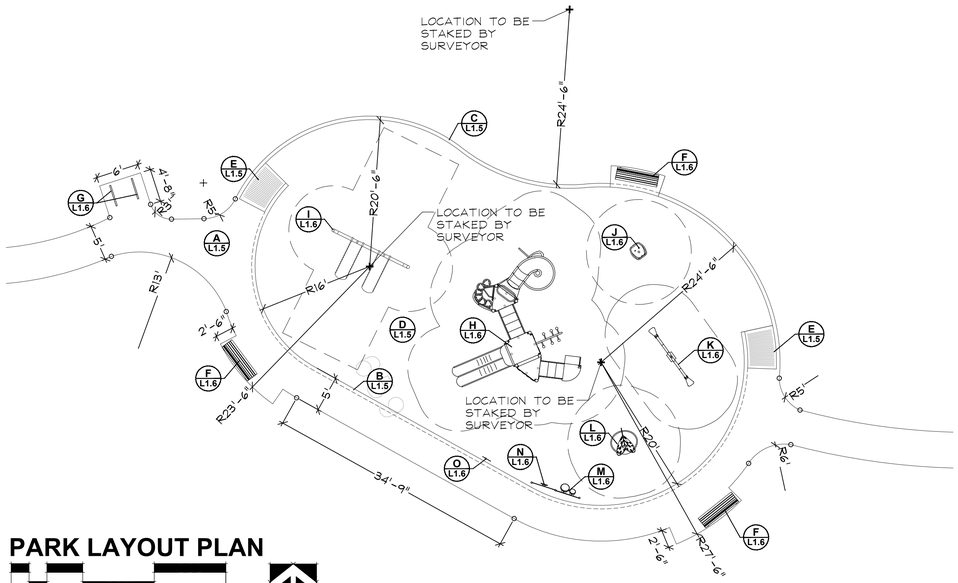
## PLAY LOT APPARATUS SCHEDULE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

| | ITEM | MANUFACTURER | COMMENTS |
|---|---|---|---|
| H L1.6 | 2 - 12 YRS PLAY STRUCTURE | LANDSCAPE STRUCTURES | |
| I L1.6 | SWING SET | LANDSCAPE STRUCTURES | |
| J L1.6 | CHILL SPINNER | LANDSCAPE STRUCTURES | |
| K L1.6 | SEESAW | LANDSCAPE STRUCTURES | |
| L L1.6 | WEE PLANET CLIMBER | LANDSCAPE STRUCTURES | |
| M L1.6 | BONGO PANEL | LANDSCAPE STRUCTURES | |
| N L1.6 | DRIVER PANEL | LANDSCAPE STRUCTURES | |
| O L1.6 | WELCOME SIGN | LANDSCAPE STRUCTURES | |

## PLAY LOT GENERAL NOTES:

1. CONCRETE WALK. SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
2. CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
3. ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
5. THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
6. FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
8. CONTRACTER SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
9. CONTRACTER SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION
10. CONTRACTER SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
11. CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
12. CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.

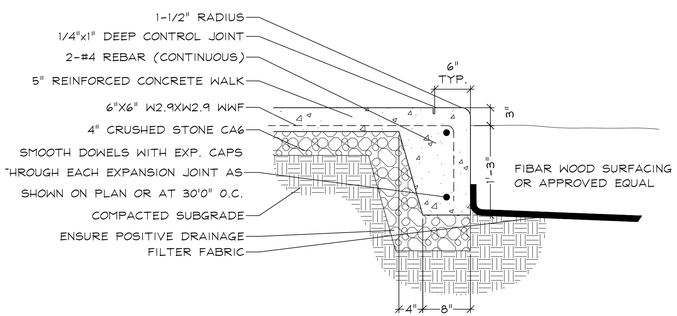



## PARK LAYOUT PLAN

0 5' 10' 20' 30'

SCALE: 1"=10'

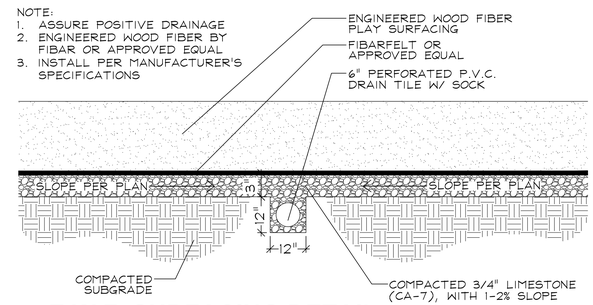
NORTH




NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

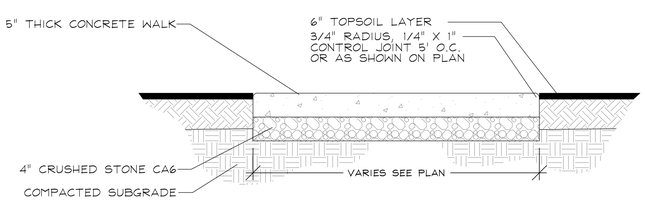
## B L1.5 THICKENED EDGE

SCALE: NTS



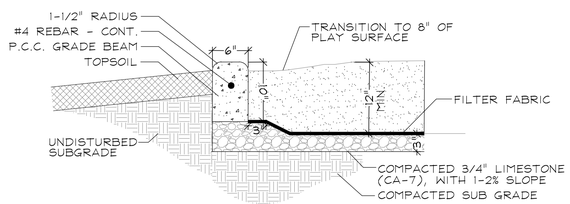

## D L1.5 E.W.F. SURFACING DETAIL

SCALE: NTS



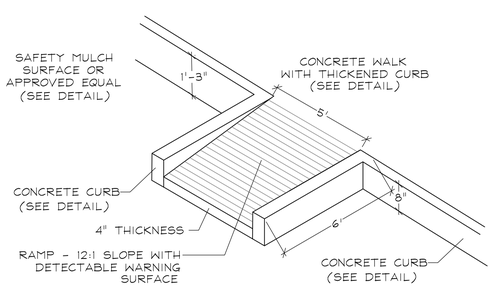

## A L1.5 CONCRETE WALK (PLAY LOT ONLY)

SCALE: NTS




## C L1.5 CONCRETE CURB DETAIL

SCALE: NTS




## E L1.5 CONCRETE RAMP DETAIL

SCALE: NTS


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CLIENT:
LENNAR
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018


# LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

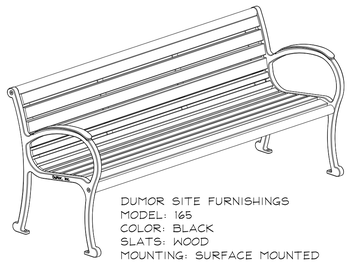
## PARK DETAILS

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.5 |

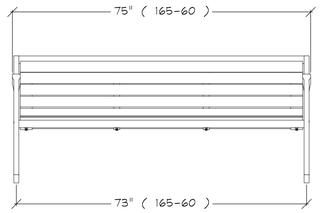
Know what's below. Call before you dig.


MKE/PL
PLOT CONFIG:

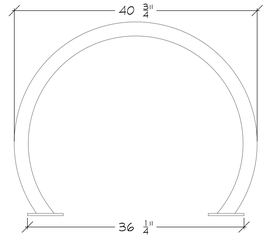


DUMOR SITE FURNISHINGS
MODEL: 165
COLOR: BLACK
SLATS: WOOD
MOUNTING: SURFACE MOUNTED

INSTALL PER MANUFACTURER'S SPECIFICATIONS



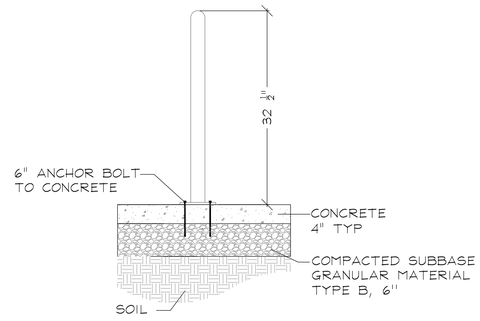

## F L1.6 BENCH DETAIL
**SCALE: N.T.S.**

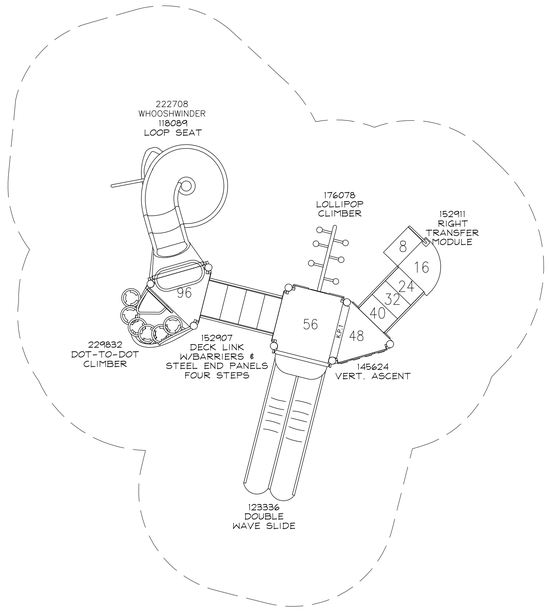



DUMOR BIKE RACK
MODEL: 292
FINISH: BLACK POWDERCOAT
MOUNTING: SURFACE

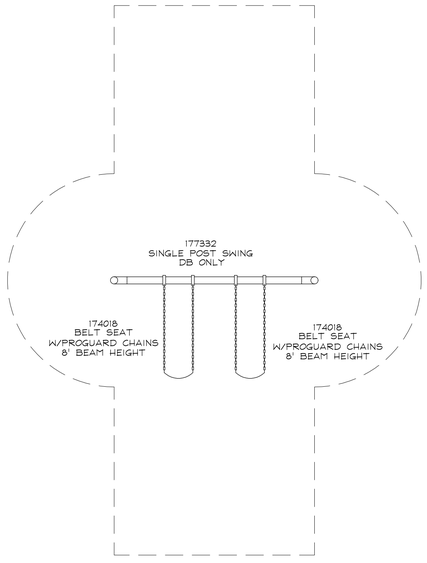
INSTALL PER MANUFACTURER'S SPECIFICATIONS

## G L1.6 BIKE RACK DETAIL
**SCALE: NTS**

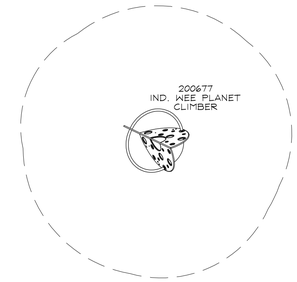


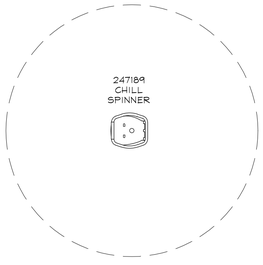

## H L1.6 2-12 YRS PLAY STRUCTURE DETAIL
**SCALE: NTS**



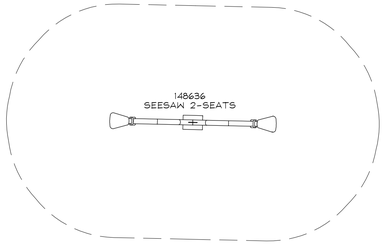

## I L1.6 SWING SET DETAIL
**SCALE: NTS**




## L L1.6 WEE PLANET CLIMBER DETAIL
**SCALE: NTS**




## J L1.6 CHILL SPINNER DETAIL
**SCALE: NTS**




## K L1.6 SEESAW DETAIL
**SCALE: NTS**




## M L1.6 BONGO PANEL, N L1.6 DRIVER PANEL AND O L1.6 WELCOME SIGN DETAIL
**SCALE: NTS**


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# LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

## PARK DETAILS

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.6 |

811 Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

## I. GENERAL SPECIFICATIONS

### A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

### B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

### C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

### D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

### E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

### F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

### G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

      65% Improved Kentucky Bluegrass (minimum three (3) varieties)

      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)

      10% Creeping Red Fescue

      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. North American Green seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Mulch
   a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
   b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
10. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
11. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
12. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Sand: Sand shall be coarse "torpedo" sand.
    c. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    d. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

### H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

      Spring - April 1st to June 15th

      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

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# LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

# LANDSCAPE SPECIFICATIONS

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | L1.7 |

Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

## I. GENERAL SPECIFICATIONS CONTINUED

4. Reconditioning Existing Turf
   a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
   b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.
   c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.
   d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.
   e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.
   f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.
5. Mulching

   Trees and Shrubs
   a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.
6. Pruning
   a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.
   b. Prune with clean, sharp tools.
   c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.
   d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.
7. Care of Existing Trees
   a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.
   b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.
8. Clean-up
   a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.
   b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.
   c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.
   d. No storing of rubbish or debris will be allowed on the site.
   e. No debris shall be buried at the site.
   f. No landscaping debris is allowed on the site dumpsters.
   g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.
   h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.
8. Inspections

   In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.
   a. Inspection of plants and containers prior to planting.
   b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.
   c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
   d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
   e. All other inspections necessary for replacement warranty work and completion of the project.

**I. Maintenance and Monitoring**

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.
   a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.
   b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.
   c. Contractor shall water all sod and plantings for the first two weeks following installation.
2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.
   a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:
   i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
   ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
   iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.
   b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.
   i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
   ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
   iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail) Lonicera sp. (Honeysuckle).
   c. Long Term Wetland and Prairie Management/Maintenance

   A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.
   i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
   ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.
   iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

**J. Preliminary Acceptance**

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.
2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.
3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.
4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.
5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.
6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.
7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.
8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

**K. Warranty Agreement**

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
   a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.
2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.
4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.
5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.
6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.
7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.
9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.
10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.
11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.
12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.
13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.
14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

**L. Final Acceptance**

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.
2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.
5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.
6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

**II. DAMAGES: STREET AND SITE**

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.
2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum
3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

**III. TRADITIONAL LANDSCAPE MAINTENANCE**

**Turf Maintenance**

1. Mowing
   a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
   b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
   c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
   d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
   e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
   f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
   g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
   h. Clippings shall be removed from all pavement areas.
2. Edging
   a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
   b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.
3. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
   c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions
   d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
   e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
   f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

**IV. Planting Bed Maintenance**

1. Pruning
   a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.
   b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
   c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.
   d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
   e. Ornamental grasses should be trimmed during the spring cleanup.
   f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.
2. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
   c. Pre-emergent weed control shall be applied at the beginning of the growing season.
   d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
   e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

**C. Spring & Fall Cleanup**

1. Spring Cleanup
   a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
   b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
   c. Fresh mulch should be applied to any bare spots in the planting beds.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup
   a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
   b. All planting beds will have leaves and debris removed at the end of the season.
   c. Perennials without winter interest shall be cut back.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

**V. PERSONAL CONDUCT / SAFETY**

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.
2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.
3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.
4. Hard hats to be worn by all employees at all times.
5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.
6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT:
LENNAR
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CIVIL ENGINEER:
**MACKIE CONSULTANTS, LLC**
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

# LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

# LANDSCAPE SPECIFICATIONS

REVISIONS

| | |
|---|---|
| DATE | 04.16.2024 |
| PROJECT NO. | LN23147 |
| DRAWN | CLE |
| CHECKED | ZML |
| SHEET NO. | |

**L1.8**

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

**EXHIBIT E**
**ELEVATIONS**

# Napa

## Andare Series

1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite



Napa C

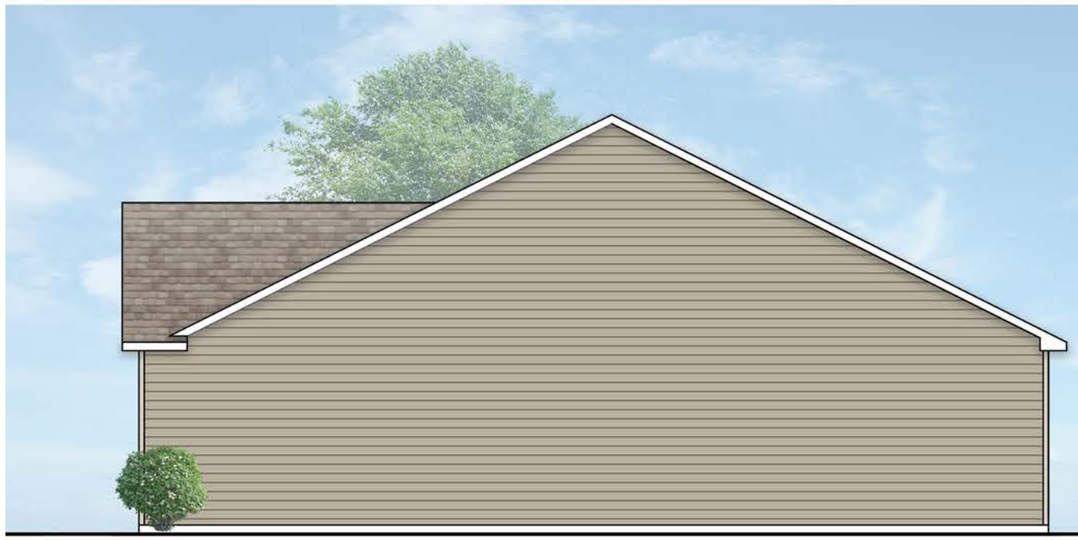


Napa A



Napa B

# Napa



Elevation A - Side Elevation



Elevation A - Side Elevation



Elevation A -Rear Elevation

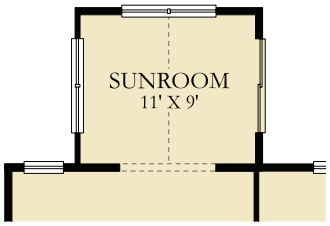
LENNAR
LN1825

9-22-2021
SHEET 10

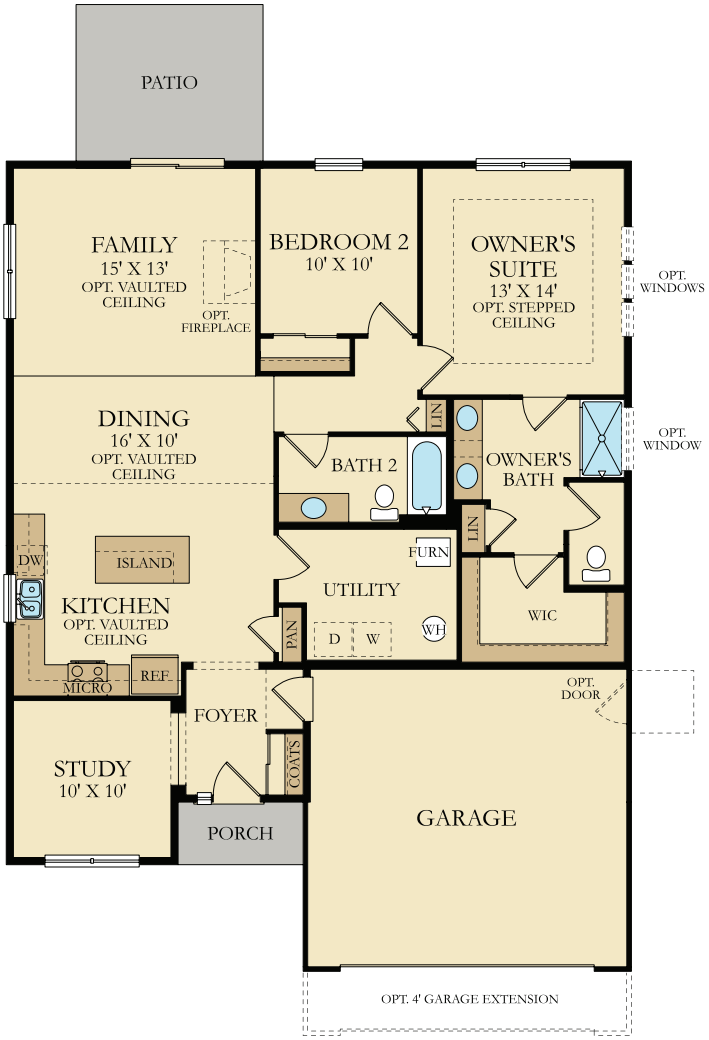
# Napa Andare Series

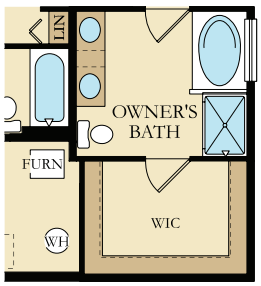
1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite

NAPA

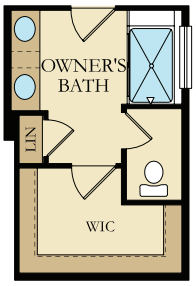



OPTIONAL SUNROOM




OPTIONAL GARDEN BATH




OPTIONAL DELUXE SHOWER

219-321-9147 | Lennar.com

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# Rutherford

## Andare Series

1,649 sq ft
1-story
3 beds – 2 baths
2-car garage
Covered porch, spacious kitchen, private Owner's suite



Rutherford C



Rutherford A



Rutherford B

# Rutherford



Elevation A - Side Elevation



Elevation A - Side Elevation



Elevation A -Rear Elevation

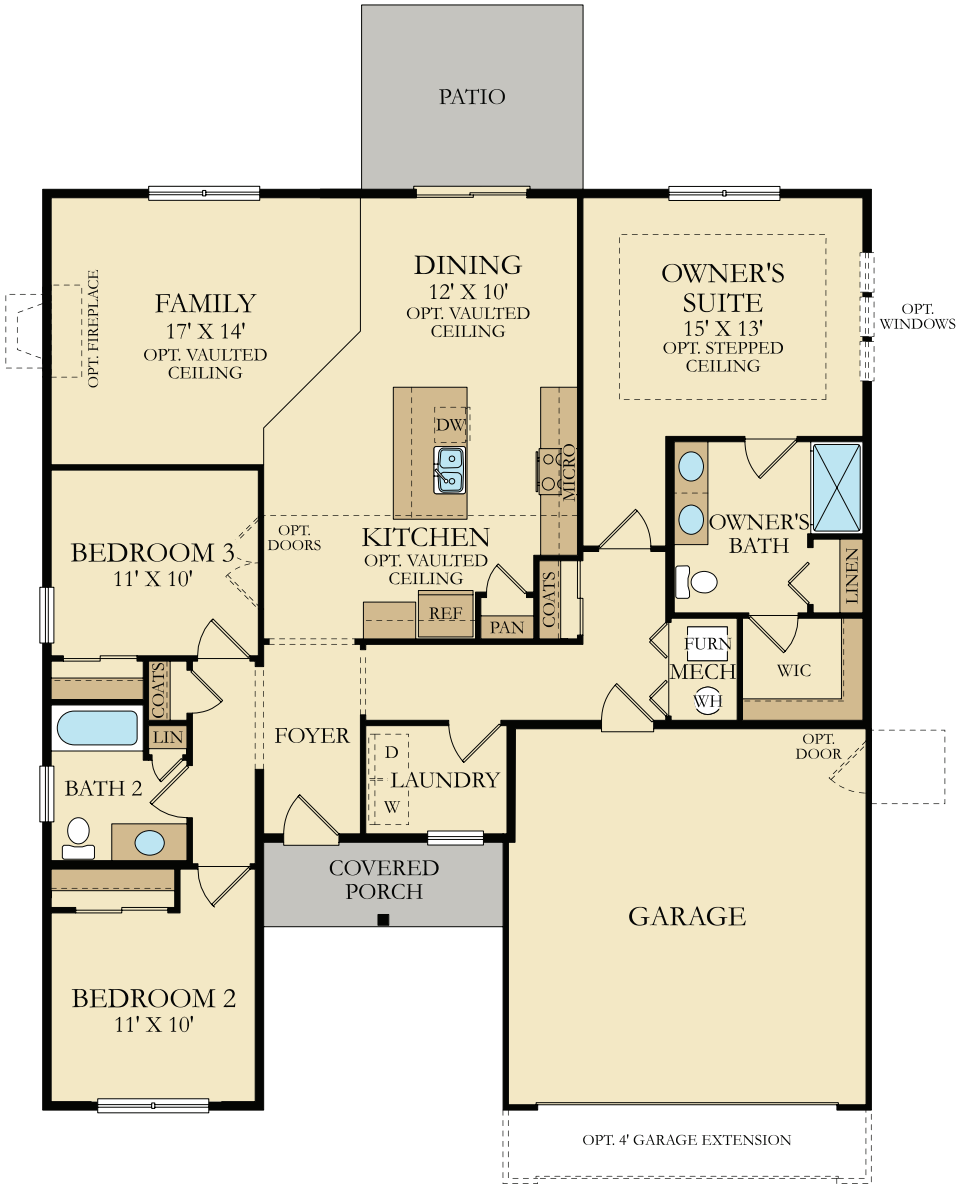
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**9-22-2021**
SHEET 12

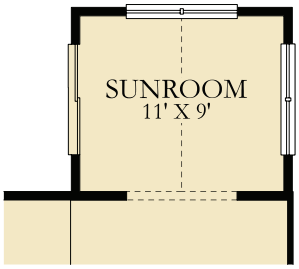
# Rutherford

## Andare Series

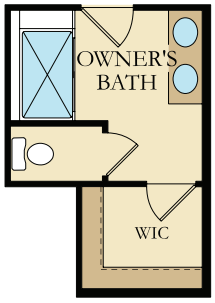
1,649 sq ft
1-story
3 beds – 2 baths
2-car garage
Covered porch, spacious kitchen, private Owner's suite



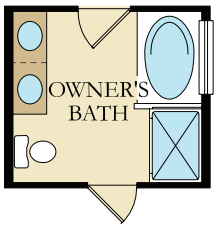

RUTHERFORD




OPTIONAL SUNROOM




OPTIONAL DELUXE SHOWER




OPTIONAL GARDEN BATH

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# Siena

## Andare Series

1,792 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, spacious kitchen, private Owner's suite



Siena C

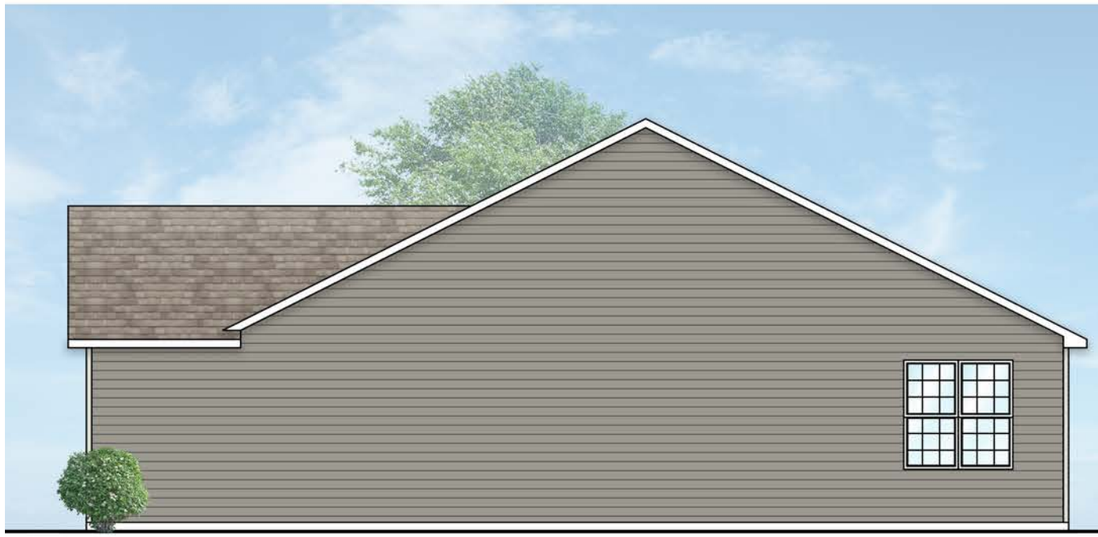


Siena A



Siena B

# Siena



Elevation A - Side Elevation



Elevation A - Side Elevation



Elevation A -Rear Elevation

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LN1825

9-22-2021
SHEET 14

# Siena

## Andare Series

1,792 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, spacious kitchen, private Owner's suite

SIENA




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# Sonoma

## Andare Series

1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite



Sonoma C



Sonoma A



Sonoma B

# Sonoma



Elevation A - Side Elevation



Elevation A - Side Elevation



Elevation A -Rear Elevation

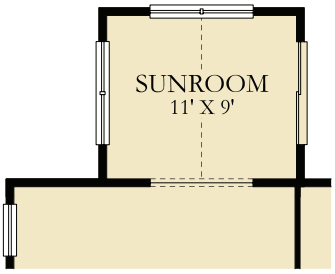
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SHEET 16

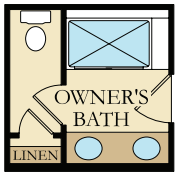
# Sonoma

## Andare Series

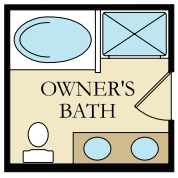
1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite




OPTIONAL SUNROOM




OPTIONAL
DELUXE SHOWER




OPTIONAL
GARDEN BATH

SONOMA




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## *Notes:*

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*Preliminary*

# THE MEADOWLARK

Approx. 2,052 sq. ft.

3 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR



*The Meadowlark A*



*The Meadowlark B*



*The Meadowlark C*



*The Meadowlark D*

# Meadowlark



Elevation A - Side



Elevation A - Side

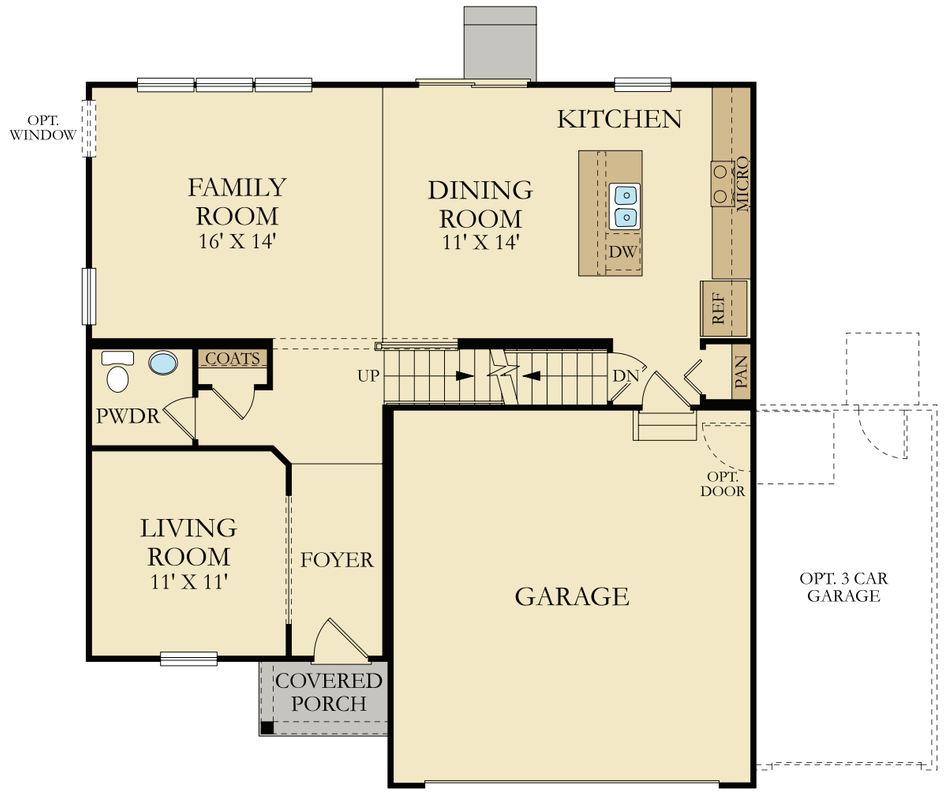


Elevation A - Rear

# THE MEADOWLARK

Approx. 2,052 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage

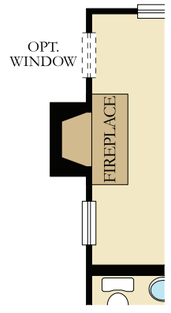
*Preliminary*



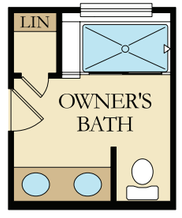

FIRST FLOOR




SECOND FLOOR




OPTIONAL FIREPLACE




OPTIONAL DELUXE SHOWER BATH




OPTIONAL BEDROOM 4

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## *Notes:*

LENNAR®

*Preliminary*

# THE SIENA

Approx. 1,866 sq. ft.

3 Bedrooms

2 Bathrooms

2-Car Garage

LENNAR®



*The Siena A*



*The Siena B - Shown with Optional Brick*



*The Siena C - Shown with Optional Brick*

# Siena



Elevation A - Side



Elevation A - Side

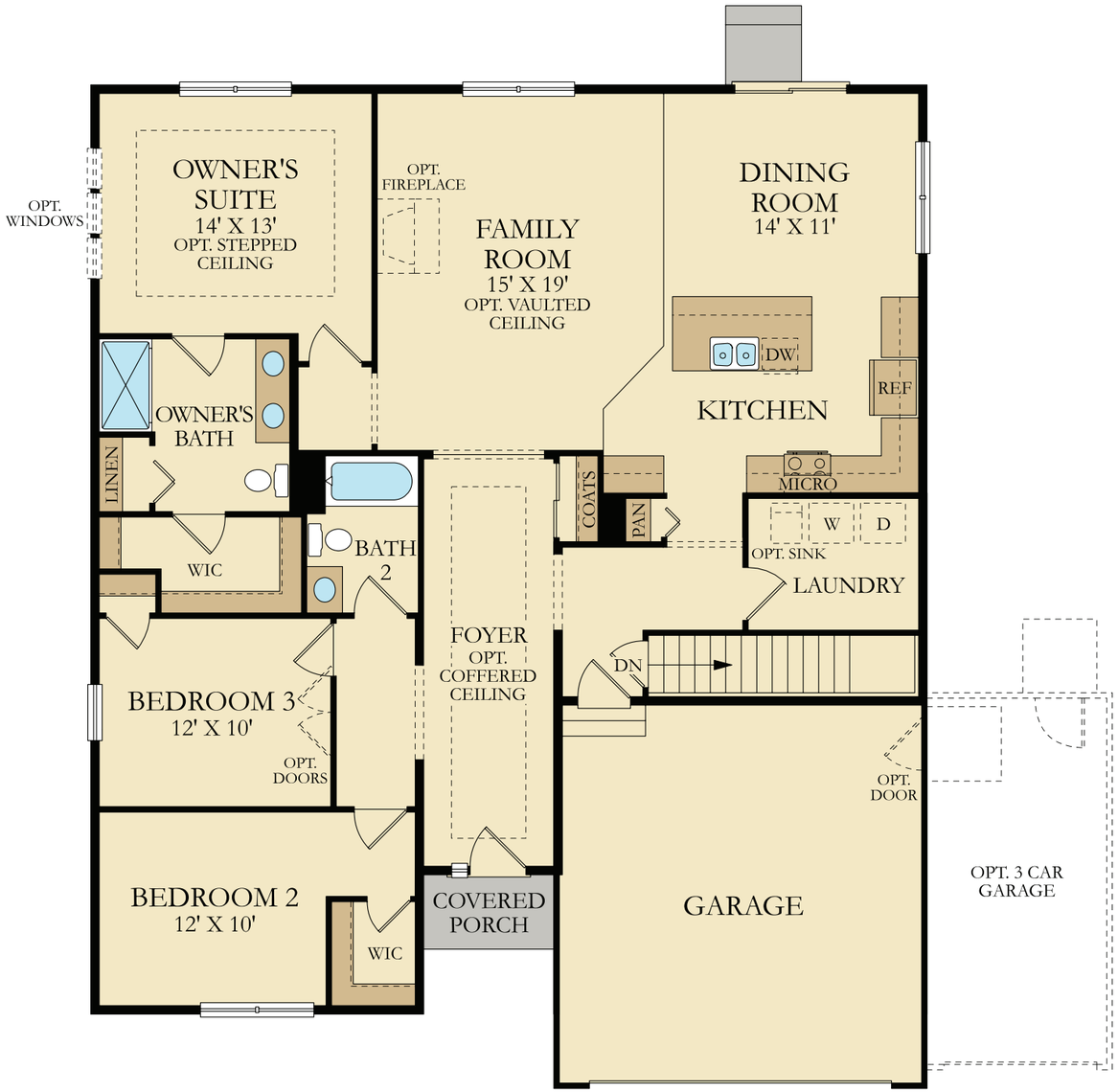


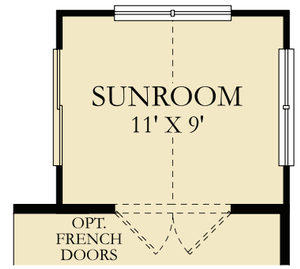
Elevation A - Rear

# THE SIENA

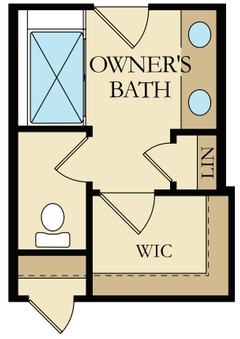
Approx. 1,866 sq. ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage

*Preliminary*

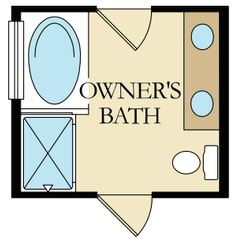



OPTIONAL SUNROOM




OPTIONAL DELUXE SHOWER BATH




OPTIONAL GARDEN BATH

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## *Notes:*

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*Preliminary*

# THE STARLING

Approx. 2,193 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®



*The Starling A*



*The Starling B*



*The Starling C*



*The Starling D*

# Starling



Elevation A - Side



Elevation A - Side



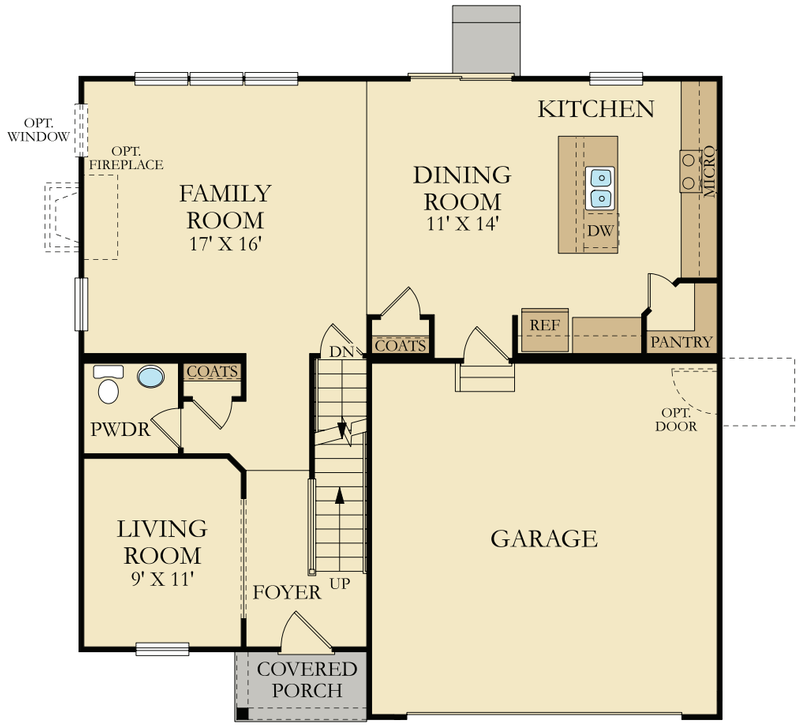
Elevation A - Rear

# THE STARLING

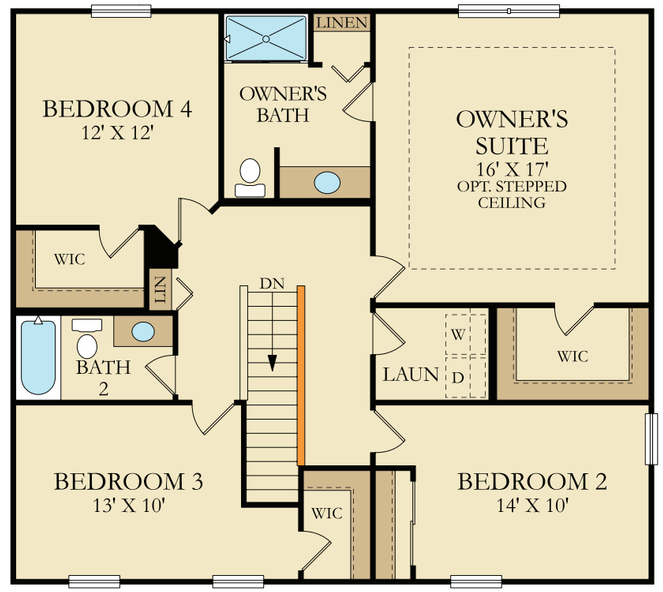
Approx. 2,193 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

DESIGNER SELECT RAILING

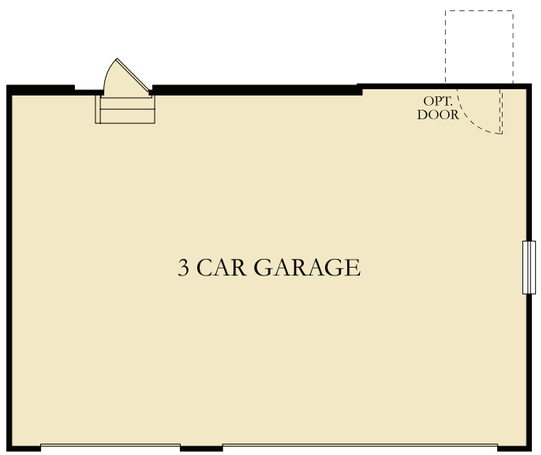
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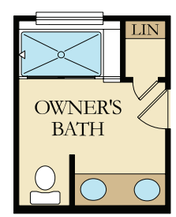

FIRST FLOOR




SECOND FLOOR




OPTIONAL 3 CAR GARAGE




OPTIONAL DELUXE SHOWER BATH

Elevations of a home may vary and we reserve the right to substitute and /or modify design and materials, in our sole opinion and without notice. Garage sizes may vary from home to home and may not accommodate all vehicles. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 4/21

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## *Notes:*

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*Preliminary*

# THE TOWNSEND

Approx. 2,362 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®



*The Townsend A*



*The Townsend B*

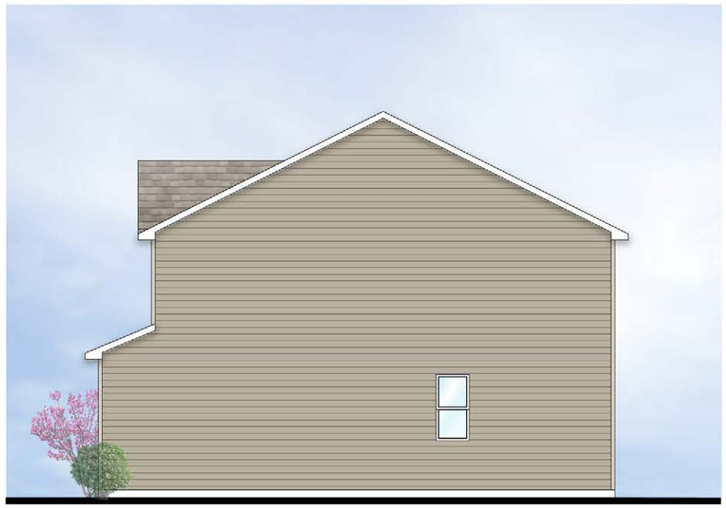


*The Townsend C*



*The Townsend D*

# Townsend



Elevation A - Side



Elevation A - Side



Elevation A - Rear

# THE TOWNSEND

Approx. 2,362 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

*Preliminary*

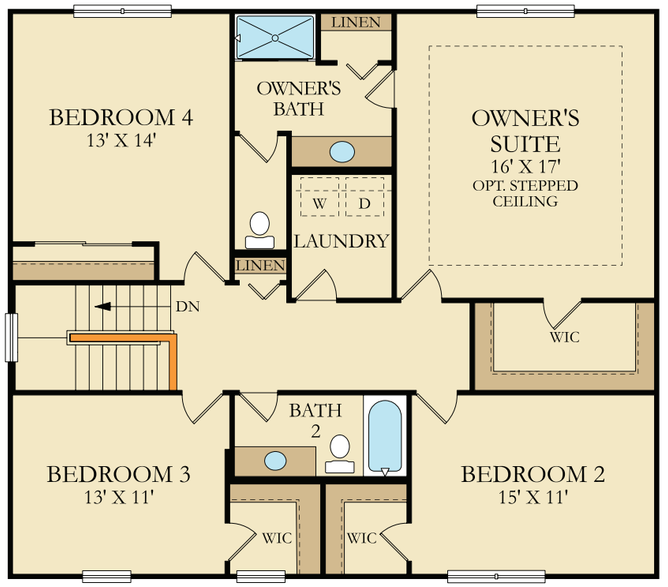



FIRST FLOOR

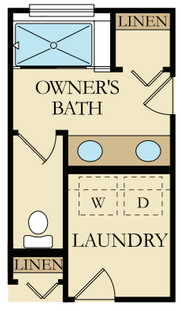



OPTIONAL 3 CAR GARAGE

DESIGNER SELECT RAILING




SECOND FLOOR




OPTIONAL DELUXE SHOWER BATH

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## *Notes:*

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*Preliminary*

# THE WREN

Approx. 2,607 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR



*The Wren A*



*The Wren B*



*The Wren C*



*The Wren D*

# Wren



Elevation A - Side



Elevation A - Side

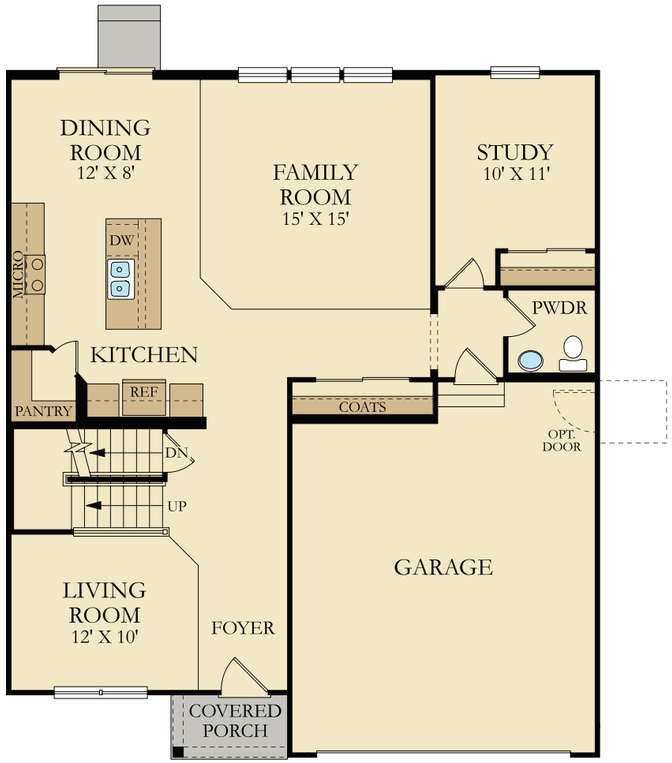


Elevation A - Rear

# THE WREN

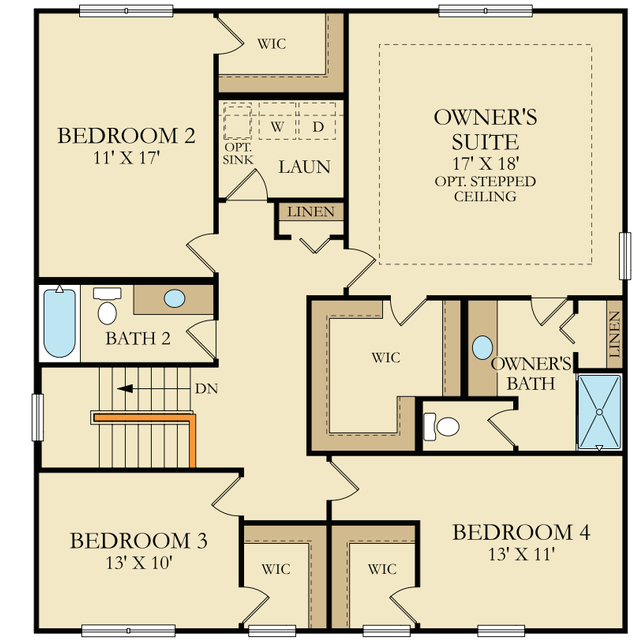
Approx. 2,607 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

*Preliminary*




FIRST FLOOR

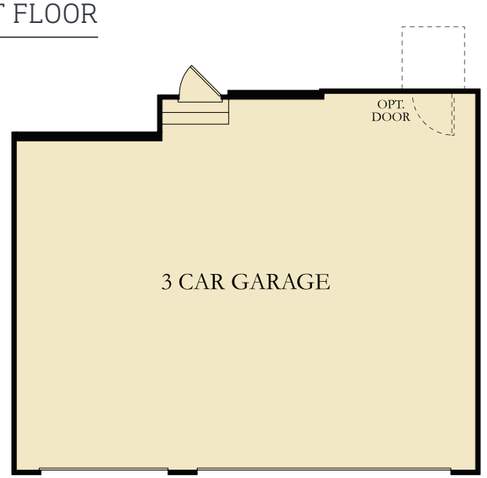
DESIGNER SELECT RAILING



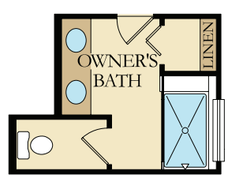

SECOND FLOOR




OPTIONAL FIREPLACE




OPTIONAL 3 CAR GARAGE




OPTIONAL DELUXE SHOWER BATH

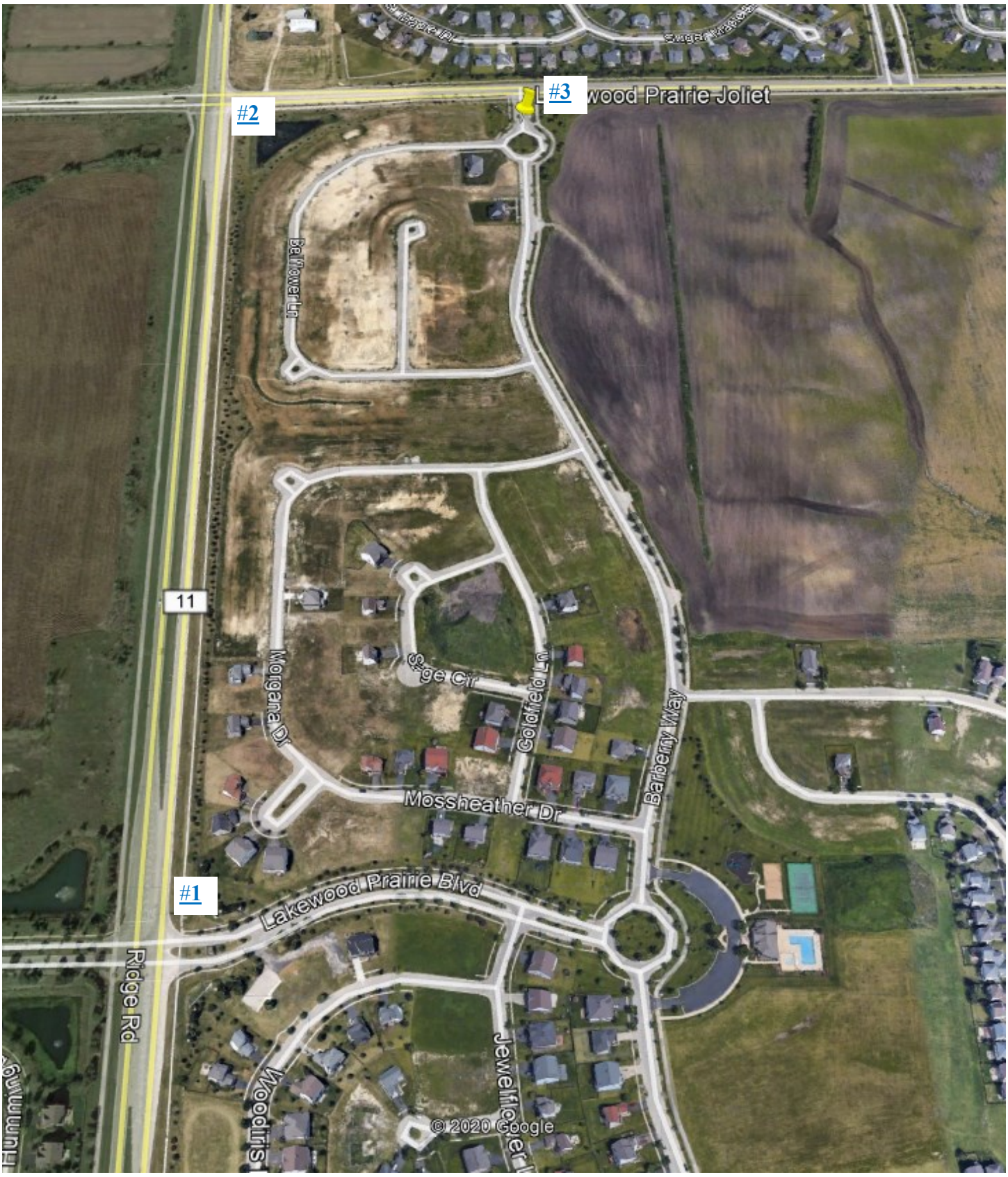
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**EXHIBIT F**
**SIGNAGE PLAN**

# Lakewood Springs, Joliet Sign Plan - Full Sign plan

March 8, 2024



**Sign # 1- Community Marketing Sign West Entrance Sign reface - 4'W x 8'H**

Double sided sign

Located off Ridge Rd and Lakewood Prairie Blvd - West Entrance

Sample art




previous Sign



**Sign # 2- Community Marketing Sign - 8'H x 10'W**

**Double sided V shaped sign**

Located at corner of Ridge Rd & W Theodore

Sample art




Previous Sign



**Sign # 3 - Community Marketing Sign North Entrance Sign - 4'W x 8'H**

Double sided sign

Located off W Theodore Rd and Barberry North Entrance

Sample art




previous Sign



**EXHIBIT G**
**APPLICABLE FEES**

2024 DETACHED SINGLE-FAMILY HOUSE @ $220,000 VALUE (Lakewood Prairie):

| | |
|---|---|
| Water Connection | $4,250.00 |
| Sewer Connection | $3,250.00 |
| Water Meter Fee (3/4" S iPERL) | $500.00 |
| School Impact Fee – High School Only (2 bedroom) | $96.16 |
| School Facilities Impact Fee (2 bedroom) | $1,490.89 |
| School Impact Fee – High School Only (3 bedroom) | $1,138.79 |
| School Facilities Impact Fee (3 bedroom) | $7,928.33 |
| School Impact Fee – High School Only (4 bedroom) | $1,178.01 |
| School Facilities Impact Fee (4 bedroom) | $9,776.96 |
| Park Donation | Per Section 10 above. |
| Development Impact Fee | $4,000 |
| Engineering Fees | Per Code Sec. 8-60 |
| Building Permit | $1,750.00 |
| • Plumbing (approximation) | $287.50 |
| • Electric (approximation) | $105.00 |
| • HVAC (approximation) | $250.00 |
| • Sidewalk and Driveway (approximation) | $28.00 |
| • Water (approximation) | $65.00 |

# EXHIBIT H
# FIDELITY GUARANTEE STANDARD LETTER OF CREDIT

[DATE]

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-XXXXX

BENEFICIARY:

APPLICANT:

LC AMOUNT: USD $XXXX.XX (AMOUNT IN WORDS US DOLLARS)

EXPIRATION DATE: NOT APPLICABLE

RE:

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-XXXXX IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF [APPLICANT] IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP. DULY AND MANUALLY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-XXXXX DATED MONTH XX, 20XX" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

> BENEFICIARY'S CERTIFICATE DULY AND MANUALLY SIGNED AND DATED BY AN AUTHORIZED OFFICER SIGNING AS SUCH ON ITS LETTERHEAD READING EXACTLY AS FOLLOWS:
>
> "(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE DEFAULT OF [APPLICANT] UNDER THE [AGREEMENT NAME] DATED ON OR AROUND [ DATE], (THE "AGREEMENT") BY AND BETWEEN [BENEFICIARY], AS [•] AND [APPLICANT], AS [•]; (II) THAT [APPLICANT] HAS BEEN GIVEN WRITTEN NOTICE BY [BENEFICIARY] DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT IN REASONABLE DETAIL BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED; (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY; AND (IV) THAT [BENEFICIARY] IS NOT IN DEFAULT UNDER THE TERMS AND CONDITIONS OF THE AGREEMENT AND AS SUCH IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT UNDER THE TERMS OF THE AGREEMENT."

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP. 700 NW 107 AVENUE – SUITE 204, MIAMI, FLORIDA 33172, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE – PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

_____

AUTHORIZED SIGNER, TITLE