

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, September 28, 2022 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

<u>1.</u> Motion to approve minutes from the August 24, 2022 meeting

PUBLIC COMMENTS: (General Comments)

OLD 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, August 24, 2022 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER Meeting called to order at 6:02 pm

ROLL CALL PRESENT Chairwomen Jessica Roberts

Commissioner Nate Sroka Commissioner Kim Krawczyk Commissioner Dean Svarc Commissioner Darrell McFarlin Clerk Karri Anderberg Building Official Seth Sommers Attorney David Kurlinkus ABSENT Commissioner Al Tilford Commissioner Jason Vodnansky

APPROVAL OF AGENDA

Motion made by Commissioner Sroka, Seconded by Commissioner McFarlin. Motion passed by voice vote

APPROVAL OF MINUTES

Motion to approve minutes from April 27, 2022
 Motion made by Commissioner Sroka, Seconded by Commissioner McFarlin. Motion passed by voice vote.

PUBLIC COMMENTS: (General Comments)

no public comment

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. Public Hearing opened at 6:05 pm

Seth Sommers sworn in and read staff report

Attorney Natalie Hyser Barber on behalf of the applicant was sworn in at 6:15pm and presented the case.

Clerk Anderberg explained the rules of public hearing

Mary Fidder was sworn in at 6:36 pm. Mrs Fidder is concerned not all her neighbors got notice about the public hearing. wants to keep the property farming.

Clerk Anderberg was sworn in at 6:40pm. Chairwoman Roberts asked Clerk Anderberg if all properties where given notices. Clerk Anderberg explained all 5 adjacent properties were sent certified mail and the hearing was published in the paper.

Jan Pearson sworn in at 6:41 pm owns the land with her son that is directly behind the Tamayo property. She is concerned about the value of her property and does not feel like this is a good use for the land. Mrs. Pearson stated that Mr. Tamayo is already storing his trucks at Route 76 and Caledonia and

Timothy Pearson sworn in at 6:46 pm. presented pictures of what a truck depot is and does not feel like this is the best use of the property.

Colin McBride sworn in at 6:52pm. Mr. McBride is concerned about how this will effect traffic.

Allycia Huezda sworn in at 6:58pm. lives with her family in the farm house right to east of the property. Mrs. Huezda is concerned about the lights that will be shining into her bedroom. she is also concerned about the environment and what type of pollution this will cause.

Eric Nelson sworn in at 7:03pm. Mr. Nelson lives on Poplar Grove Road drives trucks. He is concerned about noise and his property values

Myron Prchal sworn in at 7:08pm. Mr. Prchal is concerned about road use and what this will do to Poplar Grove Road and weight limits. He is concerned about water and land pollution. there is a creak not far from property that runs into the Kishwaukee river. He is also concerned about the lights and how far will you see them.

Ray Pearson sworn in at 7:12pm. Mr. Pearson farms the area and is concerned about the value of his land and how this will effect the property value.

Attorney Hyser Barber responded to questions.

Commissioners asked questions to Attorney Hyser Barber and staff

Public Hearing was closed at 7:34 pm

Commissioners discussed the case and had some questions of staff that was not at the meeting.

Motion made by Commissioner Sroka, Seconded by Commissioner Krawczyk to lay meeting over until September 28th at 6pm

ADJOURNMENT

Motion made by Commissioner Svarc, Seconded by Commissioner Sroka. Motion passed by voice vote.

Meeting adjourned at 7:45pm



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

TRANSMITTAL

То:	Fernando Tamayo 12750 Caledonia Rd Belvidere IL 61008				Date: July 13, 2022
From:	Mark Painter				Job: C.E.S # 5260
Re:	Tamayo Truck Parking	– Revise	d Plans		
We tra	nsmit the following:				
We are	enclosing the following	; items fo	or the above referenced	l project.	
1.	. Two full size sets of revised plans dated 7-6-2022.				
For you	ur:				
X	use		review		comment
	information		record		distribution to parties

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

Painter Mac 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 form 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



1/1



7/8/22, 9:05 AM

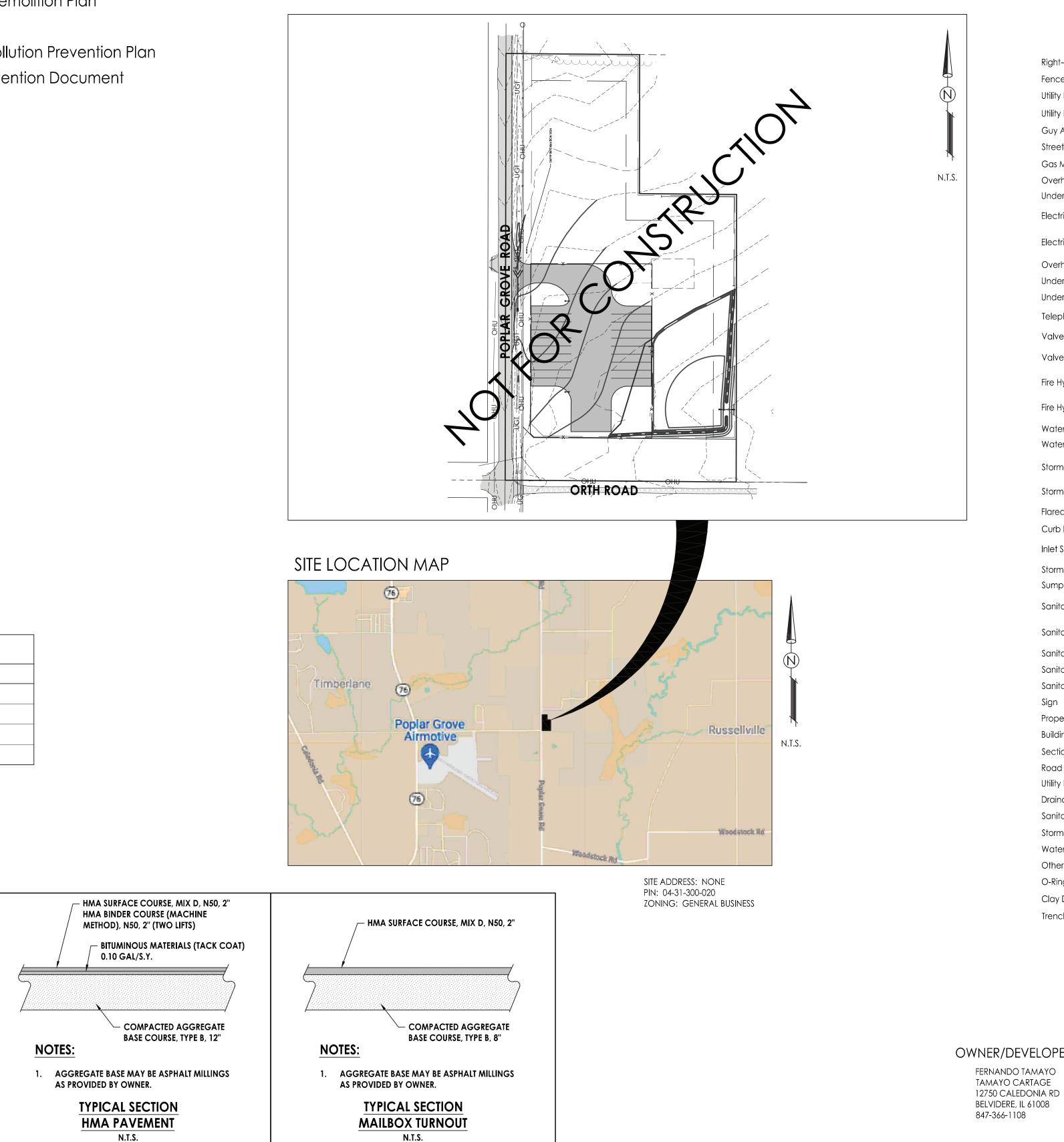
Boone County Zoning Overview

TAMAYO TRUCK PARKING POPLAR GROVE, ILLINOIS 2021

INDEX	
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

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	

CONTACT: J.U.L.I.E. DIAL: 811 PRIOR TO ANY CONSTRUCTION



Right-of-Way Fence Utility Pole Utility Pole w/ Stree Guy Anchor Street Light Gas Main Overhead Electric Underground Elec Electric Pedestal

Electric Transforme

Overhead Telepho Underground Telep Underground Fiber Telephone Pedes Valve Box & Valve Valve Vault & Valv

Fire Hydrant w/ Vo

Fire Hydrant

Watermain Water Service w/

Storm Manhole

Storm Catch Basin Flared End Section Curb Inlet Type 70

Inlet Special Storm Sewer Sump Pump

Sanitary Manhole

Sanitary Drop Man

Sanitary Cleanout Sanitary Sewer Sanitary Service @ Sign Property Line

Building Setback I Section Line Road Centerline Utility Easement Drainage Easemer Sanitary Easement Storm Easement Watermain Easem

Other Easement O-Ring Joints Clay Dam

Trench Backfill

OWNER/DEVELOPER:

	Existing	Proposed
	EX. ROW	ROW
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Mark L. PAINTER, PE

EXPIRES 11/30/2023

06/28/2022

DATE

BOONE COUNTY, ILLIN PREPARED BY: C.E.S. INC		
700 W. LOCUST ST., BELVIDERE, 1 PHONE: (815) 547-8435, FAX: (815 ILLINOIS DESIGN FIRM NO. 184-) 544-042	1
DateREVISION HISTORY6/28/22OWNER REVIEW COMMENTS	001200	
7/06/22 BCHD REVIEW		
NKI - No Known Impacts AP - Approval Pending APP'D Approved x - Contractor Coordination Re	auired	NOTIFICATION REQUIRED
AGENCY CONTACT Gas Company	STATUS	NOTI REC
Nicor Gas	NKI	
Telephone AT&T	NKI	Х
Telephone 2 Frontier donald.j.belmore@ftr.com	NKI	Х
Fiber Optics Mediacom mwright1@mediacomcc.com	NKI	Х
Cable TV	NKI	
Electric ComEd illinoisdamage@usic l c.com	NKI	Х
Regional Pipeline	NKI	
Other Overheads	NKI	
Other Undergrounds	NKI	
Railroads	NKI	
ACOE - Wetlands	NKI	
Natural Land Institute	NKI	
IL Nature Preserve Commission	NKI	
IEPA Sanitary	NKI	
IEPA Water	NKI	
IEPA NOI	NKI	
IDNR- Endangered Species	NKI	
IDNR-OWR		
FEMA (Flood Zones)		
SHPO (Historic)	NKI	
Local Sanitary District	NKI	
Municipal Water Department	NKI	
Local Drainage District	NKI	
Tollway	NKI	
County Highway Dept.	NKI	
County Stormwater Agency	APP'D	Х
Township	NKI	
	NKI	
Municipal - Engineering Village of Poplar Grove	AP	Х
Municipal - Planning Village of Poplar Grove	NKI	
Local Building Dept. Village of Poplar Grove	AP	Х
Final Plat Approval	NKI	
Park District/Forest Preserve	NKI	
IDOT - Access & Traffic	NKI	
IDOT - Drainage	NKI	
IDOT - Utilities	NKI	
IDOT - Landscaping	NKI	
IDOT - Local Roads	NKI	
S&WCD/NRCS	NKI	
SUBBLE SERVICES		NC.
JOB #5260		

GENERAL CONSTRUCTION NOTES:

- 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 RESEEDED 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.
- ACCORDANCE WITH STATE AND COUNTY REGULATORY AGENCY REQUIREMENTS. THE COST OF DEWATERING THIS 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 PROJECT SHALL BE CONSIDERED INCIDENTAL. 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 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE DESIGN ENGINEER WITH ALL REQUIRED "AS-BUILT" WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL APPROVAL. DEFECTS SHALL BE DIMENSIONS AND OTHER DATA SO THE ENGINEER MAY PREPARE "AS-BUILT" DRAWINGS FOR THE VILLAGE OF POPLAR REPAIRED OR REPLACED BY THE CONTRACTOR WITHIN 30 DAYS OF REQUEST FOR REPAIR. GROVE.
- 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 ACCEPTABLE TO THE ENGINEER. 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 EXISTING PAVEMENT, DRIVEWAYS, CURB, GUTTERS, SIDEWALK, ETC. TO BE REMOVED UNDER THIS CONTRACT SHALL BE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE: (1) WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE SAW-CUT FULL DEPTH OR REMOVED AT A JOINT. THESE SHALL BE REPAIRED OR REPLACED AS PER PLANS OR AS IN AN AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW, (2) COMPREHENSIVE GENERAL LIABILITY INSURANCE NECESSITATED BY FIELD CONDITIONS WITH A STRUCTURE OF SIMILAR DESIGN, TO BE APPROVED IN ADVANCE BY THE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER ENGINEER AND VILLAGE. 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 THE SUBGRADE SHALL BE TEST-ROLLED IN THE PRESENCE OF THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT PLACEMENT OF THE AGGREGATE BASE COURSE. LIKEWISE, THE BASE COURSE SHALL BE TEST-ROLLED IN THE PRESENCE OF COMMENCE WORK UNTIL HE HAS FILED WITH THE OWNER A CERTIFICATE OF INSURANCE SHOWING COMPLETE THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO PAVING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. 48 HOURS PRIOR TO ANY TESTS. PROOF-ROLLING SHALL BE PERFORMED WITH A FULLY LOADED SIX WHEELER. 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 4. ALL AREAS OF UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH 3-INCH "SHOT-ROCK" IN A C.E.S. INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES. MANNER ACCEPTABLE TO THE ENGINEER. ALTERNATIVE METHODS MUST BE APPROVED BY THE OWNER AND ENGINEER NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS FILED. ALL COSTS OF INSURANCE SHALL BE THIS ITEM SHALL BE PAID FOR AT THE UNIT PRICE FOR REMOVE, DISPOSE, AND REPLACE UNSUITABLE SUBGRADE AND WILL CONSIDERED INCIDENTAL TO THE CONTRACT. BE MEASURED BY THE CUBIC YARD (C.Y.). FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME 50 CUBIC YARDS.
- 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 ENGINEERS 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.

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.

- 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.
- . IF DEWATERING IS NECESSARY TO PERFORM ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE 21 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
- 24. CONSTRUCTION LAYOUT WILL BE PROVIDED AT THE OWNER'S EXPENSE.

EXCAVATION, PAVEMENT CONSTRUCTION & EROSION CONTROL:

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

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





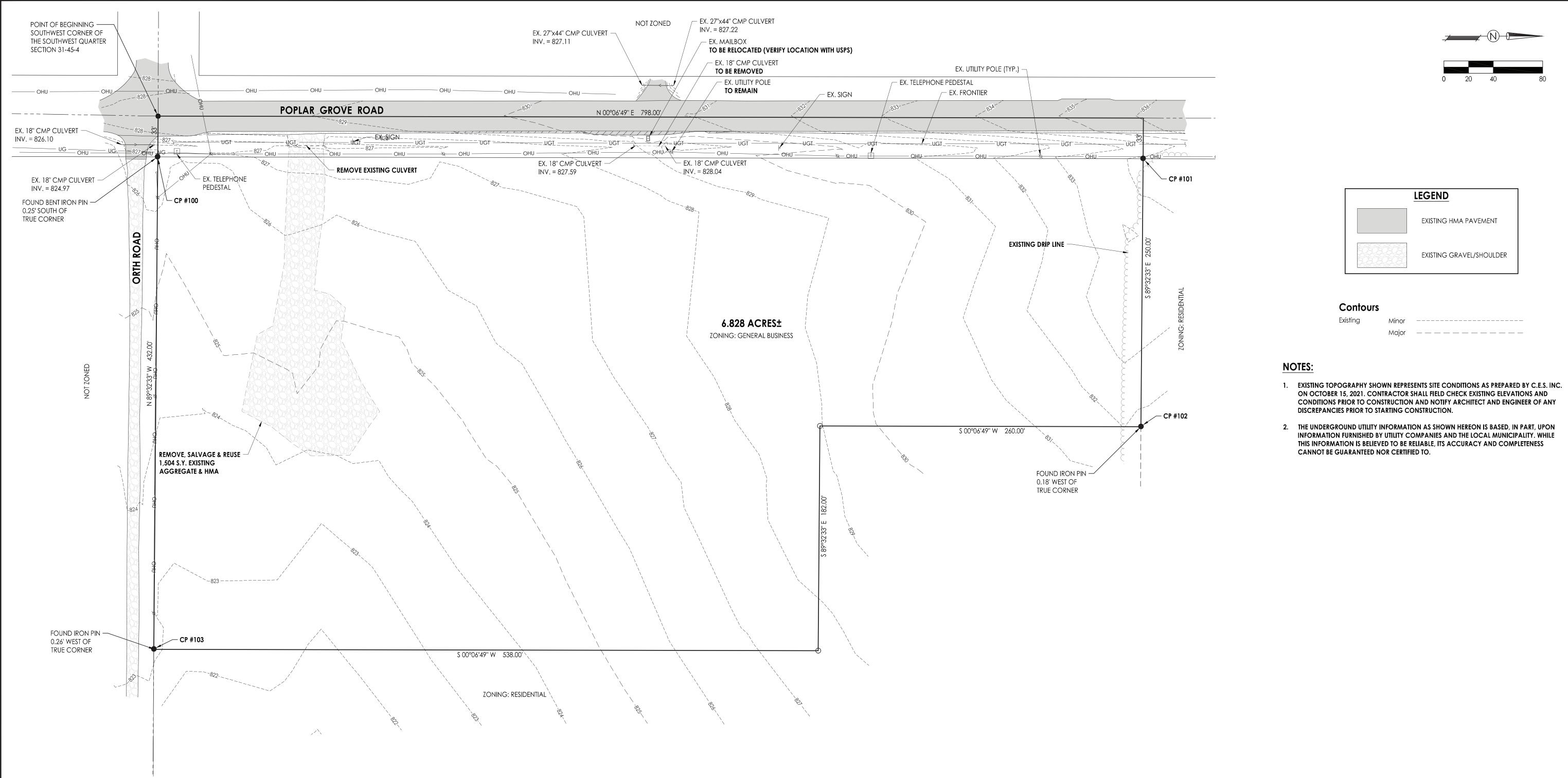
700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435, FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260

PRINTED: 7/11/2022 3:21:35 PM

Date	Revision
6/28/22	Owner Review Comments
7/06/22	BCHD Review
	Tamayo Truck Parking General Notes and Specifications

CHECKED BY: KCB DRAWN BY: RKW DATE: 12/01/21 DATE: 12/01/21 IECT 5260 BASE dwg

Sheet **2** of 10



	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		



700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435, FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260

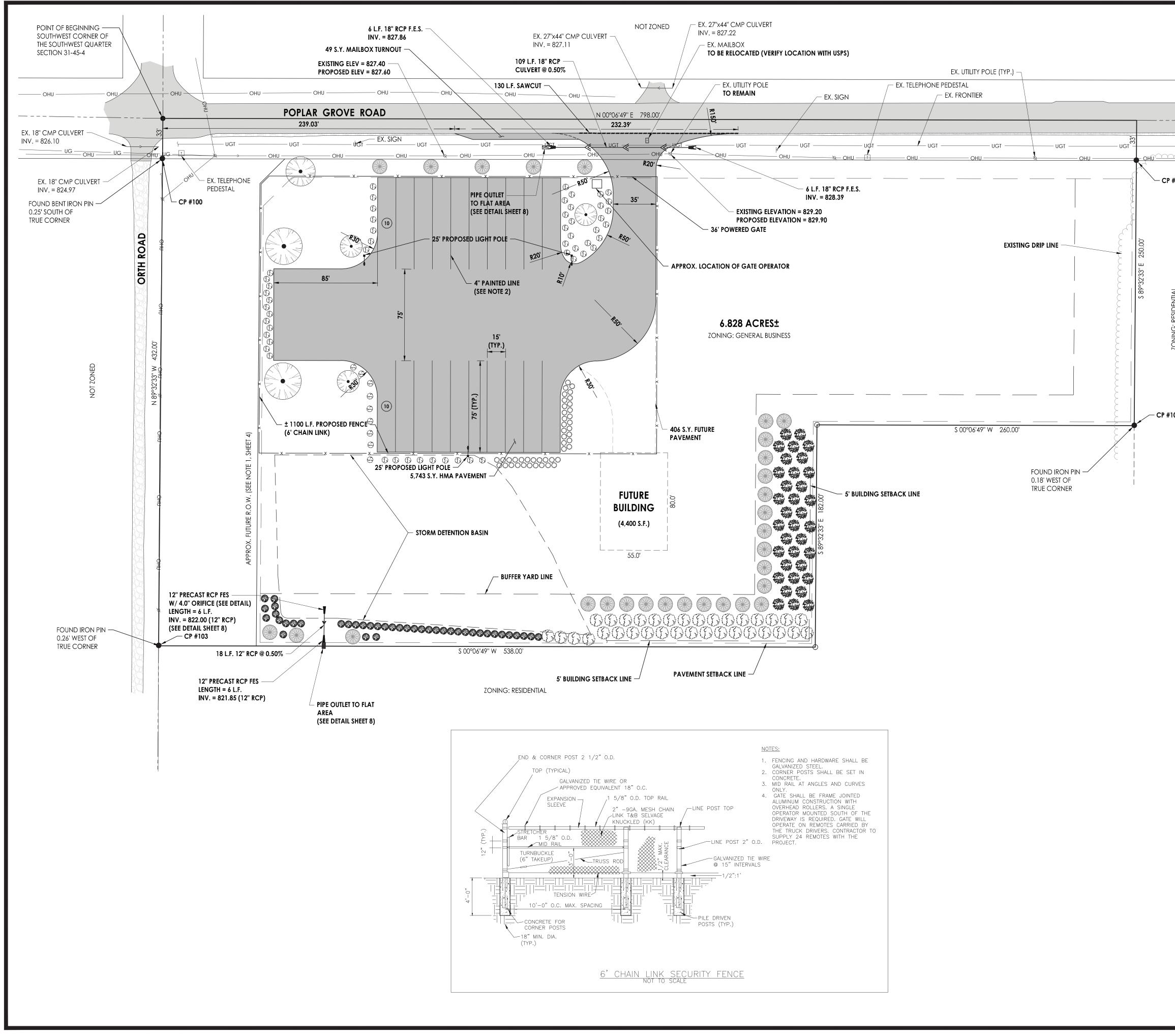
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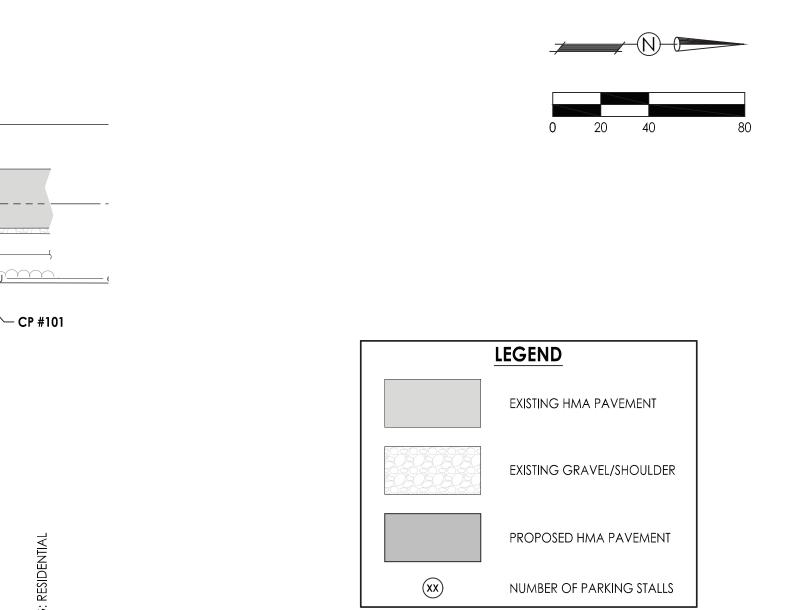
Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	BCHD Review	LMT
E	Tamayo Truck Parking Existing Conditions and Demolition Plan	

 CHECKED BY: KCB
 DRAWN BY: RKW

 DATE: 12/01/21
 DATE: 12/01/21
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Sheet **3** of 10





NOTES:

- 1. BOONE COUNTY HIGHWAY DEPARTMENT HAS INDICATED THIS FUTURE RIGHT-OF-WAY WIDTH FOR ORTH ROAD.
- 2. PAINT PAVEMENT MARKING LINE SHALL BE YELLOW IN COLOR.
- 3. GENERAL CONTRACTOR SHALL COORDINATE WITH SUPPLIER REGARDING GATE STRUCTURE AND MOTOR INSTALLATION. CHAIN DRIVE WILL BE ACCEPTABLE.
- 4. 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

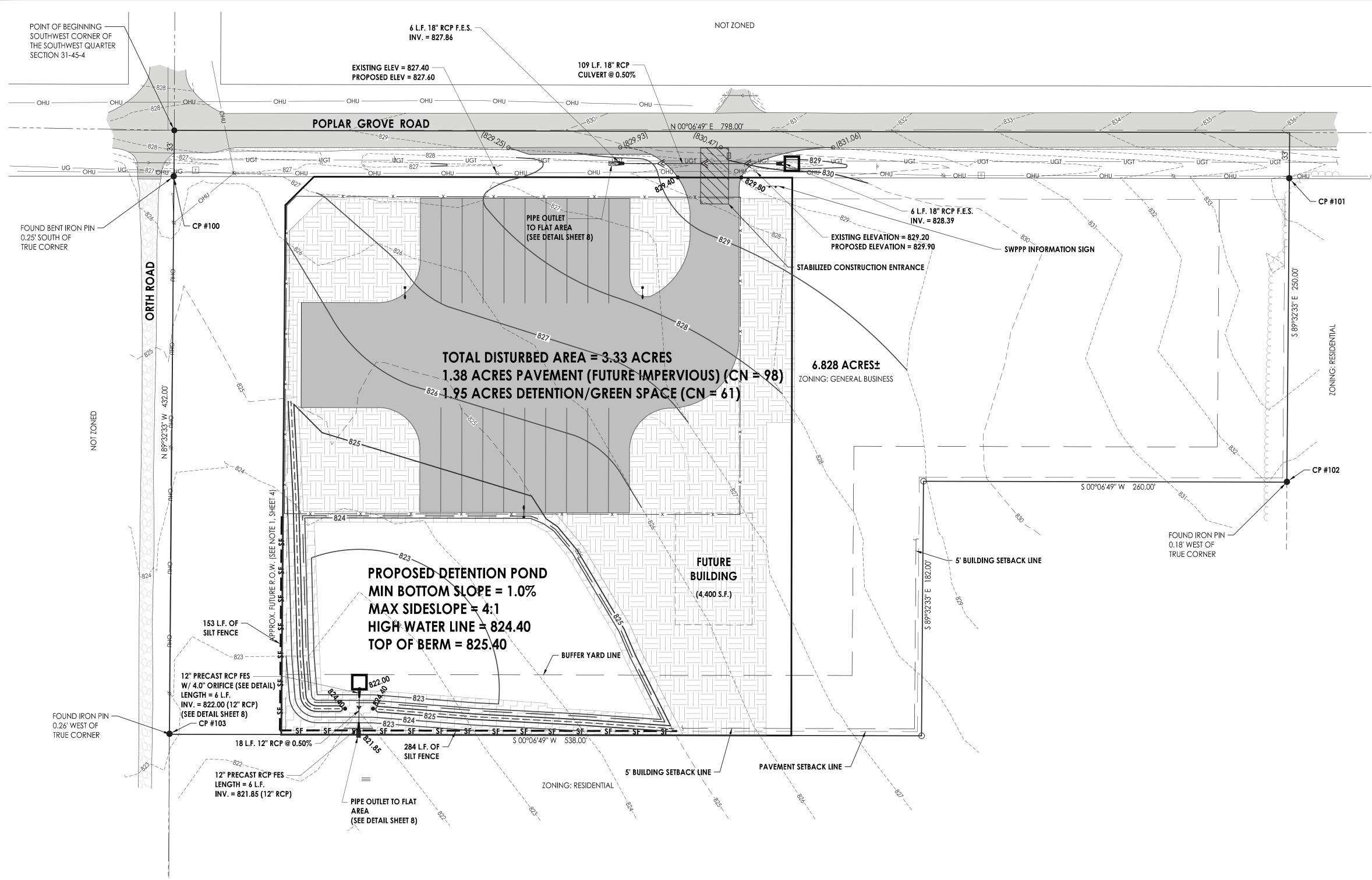


700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435, FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260

PRINTED: 7/11/2022 3:21:42 PM

Date	Date Revision			Ву		
6/28/22 Owner Review Comments				LMT		
7/06/22	BCHD Review			LMT		
	Tamayo Truck Parking Site Improvement Plan					
CHECKED BY: KCB DRAWN BY: RKW		Sheet				
DATE: 12/01/21 DATE: 12/01/21						
G:\FILES\BOONE\POPLAR\5260 Tamayo Truck Parking\CURRENT PROJECT\5260_BASE.dwg		4 of 10				

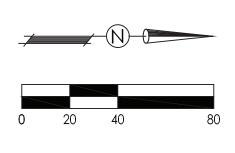
- CP #102

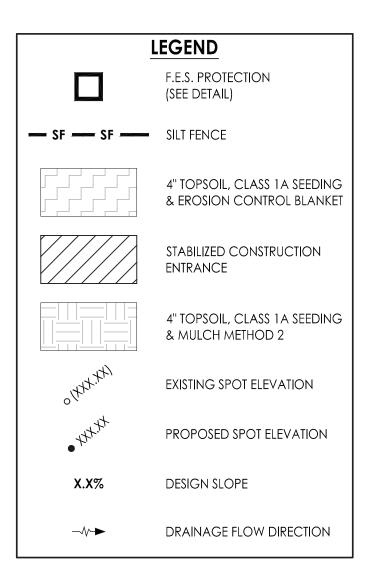


EROSION AND SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE "ILLINOIS URBAN MANUAL", LATEST REVISION.
- 2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE VILLAGE OF POPLAR GROVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING PUBLIC & DEVELOPMENT STREETS WHEN DEBRIS HAS BEEN TRACKED AND OR WASHED ON THEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP THE STREETS IF DIRECTED TO DO SO BY THE VILLAGE OF POPLAR GROVE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONTROL DUST ON THE SITE IN ACCORDANCE WITH PRACTICES IN THE "ILLINOIS URBAN MANUAL", LATEST REVISION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND STABILIZED PRIOR TO SITE CLEARING AND GRADING. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EACH 1/2" RAINFALL EVENT AND 6" SNOWFALL EVENT AND AN INSPECTION RECORD SHALL BE MAINTAINED BY THE CONTRACTOR AT THE JOB SITE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THESE INSPECTIONS AND TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES IN SUCH A MANNER THAT THEY CONTINUE TO FUNCTION FOR THE DURATION OF THEIR INTENDED USE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL TEMPORARY SEEDING.

- 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 RESTAPLED 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.
- 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.





Contours

Minor -----Major

5 of 10

Final grading

Minor ——



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CONTROL MEASURE GROUP	CONTROL MEASURE	URBAN MANUAL CODE	STANDARD DETAIL NUMBER ILLINOIS URBAN MANUAL	APPLIED	CONTROL MEASURE DESCRIPTION	PERM.	
	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 STONE IMMEDIATELY AFTER GRADING		
	EROSION BLANKET	830	IL-530	×	A PREFORMED PROTECTIVE BLANKET OF STRAW OR OTHER PLANT RESIDUE, OR PLASTIC FIBERS FORMED INTO A MAT, USUALLY WITH A PLASTIC MESH ON ONE OR BOTH SIDES.		
	LAND GRADING	865		×	RESHAPING THE GROUND SURFACE TO PLANNED GRADES AS DETERMINED BY THE ENGINEERING PLANS.	X	
NOI	MULCHING	875			THE APPLICATION OF PLANT RESIDUES AND OTHER SUITABLE MATERIALS TO THE SOIL.		
LIZAT	PERMANENT VEGETATION	880		×	ESTABLISHING PERMANENT VEGETATIVE COVER TO STABILIZE DISTURBED OR EXPOSED AREAS.	X	
soil stabilization	ROCK OUTLET PROTECTION	910	IL-611	X	A SECTION OF ROCK PROTECTION PLACED AT THE OUTLET END OF CULVERTS, CONDUITS, OR CHANNELS.	X	
SOIL	SODDING	925			STABILIZATION OF FINE-GRADED 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 GRAINS, TO PROVIDE INITIAL, TEMPORARY COVER FOR EROSION CONTROL ON DISTURBED AREAS.		
	TOPSOILING	981		X	METHODS OF PRESERVING AND USING TOPSOIL TO ENHANCE FINAL SITE STABILIZATION WITH VEGETATION.	X	
	Diversion	815			A CHANNEL 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		-
ROL	RIGHT-OF-WAY DIVERSION	900			CONSTRUCTION AREA. A RIDGE OR RIDGE AND CHANNEL CONSTRUCTED DIAGONALLY ACROSS A SLOPING		-
INOC	ROCK CHECK DAM - COARSE AGGREGATE	905	IL-605CA		ROAD OR UTILITY RIGHT-OF-WAY THAT IS SUBJECT TO EROSION. A SMALL ROCK DAM CONSTRUCTED ACROSS A GRASSED SWALE OR ROAD DITCH.		\vdash
RUNOFF CONTROL	ROCK CHECK DAM - RIP-RAP	905	IL-605R		a small rock dam constructed across a grassed swale or road ditch.		
RUN	TEMPORARY DIVERSION	955	IL-655		A TEMPORARY RIDGE OR EXCAVATED CHANNEL OR COMBINATION RIDGE AND CHANNEL CONSTRUCTED ACROSS SLOPING LAND ON A PREDETERMINED GRADE.		
	TEMPORARY SLOPE DRAIN	970	IL-670		A FLEXIBLE TUBING OR RIGID 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 IL-560		AN EXCAVATED AREA IN THE APPROACH TO A STORM DRAIN YARD INLET OR CURB INLET.		\vdash
	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.		-
ROL	INLET PROTECTION - SOD FILTER	862	IL-562		A SEDIMENT FILTER FORMED AROUND A STORM DRAIN INLET BY THE USE OF SOD.		-
CONI	PORTABLE SEDIMENT TANK	895	IL-595		A COMPARTMENT CONTAINER THROUGH WHICH SEDIMENT-LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT.		
SEDIMENT CONTROL	SILT FENCE	920	IL-620		A TEMPORARY BARRIER OF ENTRENCHED GEOTEXTILE FABRIC (FILTER FABRIC) STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL.		
SEDI	STABILIZED CONSTRUCTION ENTRANCE	930	IL-630	X	A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.		
	SUMP PIT PLAN	950	IL-650		A TEMPORARY PIT 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.		
Ų.	DUST CONTROL	825			CONTROL OF DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.		
MISC.	TEMPORARY CONCRETE WASHOUT	954	IL-675		A DEVICE USED TO MANAGE LIQUID AND SOLID WASTES FROM CONCRETE USAGE ON CONSTRUCTION SITES AND PREVENT BOTH ON-SITE AND OFF-SITE POLLUTION.		
	TEMPORARY STREAM CROSSING (WETLAND CONSULTANT TO PROVIDE DETAIL)	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 CREATED OR PRESERVED AREA OF VEGETATION DESIGNED TO REMOVE SEDIMENT AND OTHER POLLUTANTS AND TO ENHANCE THE INFILITATION OR SURFACE WATER RUNOFF.		
ЦХ	GRASSED-LINED CHANNEL	840			A NATURAL OR CONSTRUCTED CHANNEL THAT IS SHAPED OR GRADED TO REQUIRED DIMENSIONS AND ESTABLISHED WITH SUITABLE VEGETATION FOR STABLE CONVEYANCE OF RUNOFF.		
SEMEI	INFILTRATION TRENCH	847	IL-547		AN EXCAVATED TRENCH FILLED WITH COARSE GRANULAR MATERIAL IN WHICH STORMWATER RUNOFF IS COLLECTED FOR TEMPORARY STORAGE AND INFILITATION.		
MANAGEMENT	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.		
STORMWATER	SUBSURFACE DRAIN	945			A CONDUIT INSTALLED BENEATH THE GROUND SURFACE TO COLLECT AND/OR CONVEY DRAINAGE WATER.		
STOR	urban stormwater wetland	800			A CONSTRUCTED SYSTEM OF SHALLOW POOLS THAT CREATE GROWING CONDITIONS SUITABLE FOR EMERGENT AND RIPARIAN WETLAND PLANTS EXPLICITLY DESIGNED TO LESSEN THE IMPACTS OF STORMWATER QUALITY IN URBAN AREAS.		
	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.		
REA JN	WELL DECOMMISSIONING	996			THE SEALING AND PERMANENT CLOSURE OF A WATER WELL, BORING, OR MONITORING WELL.		
SPECIAL AREA PROTECTION	TREE & FOREST ECOSYSTEM PRESERVATION TREE & SHRUB PLANTING	984 985	IL-685	-	THE PRESERVATION OF CONTIGUOUS STANDS OF TREES FROM DAMAGING DURING CONSTRUCTION. PLANTING OF SELECTED TREES AND SHRUBS.		┝
SPEC. PROTI	TREE PROTECTION - FENCING	983	IL-689 IL-690		THE PROTECTION OF INDIVIDUAL TREES FROM DAMAGE DURING CONSTRUCTION.		-
~, LL	TREE PROTECTION - AUGURING	991			UNDERGROUND CONSTRUCTION SUCH AS UTILITY WORK BY AUGURING THROUGH AN INDIVIDUAL TREE'S CRITICAL ROOT ZONE.		
OTHER	TEMPORARY EROSION CONTROL SYSTEM		IDOT STANDARD 280001-07 PAGES 1-2	×	SILT FENCE INSTALLATION, DITCH CHECKS, INLET PROTECTION, SEDIMENT BASIN, AND TEMPORARY DITCHES FOR CUT/ FILL SECTIONS		
	L			X	THE REMOVAL OF WATER FROM CONSTRUCTION SITES TO FACILITATE CONSTRUCTION IN AREAS WITH SURFACE WATER OR		٦ ۱

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.

Signed: Title / Position:

Date:

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		
X/ / (Type Name & Title)	For TBD	Responsible For General Contractor
X		Temporary and Permanent
/ (Type Name & Title)	TBD	Stabilization

Local Plans: In addition to this SWPPP, construction activities associated with the project must comply with any guidelines set forth by local regulatory agencies.

Local Municipality: Village of Poplar Grove

Storm Water Ordinance: Per Village of Poplar Grove requirements.

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).



700 W. Locust St. Belvidere, IL 61008

X

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 empowered 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 III, 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 815-547-8435 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 interception, 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 until the NOT is filed. 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 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 addresses: "http://www.epa.state.il.us/water/permits/storm-water/general-construction-permit.pdf", "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:

- 1. Discharges from the fire fighting activities.
- Fire hydrant flushing
 Water used to wash vehicles or control dust.
- 4. Water flowing from potable 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.

improvements while working under contract with the owner.

- 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 expertise. materials, and equipment.

The owner referred to in this SWPPP is the PROPERTY OWNER. The general contractor will construct the site development

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.
	0.30 (EXISTING CONDITIONS); 0.54 (FOR FINAL DEVELOPMENT)
9. RUNOFF COEFFICIENT: 10. PROMINENT SOIL TYPES:	68A+ SABLE SILT LOAM, 198A ELBURN 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 8/3/2018 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.

equence	Activity Description	<u>Completion Date</u> (Initials/Date)		
1.	Install Construction Entrance.			
2 .	Install Silt Fence per the SWPPP Drawing.			
3.	Construct & grub 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

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 Rye (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 tacked 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/acres kobe lespedeza. 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 tacked into place by a disk with blades set nearly straight.

Structural Practices:

Stabilization 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 graded 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 Disposal:

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 lidded container. The containers 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 means 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:

While 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/to 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.).
- 4. 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 repaired, 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.

- Locations where vehicles enter and exit the site must be inspected for evidence of off site sediment tracking. A
 stabilized construction entrance will be constructed where vehicles enter and exit. This entrance will be maintained or
 supplemented as necessary to prevent sediment from leaving the site on vehicles.
- Sediment barriers must be inspected and, if necessary, they must be enlarged or cleaned in order to provide additional
 capacity. All material excavated from behind sediment barriers will be stockpiled on the up slope side. Additional
 sediment barriers must be constructed as needed.
- Inspections will evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence
 of, or the potential for, pollutants entering the drainage system. If necessary, the materials must be covered or original
 covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain
 runoff from material storage areas.
- Grassed areas will be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final
 stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with at least 70
 percent density. The density of 70 percent or greater must be maintained to be considered stabilized. Areas must be
 watered, fertilized, and reseeded as needed to achieve the goal.
- All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made within seven calendar days of the inspection. The inspection reports must be completed entirely and additional remarks should be included if needed to fully describe a situation. An import aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance. The form for incidents of non-compliance can be found at the following web address: "http://www.epa.state.il.us/water/permits/storm-water/forms/incidence-non-compliance-construction.pdf"

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. Built-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 dike 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 dewatering 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 Studs 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 and 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 disposing 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.
 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.

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 hazardous 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 INPDES Permit fail to be implemented or if controls from the SWPPP fail, the Incidence of Noncompliance (ION) report should be filed. This form is located 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".



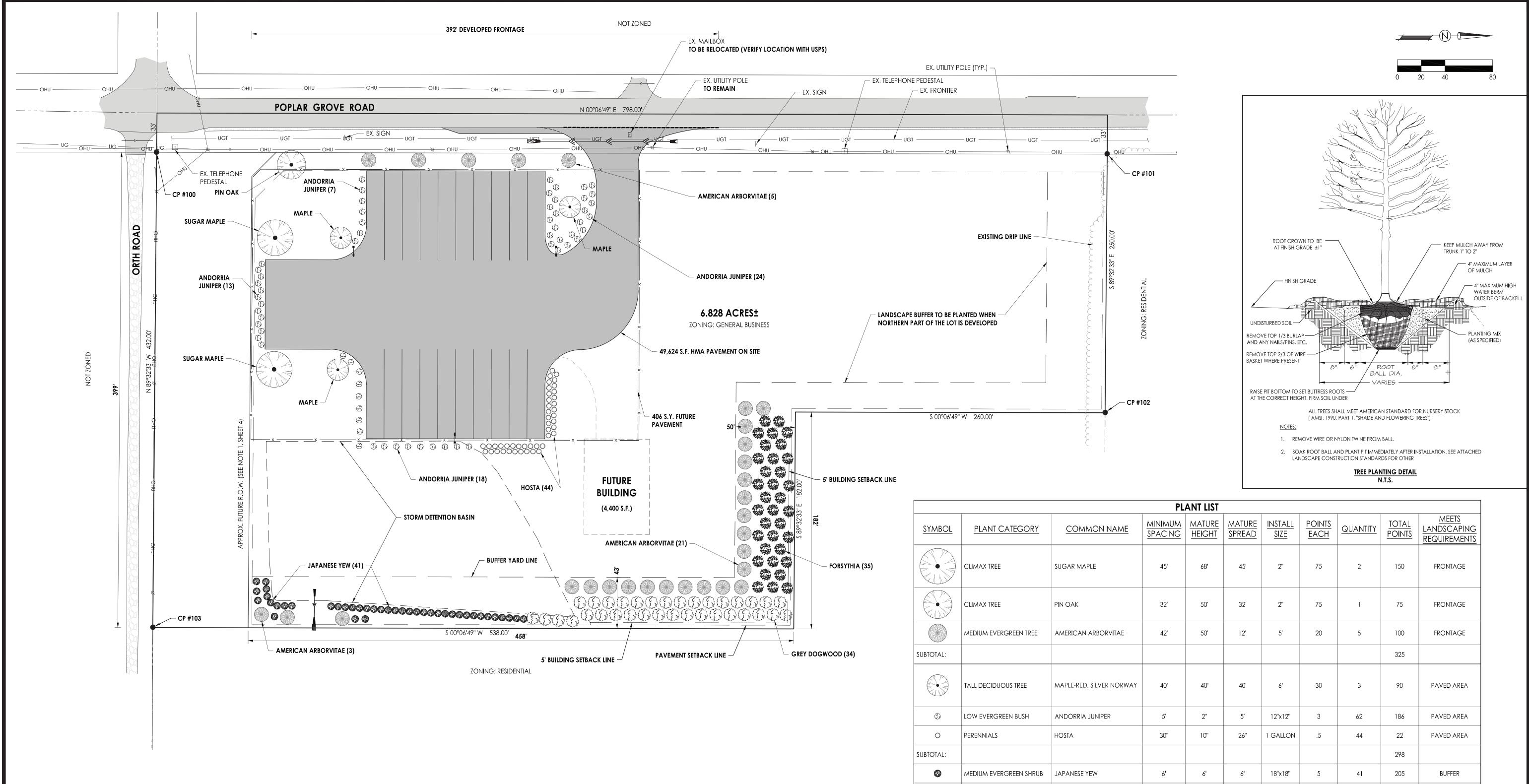
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Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	BCHD Review	LMT

Tamayo Truck Parking Stormwater Pollution Prevention Document

700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435, FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260 CHECKED BY: KCB DATE: 12/01/21 CHIES\BOONE\POPLAR\5260 Tamayo Truck Parking\CURRENT ROJECT\5240_BASE.dwg

Sheet 6 of 10



LANDSCAPING REQUIREMENTS					
DESCRIPTION		<u>POINTS</u>			
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		

 (\mathbf{D})

SUBTOTAL:

TALL DECIDUOUS SHRUB

MEDIUM EVERGREEN TREE

MEDIUM DECIDUOUS SHRUB FORSYTHIA

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

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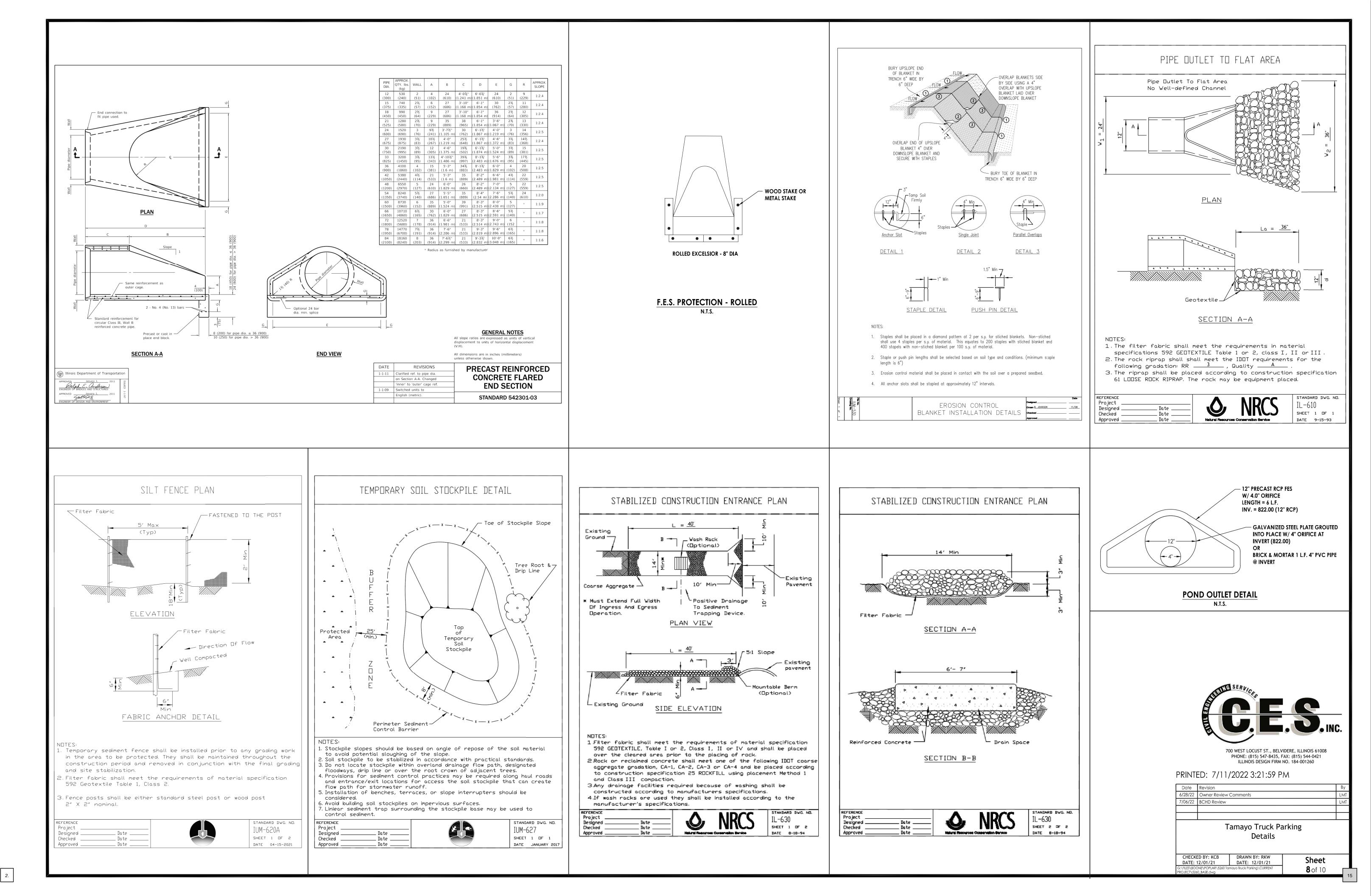


Tamayo Truck Parking Landscaping Plan

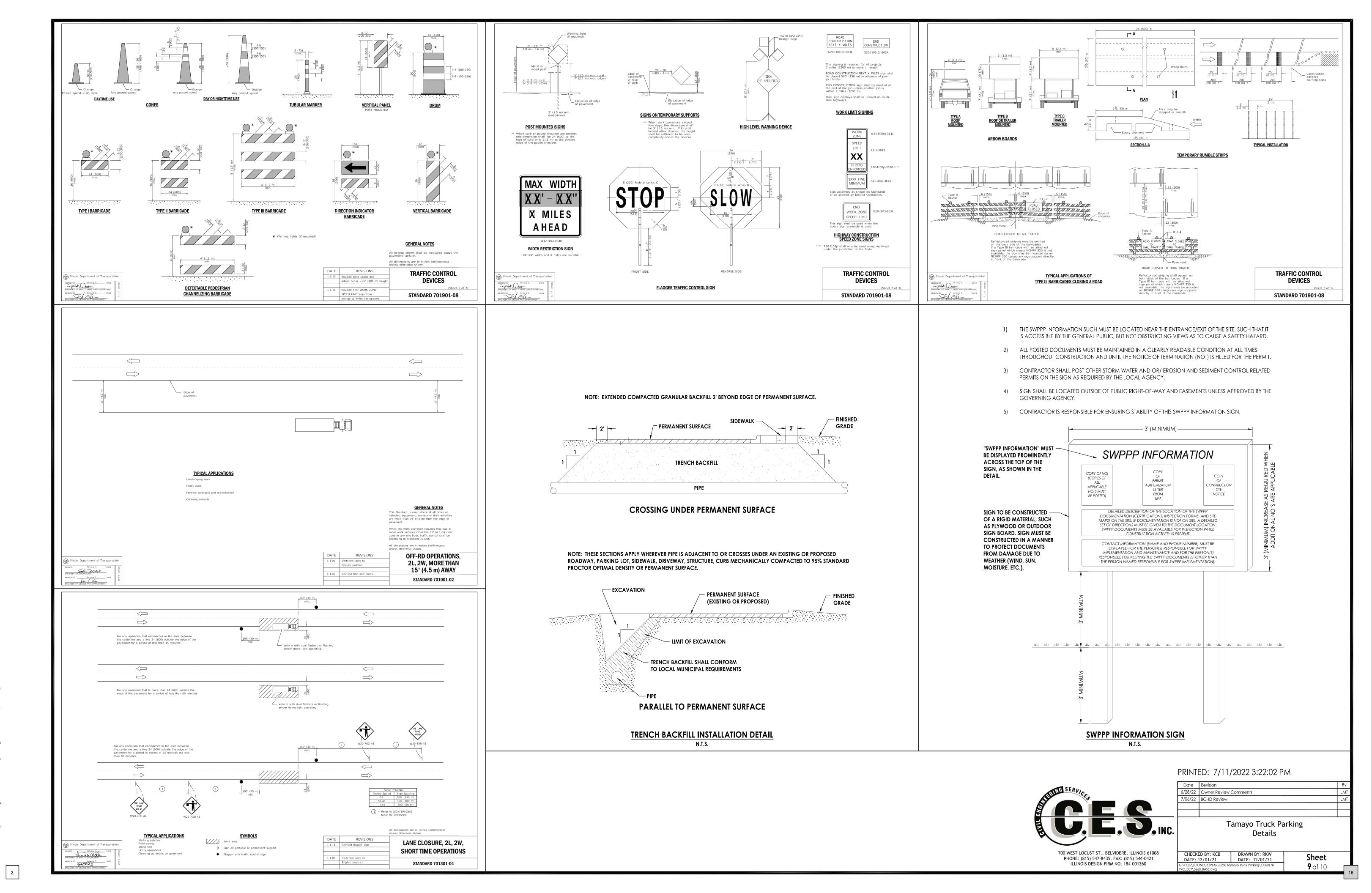
700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435, FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260

CHECKED BY: KCB DATE: 12/01/21 G:\FILES\BOONE\POPLAR\5260 Tamayo Truck Parking\CURRENT PROJECT\5260_BASE.dwg

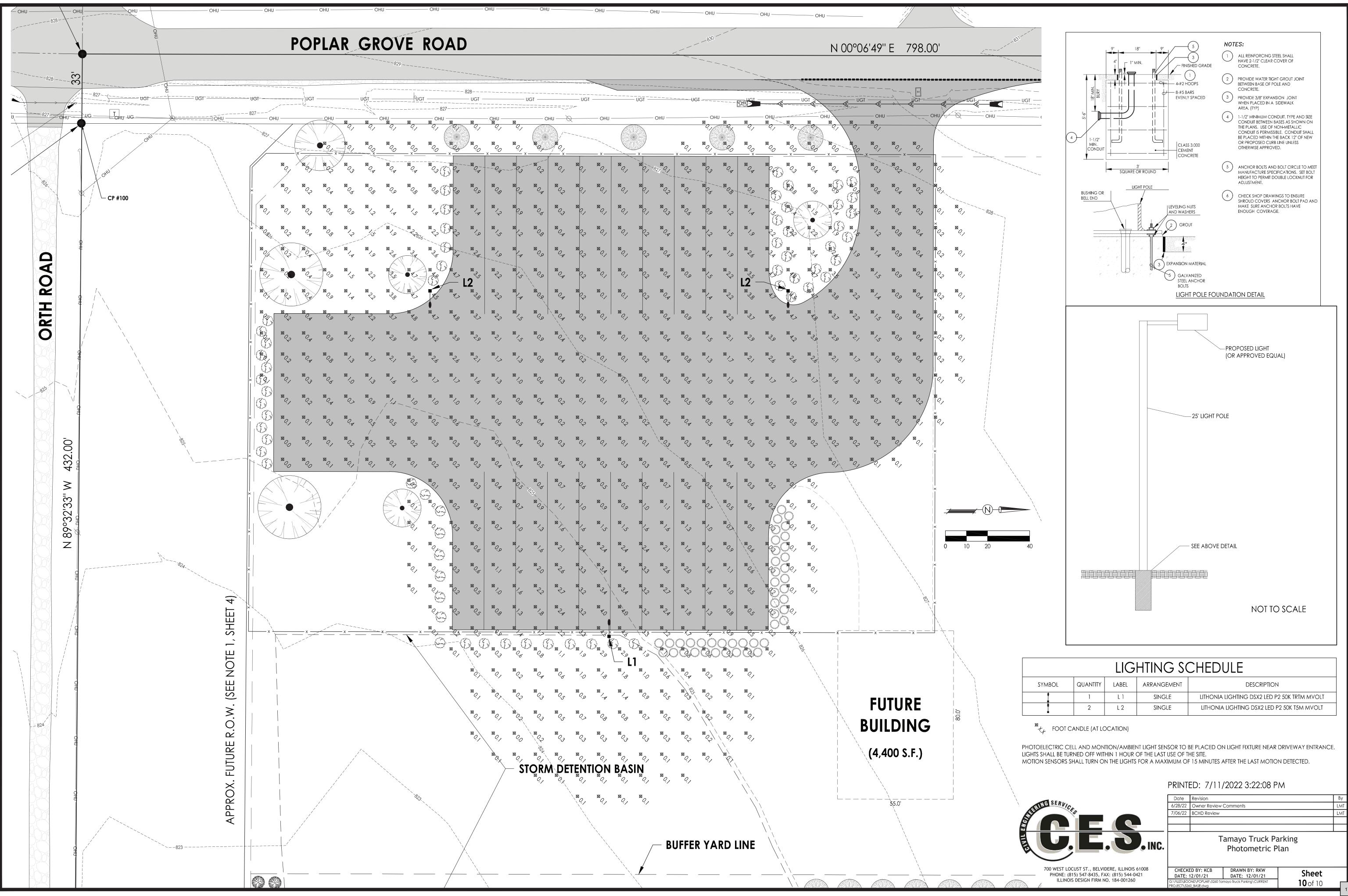
Sheet **7** of 10



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2.

		LIG	HTING SO	CHEDULE
Symbol	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION
1	1	L 1	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K TRTM MVOLT
	2	L 2	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K T5M MVOLT

OFFICE & SHIPPING: 2420 Vantage Drive CORRESPONDENCE: P.O. BOX 5178 ELGIN, IL 60121-5178

CONSTRUCTION CODE SERVICES, INC. Building & Fire Protection Plan Review Training • Inspections • Code Consulting

(847) 428-7010 (847) 428-3151 1-800-232-5523 bfccs@bfccs.org

To:Planning and Zoning Commission MembersFrom:Kenneth Garrett, Zoning AdministratorDate:July 7, 2022RE:Special Use – Off Site Parking LotHearing 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 OFFICE & SHIPPING: 2420 Vantage Drive CORRESPONDENCE: P.O. BOX 5178 ELGIN, IL 60121-5178

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PHONE Fax Toll Free E-mail (847) 428-7010 (847) 428-3151 1-800-232-5523 bfccs@bfccs.org

То:	Planning and Zoning Commission Members
From:	Kenneth Garrett, Zoning Administrator
Date:	August 23, 2022
RE:	Special Use – Off Site Parking Lot – Finding of Facts
Hearing Date:	August 24, 2022 at 6:00 p.m.

Findings of Fact

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The property comprises of zoning districts General Business (GB) and Residential (R-1). The use is a trucking business and is adjacent R-1 and agricultural uses. The business operates mostly construction vehicles. A four foot proposed security fence has been proposed. Based on the proximity of the property along Poplar Grove Road and Orth Road and most of this area is undeveloped there is not a detriment to the public health, safety, morals, comfort or general welfare.

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

The property is predominately zoned GB as noted above. Commercial uses are a permitted use. A trucking business is only allowed via Special Use. Based on the property being surrounded by R-1 Zoning District and unincorporated Boone County it will limit the potential for other compatible uses for development. This would diminish /impair property values within the area.

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

As stated above in item 2, the property is zoned GB. Uses permitted by right are as follows; Personal or Professional Services, Indoor Retail sales/services, Indoor Repair Sales/Service, Public Parks and Open Space, Utilities, Wireless communication Facility, Indoor Lodging (bed and breakfast), Indoor Lodging (commercial), Daycare Facility and Boarding Houses. A stand-alone truck parking business does not fit well with these uses. Adding truck traffic to this area will impact the surrounding areas.

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

There are currently no utilities on the site. The Village Engineer report dated August 10, has a number of outstanding items. Until those items have been brought into compliance, approval of the special use cannot be granted.

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The engineering plan provides for ingress and egress and does not provide congestion issues based on the proposed 20 vehicle spaces. A traffic study shall be provided to insure there is no traffic congestion to the public streets. Approval of the special use cannot be acted upon until a traffic study has been submitted and approved.

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

a) As stated in the staff report, staff recommended the entire parcel be rezoned to GB instead of the current arrangement of a mix of GB and R-1. The applicant does not wish to rezone the property as staff has recommended.

b) There is no criteria for parking spaces for off street parking. The proposed building is 4400 square feet. By calculating the office criteria for parking at 250 square feet per space that equates to 17.6 spaces or 18. This would require the building be used as office space.

c) Additional landscaping is required along Poplar Grove Road per the staff report.

Items a, b and c will need to be brought into compliance before the special use can be recommended for approval.

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

Respectfully Submitted,

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Kenneth Garrett Zoning Administrator – Village of Poplar Grove