



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, August 24, 2022 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Motion to approve minutes from April 27, 2022

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. **Case 2022-02; Jose Tamayo 12750 Caledonia Road Belvidere, Illinois 61008:** The applicant, Jose Tamayo is requesting is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.

ADJOURNMENT



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, April 27, 2022 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

**Commissioners – Jake Dykstra (Chair), Jessica Roberts,
Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler**

MINUTES

CALL TO ORDER

Meeting was called to order at 6:00pm by Chairwomen Jessica Roberts

ROLL CALL

PRESENT

Chairwomen Jessica Roberts
Commissioner Nate Sroka
Commissioner Kim Krawczyk
Commissioner Jason Vodnansky
Commissioner Darrell McFarlin
Clerk Karri Anderberg
Building Official Seth Sommers
Attorney David Kurlinkus

ABSENT

Commissioner Al Tilford
Commissioner Dean Svarc

APPROVAL OF AGENDA

Motion made by Commissioner Vodnansky, Seconded by Commissioner Sroka. Motion approved by voice vote

APPROVAL OF MINUTES

1. Motion to approve minutes from September 22, 2021
Motion made by Commissioner Vodnansky, Seconded by Commissioner Sroka. Motion passed by voice vote.

PUBLIC COMMENTS: *(General Comments)*

No public comment

NEW BUSINESS

2. **Case 2022-01; Village of Poplar Grove, 200 North Hill Street (TA):** The applicant, The Village of Poplar Grove, 200 North Hill Street, Poplar Grove, IL 61065, is proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to sections; 8-2-3 (Definitions), 8-6-2-B-1 (Permitted uses in the Agricultural/Rural (A-1) Zoning District, 8-6-9-B-2 (Special Uses in the General Business (GB) Zoning District; 8-6-10-B-2 (Special Uses in the Central Business (CB) Zoning District and 8-6-13 (Permitted Use Table), all in accordance with section 8-5-4 Text Amendment.
Public Hearing and Building Official Seth Sommers was sworn in at 6:02pm. Sommers presented the case to the planning and zoning commission.
JJ Maville owner of Timber Pointe Golf was at the meeting to answer any questions .
Commissioners discussed the case.
Public Hearing closed at 6:26pm
Motion made by Commissioner Sroka, Seconded by Commissioner Vodnansky to approve case 2022-01.

Voting Yea: Chairwomen Roberts, Commissioner Sroka, Commissioner Krawczyk, Commissioner Vodnansky, Commissioner McFarlin

ADJOURNMENT

Motion made by Commissioner Sroka, Seconded by Commissioner Vodnansky. Motion passed by voice vote.
meeting adjourned at 6:27pm



700 West Locust Street
Belvidere, Illinois 61008
Phone: (815) 547-8435
Fax: (815) 544-0421
mark.painter@Civildesigns.com

TRANSMITTAL

To: Fernando Tamayo
12750 Caledonia Rd
Belvidere IL 61008

Date: July 13, 2022

From: Mark Painter

Job: C.E.S # 5260

Re: Tamayo Truck Parking – Revised Plans

We transmit the following:

We are enclosing the following items for the above referenced project.

1. Two full size sets of revised plans dated 7-6-2022.

For your:

<input checked="" type="checkbox"/> use	<input type="checkbox"/> review	<input type="checkbox"/> comment
<input type="checkbox"/> information	<input type="checkbox"/> record	<input type="checkbox"/> distribution to parties

If you have any questions or comments please feel free to call or email us.

By: 

Mark L. Painter

Cc: Natalie Hyser Barber

Hi Ken,

My comments on the proposed Tamayo Parking Facility are as follows:

1. To be clear, our comments reference the proposed improvements that will be constructed now, and do not take into consideration future site improvements such as buildings and parking lot expansion.
2. Notes #7, #8 and #9 should include a reference to Boone County since Poplar Grove Road is under County jurisdiction.
3. Section 8-10-7, C, 5b requires curbing for all offsite facilities. Curbing is not shown on the plans.
4. It is debatable whether or not a handicap stall is required since there is no structure planned at the current time. Our experience has been that handicap stalls are not required in outdoor storage areas and our only suggestion is that the Village document its decision process when considering a handicap stall.
5. Parking is only provided for Trucks. Where do the employees park their personal vehicles when they enter the site to pick up their truck?
6. There is no clearcut land use to determine the number of parking stalls needed. Table 8-10-7d does provide a blanket provision for the Zoning Administrator to determine number of required stalls and we recommend that provision be utilized for this site.
7. The parking lot drains into the detention pond via sheet flow. We recommend curbing along the easterly side of the parking lot w/ a protected spillway to convey water to the floor of the pond in order to reduce the potential for erosion to the side bank of the pond. The designer could also evaluate a permanent erosion control blanket for the westerly pond side slope.
8. It should be noted that the 18 hour storm is the critical storm for the site and the detention pond has been designed accordingly.
9. We would suggest adding rip rap at the pond outlet to minimize the potential of erosion on the adjacent property.
10. It should be noted that the detention pond will have a singular discharge location which will undoubtedly be a change over the existing condition. We have had experiences in the past whereby the neighboring property owner complains to the Municipality that runoff used to sheet flow from the property and after the ponds are built the runoff is discharged at a singular point which changes the drainage pattern on the neighboring property. Detention ponds with singular discharge locations are the industry standard and are allowable under Village Code.
11. Boone County has many areas where there are areas of high groundwater. I am not sure if any Geotech has been completed for the site, but the Owner may wish to consider investing in a Geotech report.

Please feel free to cut and paste my comments directly into your report. There is no pride of ownership.

Thanks

Chris



Boone County Zoning Overview

with Web AppBuilder for ArcGIS

04-31-300-020

Show search results for 04-31-300-020

X




Poplar Grove Zoning: Single Family Residential District

Zoning Jurisdiction: Village of Poplar
Zoning Code: R-1
Zoning Description: Single Family Residential District

Zoom to

[illegible]

Sheet #1	Cover
Sheet #2	General Notes and Specifications
Sheet #3	Existing Conditions and Demolition Plan
Sheet #4	Site Improvement Plan
Sheet #5	Grading & Stormwater Pollution Prevention Plan
Sheet #6	Stormwater Pollution Prevention Document
Sheet #7	Landscaping Plan
Sheets #8-9	Details
Sheet #10	Photometric Plan



A map showing the location of Poplar Grove Airmotive. The map includes labels for 'Timberlane', 'Russellville', 'Woodstock Rd', 'Poplar Grove Rd', and 'Caledonia Rd'. A blue airplane icon is positioned near the center, with the text 'Poplar Grove Airmotive' above it. A black arrow points from the text 'Poplar Grove Airmotive' to a black square marker on the map. A road labeled '76' is visible on the left side of the map.

A cross-sectional diagram of a mailbox base. It consists of two distinct layers. The top layer is a thin, solid grey band. The bottom layer is thicker and filled with a stippled pattern. Arrows point from text labels to each layer.

HMA SURFACE COURSE, MIX D, N50, 2"

COMPACTED AGGREGATE
BASE COURSE, TYPE B, 8"

NOTES:

1. AGGREGATE BASE MAY BE ASPHALT MILLINGS
AS PROVIDED BY OWNER.

TYPICAL SECTION
MAILBOX TURNOUT

N.T.S.



GENERAL CONSTRUCTION NOTES:

1.

IN THESE CONTRACT DOCUMENTS MENTION IS MADE TO THE "ENGINEER", WHICH SHALL MEAN C.E.S. INC., OR THEIR AUTHORIZED AGENT AND THE MENTION OF "VILLAGE" SHALL MEAN VILLAGE OF POPLAR GROVE.
2.

ALL WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND THE STANDARD DETAIL SHEETS ATTACHED. WHERE THERE IS A CONFLICT BETWEEN THE TWO, THE STANDARD DETAIL SHEETS SHALL GOVERN. ALL MUNICIPAL AGENCIES AND PUBLIC WORKS DEPARTMENT REQUIREMENTS AND STANDARDS SHALL ALSO BE STRICTLY ADHERED TO.
3.

ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 811 FOR EXACT FIELD LOCATIONS OF ALL UTILITIES IN THE PROXIMITY OF THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND REQUESTING SAID UTILITIES TO FIELD VERIFY AND MARK PERTINENT UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF UTILITIES TO ELIMINATE CONFLICTS BETWEEN MUNICIPAL UTILITIES AND GAS MAINS, GAS SERVICES, ELECTRIC SERVICE, POWER POLE PLACEMENT, TELEPHONE SERVICE, AND CABLE TV SERVICE.
4.

THE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY, STRUCTURE, LANDSCAPING, ETC., DAMAGED DURING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR, WITH NO EXPENSE BEING CHARGED TO THE OWNER. PRIOR TO ACCEPTANCE OF THIS REPAIR OR REPLACEMENT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A SIGNOFF LETTER, SIGNED BY A RESPONSIBLE OFFICIAL OF THE OWNER OF THE DAMAGED EQUIPMENT STATING THAT THE REPAIR IS ACCEPTABLE. THE EXISTING ROADWAY RIGHTS-OF-WAY DAMAGED DURING CONSTRUCTION ARE TO BE RESEDED AS NECESSARY AS PER THE VILLAGE REQUIREMENTS (COST TO BE INCIDENTAL). ANY DAMAGE TO EXISTING PROPERTY, RIGHTS-OF-WAY, VALVES, MANHOLES, UTILITIES, SIDEWALK, PAVEMENT, CONCRETE CURB AND GUTTER, OR OTHER STRUCTURES SHALL BE REPAIRED OR REPLACED WITH EQUALS WITHOUT COST TO THE OWNER.
5.

SHOULD EXISTING UTILITIES OR STRUCTURES INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE NEW CONSTRUCTION; SIGNOFF LETTERS WILL BE REQUIRED AS ABOVE.
6.

FINAL INSPECTION OF THE WORK PERFORMED HEREIN WILL BE DONE BY THE ENGINEER, VILLAGE, AND OWNER; ALL DEFICIENCIES NOTED AT THAT TIME SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT COST TO THE OWNER PRIOR TO FINAL PAYMENT. THE VILLAGE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE OR REJECT THE CONSTRUCTION OR IMPROVEMENTS DETAILED BY THESE PLANS AND SPECIFICATIONS. ALL WORK SHALL BE GUARANTEED WITH REGARD TO WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL APPROVAL. DEFECTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHIN 30 DAYS OF REQUEST FOR REPAIR.
7.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE VILLAGE, AND THE OWNER AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION IN ORDER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. WORK PERFORMED OR MATERIALS AND EQUIPMENT INSTALLED WITHOUT INSPECTION WILL BE CONSIDERED UNACCEPTABLE, AND MAY HAVE TO BE REPLACED AT NO COST TO THE OWNER.
8.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS, THE ENGINEER AND HIS AGENTS, THE VILLAGE AND THEIR AGENTS FROM ANY AND ALL LIABILITY WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE, OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND VILLAGE ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES, AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, DEATHS, ETC., OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.
9.

THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE: (1) WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW, (2) COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON, (3) COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS, AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR, THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE OWNER A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE OWNER. THE CONTRACTOR SHALL NAME THE VILLAGE OF POPLAR GROVE, AND C.E.S. INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES. NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS FILED. ALL COSTS OF INSURANCE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS C.E.S. INC., THE VILLAGE, OWNER, COUNTY, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTORS' WORK. IN ANY AND ALL CLAIMS AGAINST C.E.S. INC., THE VILLAGE, OR ANY OF THEIR AGENTS OR EMPLOYEES, BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
11.

ALL PHASES OF THE PROPOSED IMPROVEMENTS ARE SUBJECT TO TESTING BY THE VILLAGE, AND THE ENGINEER; THE COST OF TESTS REQUIRED BY THESE AGENCIES SHALL BE BORNE SOLELY BY THE CONTRACTOR AND THIS COST SHALL BE INCORPORATED IN THE PROPOSAL FOR EACH ITEM OF WORK. THE CONTRACTOR SHALL BE PAID FOR MATERIALS AND EQUIPMENT SUCCESSFULLY INSTALLED AS MEASURED IN PLACE BY THE OWNER.
12.

THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL AND LOCAL CODES (TO INCLUDE SAFETY CODES). THE ENGINEER, VILLAGE OF POPLAR GROVE, AND OWNER ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES, AND ASSUMES NO LIABILITY FOR ACCIDENTS, INJURIES, DEATHS, ETC., OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.
13.

THE CONTRACTOR SHALL, UPON COMPLETION OF ALL CONSTRUCTION WORK INCLUDED IN THE PLANS FOR THIS PROJECT, PROVIDE A WRITTEN STATEMENT TO THE OWNER THAT ALL MATERIALS AND WORKMANSHIP INCORPORATED INTO THE PROJECT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL DELIVERY TICKETS FOR MATERIALS USED IN THIS PROJECT SHALL BE SUBMITTED TO THE ENGINEER WITH THE STATEMENT REQUIRED ABOVE. COPIES OF THE RESULTS OF ALL TESTS REQUIRED FOR THIS PROJECT SHALL BE DELIVERED TO THE ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO SUBSTANTIATE DEPTH OF BURY FOR THE EXISTING WATER SERVICE, AND BASE COURSE AND PAVEMENT THICKNESSES. CORE-DRILLING MAY BE REQUIRED TO VERIFY THESE THICKNESSES AT THE ENGINEER'S DISCRETION. COSTS ASSOCIATED WITH THE VERIFICATION OF PROPER CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR, WITH NO EXPENSE TO THE OWNER OR HIS AGENTS.
14.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTING THE REQUIREMENTS OF ANY AND ALL EASEMENTS SECURED FOR THE PURPOSE OF PERFORMING THIS PROJECT; THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIREMENTS INCLUDED IN SAID EASEMENTS, AND INCORPORATING ANY COST ASSOCIATED WITH EXECUTING THESE REQUIREMENTS IN HIS BID - EXTRAS WILL NOT BE AWARDED AS A RESULT OF THE CONTRACTOR CLAIMING IGNORANCE OF THIS REQUIREMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY OFFSITE CONSTRUCTION EASEMENTS REQUIRED FOR THIS PROJECT, AND FOR EXECUTING REQUIREMENTS OF SAID EASEMENTS. COST ASSOCIATED WITH THIS ITEM TO BE INCIDENTAL.
15.

RESTORATION OF EXISTING ROADWAYS AND RIGHTS-OF-WAY ARE CONSIDERED INCIDENTAL TO THIS CONTRACT WHERE NOT SPECIFICALLY CALLED OUT ON THE PLANS, AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
16.

THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE VILLAGE. THE CONSTRUCTION DETAILS AS PRESENTED ON THE PLANS MUST BE FOLLOWED BY THE CONTRACTOR. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED IN CONSTRUCTING IMPROVEMENTS INDICATED ON THE ENGINEERING PLAN.

17.

TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITIONS. NO MODIFICATIONS OF THESE REQUIREMENTS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
18.

AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT QUANTITIES AS SHOWN IN THESE PLANS ARE ESSENTIALLY CORRECT; IF DISCREPANCIES OR ERRORS ARE DETECTED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE ERROR PRIOR TO THE BID DATE.
19.

IMPROVEMENT REPRESENTATIONS SHOWN IN THESE PLANS ARE AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE; SOME SLIGHT REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES. THE ENGINEER SHALL BE APPRISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME TO PROPERLY CONSIDER AND ACT UPON SAID REQUEST.
20.

APPROVED TRENCH BACKFILL MATERIAL SHALL BE PLACED (AND COMPACTED IN ONE FOOT LIFTS) IN ALL UTILITY TRENCHES WITHIN THE LIMITS OF PAVEMENT AND 2 FEET BEYOND THE BACK OF THE CURB OR EDGE OF PAVEMENT. UTILITY TRENCHES NOT IN THE ROADWAY OR WITHIN 2 FEET OF THE BACK OF CURB OR EDGE OF PAVEMENT SHALL BE BACKFILLED WITH EXISTING MATERIALS AS APPROVED BY THE ENGINEER. SHOULD UNSUITABLE BACKFILL MATERIALS BE ENCOUNTERED, THE CONTRACTOR SHALL SUBSTITUTE APPROVED MATERIALS AT NO ADDITIONAL COST. COMPACTION BY WATER-JETTING IS NOT PERMISSIBLE. THE BACKFILL SHALL EXTEND TO THE SUBGRADE OF THE PAVEMENT. THE COST OF SAID BACKFILL IS CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
21.

IF DEWATERING IS NECESSARY TO PERFORM ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER SERVICE IN ANY RESIDENTIAL WELLS DRIED OR OTHERWISE ADVERSELY AFFECTED. GROUNDWATER SHALL BE PUMPED TO DESIGNATED STORM WATER CONVEYANCE FACILITIES. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL AS TO METHOD AND DESTINATION PRIOR TO PUMPING GROUNDWATER. GROUNDWATER SHALL NOT BE ALLOWED TO BE PUMPED INTO EXISTING OR NEW SANITARY SEWERS. THE CONTRACTOR SHALL USE ALL MEANS AT HIS DISPOSAL TO MAINTAIN A DRY TRENCH OR PIT.
22.

ANY PERMITS REQUIRED TO PERFORM THE DEWATERING WORK ON THIS PROJECT SHALL BE SECURED BY THE CONTRACTOR; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY BONDS, INSURANCE, GUARANTEES, ETC., AS REQUIRED BY SAID PERMIT. ABANDONMENT AND INSTALLATION OF DEWATERING FACILITIES SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND COUNTY REGULATORY AGENCY REQUIREMENTS. THE COST OF DEWATERING THIS PROJECT SHALL BE CONSIDERED INCIDENTAL.
23.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE DESIGN ENGINEER WITH ALL REQUIRED "AS-BUILT" DIMENSIONS AND OTHER DATA SO THE ENGINEER MAY PREPARE "AS-BUILT" DRAWINGS FOR THE VILLAGE OF POPLAR GROVE.
24.

CONSTRUCTION LAYOUT WILL BE PROVIDED AT THE OWNER'S EXPENSE.

EXCAVATION, PAVEMENT CONSTRUCTION & EROSION CONTROL:

1.

AREAS WHERE EXCAVATION HAS BEEN PERFORMED SHALL BE GRADED TO ORIGINAL, RECEIVE 4" (MINIMUM) OF APPROVED COMPACTED TOPSOIL AND SEEDED WITH SEEDING CLASS 1A. TOPSOIL AND SEEDING MATERIALS AND METHODS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. PRIOR TO STARTING EARTHWORK OR UTILITY TRENCHING THE CONTRACTOR SHALL STRIP THE SITE OF TOPSOIL TO A DEPTH AND TO THE LIMITS APPROVED BY THE ENGINEER; THIS MATERIAL SHALL BE STOCKPILED IN A REMOTE LOCATION OF THE SITE (APPROVED BY THE ENGINEER) UNTIL THE PLAN IMPROVEMENTS ARE COMPLETED AND EXCESS MATERIAL SPREAD AS DIRECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SPREAD THIS TOPSOIL MATERIAL IN AREAS OF THE SITE AS DESIGNATED BY THE ENGINEER. THE MATERIAL SHALL THEN BE COMPACTED TO A MINIMAL DEPTH OF 4" AND FINE GRADED IN A MANNER ACCEPTABLE TO THE ENGINEER.
2.

EXISTING PAVEMENT, DRIVEWAYS, CURB, GUTTERS, SIDEWALK, ETC., TO BE REMOVED UNDER THIS CONTRACT SHALL BE SAW-CUT FULL DEPTH OR REMOVED AT A JOINT. THESE SHALL BE REPAIRED OR REPLACED AS PER PLANS OR AS NECESSITATED BY FIELD CONDITIONS WITH A STRUCTURE OF SIMILAR DESIGN, TO BE APPROVED IN ADVANCE BY THE ENGINEER AND VILLAGE.
3.

THE SUBGRADE SHALL BE TEST-ROLLED IN THE PRESENCE OF THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE. LIKEWISE, THE BASE COURSE SHALL BE TEST-ROLLED IN THE PRESENCE OF THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO PAVING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY TESTS. PROOF-ROLLING SHALL BE PERFORMED WITH A FULLY LOADED SIX WHEELER.
4.

ALL AREAS OF UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH 3-INCH "SHOT-ROCK" IN A MANNER ACCEPTABLE TO THE ENGINEER. ALTERNATIVE METHODS MUST BE APPROVED BY THE OWNER AND ENGINEER. THIS ITEM SHALL BE PAID FOR AT THE UNIT PRICE FOR REMOVE, DISPOSE, AND REPLACE UNSUITABLE SUBGRADE AND WILL BE MEASURED BY THE CUBIC YARD (C.Y.). FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME 50 CUBIC YARDS.
5.

EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A LOCATION OBTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

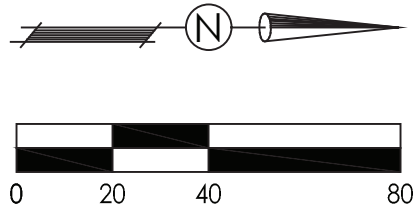
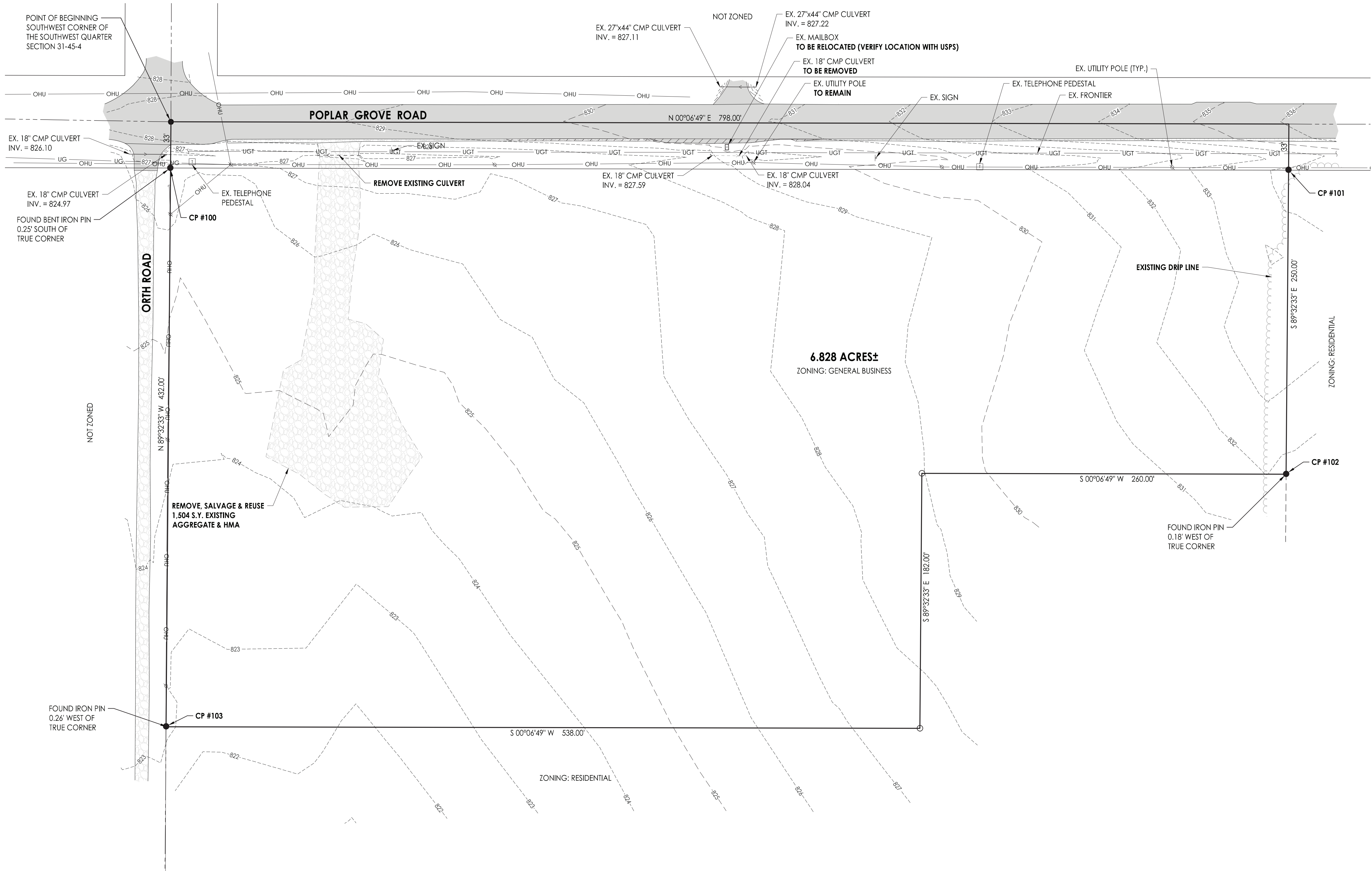
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700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008
PHONE: (815) 347-8435, FAX: (815) 344-0421
ILLINOIS DESIGN FIRM NO. 184-001260

Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/04/22	8CHD Review	LMT
Tamayo Truck Parking General Notes and Specifications		
CHECKED BY: KCB DATE: 12/01/21		DRAWN BY: RKW DATE: 12/01/21
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C:\FILES\WORK\PROJECTS\2020\Tamayo Truck Parking\CURRENT PROJECT\2500 - BASE.dwg, 7/11/2022 3:21:38 PM, Layout1.dwg, 1:1



LEGEND

	EXISTING HMA PAVEMENT
	EXISTING GRAVEL/SHOULDER

Contours

Existing	Minor
	Major

- NOTES:**
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY C.E.S. INC. ON OCTOBER 15, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

CONTROL POINTS				
CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	2062472.9422	852116.4867	826.67	FIR 3/4 BENT
101	2063271.0945	852117.8271	834.14	FIR 5/8
102	2063269.4179	852334.9772	831.66	FIR 5/8
103	2062470.0075	852515.3168	823.28	FIR 5/8

C.E.S. INC.
700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008
PHONE: (815) 347-8435, FAX: (815) 344-0421
ILLINOIS DESIGN FIRM NO. 184-001260

PRINTED: 7/11/2022 3:21:39 PM

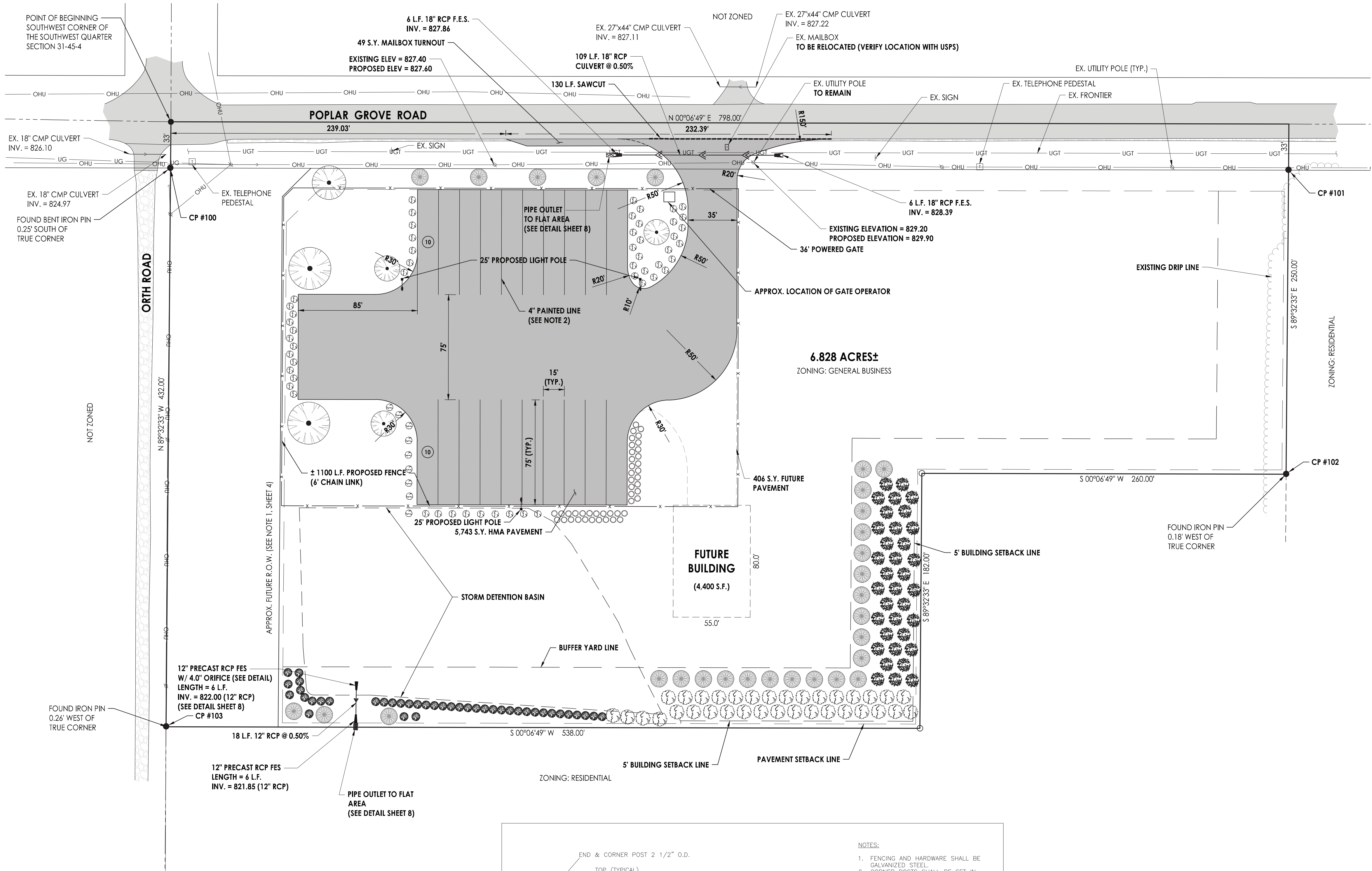
Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	8CHD Review	LMT

Tamayo Truck Parking
Existing Conditions and Demolition Plan

CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	Sheet 3 of 10
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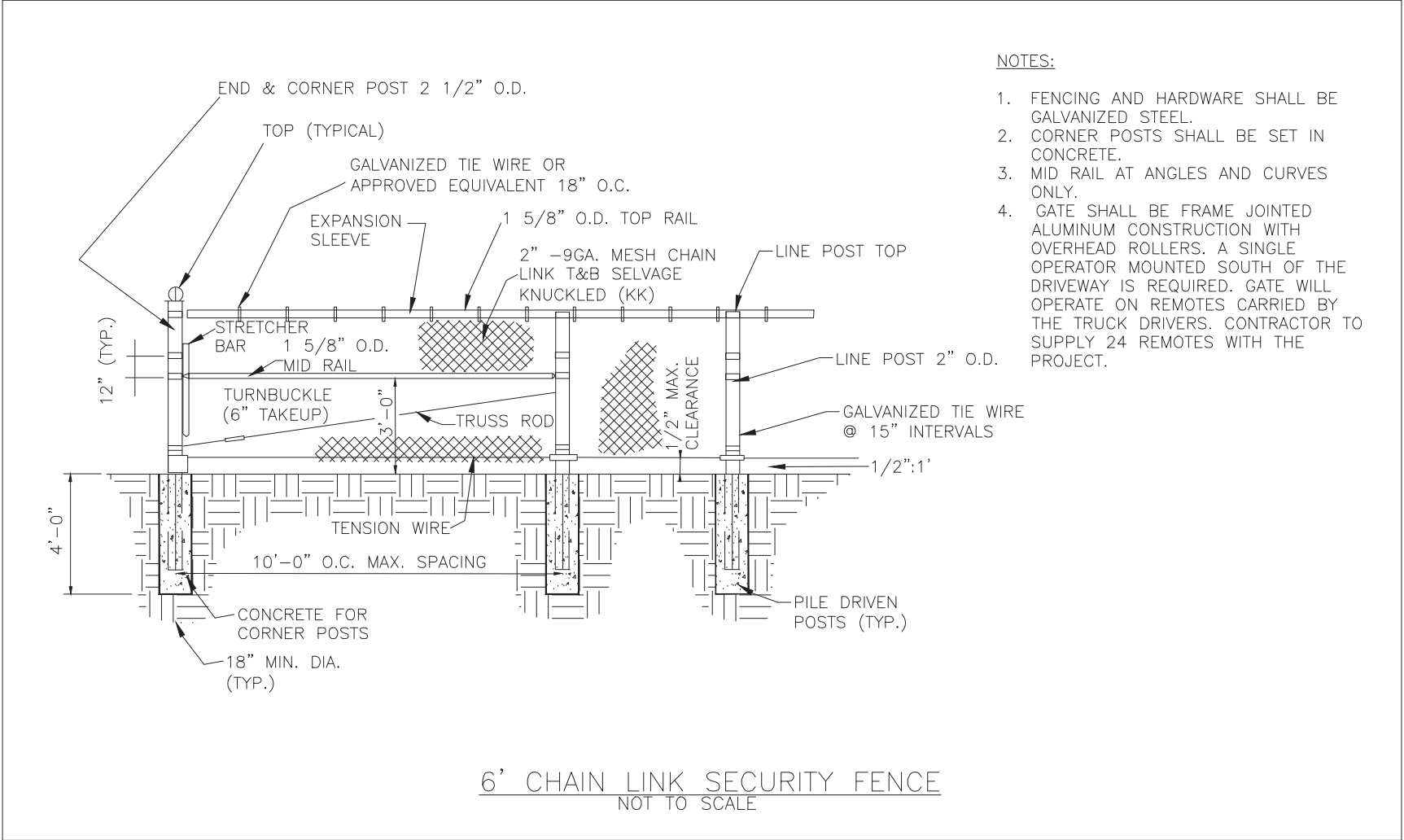
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- NOTES:**
- BOONE COUNTY HIGHWAY DEPARTMENT HAS INDICATED THIS FUTURE RIGHT-OF-WAY WIDTH FOR ORTH ROAD.
 - PAINT PAVEMENT MARKING LINE SHALL BE YELLOW IN COLOR.
 - GENERAL CONTRACTOR SHALL COORDINATE WITH SUPPLIER REGARDING GATE STRUCTURE AND MOTOR INSTALLATION. CHAIN DRIVE WILL BE ACCEPTABLE.
 - GENERAL CONTRACTOR SHALL COMPLETE AN ELECTRICAL SERVICE/METER APPLICATION FOR THE POWERED GATE AND PARKING LOT LIGHTING. COORDINATE WITH COMED.

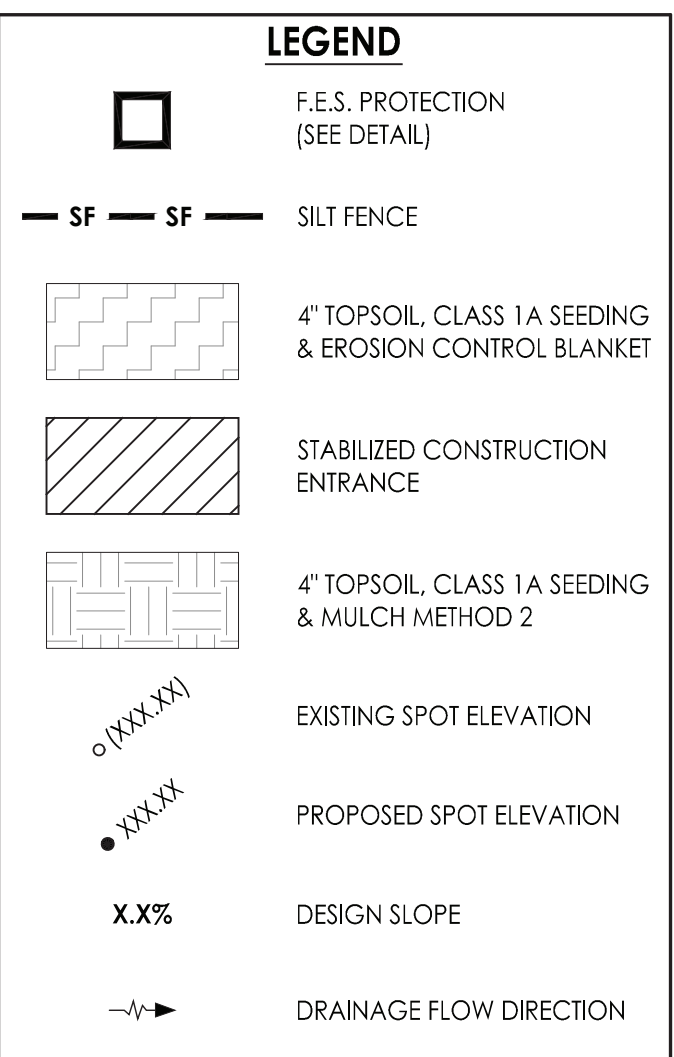
PARKING DATA
20 TOTAL TRUCK PARKING SPACES



- NOTES:**
- FENCING AND HARDWARE SHALL BE GALVANIZED STEEL.
 - CORNER POSTS SHALL BE SET IN CONCRETE.
 - MID RAIL AT ANGLES AND CURVES ONLY.
 - GATE SHALL BE FRAME JOINTED ALUMINUM CONSTRUCTION WITH OVERHEAD ROLLERS. A SINGLE OPERATOR MOUNTED SOUTH OF THE DRIVEWAY IS REQUIRED. GATE WILL OPERATE ON REMOTES CARRIED BY THE TRUCK DRIVERS. CONTRACTOR TO SUPPLY 24 REMOTES WITH THE PROJECT.

C.E.S. INC.
700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008
PHONE: (815) 347-8435, FAX: (815) 344-0421
ILLINOIS DESIGN FIRM NO. 184-001260

PRINTED: 7/11/2022 3:21:42 PM		
Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/04/22	8CHD Review	LMT
Tamayo Truck Parking Site Improvement Plan		
CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	Sheet 4 of 10
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6. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY SEEDING WITHIN 14 DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
7. EROSION BLANKETS ARE TO BE INSTALLED ON ALL SLOPES STEEPER THAN 10 % IMMEDIATELY AFTER TOPSOILING, FERTILIZING, AND SEEDING ARE COMPLETE. EROSION BLANKETS WILL NOT BE REQUIRED IF SOD IS USED. INSTALLATION OF EROSION BLANKETS SHALL BE ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER. EROSION BLANKETS SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL FOR DAMAGE OR DISPLACEMENT. DAMAGED OR DISPLACED EROSION BLANKETS SHALL BE REPAIRED OR REPLASTED AS SOON AS POSSIBLE. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED VIA PERMANENT MEASURES. PERMANENT VEGETATION AND STRUCTURES SHALL BE INSTALLED AND FUNCTIONAL AS SOON AS PRACTICAL DURING DEVELOPMENT. PERMANENT SEEDING, SODDING, OR LANDSCAPING SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL TOPSOIL RE-SPREAD.
8. ALL STOCKPILES ARE TO BE PLACED AT A LOCATION SPECIFIED BY THE ENGINEER. ALL STOCKPILES ARE TO BE PROTECTED BY SILT FENCE ALONG THE DOWN SLOPE SIDES OF THE STOCKPILE OR AROUND THE ENTIRE PERIMETER IF DIRECTED TO DO SO BY THE ENGINEER. THE VILLAGE OF POPLAR GROVE, OR THEIR REPRESENTATIVES, ANY STOCKPILES THAT WILL REMAIN UNDISTURBED FOR LONGER THAN THREE WEEKS SHALL BE PROTECTED BY TEMPORARY SEEDING. SOIL STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL NOT BE LOCATED WITH A DOWN SLOPE DRAINAGE LENGTH OF LESS THAN 25 FEET TO A ROAD WAY OR DRAINAGE CHANNEL. COST OF TEMPORARY SEEDING SHALL BE INCLUDED PRICE BID PER EROSION CONTROL LUMP SUM.

Existing	Minor	-----
	Major	-----
Final grading	Minor	_____
	Major	_____

Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	BCHD Review	LMT

CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	<div>Sheet</div> <div>5 of 10</div>
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CONTROL MEASURE GROUP

CONTROL MEASURE

URBAN MANUAL CODE

STANDARD DETAIL NUMBER ILLINOIS URBAN MANUAL

APPLIED

CONTROL MEASURE DESCRIPTION

PERM.

TEMP.

SOIL STABILIZATION

CONSTRUCTION ROAD STABILIZATION

806

IL-506

THE STABILIZATION OF TEMPORARY CONSTRUCTION ACCESS ROUTES, SUBDIVISION ROADS, ON-SITE VEHICLE TRANSPORTATION ROUTES, AND CONSTRUCTION PARKING AREAS WITH SOILS.

EROSION BLANKET

830

IL-530

A PERFORMED PROTECTIVE BLANKET OF STRAW OR OTHER PLANT RESIDUE, OR PLASTIC FIBERS FORMED INTO A MAT, USUALLY WITH A PLASTIC MESH OR ONE OF BOTH SIDES.

LAND GRADING

865

RESHAPING THE GROUND SURFACE TO PLANNED GRADES AS DETERMINED BY THE ENGINEERING PLANS.

MULCHING

875

THE APPLICATION OF PLANT RESIDUES AND OTHER SUITABLE MATERIALS TO THE SOIL.

PERMANENT VEGETATION

880

ESTABLISHING PERMANENT VEGETATIVE COVER TO STABILIZE DISTURBED OR EXPOSED AREAS.

ROCK OUTLET PROTECTION

910

IL-611

A SECTION OF ROCK PROTECTION PLACED AT THE OUTLET END OF CULVERTS, CONDUITS, OR CHANNELS.

SODDING

925

STABILIZATION OF FINE-GRAINED DISTURBED AREAS BY LAYING A CONTINUOUS COVER OF GRASS SOD.

SURFACE ROUGHENING

953

A ROUGH SOIL SURFACE WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE ON THE CONTOUR, STAIRSTEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.

TEMPORARY SEEDING

965

PLANTING RAPID-GROWING ANNUAL GRASSES OR SMALL GRASS, TO PROVIDE INITIAL TEMPORARY COVER FOR EROSION CONTROL ON DISTURBED AREAS.

TOPSOILING

981

METHODS OF PRESERVING AND USING TOPSOIL TO ENHANCE FINAL SITE STABILIZATION WITH VEGETATION.

DIVERSION

815

A CHANGE AND SUPPORTING RIDGE CONSTRUCTED ACROSS THE SLOPE TO COLLECT AND DIVERT RUNOFF.

DIVERSION DIKE

820

A DIKE OR DIKE & CHANNEL, CONSTRUCTED ALONG THE PERIMETER OF A DISTURBED CONSTRUCTION AREA.

RIGHT-OF-WAY DIVERSION

900

A RIDGE OR RIDGE AND CHANNEL, CONSTRUCTED DIAGONALLY ACROSS A SLOPING ROAD OR (UTILITY) RIGHT-OF-WAY THAT IS SUBJECT TO EROSION.

ROCK CHECK DAM - COARSE AGGREGATE

905

IL-60SCA

A SMALL ROCK DAM CONSTRUCTED ACROSS A GRADED SWALE OR ROAD DITCH.

ROCK CHECK DAM - RIP-RAP

908

IL-60SR

A SMALL ROCK DAM CONSTRUCTED ACROSS A GRADED SWALE OR ROAD DITCH.

TEMPORARY DIVERSION

955

IL-655

A TEMPORARY RIDGE OR EXCAVATED CHANNEL OR COMBINATION RIDGE AND CHANNEL, CONSTRUCTED ACROSS SLOPES AND LAND ON A PREDETERMINED GRADE.

TEMPORARY SLOPE DRAIN

970

IL-670

A FLEXIBLE RIDGE OR RIDGE CONDUIT EXTENDING TEMPORARILY FROM THE TOP TO THE BOTTOM OF A CUT OR FILL SLOPE.

CULVERT INLET PROTECTION - SILT FENCE

808

IL-508SF

A TEMPORARY SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS.

CULVERT INLET PROTECTION - STONE

808

IL-508ST

A TEMPORARY STONE BARRIER LOCATED AT THE INLET TO STORM-SEWER CULVERTS.

INLET PROTECTION - BLOCK & GRAVEL

850

IL-550

A TEMPORARY SEDIMENT CONTROL BARRIER FORMED AROUND A STORM DRAIN INLET BY THE USE OF STANDARD CONCRETE BLOCKS AND GRAVEL.

INLET PROTECTION - EXCAVATED DRAIN

855

IL-555

AN EXCAVATED AREA IN THE APPROACH TO A STORM DRAIN YARD INLET OR CURB INLET.

INLET PROTECTION - FABRIC DROP

860

IL-560

A TEMPORARY FABRIC BARRIER PLACED IN A STORM DRAIN YARD INLET OR CURB INLET.

INLET PROTECTION - GRAVEL & WIRE MESH

861

IL-561

A TEMPORARY SEDIMENT CONTROL BARRIER FORMED AROUND A STORM DRAIN YARD INLET OR CURB INLET BY THE USE OF GRAVEL AND WIRE MESH.

INLET PROTECTION - SOD FILTER

862

IL-562

A SEDIMENT FILTER FORMED AROUND A STORM DRAIN INLET BY THE USE OF SOD.

PORTABLE SEDIMENT TANK

895

IL-595

A COMPARTMENT CONTAINER THROUGH WHICH SEDIMENT-LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT.

SILT FENCE

920

IL-620

A TEMPORARY BARRIER OF ENRICHED COARSE-FIBRIC FILTER FABRIC, STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL.

STABILIZED CONSTRUCTION ENTRANCE

930

IL-630

A STABILIZED PAD OR AGGREGATE UNDERLAY WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC ROAD OR HIGHWAY, STREET, ALLEY, DRIVEWAY, OR PARKING AREA.

SUMP PIT PLAN

950

IL-650

A TEMPORARY FE WHICH IS CONSTRUCTED TO TRAP AND FILTER WATER FOR PUMPING INTO A SUITABLE DISCHARGE AREA.

TEMPORARY SEDIMENT TRAP

960

IL-660

A SMALL TEMPORARY PONDING BASIN FORMED BY CONSTRUCTION OF AN EMBANKMENT OR EXCAVATED BASIN.

DUST CONTROL

925

CONTROL OF DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADWAYS.

TEMPORARY CONCRETE WASHOUT

854

IL-675

A DEVICE USED TO MANAGE LIQUID AND SOLID WASTES FROM CONSTRUCTION USAGE ON CONSTRUCTION SITES AND PREVENT BOTH ON-SITE AND OFF-SITE POLLUTION.

TEMPORARY STREAM CROSSING (WETLAND CONSULTANT TO PROVIDE DETAILS)

975

IUM-654

A BRIDGE, FORD, OR TEMPORARY STRUCTURE INSTALLED ACROSS A STREAM OR WATERCOURSE FOR SHORT-TERM USE BY CONSTRUCTION VEHICLES OR HEAVY EQUIPMENT.

FILTER STRIP - GRASSED

835

A CATCHED OR PRESERVED AREA OF VEGETATION DESIGNED TO REMOVE SEDIMENT AND OTHER POLLUTANTS AND TO ENHANCE THE PERMEATION OF SURFACE WATER RUNOFF.

GRASSED-LINED CHANNEL

840

A NATURAL OR CONSTRUCTED CHANNEL WITH A SLOPE OR GRADED TO REQUIRED DIMENSIONS AND ENRICHED WITH NATURAL VEGETATION FOR STABLE CONFORMANCE OF RUNOFF.

INFILTRATION TRENCH

847

IL-547

AN EXCAVATED TRENCH FILLED WITH COARSE GRANULAR MATERIAL IN WHICH STORMWATER RUNOFF IS COLLECTED FOR TEMPORARY STORAGE AND INFILTRATION.

LEVEL SPREADER

870

IL-570

A DEVICE USED TO DISPERSE CONCENTRATED RUNOFF UNIFORMLY OVER THE GROUND SURFACE AS SHEET FLOW.

PERMEABLE PAVEMENT

890

A PAVEMENT CONSISTING OF STRUCTURAL MATERIALS HAVING REGULARLY INTERSPERSED VOID AREAS; THE VOIDS ARE FILLED WITH PERVIOUS MATERIALS SUCH AS VEGETATED SOIL, GRAVEL OR SAND.

SUBSURFACE DRAIN

945

A CONDUIT INSTALLED BETWEEN THE GROUND SURFACE TO COLLECT AND/OR CONVEY DRAINAGE WATER.

URBAN STORMWATER WETLAND

800

A CONSTRUCTED SYSTEM OF SHALLOW POOLS THAT CREATE GROWING CONDITIONS SUITABLE FOR BENTHIC AND RHYTHMIC WETLAND PLANTS SPECIFICALLY DESIGNED TO LESSEN THE IMPACT OF STORMWATER QUALITY IN URBAN AREAS.

IMPOUNDMENT STRUCTURE - FULL FLOW

841

A DAM OR EXCAVATION WHICH CREATES AN IMPOUNDMENT TO COLLECT AND STORE DEBRIS, SEDIMENT, OR WATER.

IMPOUNDMENT STRUCTURE - ROUTED

842

A DAM OR EXCAVATION WHICH CREATES AN IMPOUNDMENT TO COLLECT AND STORE DEBRIS, SEDIMENT, OR WATER.

TURF REINFORCEMENT MAT

831

SEE DETAILS

THE STABILIZATION AND PROTECTION OF ERODING SLOPES WITH TURF REINFORCEMENT MAT AND VEGETATION.

VEGETATIVE STREAMBANK STABILIZATION

995

IL-696

THE STABILIZATION AND PROTECTION OF ERODING STREAMBANKS WITH SELECTED VEGETATION.

WELL DECOMMISSIONING

996

THE SEALING AND PERMANENT CLOSURE OF A WATER WELL BORE, OR MONITORING WELL.

TREE & FOREST ECOSYSTEM PRESERVATION

984

THE PRESERVATION OF CONTIGUOUS STANDS OF TREES FROM DAMAGING DURING CONSTRUCTION.

TREE & SHRUB PLANTING

985

IL-685

PLANTING OF SELECTED TREES AND SHRUBS.

TREE PROTECTION - FENCING

990

IL-690

THE PROTECTION OF INDIVIDUAL TREES FROM DAMAGE DURING CONSTRUCTION.

TREE PROTECTION - AUGURING

991

UNDERGROUND CONSTRUCTION SUCH AS UTILITY WORK BY AUGURING THROUGH AN INDIVIDUAL TREE CRITICAL ROOT ZONE.

OTHER

TEMPORARY EROSION CONTROL SYSTEM

DOT STANDARD 280001-07 PAGES 1-2

SETBACK INSTALLATION, DITCH CHECKS, INLET PROTECTION, SEDIMENT BASKS, AND TEMPORARY CRIBS OR CITY FILLECTIONS.

DEWATERING

813

THE REMOVAL OF WATER FROM CONSTRUCTION SITES TO FACILITATE CONSTRUCTION IN AREAS WITH SURFACE WATER OR A HIGH WATER TABLE. PREVENT BROKEN AND SEDIMENT TRANSPORT, PROVIDE WORSE-SITE, PREVENT POLLUTION OF GROUNDWATER OR SURFACE WATER, AND PRESERVE DOWNSTREAM NATURAL RESOURCES AND PROPERTY.

EXECUTIVE SUMMARY

The general contractor, and all subcontractors involved with a construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan (SWPPP) must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit as well as any requirements of local governing agencies having jurisdiction concerning erosion and sedimentation control.

A. List the notification requirements of the permit. List names and addresses of the governing agencies requiring notification before earthwork can begin and what the minimum notification time is. (" Indicated any requirements for a pre-construction meeting).

"Owner
ATTN: Fernando Tamayo
12750 Caledonia Road
Belvidere, IL 61008

"C.E.S. Inc.
ATTN: Kevin Runge
700 W. Locust St
Belvidere, IL 61008

Min. Notification Time: 48 Hours

A copy of the Notice of Intent (NOI) and a description of the project must be posted in a prominent place for public viewing at the construction site.

B. Complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during working hours and kept in the permanent project records for at least three years following submission of the Notice of Termination (NOT).

C. The general contractor must provide names and address of all subcontractors working on this project who will be involved with the major construction activities that disturb site soil. That information must be kept with the SWPPP.

D. The general contractor and all subcontractors involved with the major construction activities that disturb site soils must sign a copy of the appropriate certification statement included in this document.

E. As described previously, regular inspections must be made to determine effectiveness of the SWPPP. The SWPPP must be modified as needed to prevent pollutants from discharging from the site. The inspector must be a person familiar with the site, the nature of the major construction activities, and qualified to evaluate both overall system performance and individual component performance. Additionally, the inspector must either be someone emploimented to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen.

F. This SWPPP must be updated each time there are significant modifications to the pollutant prevention system or a change of contractors working on the project who disturbs site soil. The general contractor must notify the governing review agency as soon as these modifications are implemented.

G. Discharge of oil or other hazardous substances into the storm water is subject to reporting and cleanup requirements. Refer to Part II, B of the NPDES General Permit for additional information. Copies of the NPDES General Permit and the Notice of Intent forms are available by calling 1-847-243-55 or online at "http://www.epa.state.il.us/water/permits/storm-water/general-construction-permit.pdf" and "http://www.epa.state.il.us/water/permits/storm-water/forms/notice-intent-construction.pdf."

H. Once the site reaches final stabilization, the general contractor must complete and submit a Notice of Termination (NOT). A blank form can be found at "http://www.epa.state.il.us/water/permits/storm-water/forms/notice-termination-construction.pdf"

I. This SWPPP intends to control water-borne and liquid pollutant discharges by some continuation of inspection, filtration, and containment. The general contractor and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals.

J. This SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized at the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or drawings.

K. A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be maintained as required by the permit. A log for keeping such records can be found online at "http://www.epa.gov/npdes/pubs/sw_swppp_inspection_form.doc". A different form for the log may be substituted if it is found to be more useful.

INTRODUCTION

This SWPPP has been prepared for major activities associated with the construction of truck parking lot and storm detention basin on a 4.15 acre site (part of a 6.83 total acre site). This SWPPP includes the elements necessary to comply with the national baseline general permit for construction activities administered by the U.S. Environmental Protection Agency (USEPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. This SWPPP must be actuated and on-site before construction begins.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by storm water.

Project construction will consist of site grading, paving & seeding to construct truck parking lot and storm detention basin.

A. Purpose

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. Scope

This SWPPP must be actuated and on-site when construction begins. It primarily addresses the impact of storm rainfall and runoff areas of the ground surface disturbed during the construction process. In addition, there are recommendations to controlling other sources of pollution that could accompany the major construction activities. This SWPPP will terminate when disturbed areas are stabilized, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is mailed to the governing agency requiring the NOT. Particular forms can be found at the following web address: "http://www.epa.state.il.us/water/permits/storm-water/general-construction-permit.pdf", "http://www.epa.gov/npdes/pubs/sw_swppp_inspection_form.doc", and "http://www.epa.state.il.us/water/permits/storm-water/forms/notice-termination-construction.pdf" for implementing this SWPPP.

The National Baseline General Permit for Storm Water Discharges From Construction Activities prohibits most non-storm water discharges during the construction phase. Allowable non-storm water discharges that could occur during construction on this project, which would therefore be covered by the General Permit, include:

- Discharges from the fire fighting activities.
- Fire hydrant flushing.
- Water used to wash vehicles or control dust.
- Water flowing from portable sources and water line flushing.
- Irrigation drainage.
- External building wash down which does not use detergents.
- Runoff from pavement wash down where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents have not be used.
- Air conditioning condensate.
- Springs and uncontaminated groundwater.
- Foundation or footing drains where flows are not contaminated with process materials such as solvents.

The techniques described in this SWPPP focus on providing control of pollutant discharges with practical approaches that utilize readily available reference, materials, and equipment.

The owner referred to in this SWPPP is the PROPERTY OWNER. The general contractor will construct the site development improvements while working under contract with the owner.

SITE DESCRIPTION:

1. PROJECT NAME: TAMAYO TRUCK PARKING

2. LOCATION, COUNTY: BOONE COUNTY

3. LOCATION, CITY: VILLAGE OF POPLAR GROVE

4. LOCATION, ADDRESS: N.E. QUADRANT OF ORTH ROAD & POPLAR GROVE ROAD INTERSECTION

5. LOCATION, LAT/LONG: 42° 19' 43" N, 88° 49' 16" W

6. OWNER(S) NAME(S): FERNANDO TAMAYO

7. OWNER(S) ADDRESS: 12750 CALEDONIA ROAD, BELVIDERE, IL 61008

8. PROJECT DESCRIPTION: NEW CONSTRUCTION OF ASPHALT PARKING LOT AND STORM DETENTION.

9. RUNOFF COEFFICIENT: 0.30 (EXISTING CONDITIONS); 0.54 (FOR FINAL DEVELOPMENT)

10. PROMINENT SOIL TYPES: 68A+ SABLE SILT LOAM, 198A ELBURM SILT LOAM, 242A KENDALL SILT LOAM, 243B ST. CHARLES SILT LOAM - EROSION POTENTIAL MODERATE

11. SITE AREA: ± 4.15 ACRES

12. NAME OF RECEIVING WATERS: NONE

13. SURFACE WATERS ON THE SITE: NONE

14. LOCATION DRAWINGS: THE "GRADING & STORMWATER POLLUTION PREVENTION PLAN" DRAWING CONTAINS THE NECESSARY INFORMATION TO SATISFY THE SWPPP LOCATIONS & CONTROLS DRAWING REQUIREMENTS.

GRADING & STORMWATER POLLUTION PREVENTION PLAN, SHEET 5, DATED: 12/01/21

STORMWATER POLLUTION PREVENTION DOCUMENT, SHEET 6, DATED: 12/01/21

AS PREPARED BY C.E.S. INC.

GOVERNING AGENCIES:

Illinois Environmental Protection Agency (IEPA):

The US EPA governs the Clean Water Act and has granted the State of Illinois EPA control of administering a state-wide National Pollutant Discharge Elimination System (NPDES) Program for Construction & Industrial Activities. General NPDES Permit Number ILR10 for Construction Activities in Illinois was updated on 8/3/2016 and expires on 7/31/2023. To be approved to use this permit, the owner must submit an IEPA Notice of Intent (NOI) Form for Construction Activities, and wait 30 days from the date of the postmark before disturbing the ground at the construction site, unless otherwise notified by the IEPA for additional permit requirements. In addition, some local governments have SWPPP requirements and may also require submittal of the signed NOI Form. The NOI, the General Permit No. ILR10, the SWPPP, and any local required documents must be available at the job site. Upon the completion of construction, a Notice of Termination (NOT) Form must also be filed with the same agencies.

SEQUENCE & TIMING OF MAJOR ACTIVITIES:

Described below are the major construction activities that are the subject of this SWPPP. The actual schedule for implementing pollutant control measures will be determined by project construction progress.

Sequence	Activity Description	Completion Date (Initials/Date)
1.	Install Construction Entrance.	
2.	Install Silt Fence per the SWPPP Drawing.	
3.	Construct & grade improvement areas (silt fence already in place downstream).	
4.	Begin mass grading of surface.	
5.	Install intermediate silt fences, permanent geotextile slope stabilization fabrics, and erosion control blankets as necessary.	
6.	Install underground utilities. Sediment barriers will be utilized as required to bound the down slope side of utility construction and soil stockpiles.	
7.	Final Grading; Sediment barriers will be maintained down slope from disturbed soil during this operation.	
8.	All Soil Disturbing Activities are Completed.	
9.	Topsoil / Seeding Stabilized to 70% Density.	
10.	Remove Erosion Control Devices.	
11.	Submit Notice of Termination (NOT) Form.	

Timing:

Areas where construction activities temporarily ceases for more than 14-days will be stabilized with a temporary seed and mulch within 7-days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, the accumulated sediment will be removed and temporary structural controls will be removed.

EROSION AND SEDIMENT CONTROLS

Stabilization Practices:

Temporary Stabilization: Topsoil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 14-days will be stabilized with temporary seed and mulch no later than 7 days from the last construction activities in that area. The temporary seed shall be Ryegrass (grain) applied at the rate of 120 pounds per acre. Prior to seeding, 2,000 pounds of ground agricultural limestone and 1,000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be backed into place by a disk with blades set nearly straight.

Permanent Stabilization: Disturbed portions of the site where construction activities permanently ceases shall be stabilized with permanent seed no later than 7-days after the last construction activity. The permanent seed mix shall consist of 80 lbs/acre tall fescue, and 40 lbs/acre kobe fescue. Prior to seeding, 4,000 pounds of ground agricultural limestone and 2,000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be backed into place by a disk with blades set nearly straight.

Structural Practices:

See table at the far left side of this page.

Storm Water Management:

Undeveloped Areas: The areas which are not permanently developed will be reduced at less than 0.5:1 and have permanent seeding or plantings.

Permanently Developed Areas: Storm water drainage will be provided by curb and gutter, storm sewer, and catch basins for the developed areas. When construction is complete, the entire site will drain to a proposed detention basin on site.

OTHER POLLUTANT CONTROLS

Dust Control:

Construction traffic must enter and exit the site at the stabilized construction entrance. The purpose is to trap dust and mud that would otherwise be carried off site by construction traffic.

Water trucks will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the general contractor to a degree that is acceptable to Village of Poplar Grove and in compliance with applicable local and state dust control regulations. After construction, the site will be stabilized (as described elsewhere) which will reduce the potential for dust generation.

Waste Materials:

No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and stored in a securely located container. The materials will be emptied periodically by a contract trash disposal service and hauled away from the site. Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever measures necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

Hazardous Waste:

No hazardous waste is expected on this project, any/all hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices, and the individual who manages the day-to-day site operations will be responsible for seeing that these practices are followed.

Sanitary Waste:

All personnel involved with construction activities must comply with State and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator.

Off-Site Vehicle Tracking:

Construction Traffic:

A temporary construction entrance and a stabilized construction entrance shall be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the site will be covered with a tarp.

CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES"

During the construction phase the general contractor will implement the following measures:

- Material resulting from clearing, excavation, grading, etc. operations will be stockpiled up slope from adequate sedimentation controls.
- The general contractor will designate areas for equipment cleaning, maintenance, and repair. The general contractor and subcontractors will utilize those areas. The areas will be protected by a temporary perimeter berm.
- Use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces), etc.
- Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed at an approved solid waste or chemical disposal facility.

CERTIFICATION OF COMPLIANCE

This SWPPP reflects the requirements for storm water management and erosion and sediment control, as established in the Village of Poplar Grove and IEPA Requirements in General NPDES Permit No. ILR10. To ensure compliance, this plan was prepared in accordance "Illinois Urban Manual", latest edition. There are no other applicable requirements for sediment and erosion site plans (or permits) or storm water management site plans (or permits).

MAINTENANCE / INSPECTION PROCEDURES

Between the time this SWPPP is actuated and final site stabilization is achieved, all disturbed areas and pollutant controls must be inspected at least once every seven calendar days and within 24 hours following a rainfall of 0.5 inches or greater. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the general contractor's designated representative. Based on these inspections, the general contractor will decide whether it is necessary to modify this SWPPP, add or relocate sediment barriers, or whatever else may be needed in order to prevent pollutants from leaving the site via storm water runoff. The general contractor has the duty to cause pollutant control measures to be retained, modified, maintained, supplemented, etc. in order to achieve effective pollutant control.

Examples of particular items to evaluate during site inspections are listed below. This list is not intended to be all-inclusive. During each inspection the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

Inspection reports must be kept on file by the general contractor as an integral part of this SWPPP for at least three years from the date of completion of the project.

Ultimately, it is the responsibility of the general contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment control barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization.

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:

- Only relevant portions of the site will be excavated on an as-needed basis.
- All control measures will be inspected at least once each week and within 24-hours following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Build-up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- The sediment basin (detention pond) will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
- Diversion dikes will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A report can be found at "http://www.epa.gov/npdes/pubs/sw_swppp_inspection_form.doc".
- A different form for the log may be substituted if it is found to be more useful.
- The Contractor will select two individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non-Storm Water Discharges

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater from desloerling excavation.

All non-storm water discharges will be directed to the sediment basin prior to discharge.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present on-site during construction:

- Concrete
- Fertilizers
- Detergents
- Petroleum Based Products
- Paints (enamel and latex)
- Cleaning Solvents
- Metal Sheds
- Pre-cast Concrete Structures
- Wood

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping

The following good housekeeping practices will be followed on-site during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposal of the container.
- Manufacturers' recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials on-site.

Hazardous Products

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not re-sealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

Product-Specific Practices

The following product specific practices will be followed on-site:

Petroleum Products

All on-site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on-site will be applied according to the manufacturer's recommendations.

Fertilizers

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete Trucks

Concrete trucks will be allowed to perform on-site washouts in a designated washout area. The washout area shall be located at least 50 feet from storm drains, open ditches, or water bodies unless determined unfeasible by the Engineer. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough to contain in both liquid and solid waste. Washout wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly. Discuss this best management practice with the concrete supplier before any deliveries are made.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area on-site. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The person responsible for the day-to-day site operations, will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer on-site.

MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES

In addition to the inspection and maintenance reports, the operator should keep records of the construction activity on the site. In particular, the operator should keep a record of the following information:

- The dates when major grading activities occur in a particular area.
- The dates when construction activities cease in an area, temporarily or permanently.
- The dates when an area is stabilized, temporarily or permanently.

UPDATE / CHANGE THE PLAN

For a construction activity to be in full compliance with its NPDES storm water permit, and for the Storm Water Pollution Prevention Plan to be effective, the plan must accurately reflect site features and operations. When it does not, the plan must be changed. The plan must also be changed if the operator observes that it is not effective in minimizing pollutant discharge from the site. If at any time during the effective period of the permit, the permitting authority finds that the plan does not meet one or more of the minimum standards established by the General Permit, the permitting authority will notify the permittee of required changes necessary to bring the plan up to standard.

REPORT RELEASES OF REPORTABLE QUANTITIES

Because construction activities may handle certain substances over the course of the project, spills of these substances in amounts that equal or exceed Reportable Quantity (RQ) level are a possibility. EPA has issued regulations that define what reportable quantity levels are for oil and hazardous substances. These regulations are found in the Code of Federal Regulations at 40 CFR Part 110, 40 CFR Part 117, 40 CFR Part 302. If there is a RQ release during the construction period, then you must take the following steps:

- Notify the National Response Center immediately at (800)-424-8802.
- Within 14-days, submit a written description of the release to the EPA Regional Office providing the date and circumstances of the release and the steps to be taken to prevent another release.
- Modify the pollution prevention plan to include the information listed above.

REPORT INCIDENCE OF NONCOMPLIANCE (ION)

Should the requirements of the General NPDES Permit fail to be implemented or if controls from the SWPPP fail, the Incidence of Noncompliance (ION) report should be filed. This permit should be filed on the web at: "http://www.epa.state.il.us/water/permits/storm-water/forms/incidence-non-compliance-construction.pdf".

NOTICE OF TERMINATION (NOT)

When construction is completed and soils are stabilized, a Notice of Termination (NOT) Form must be completed to terminate use of the General NPDES Permit. This form is located on the web at: "http://www.epa.state.il.us/water/permits/storm-water/forms/notice-termination-construction.pdf".

OWNER'S POLLUTION PREVENTION PLAN CERTIFICATION

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

Signature: _____

Title / Position: _____

Date: _____

For TBD

Responsible For General Contractor

Temporary and Permanent Stabilization

Signature: _____

Title / Position: _____

Date: _____

TBD

CONTRACTOR'S CERTIFICATION

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

Signature: _____

Title / Position: _____

Date: _____

For TBD

Responsible For General Contractor

Temporary and Permanent Stabilization

Signature: _____

Title / Position: _____

Date: _____

TBD

PRINTED: 7/11/2022 3:21:45 PM

Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/04/22	8CHD Review	LMT

Tamayo Truck Parking

Stormwater Pollution Prevention Document

CHECKED BY: KCB DATE: 12/01/21

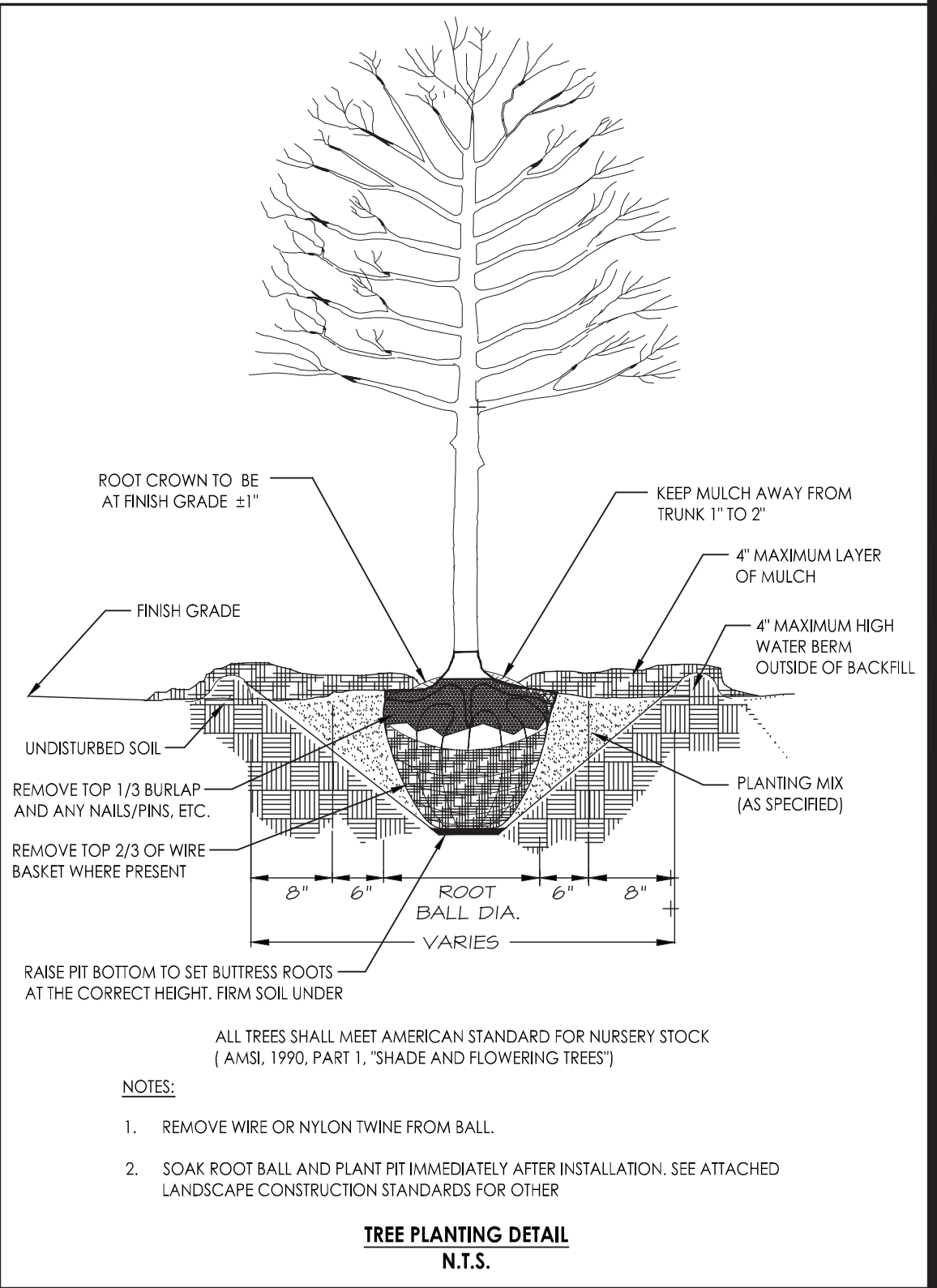
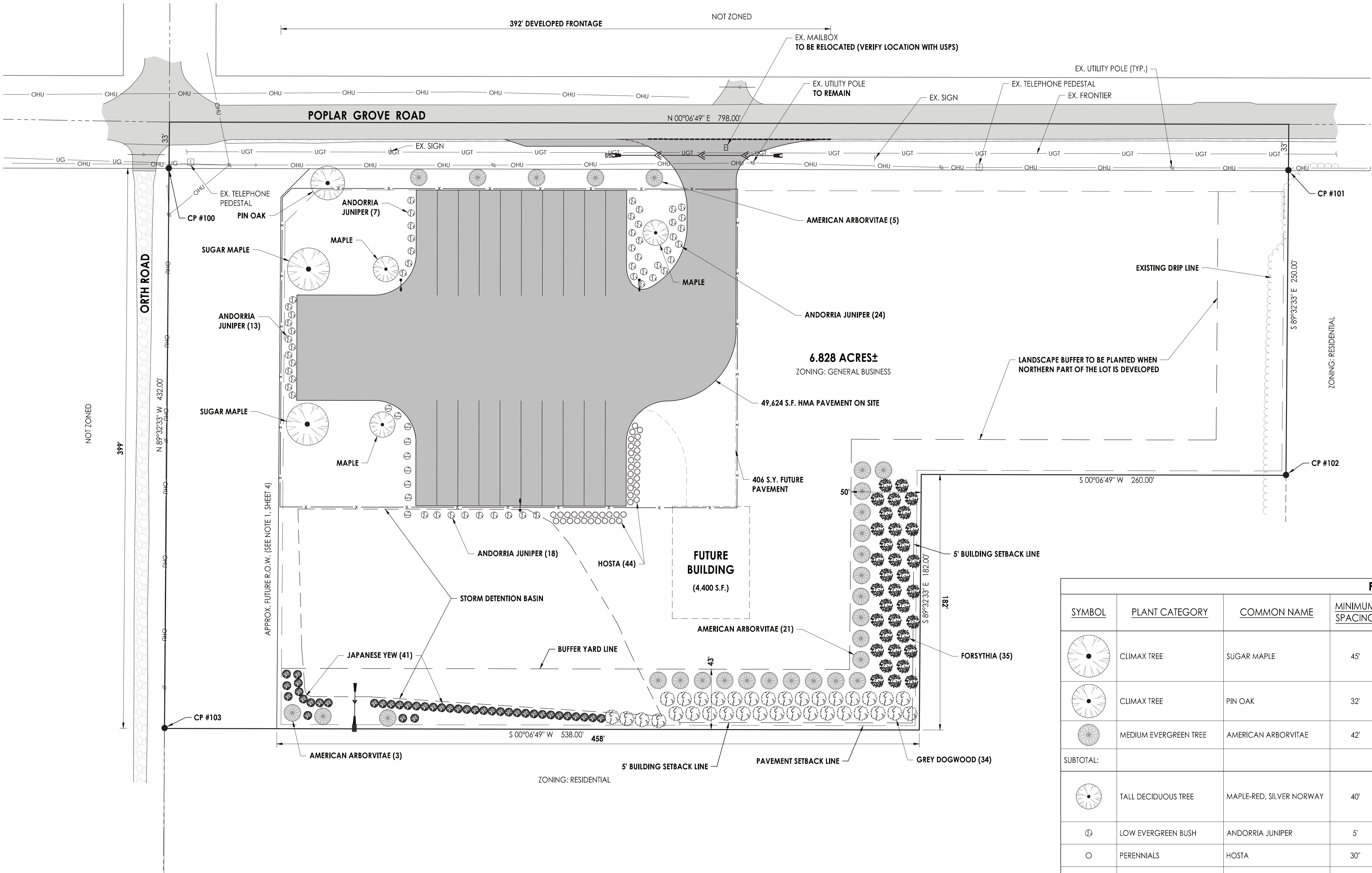
DRAWN BY: RKW DATE: 12/01/21

SHEET 6 OF 10

700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 347-8435, FAX: (815) 344-0421 ILLINOIS DESIGN FIRM NO. 184-001260

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PLANT LIST										
SYMBOL	PLANT CATEGORY	COMMON NAME	MINIMUM SPACING	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	POINTS EACH	QUANTITY	TOTAL POINTS	MEETS LANDSCAPING REQUIREMENTS
	CLIMAX TREE	SUGAR MAPLE	45'	68'	45'	2"	75	2	150	FRONTAGE
	CLIMAX TREE	PIN OAK	32'	50'	32'	2"	75	1	75	FRONTAGE
	MEDIUM EVERGREEN TREE	AMERICAN ARBORVITAE	42'	50'	12'	5'	20	5	100	FRONTAGE
SUBTOTAL:									325	
	TALL DECIDUOUS TREE	MAPLE-RED, SILVER NORWAY	40'	40'	40'	6'	30	3	90	PAVED AREA
	LOW EVERGREEN BUSH	ANDORRIA JUNIPER	5'	2"	5'	12"x12"	3	62	186	PAVED AREA
	PERENNIALS	HOSTA	30"	10"	26"	1 GALLON	.5	44	22	PAVED AREA
SUBTOTAL:									298	
	MEDIUM EVERGREEN SHRUB	JAPANESE YEW	6'	6'	6'	18"x18"	5	41	205	BUFFER
	TALL DECIDUOUS SHRUB	GREY DOGWOOD	12'	12'	12'	36"	5	34	170	BUFFER
	MEDIUM EVERGREEN TREE	AMERICAN ARBORVITAE	12'	12'	50'	5'	20	24	480	BUFFER
	MEDIUM DECIDUOUS SHRUB	FORSYTHIA	10'	8'	10'	24"	3	35	105	BUFFER
SUBTOTAL:									960	

LANDSCAPING REQUIREMENTS		
DESCRIPTION	POINTS	LOCATION
FRONTAGE	789 L.F.	316 POINTS LOCATE WITHIN 10' OF PUBLIC R.O.W.
PAVED AREA	49,624 S.F.	298 POINTS LOCATE WITHIN 10' OF PAVED AREA
BUFFER YARD	640 FT.	960 POINTS LOCATED WITHIN BUFFER YARD

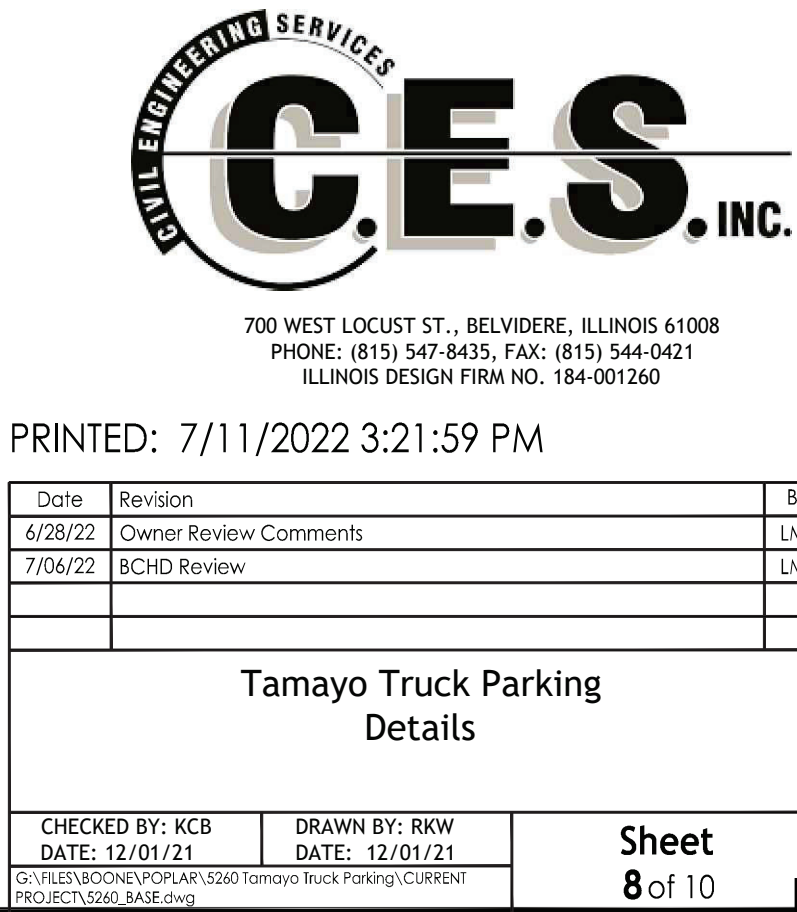
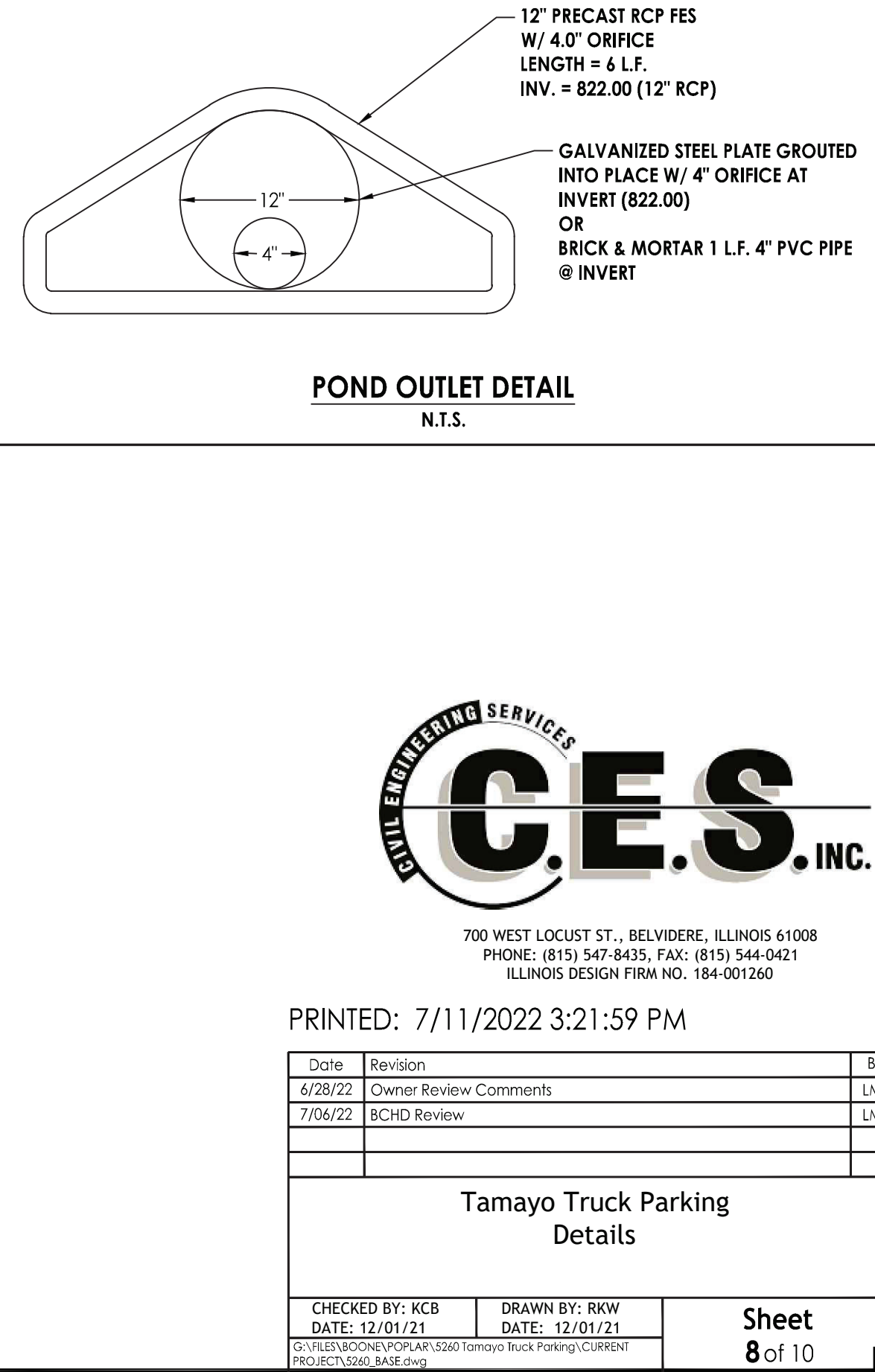
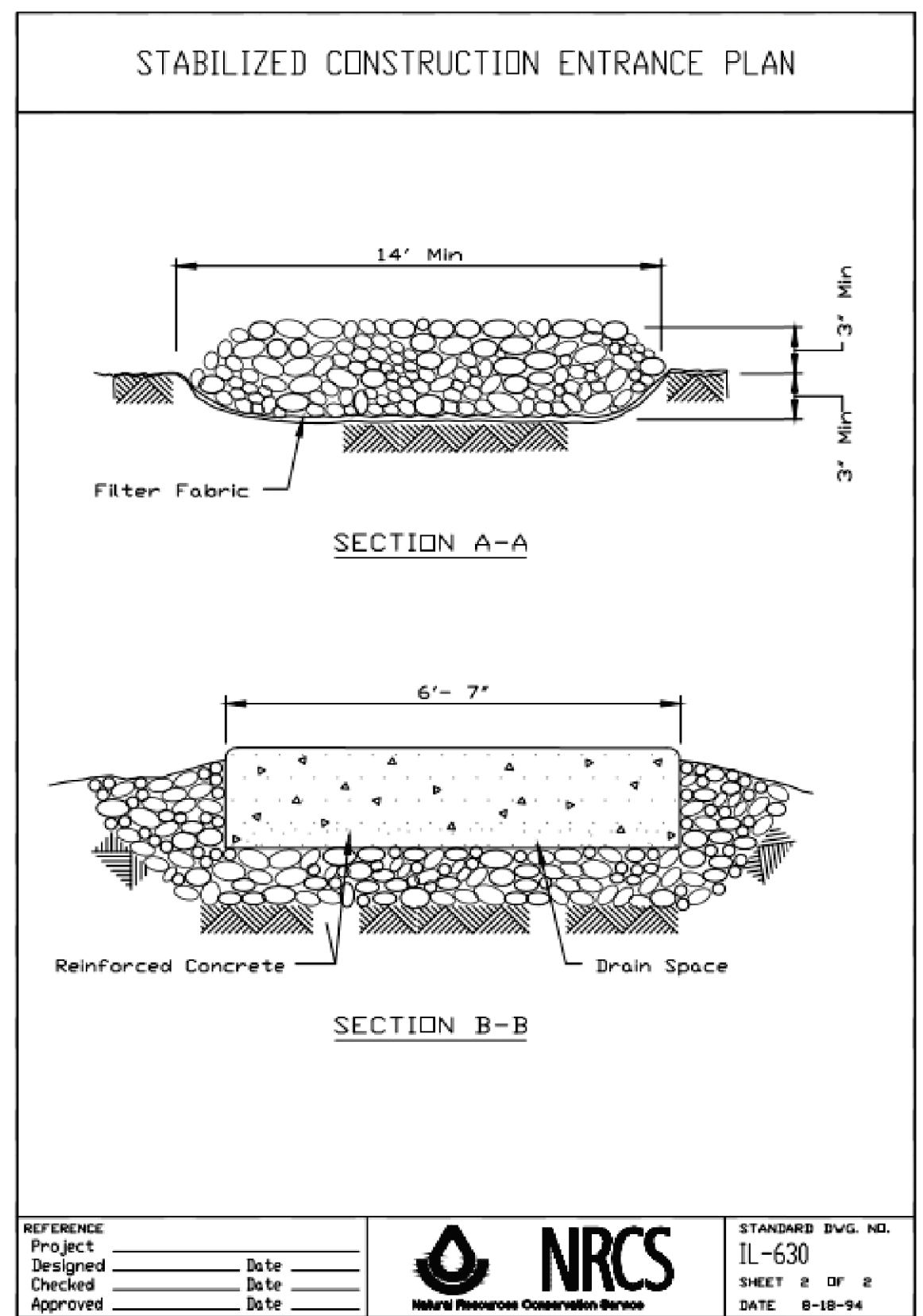
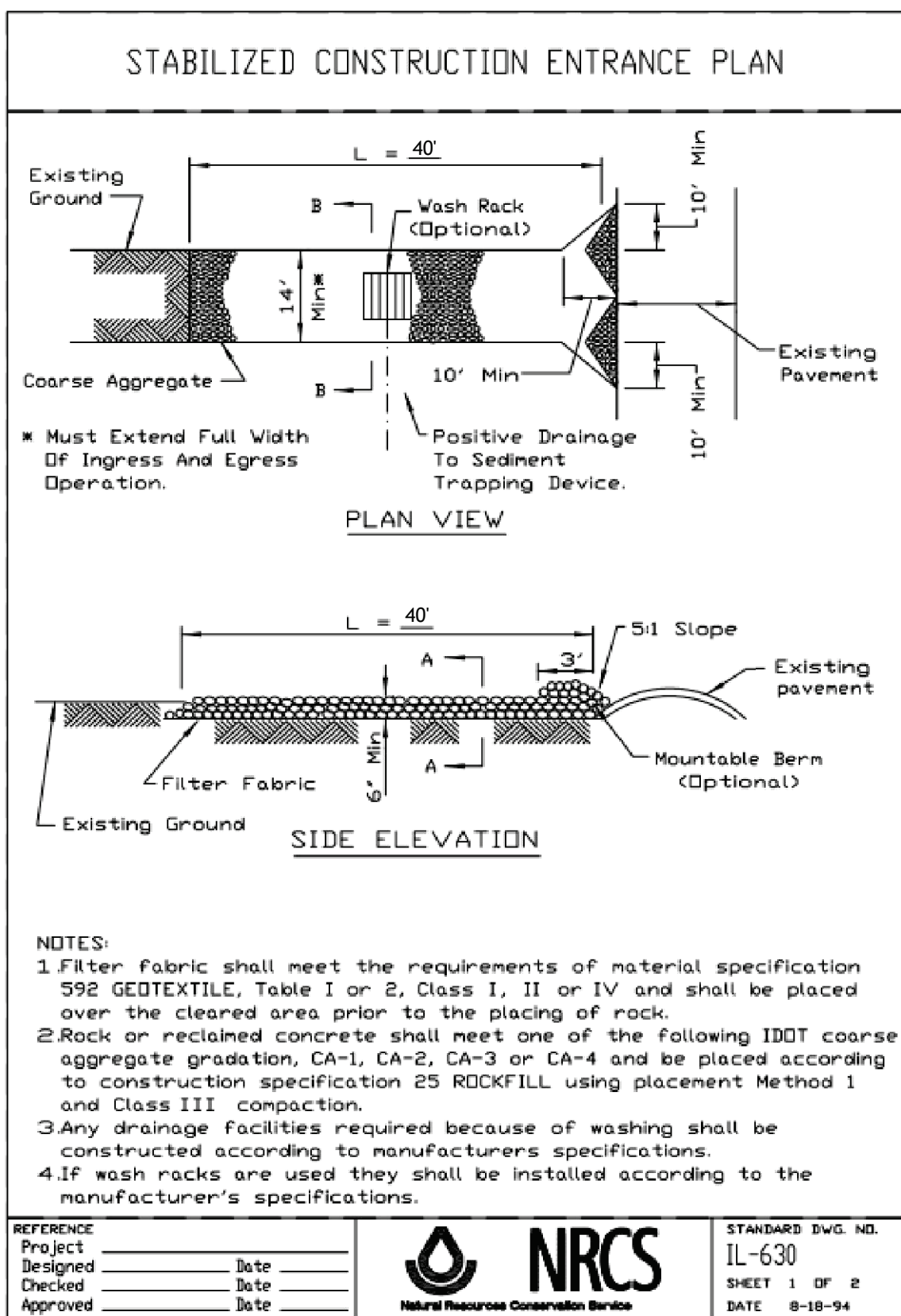
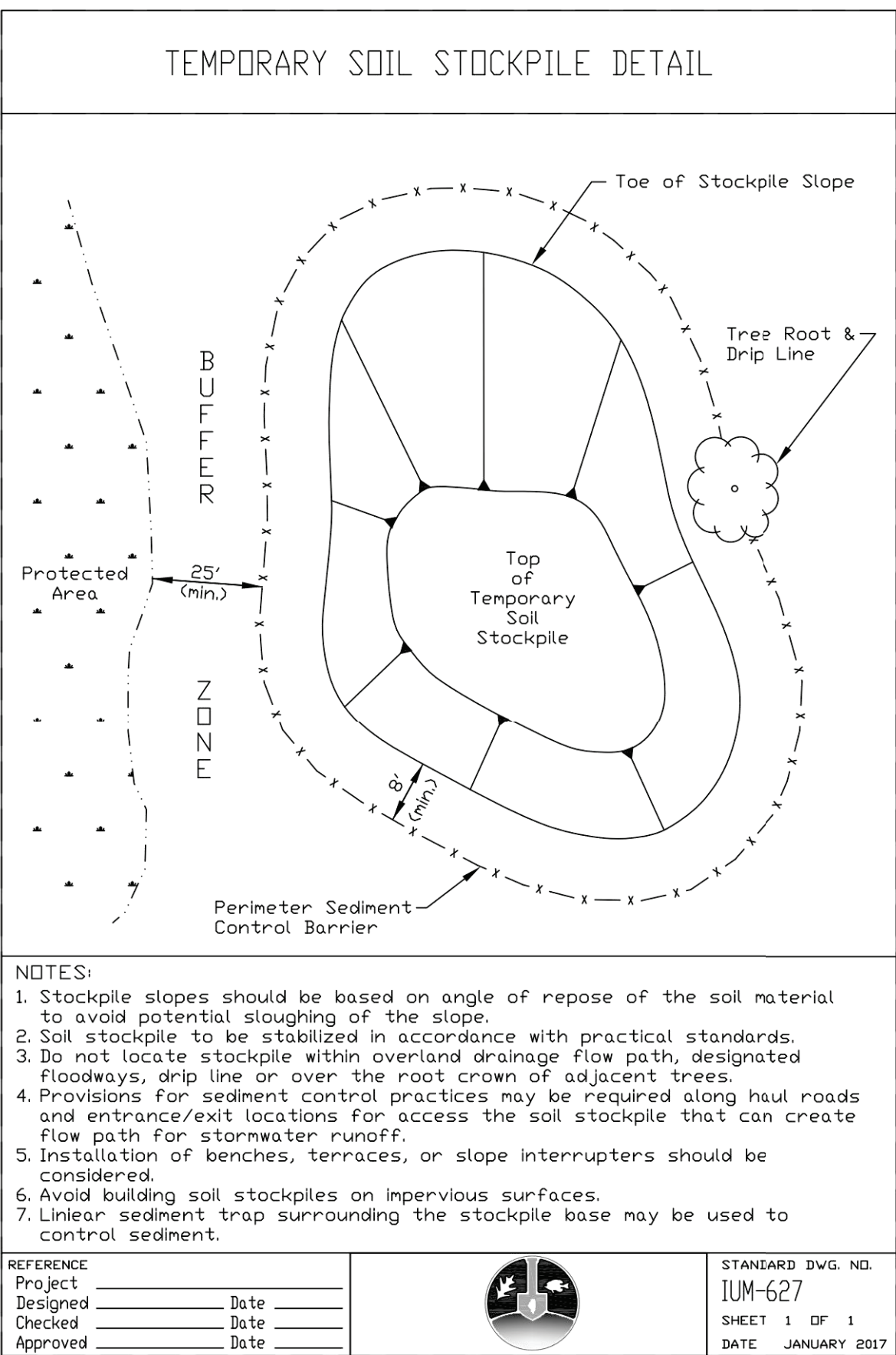
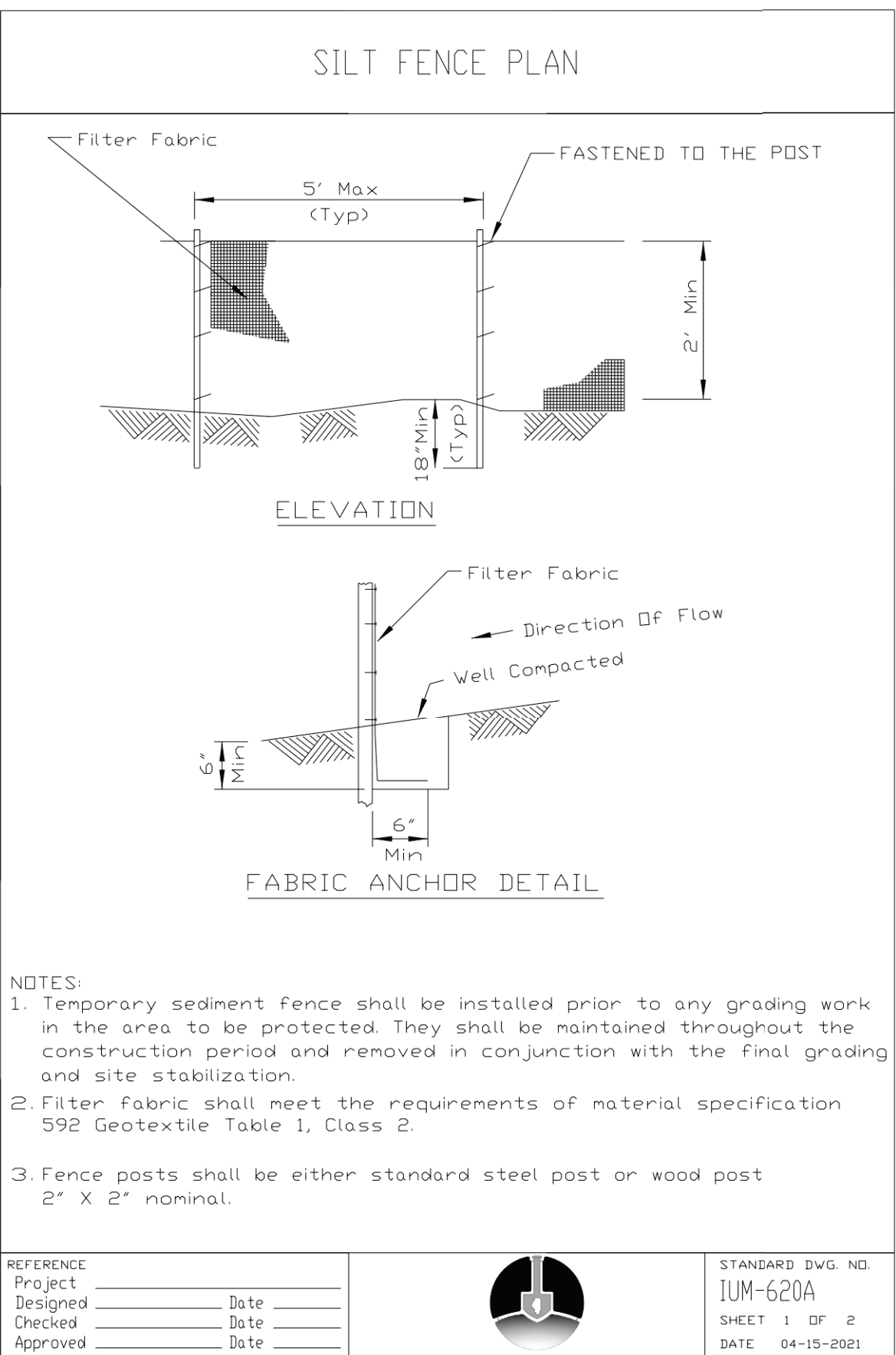
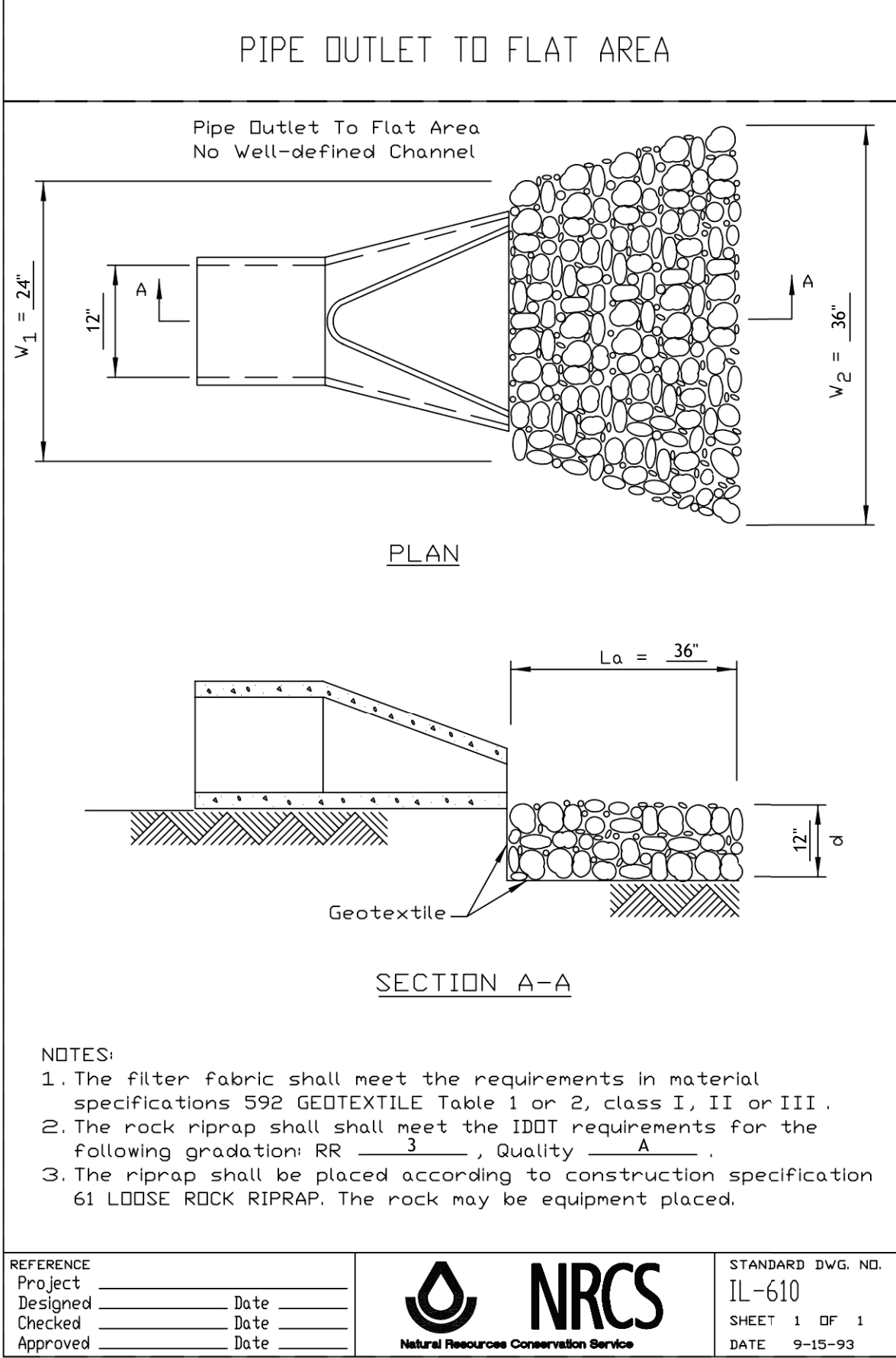
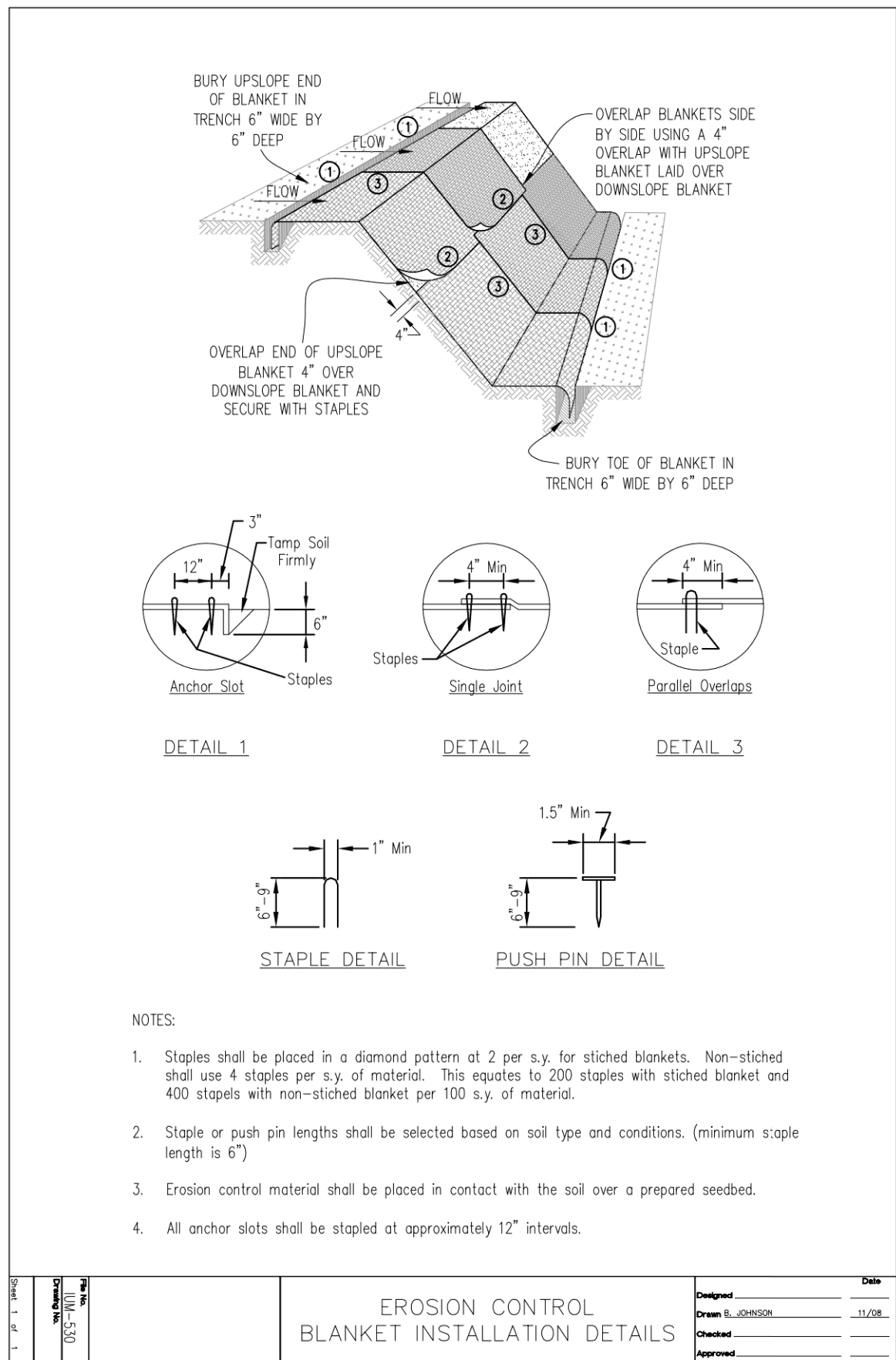
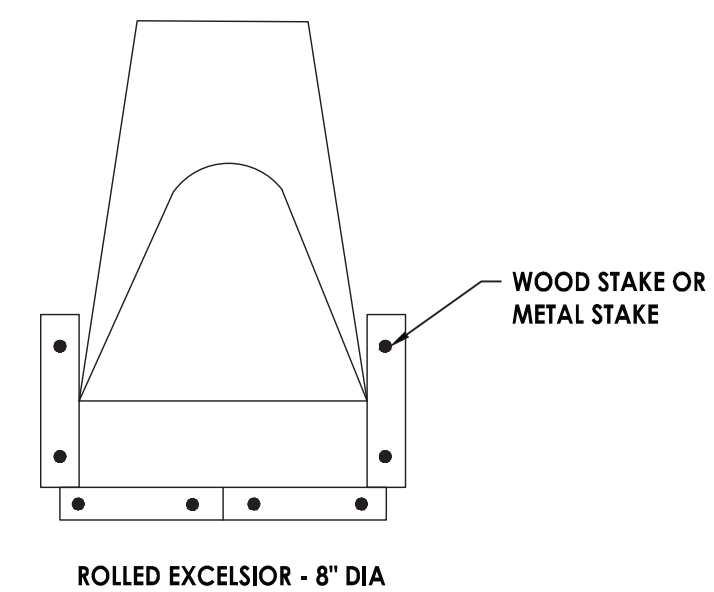
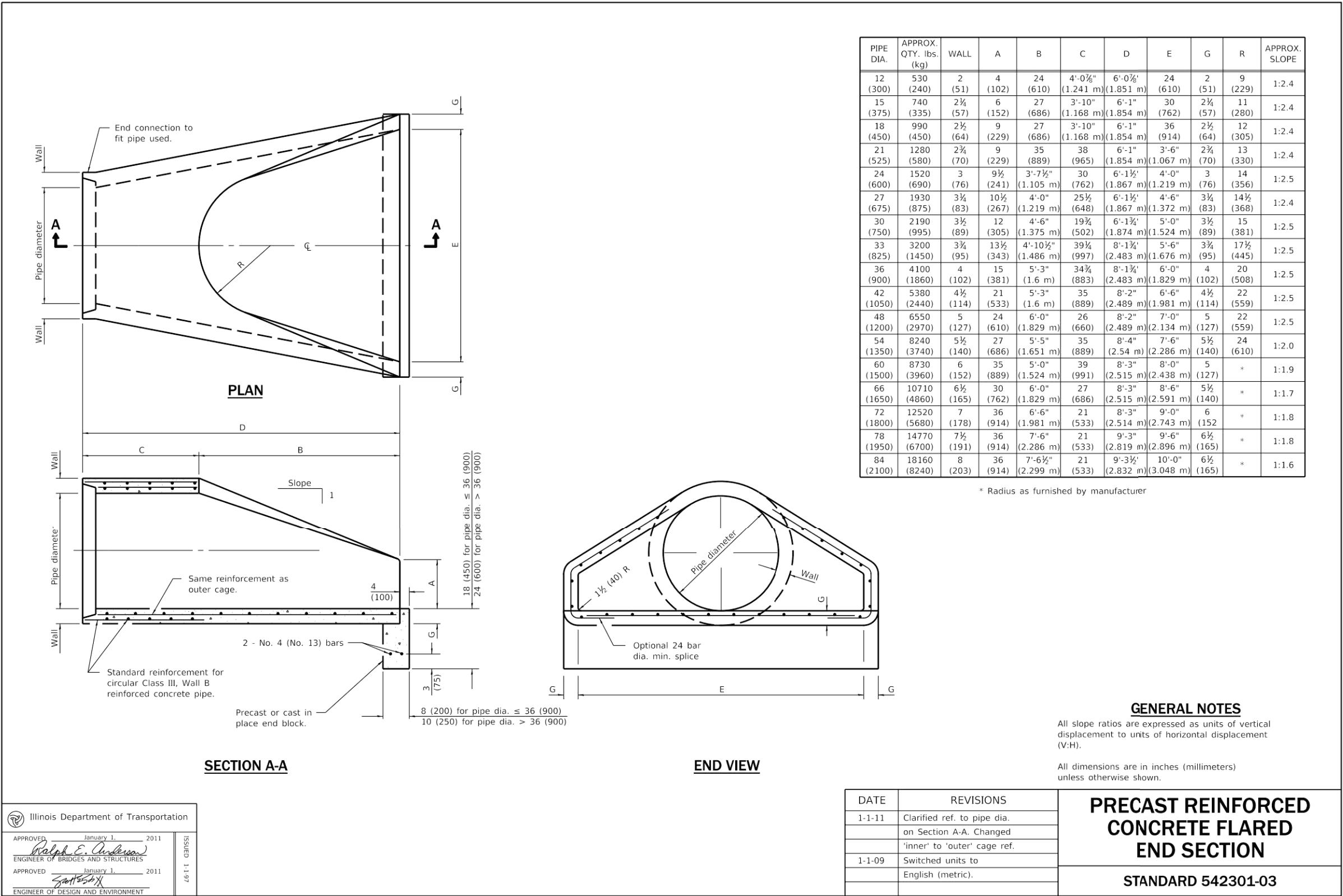
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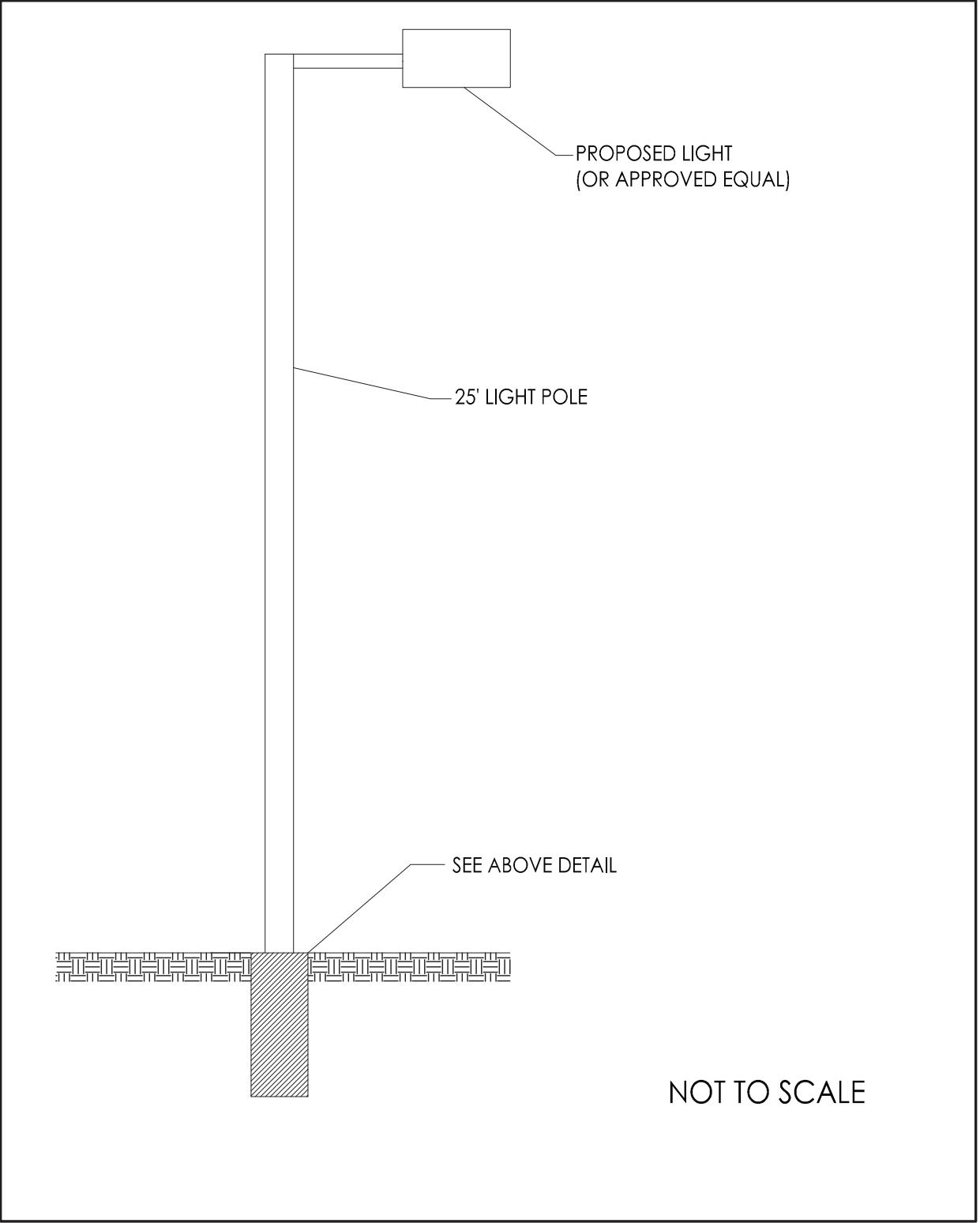
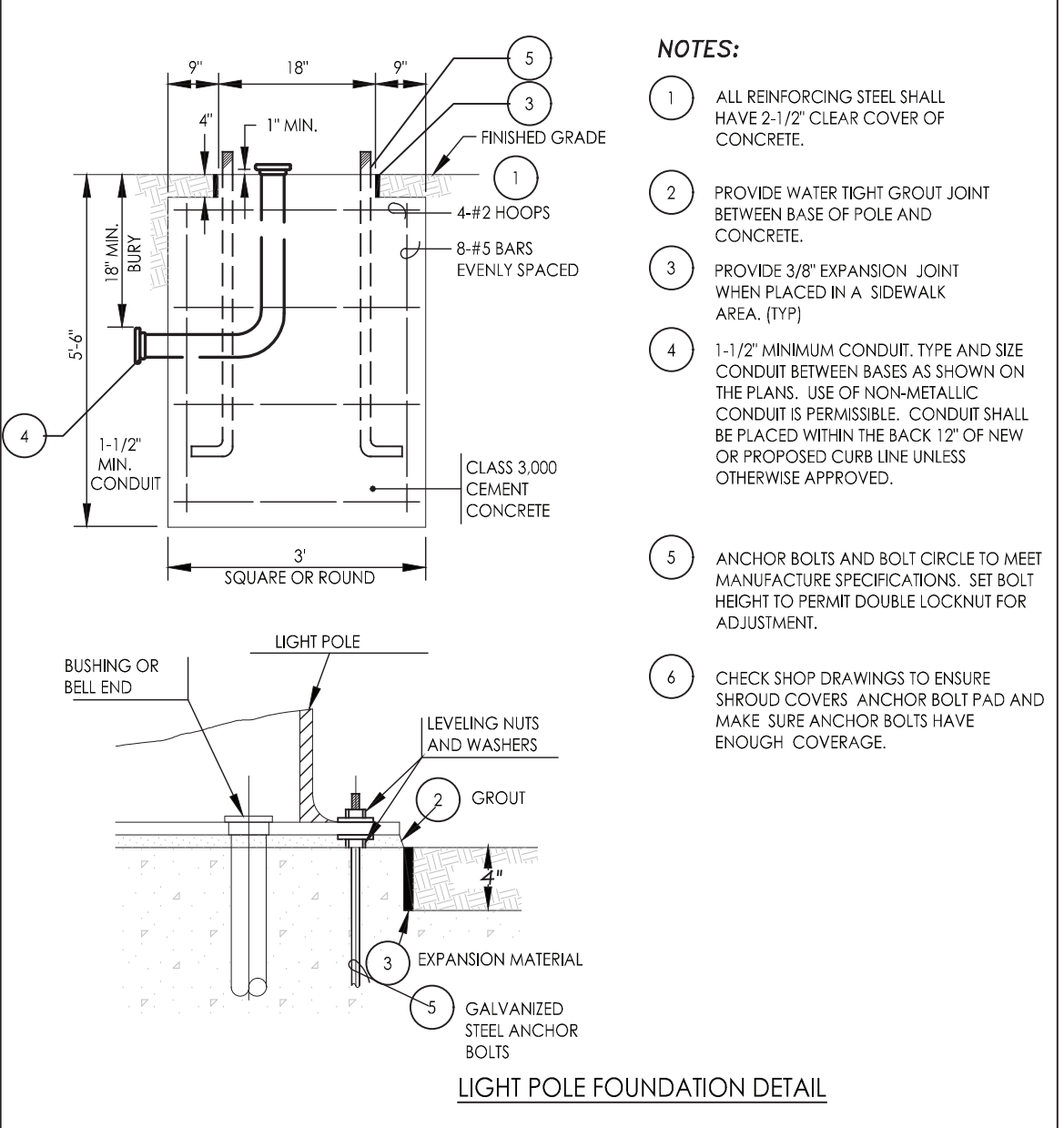
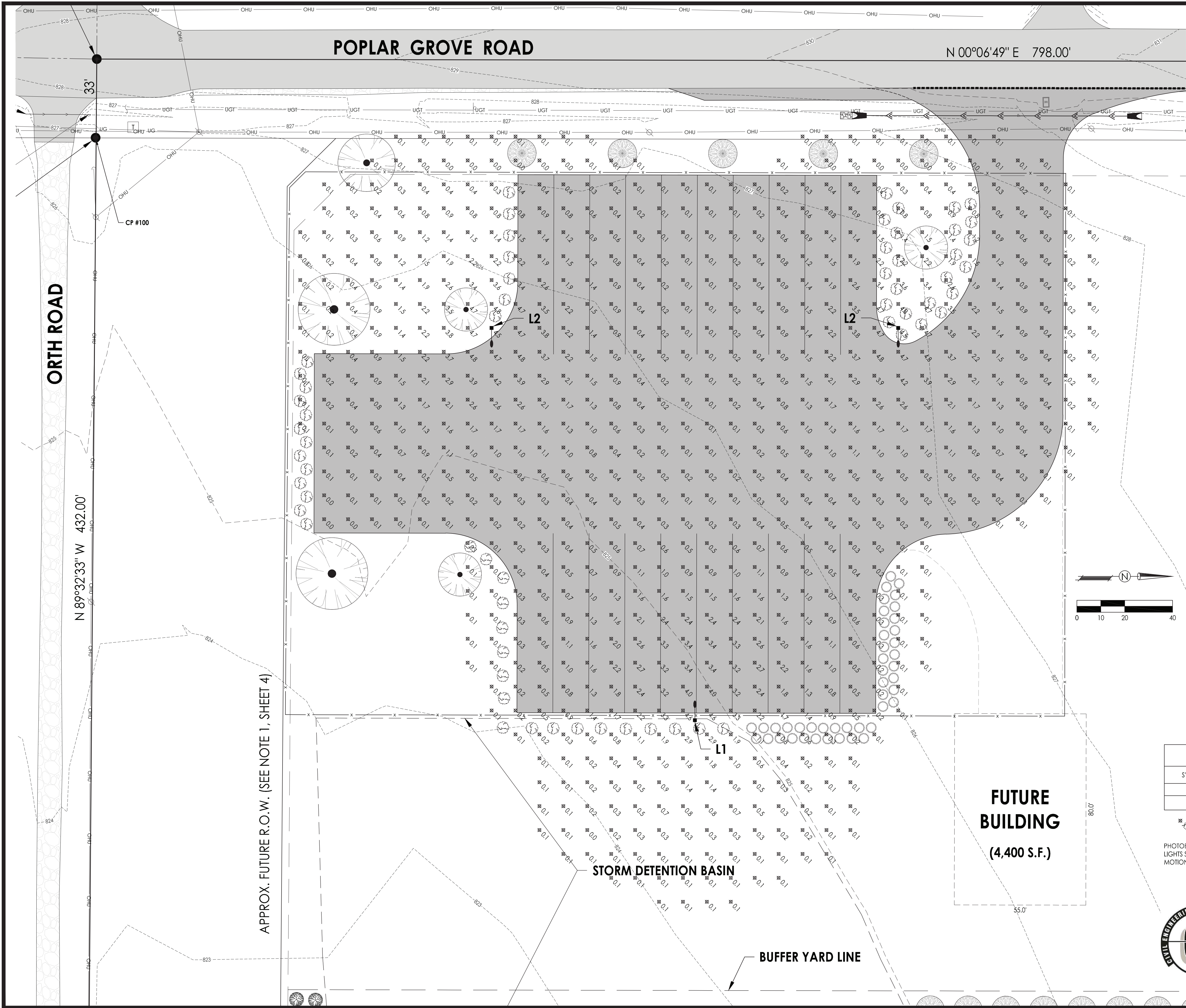
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ILLINOIS DESIGN FIRM NO. 184-001260

PRINTED: 7/11/2022 3:21:54 PM

Date	Revision	By
6/28/22	Owner Review	LMT
7/04/22	8CHD Review	LMT
Tamayo Truck Parking Landscaping Plan		
CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	Sheet 7 of 10





LIGHTING SCHEDULE				
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION
	1	L 1	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K TRTM MVOLT
	2	L 2	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K TSM MVOLT

FOOT CANDLE (AT LOCATION)

PHOTOELECTRIC CELL AND MONTION/AMBIENT LIGHT SENSOR TO BE PLACED ON LIGHT FIXTURE NEAR DRIVEWAY ENTRANCE. LIGHTS SHALL BE TURNED OFF WITHIN 1 HOUR OF THE LAST USE OF THE SITE. MOTION SENSORS SHALL TURN ON THE LIGHTS FOR A MAXIMUM OF 15 MINUTES AFTER THE LAST MOTION DETECTED.

PRINTED: 7/11/2022 3:22:08 PM

Date

Revision

By

6/28/22

Owner Review

LMT

7/04/22

8CHD Review

LMT

Tamayo Truck Parking

Photometric Plan

CHECKED BY: KCB

DATE: 12/01/21

DRAWN BY: RKW

DATE: 12/01/21

Sheet

10 of 10

700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008

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ILLINOIS DESIGN FIRM NO. 184-001260

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OFFICE & SHIPPING:
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CORRESPONDENCE:
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ELGIN, IL 60121-5178

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E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: July 7, 2022

RE: Special Use – Off Site Parking Lot

Hearing Date: August 24, 2022 at 6:00 p.m.

REQUEST:

This request is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.

In accordance with the Village's GB Zoning district off street parking areas are only allowed by Special Use. The applicant is requesting to create a parking lot of approximately 20 truck/trailer parking spaces. The spaces are approximately 15 feet wide and 75 feet deep. The property is located in a predominantly agricultural area. There is a proposed future building of approximately 4400 square feet. The building if and when constructed is designed for storage of vehicles only. The parking lot will be constructed to the village requirements. See Village Engineer Chris Dopkins comments regarding parking areas and drainage. Since the proposal is considered a site development, compliance with landscaping, fencing, parking and lighting is required per the zoning code 8-10. The property will be improved with two light standards of approximately 25 feet in height. See site plan for location of the lights, proposed building and landscaping. A six-foot fence is being proposed as well for security purposes.

Vehicles being parked on the site are mostly dump trucks and larger vehicles. Primarily used in the construction industry. The operation of the business is not designed to operate into the evening where truck traffic will occur at all hours of the day and night. The applicant indicated typically the end of the day is approximately 5:00 pm and the start of the day is around 7:00 am. The vehicles being parked are only for the purpose of the applicant. No subleasing of parking areas shall take place. Some vehicles are owned by the applicant while others are leased.

It was discussed with the applicant to rezone the property to all GB instead of having pieces of R-1. They have decided not to rezone the property. It is my recommendation to have all of the property zoned GB.

The proposed future building location complies with the building setbacks, lot area and lot width.

Landscaping

The landscape plan includes a buffer zone to separate the R-1 zoning district from the GB zoning district. The landscape plan shall include the proposed future building. The street frontage and the paved area due to its proximity to the front of the property is within ten feet of the right-of-way and meets both of those requirements. The calculation utilized for the frontage is based on the area being improved versus the entire parcel. The parking area consist of 392 feet of frontage compared to 798 feet of the total frontage. In essence, 406 feet of frontage is unimproved. The civil drawing indicates just the parking area has been addressed for meeting the landscaping requirements. It is my recommendation, to include the area from Orth Road to the parking area.

This adds approximately 92 feet to the frontage along Poplar Grove Road which will require additional frontage of landscaping as well as along Orth Road. The landscape Plan will need to be adjusted accordingly.

The required buffer area separating the GB from R-1 appears to be compliant based upon the area being improved. If the plan commission decides that all R-1 areas need to be buffered including the unimproved portion, then the buffer plan will need to be modified to include that area. The buffer yard is 50 feet wide which is the maximum required by the zoning code.

The existing access and culvert are being removed and relocated. The paved area is approximately 49,624 square feet which requires 60 points per 10,000 square feet. This was rounded up to 50,000 square feet total, which requires 300 points. The current point total is 298. Add additional landscaping to meet the minimum of 300 feet. Provide additional landscaping to meet the developed lot criteria. 10 points per 1000 square feet of building foot print.

Fencing

The proposed fencing encloses the parking area and has a gate at the entrance off of Poplar Grove Road. The gate is 6 feet in height and the material is chain link. The fence ordinance limits fences in the front yard setbacks to be no greater than 4 feet in height. In theory, this fence would be in the required front yard when the building is constructed. The fence's purpose is more for security than a privacy fence. It would be reasonable to allow the fence to be installed as presented on the plans.

Parking

Recommendation: The parking of vehicles shall be limited to those under the control of the applicant. No subleasing to other vendors shall be allowed. Vehicles shall be limited to construction type use vehicles. No semis or similar vehicles shall be allowed on this site.

Lighting

The lighting plan shall address the following items:

- a) Submit a cut sheet of the lighting pole and fixture (2)
- b) Illumination shall be 0.0 at the property line. The photometric plan indicates 0.1.

- c) The maximum average lighting shall not exceed 2.4 foot candles. Provide the calculation.
- d) The orientation of the lighting shall not be visible from a property located within a residential zoning district.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove