

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-062

AN ORDINANCE GRANTING FINAL APPROVALS FOR HAWTHORN PLACE
OUTPATIENT SURGERY CENTER AND RELATED IMPROVEMENTS ON PROPERTY
LOCATED AT THE NORTHEAST CORNER OF CENTER DRIVE AND LAKEVIEW
PARKWAY, BEING LOTS 3, 4 & 5 IN THE VERNON SQUARE SUBDIVISION IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 7th DAY OF NOVEMBER, 2012

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 9th Day of
November, 2012

ORDINANCE NO. 2012-062

AN ORDINANCE GRANTING FINAL APPROVALS FOR HAWTHORN PLACE OUTPATIENT SURGERY CENTER AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CENTER DRIVE AND LAKEVIEW PARKWAY, BEING LOTS 3, 4 & 5 IN THE VERNON SQUARE SUBDIVISION IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Representatives from Hawthorn Place Outpatient Surgery Center (HPOSC), in regards to Lots 3, 4 & 5 in the Vernon Square Subdivision and legally described in Exhibit A, have petitioned the Village of Vernon Hills for the following:

1. To amend the Vernon Square Subdivision Agreement to allow Hawthorn Place Outpatient Surgery Center and parking lot to be constructed on Lots 3, 4 & 5.
2. To grant final site, landscaping and architectural plan approvals to allow construction of a new one-story medical office building and related parking lot on Lots 3, 4 & 5 in the Vernon Square subdivision; and
3. To grant preliminary and final plat approval of Vernon Square – First Resubdivision which will allow the consolidation of Lots 3, 4 & 5 in the Vernon Square Subdivision into one lot-of-record.

WHEREAS, after the public meeting held October 3, 2012 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above and recommended approval to amend the Vernon Square Subdivision agreement and to grant approval of the final site and landscaping plans and building elevations for the proposed Hawthorn Place Outpatient Surgery Center, subject to certain conditions.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the amendment of the Vernon Square Subdivision Agreement to allow Hawthorn Place Outpatient Surgery Center and parking lot to be constructed on Lots 3, 4 & 5 is hereby approved, subject to the conditions listed in Section IV; and

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the final site, landscaping and architectural plans for Hawthorn Place Outpatient Surgery Center and related parking lot on Lots 3, 4 & 5 in the Vernon Square subdivision, as set forth in Exhibit B, are hereby approved, subject to the conditions listed in Section IV; and

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the preliminary and final plat approval of the Final Plat of Vernon Square – First Resubdivision which will allow the consolidation of Lots 3, 4 & 5 in the Vernon Square Subdivision into one lot-of-record is hereby approved, subject to the conditions listed in Section IV.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and as recommended by the Planning and Zoning Commission, the Conditions of Approval, as set forth in Exhibit C, are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION V. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Hawthorn Place Outpatient Surgery Center.

SECTION VIII. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-062.

Exhibit A

Legal Description

LOTS 3, 4 & 5 OF VERNON SQUARE BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1998, AS DOCUMENT 4084440, IN LAKE COUNTY, ILLINOIS.

Exhibit B

Plans

General compliance with the following plans:

- Improvement Plans and Construction Details for Hawthorne Surgery Center prepared by Manhard Consulting, Ltd, consisting of pages 1 thru 6 and pages 9 thru 11 with a revised date of 7/25/12
- Landscape Plan and Details prepared by Manhard Consulting, Ltd, consisting of pages 7 and 8 with a revised date of 7/25/12
- Color Elevations prepared by The Burell Group, PC consisting of one page with a date of September 13, 2012.
- Final Plat of Vernon Square – First Resubdivision prepared by Manhard Consulting, Ltd, consisting of 3 pages with a revised date of 3/15/12

Exhibit C

Terms and Conditions of Approval

- A. General compliance with the proposed Improvement Plans and Construction Details for Hawthorne Surgery Center prepared by Manhard Consulting, Ltd, consisting of pages 1 thru 6 and pages 9 thru 11 with a revised date of 7/25/12.
- B. General compliance with the Landscape Plan and Details prepared by Manhard Consulting, Ltd, consisting of pages 7 and 8 with a revised date of 7/25/12.
- C. General compliance with the Color Elevations prepared by The Burell Group, PC consisting of one page with a date of September 13, 2012.
- D. General compliance with the Final Plat of Vernon Square – First Resubdivision prepared by Manhard Consulting, Ltd, consisting of 3 pages with a revised date of 3/15/12.
- E. Compliance with the Technical Review comments and responses from the petitioner dated September 13, 2012.
- F. Review and approval of plat of subdivision and improvement plans by the Village Engineer and landscaping plans by the Landscape Technician prior to issuance of a building permit.
- G. The natural area maintenance plan shall be reviewed and approved by the Village Engineer prior to issuance of any site or building permit.
- H. The pole-mounted parking lot lightings fixtures will be consistent with the existing light poles and fixtures found on Lots 6 thru 8 and the diagram provided by Camman Industries, Item No. PM77216 and dated 5/25/12.
- I. The trash enclosure shall match the proposed emergency generator enclosure using the same exterior materials/colors of the building.
- J. All roof-top HVAC units shall be screened from all surrounding properties either by the mansard style roof or other methods as maybe required by the Building Commissioner.
- K. The plat for Vernon Square – First Resubdivision shall have the required signatures from the adjacent properties owners within the Vernon Square development affixed to the plat and the plat be in possession of the Village, ready for recording, prior to issuance of a building permit for the medical office structure. The Village is willing to issue a site development and footing/foundation permits to allow for earthwork, underground utility installation, construction of the parking lot related improvements and installation of the footing and foundation prior to receiving the signed plat. No building permit for the structure shall be issued until the plat is received by the Village.
- L. Compliance with all ordinances and standards of the Village except as otherwise noted.
- M. Use of random pattern split faced concrete block with a multi-dimension, running band type of application shall be required.
- N. The petitioner is strongly encouraged to have a joint agreement for ingress/egress maintenance with the adjacent property owners.
- O. Subject to verification that the easement provisions on the Plat of Resubdivision are reciprocal in nature.

- P. The Petitioner would work with Village Staff with respect to the roof design of the portico feature on the front of the building. Staff and Petitioner will review the roof design in terms of building, massing and interconnection. (Completed as of October 16, 2012)

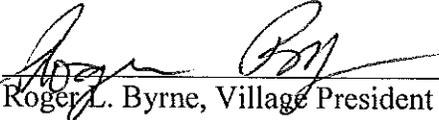
Dated this 7th day of November, 2012

Adopted by roll call vote as follows:

AYES: 5 – Williams, Hebda, Koch, Marquardt, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schwartz

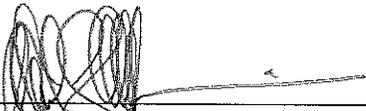


Roger L. Byrne, Village President

PASSED: 11/07/2012

APPROVED: 11/07/2012

ATTEST: 11/08/2012

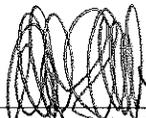


Michael S. Allison, Village Clerk

AFFIDAVIT OF SERVICE

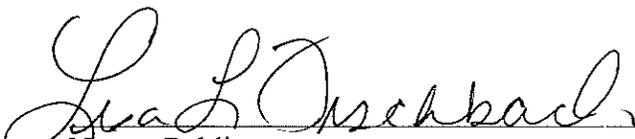
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2012-062, AN ORDINANCE GRANTING FINAL APPROVALS FOR HAWTHORN PLACE OUTPATIENT SURGERY CENTER AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CENTER DRIVE AND LAKEVIEW PARKWAY, BEING LOTS 3, 4 & 5 IN THE VERNON SQUARE SUBDIVISION IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM NOVEMBER 9, 2012 TO NOVEMBER 20, 2012.

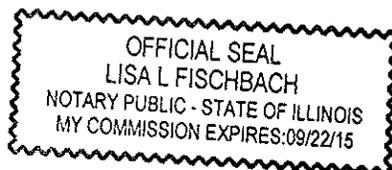


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
THIS 9th DAY OF NOVEMBER, 2012



Notary Public



**RESPONSE TO TECHNICAL REVIEW COMMENTS #2
DATED AUGUST 20, 2012
HAWTHORN PLACE OUTPATIENT SURGERY CENTER
SEPTEMBER 13, 2012**

RECEIVED

SEP 17 2012

Engineering Comments

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Comment A1: Wetland setback should be demonstrated on a plan.

Response: The Wetland setback line is indicated on Plan Sheets 3-7.

Comment A2: Buffer/ rain garden composition needs to be resolved with the petitioner.

Response: Per my conversation with Dave Brown this date, the buffer/ rain garden composition as shown on the plans is acceptable.

Comment A3: The Village Board has not agreed to the maintenance of the buffer area and this would require their formal approval. This was a concept that was proposed as part of a larger accord that could not be reached.

Response: As indicated on page 3 of the Management Plan prepared by Hey and Associates, long-term management will be the responsibility of the Surgery Center.

Comment B: The maintenance and operations for Vernon Square entities need to be resolved as part of this process and connected to this development. This helps clarify responsibilities and inter-operations. The petitioner should submit information to assist.

Response: The maintenance and operations for the various lots was discussed at our meeting on September 5, 2012 and although the Owners and Developer of Lots 3, 4 & 5 are working to obtain a written agreement with the neighboring properties, the Village is not requiring it as part of this process.

Comment C: Plats - What plats still need to be executed for Vernon Square and this project?

Response: We await Village review comments on the Final Plat of First Resubdivision.

Landscaping Comments

Comment 1: Include the irrigation plan in the plan set.

Response 1: We understand this to be a final permit requirement and the irrigation plan will be submitted during the building permit approval process.

Comment 2: Include the Natural Areas Maintenance Plan in the plan set. Specify type of blanket to be used with seeding.

Response 2: We understand the Management Plan prepared by Hey and Associates will be a part of the Watershed Development Permit. Blanket has been added to the Landscape Plan Legend for Areas to be Seeded.

Comment 3: Provide a cost estimate for all landscape work.

Response 3: Please refer to the Engineer's Opinion of Probable Cost attached.

**ENGINEER'S OPINION OF PROBABLE COST
HAWTHORN SURGERY CENTER
VERNON HILLS, ILLINOIS
PLANS DATED JULY 25, 2012**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1.	Silt Fence	660	LF	\$3.00	\$1,980.00
2.	Inlet Protection	8	EACH	\$250.00	\$2,000.00
3.	Construction Entrance	1	EACH	\$5,000.00	\$5,000.00
4.	Earthwork	1	LUMP SUM	\$20,000.00	\$20,000.00
5.	6" Topsoil Respread	1,055	SY	\$3.00	\$3,165.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$32,145.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1.	6" PVC SDR 26 Sanitary Sewer	15	LF	\$24.00	\$360.00
2.	4'-0" Dia. Manhole incl. connection to Ex. San Sewer	1	EACH	\$2,500.00	\$2,500.00
3.	Remove Ex. San Sewer	185	LF	\$10.00	\$1,850.00
4.	Abandon Ex. San Sewer	160	LF	\$7.00	\$1,120.00
5.	Plug exist. San Sewer connection	2	EACH	\$500.00	\$1,000.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$6,830.00
B. STORM SEWER IMPROVEMENTS					
1.	6" PVC Underdrain	285	LF	\$18.00	\$5,130.00
2.	6" PVC Storm Sewer	285	LF	\$22.00	\$6,270.00
3.	18" RCP Storm Sewer	135	LF	\$42.00	\$5,670.00
4.	21" RCP Storm Sewer	212	LF	\$48.00	\$10,176.00
5.	5'-0" Diameter Stormwater Treatment Catchbasin	1	EACH	\$20,000.00	\$20,000.00
6.	4'-0" Diameter Manhole	2	EACH	\$1,700.00	\$3,400.00
7.	Construct 4'-0" Diameter Manhole over Ex. Sewer	3	EACH	\$2,500.00	\$7,500.00
8.	PVC Clean Out	8	EACH	\$350.00	\$2,800.00
9.	Remove Ex. Storm Sewer	140	LF	\$10.00	\$1,400.00
10.	Frame Adjustment	1	EACH	\$300.00	\$300.00
11.	Remove Ex. Manhole/Catchbasin	3	EACH	\$1,000.00	\$3,000.00
SUBTOTAL B - STORM SEWER IMPROVEMENTS					\$65,646.00
C. WATER MAIN IMPROVEMENTS					
1.	6" PVC Watermain	75	LF	\$30.00	\$2,250.00
2.	6" X 8" Pressure Connection incl. Valve and Vault	1	EACH	\$3,000.00	\$3,000.00
3.	Fire Hydrant with Auxiliary Valve	1	EACH	\$1,700.00	\$1,700.00
4.	6" X 8" Pressure Connection for Hyd	1	EACH	\$2,000.00	\$2,000.00
5.	Relocate Fire Hydrant	1	EACH	\$2,200.00	\$2,200.00
6.	Remove Ex. Fire Hydrant	1	EACH	\$2,500.00	\$2,500.00
7.	Remove Existing Water Main	240	LF	\$10.00	\$2,400.00
8.	Abandon Ex. Valve	2	EACH	\$2,000.00	\$4,000.00
9.	Frame Adjustment	3	EACH	\$300.00	\$900.00
SUBTOTAL C - WATER MAIN IMPROVEMENTS					\$20,950.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$93,426.00
SCHEDULE III - PARKING LOT IMPROVEMENTS					
1.	Hot-Mix Asphalt Surface Course, N50 - 1.5"	4,500	SY	\$8.00	\$36,000.00
2.	Hot-Mix Asphalt Binder Course, N50 - 2.25"	3,750	SY	\$12.00	\$45,000.00
3.	Bituminous Base Course - 5"	1,350	SY	\$12.00	\$16,200.00
4.	Aggregate Base Course CA6 Crushed Limestone - 10"	2,400	SY	\$10.00	\$24,000.00

**ENGINEER'S OPINION OF PROBABLE COST
HAWTHORN SURGERY CENTER
VERNON HILLS, ILLINOIS
PLANS DATED JULY 25, 2012**

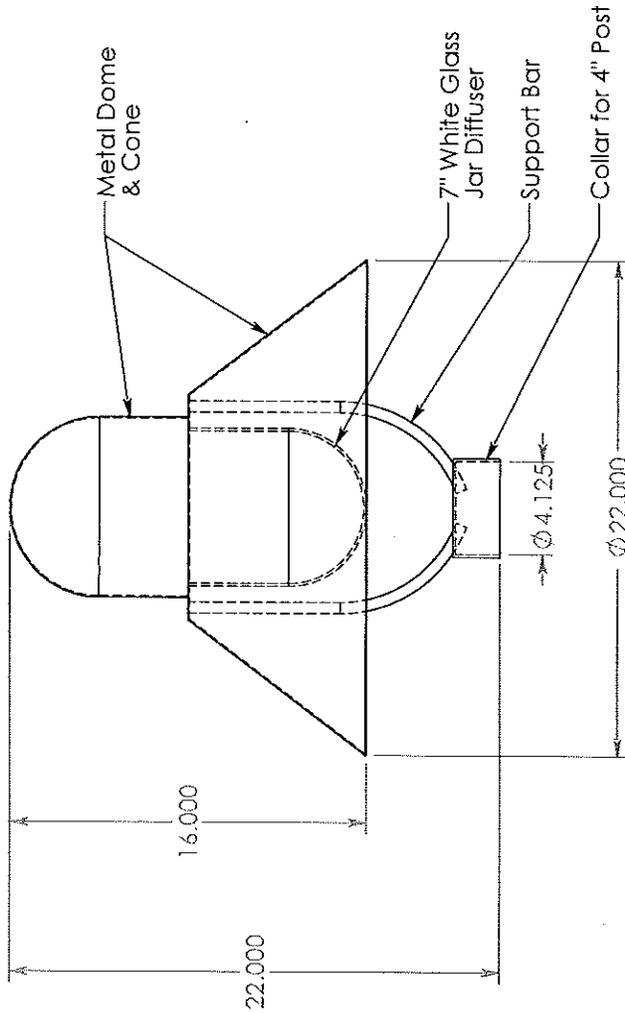
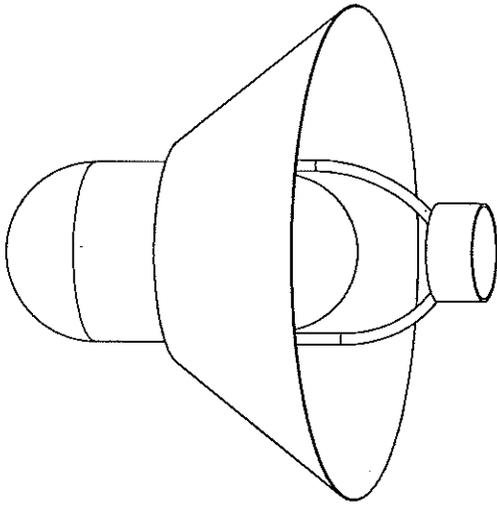
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
5.	Aggregate Base Course CA6 Crushed Limestone - 4"	1,410	SY	\$4.00	\$5,640.00
6.	Portland Cement Concrete Pavement - 8"	60	SY	\$40.00	\$2,400.00
7.	Subgrade Preparation	4,300	SY	\$0.75	\$3,225.00
8.	Bituminous Surface Removal - 1.5"	750	SY	\$12.00	\$9,000.00
9.	Concrete Curb & Gutter - Type B6.12	2,150	LF	\$12.00	\$25,800.00
10.	5" PCC Sidewalk w/4" base	950	SF	\$3.50	\$3,325.00
11.	Hardscape - Pavers	1,350	SF	\$12.00	\$16,200.00
12.	Parking Lot Lighting incl. Reloc. Ex. Poles	1	LUMP SUM	\$35,000.00	\$35,000.00
13.	Curb and Gutter Removal	60	LF	\$10.00	\$600.00
TOTAL SCHEDULE III - PARKING LOT IMPROVEMENTS					\$222,390.00
SCHEDULE IV - LANDSCAPING IMPROVEMENTS					
1.	Green Mountain Sugar Maple	4	EA	\$400.00	\$1,600.00
2.	Skyline Honey locust	6	EA	\$400.00	\$2,400.00
3.	Pin Oak	3	EA	\$450.00	\$1,350.00
4.	Common Bald Cypress	2	EA	\$400.00	\$800.00
5.	Greenspire Littleleaf Linden	4	EA	\$400.00	\$1,600.00
6.	Accolade Smoothleaf Elm	7	EA	\$400.00	\$2,800.00
7.	Black Alder	2	EA	\$275.00	\$550.00
8.	Allegheny Serviceberry	2	EA	\$275.00	\$550.00
9.	Chanticleer Pear	3	EA	\$350.00	\$1,050.00
10.	Green Colorado Spruce	2	EA	\$350.00	\$700.00
11.	Techny Arborvitae	3	EA	\$65.00	\$195.00
12.	Peking Cotoneaster	12	EA	\$35.00	\$420.00
13.	Gray Dogwood	13	EA	\$35.00	\$455.00
14.	Alpine Currant	13	EA	\$35.00	\$455.00
15.	Compact American Cranberry	28	EA	\$35.00	\$980.00
16.	Karl Foerster Feather Reed Grass	14	EA	\$45.00	\$630.00
17.	Happy Returns Daylillies	60	EA	\$10.00	\$600.00
18.	Boston Ivy	5	EA	\$25.00	\$125.00
19.	Mulch	10	CY	\$50.00	\$500.00
20.	Sod	375	SY	\$3.30	\$1,237.50
21.	Seed Mix (50/50 IDOT Class 4 & 5)	680	SY	\$1.00	\$680.00
22.	Erosion Control Blanket (NAG DS 75)	680	SY	\$2.00	\$1,360.00
TOTAL SCHEDULE IV - LANDSCAPING IMPROVEMENTS					\$21,037.50
TOTAL SCHEDULES I - IV					\$368,998.50

Prepared By: Manhard Consulting, Ltd.
900 Woodlands Parkway
Vernon Hills, Illinois 60061

NOTE: This Engineer's Opinion of Probable Construction Cost is made on the basis of Engineer's experience and qualifications using estimated quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Construction Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include consultant fees, landscaping, maintenance, development and permit fees or bonds.

ORDINANCE 2012-062 Exhibit B

The pole-mounted parking lot lightings fixtures will be consistent with the existing light poles and fixtures found on Lots 6 thru 8 and the diagram provided by Camman Industries, Item No. PM77216 and dated 5/25/12.



Quote No.:	79478		
Job Name:	Hawthorne		
Item No.:	PM77216	Rev:	*
Type:	*	Qty:	30
Lamping:	(1) 150W High Pressure Sodium Vapor MH		
Ballast:	120/277v Electronic Ballast		
Finish:	Standard Powder Coat (TBD)		
Date:	5/25/2012		
Notes:	Suitable for Wet Locations		
	Post Mount		
	*		

111 STRAWCUTTER ROAD, DERRY, PA 15627
 P: 724.539.7670
 F: 724.539.7746
 WWW.CAMMANINDUSTRIES.COM

**ARCHITECTURAL
 LIGHTING**



APPROVAL: _____

Existing Light
Pole & Fixture
on-site



DEVELOPER
 HAWTHORNE PLACE OUTPATIENT SURGERY CENTER, L.P.
 1900 HOLLISTER DRIVE, SUITE 100
 LIBERTYVILLE, ILLINOIS, 60048
 205-545-2716

ARCHITECT
 THE BURELL GROUP, P.C.
 300 CAHABA PARK CIRCLE, SUITE 111
 BIRMINGHAM, ALABAMA 35242
 205-991-8190

Proposed Improvements for HAWTHORNE SURGERY CENTER

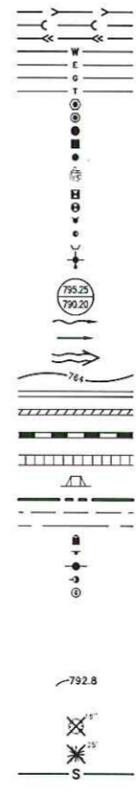
NORTHEAST CORNER OF CENTER DRIVE AND LAKEVIEW PARKWAY
 VILLAGE OF VERNON HILLS, ILLINOIS

STANDARD SYMBOLS

EXISTING



PROPOSED

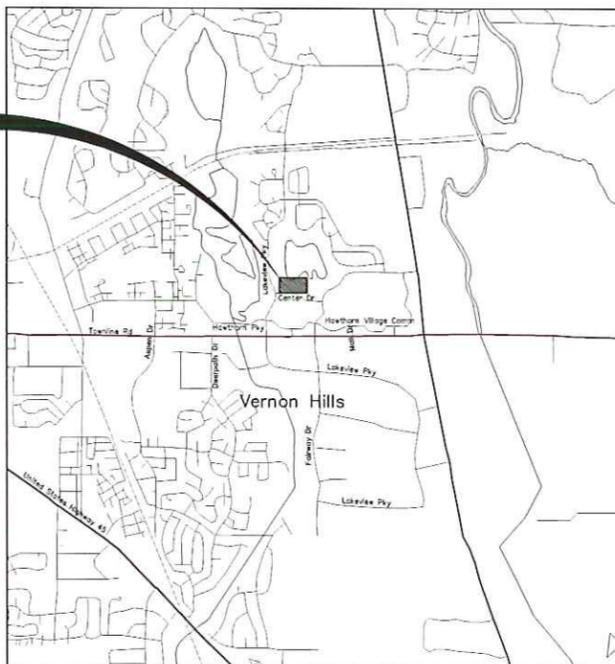


- STORM SEWER
- SANITARY SEWER
- DRAIN TILE
- WATER MAIN
- ELECTRIC
- GAS
- TELEPHONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CLEANOUT
- RIP RAP
- VALVE IN VAULT
- VALVE IN BOX
- FIRE HYDRANT
- BUFFALO BOX
- FLARED END SECTION
- STREET LIGHT
- BM ELEVATION
- INVERT ELEVATION
- DITCH OR SWALE
- DIRECTION OF FLOW
- OVERFLOW RELIEF SWALE
- 1 FOOT CONTOURS
- CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- REVERSE CURB AND GUTTER
- SIDEWALK
- H.C. ACCESSIBLE RAMP
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- MAIL BOX
- SIGN
- POWER POLE
- GUY WIRE
- GAS VALVE
- HANDHOLE
- ELECTRICAL EQUIPMENT
- TELEPHONE EQUIPMENT
- CHAIN-LINK FENCE
- SPOUT ELEVATION
- BRUSH/TREE LINE
- DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)
- CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)
- SILT FENCE
- WETLAND

ABBREVIATIONS

ADJ. ADJUST	FES. FLARED END SECTION	P.V. POINT OF VERTICAL INTERSECTION
AGG. AGGREGATE	F.L. FLOW LINE	P.V.T. POINT OF VERTICAL TANGENCY
ARCH. ARCHITECT	F.M. FORCE MAIN	P. PAVEMENT
B.A.M. BITUMINOUS AGGREGATE MIXTURE	G. GROUND	P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
B-B. BACK TO BACK	GAS. GAS	R. RADIUS
B/P. BOTTOM OF PIPE	G/F. GRADE AT FOUNDATION	R.O.W. RIGHT-OF-WAY
B/W. BACK OF WALK	G/W. GRADE AT WALL	R.C.P. REINFORCED CONCRETE PIPE
B-BOX. BUFFALO BOX	GM. GENERAL MERCHANDISE	REM. REMOVAL
BT. BITUMINOUS	GR. GROCERY	RR. RAILROAD
BM. BENCHMARK	GW. GUY WIRE	RT. RIGHT
B.O. BY OTHERS	HDWL. HEADWALL	SAN. SANITARY
C.E. COMMERCIAL ENTRANCE	HN. HANDHOLE	SF. SQUARE FOOT
CB. CATCH BASIN	H.W.L. HIGH WATER LEVEL	SHLD. SHOULDER
CL. CENTERLINE	HYD. HYDRANT	SL. STREET LIGHT
CLD. CLOSED LID	INV. INVERT	SMH. SANITARY MANHOLE
CMP. CORRUGATED METAL PIPE	IP. IRON PIPE	ST. STORM
CONC. CONCRETE	MAX. MAXIMUM	STA. STATION
CY. CUBIC YARD	MB. MAILBOX	STD. STANDARD
D. DIAMETER	MH. MANHOLE	SW. SIDEWALK
DIP. DUCTILE IRON PIPE	MNL. MINIMUM	SY. SQUARE YARDS
DWM. DUCTILE IRON WATER MAIN	N.W.L. NORMAL WATER LEVEL	TBR. TO BE REMOVED
DS. DOWNSPOUT	OLD. OPEN LID	T. TELEPHONE
DT. DRAIN TILE	P.E. PRIVATE ENTRANCE	T-A. TYPE A
E. EDGE TO EDGE	P.C. POINT OF CURVE	T/C. TOP OF CURB
ELEV. ELEVATION	P.C.C. POINT OF COMPOUND CURVE	T/F. TOP OF FOUNDATION
E/P. EDGE OF PAVEMENT	P.L. PROFILE GRADE LINE	T/P. TOP OF PIPE
EX. EXISTING	P.I. POINT OF INTERSECTION	T/W. TOP OF WALK
F.E. FIELD ENTRANCE	PL. PROPERTY LINE	T/WALL. TOP OF WALL
F-F. FACE TO FACE	PP. POWER POLE	TEMP. TEMPORARY
F.F. FINISHED FLOOR	PROP. PROPOSED	TRANS. TRANSFORMER
	PT. POINT OF TANGENCY	V.B. VALVE BOX
	PVC. POLYVINYL CHLORIDE PIPE	V.C.B. VITRIFIED CLAY PIPE
	P.V.C. POINT OF VERTICAL CURVE	V.V. VALVE VAULT
		WL. WATER LEVEL
		WM. WATER MAIN

PROJECT LOCATION



LOCATION MAP
 N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE DIMENSIONAL AND PAVING PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	SOIL EROSION CONTROL PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	SPECIFICATIONS

RECEIVED
 SEP 17 2012
 COMMUNITY DEVELOPMENT
 DEPARTMENT

SOURCE BENCHMARK: FEMA - RM 252-2

CHISELED SQUARE NEAR SOUTH 1/16 CORNER OF THE
 SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE
 11 EAST, ON STATE HIGHWAY 60 (TOWN LINE ROAD) BRIDGE
 OVER THE DES PLAINS RIVER, ON THE SOUTHWEST CORNER OF
 THE SOUTH HEADWALL.

ELEVATION= 656.44 (NGVD 29)

SITE BENCHMARK:

CUT CROSS IN CONCRETE WALK 34± EAST OF THE CENTERLINE
 OF LAKESIDE PARKWAY AND 460± NORTH OF THE CENTERLINE
 OF CENTER DRIVE.

ELEVATION= 689.37

NOTES:

1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING, LTD. AND WAS PERFORMED ON NOVEMBER 19, 2007, FEBRUARY 5, 2008, AND JUNE 13, 2008. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

UTILITY CONTACTS

ELECTRIC COMED 1500 FRANKLIN BLVD. LIBERTYVILLE, IL 60048 (847) 816-5503 CONTACT: JOE VERLY	WATER LAKE COUNTY PUBLIC WORKS 650 W. WINCHESTER ROAD LIBERTYVILLE, ILLINOIS 60048 (847) 377-7500
SEWER LAKE COUNTY PUBLIC WORKS 650 W. WINCHESTER ROAD LIBERTYVILLE, ILLINOIS 60048 (847) 377-7500	TELEPHONE AT&T/SBC 1200 N. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, IL 60004 (847) 918-2100 CONTACT: JAVIER VELASQUEZ

CALL 48 HOURS BEFORE YOU DIG
 (Excluding Sat., Sun. & Holidays)
 1-800-892-0123

JOINT
 UTILITY
 LOCATING
 INFORMATION FOR
 EXCAVATORS

Manhard CONSULTING LTD
 800 Woodlands Parkway, Vernon Hills, IL 60061 ph: 847.834.5550 fx: 847.834.0095 manhard.com
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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

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

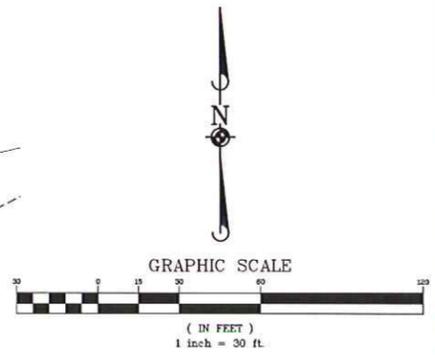
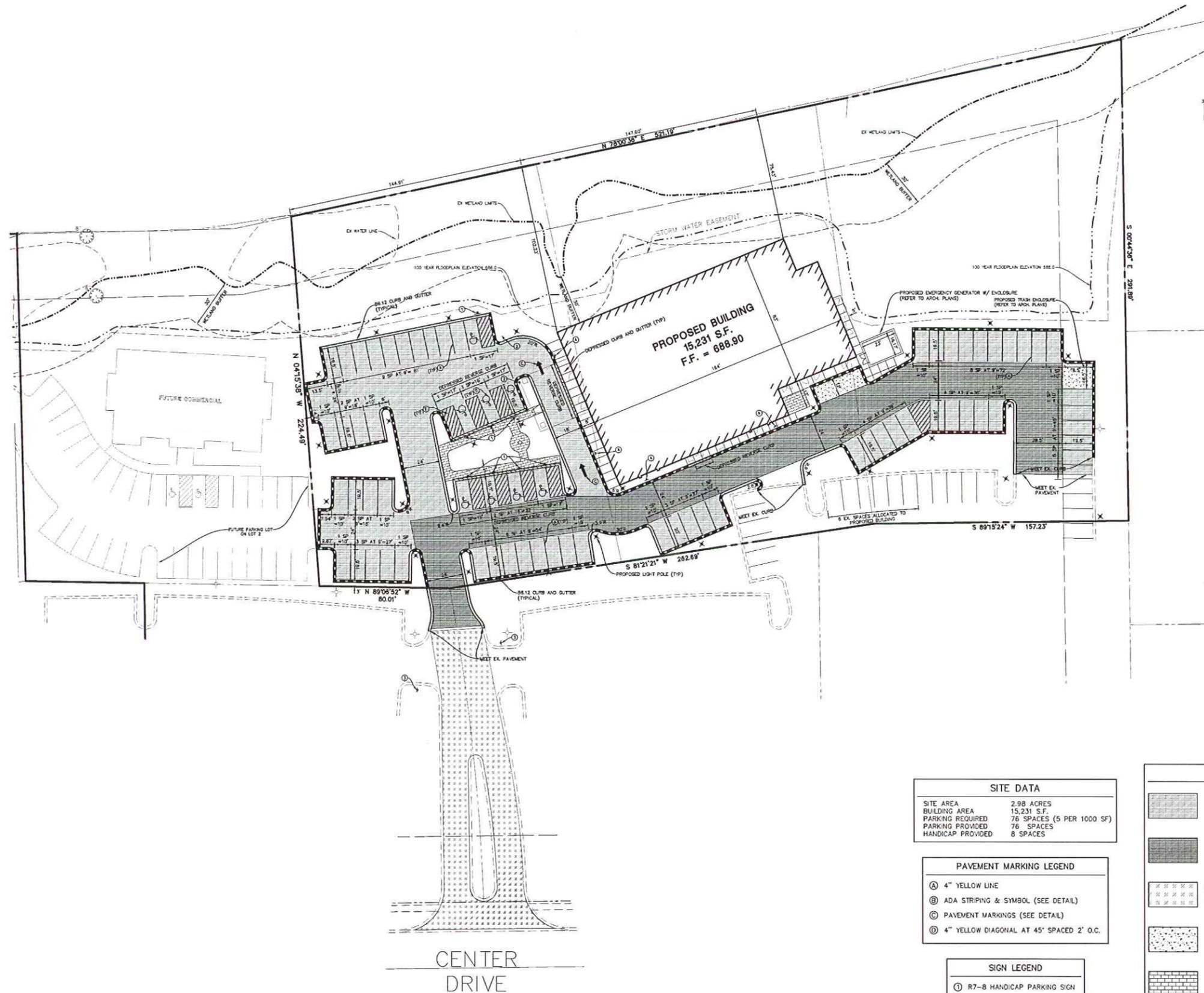
DATE	REVISION	REVISION
07-25-12	REVISED PER VILLAGE COMMENTS	REV
05-26-12	REVISED PER VILLAGE COMMENTS	REV

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HAWTHORNE SURGERY CENTER
 VILLAGE OF VERNON HILLS
TITLE SHEET

PROJ. NO.: FF
 PROJ. ASSOC.: D.M.
 DRAWN BY: R.H.
 DATE: 01/13/12
 SCALE: N.T.S.

SHEET
1 OF 11
 HSCVH 111136



- SITE DIMENSIONAL AND PAVING NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL RADI DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12. UNLESS OTHERWISE NOTED.
 3. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 6. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 7. HANDICAP RAMPS SYMBOLS ARE SHOWN FOR LOCATION ONLY. THEY SHALL BE CONSTRUCTED TO MEET ILLINOIS ADA STANDARDS.
 8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST STATE OF ILLINOIS STANDARD DETAILS.
 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.

SITE DATA

SITE AREA	2.98 ACRES
BUILDING AREA	15,231 S.F.
PARKING REQUIRED	76 SPACES (5 PER 1000 S.F.)
PARKING PROVIDED	76 SPACES
HANDICAP PROVIDED	8 SPACES

- PAVEMENT MARKING LEGEND**
- (A) 4" YELLOW LINE
 - (B) ADA STRIPING & SYMBOL (SEE DETAIL)
 - (C) PAVEMENT MARKINGS (SEE DETAIL)
 - (D) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C.

- SIGN LEGEND**
- (1) R7-8 HANDICAP PARKING SIGN
 - (2) R5-1 DO NOT ENTER
 - (3) R1-1 STOP SIGN
 - (4) R8-31 NO PARKING FIRE LANE

PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50 10" AGGREGATE BASE COURSE, CA-6 CRUSHED LESTONE
	HEAVY DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50 5" BITUMINOUS BASE COURSE 4" AGGREGATE BASE COURSE, CA-6 CRUSHED LESTONE
	MILL AND RESURFACE 1 1/2" MILL OF EXISTING PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	CONCRETE PAVEMENT 8" CONCRETE PAVEMENT W/ 6 X 6 W1.4 WMF 4" COMPACTED AGGREGATE BASE, CA-6 CRUSHED LESTONE
	BRICK PAVERS (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
	CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE, CA-6 CRUSHED LESTONE

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HAWTHORNE SURGERY CENTER
VILLAGE OF VERNON HILLS
SITE DIMENSIONAL AND PAVING PLAN

PROJ. NO.: FF
PROJ. ASSOC.: DJM
DRAWN BY: REH
DATE: 01/13/12
SCALE: 1"=30'

SHEET 3 OF 11
HSCVH 111136



PROPOSED BUILDING
 15,231 S.F.
 F.F. = 688.90
 T/F = 688.90
 G/F = 688.40

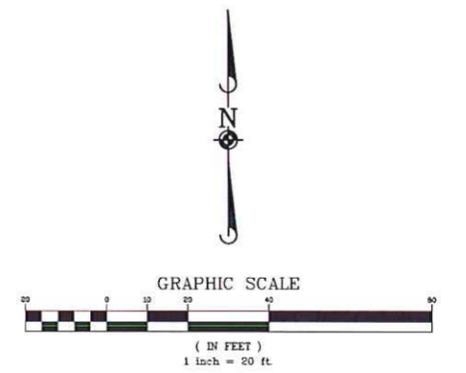
- GRADING NOTES:**
1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

DATE	REVISIONS	BY	CHK
07-25-12	REVISED PER VILLAGE COMMENTS		
03-29-12	REVISED PER VILLAGE COMMENTS		

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**HAWTHORNE SURGERY CENTER
 VILLAGE OF VERNON HILLS
 GRADING PLAN**

PROJ. WOK. # **FF**
 PROJ. ASSOC. # **DAI**
 DRAWN BY: **REH**
 DATE: **01/13/12**
 SCALE: **1"=20'**
 SHEET
5 OF **11**
 HSCVH 111136



LAKE COUNTY SMC SEDIMENTATION AND EROSION CONTROL NOTES

- A. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
- B. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- C. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
- D. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE STABILIZED WITH SOD, MAT OR BLANKET IN COMBINATION WITH SEEDING.
- E. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- F. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- G. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- H. A STABILIZED MAT OF AGGREGATE UNDERLAIN WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURE) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- I. SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES OR ISOLATED WATERS OF LAKE COUNTY.
- J. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G. SEDIMENT TRAP, SEDIMENT BASIN, POLYACRYLAMIDE TREATMENT SYSTEM OR OTHER APPROPRIATE MEASURE).
- K. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

ADDITIONAL SEDIMENTATION AND EROSION CONTROL NOTES

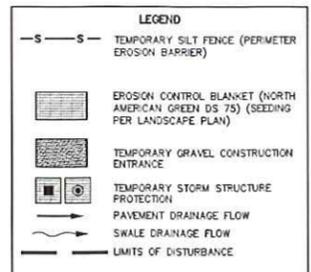
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS PROCEDURE AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ON-SITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED. SEDIMENT CONTROL MEASURES, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
6. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS / ACRE.
7. FILTER FABRIC OR AN INLET PROTECTION DEVICE SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
8. TOPSOIL STOCKPILES SHALL BE SEED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE OF THE PILES.
9. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
10. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPENSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION WHERE REQUIRED.
11. OVERLAND FLOW SHALL BE DIRECTED TO SEDIMENT CONTROL STRUCTURES PRIOR TO LEAVING THE SITE.
12. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE MUNICIPALITIES EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE ILLINOIS URBAN MANUAL.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (EPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT."

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS												
CONVANT SEEDINGS												
TEMPORARY SEEDINGS												
SOODING												
MULCHING												

A - KENTUCKY BLUEGRASS 50 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 50 LBS./AC.
 B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
 C - SPRING CATS 100 LBS./AC.
 D - WHEAT OR CERIAL RYE
 E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS) STRAW MULCH 2 TONS PER ACRE
 F - SPRING CATS 100 LBS./AC. 2 TONS STRAW MULCH PER ACRE
 * IRRIGATION NEEDED DURING AUG. SEPT. AND OCTOBER
 ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOODING



- CONSTRUCTION SEQUENCING
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES.
 - A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
 - B. SILT FENCE INSTALLATION.
 - C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED.
 2. STRIP TOPSOIL AND STOCKPILE TOPSOIL.
 3. TEMPORARILY STABILIZE TOPSOIL STOCKPILED (SEED AND SILT FENCE AROUND TOE OF SLOPE)
 4. CUT AND FILL SITE TO PLAN SUB-GRADE.
 5. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ALLOCATED INLET & OUTLET PROTECTION.
 6. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 7. PERMANENTLY STABILIZE THE SITE.
 8. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
- * SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

HAWTHORNE SURGERY CENTER
 VILLAGE OF VERNON HILLS
 SOIL EROSION CONTROL PLAN

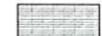
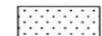
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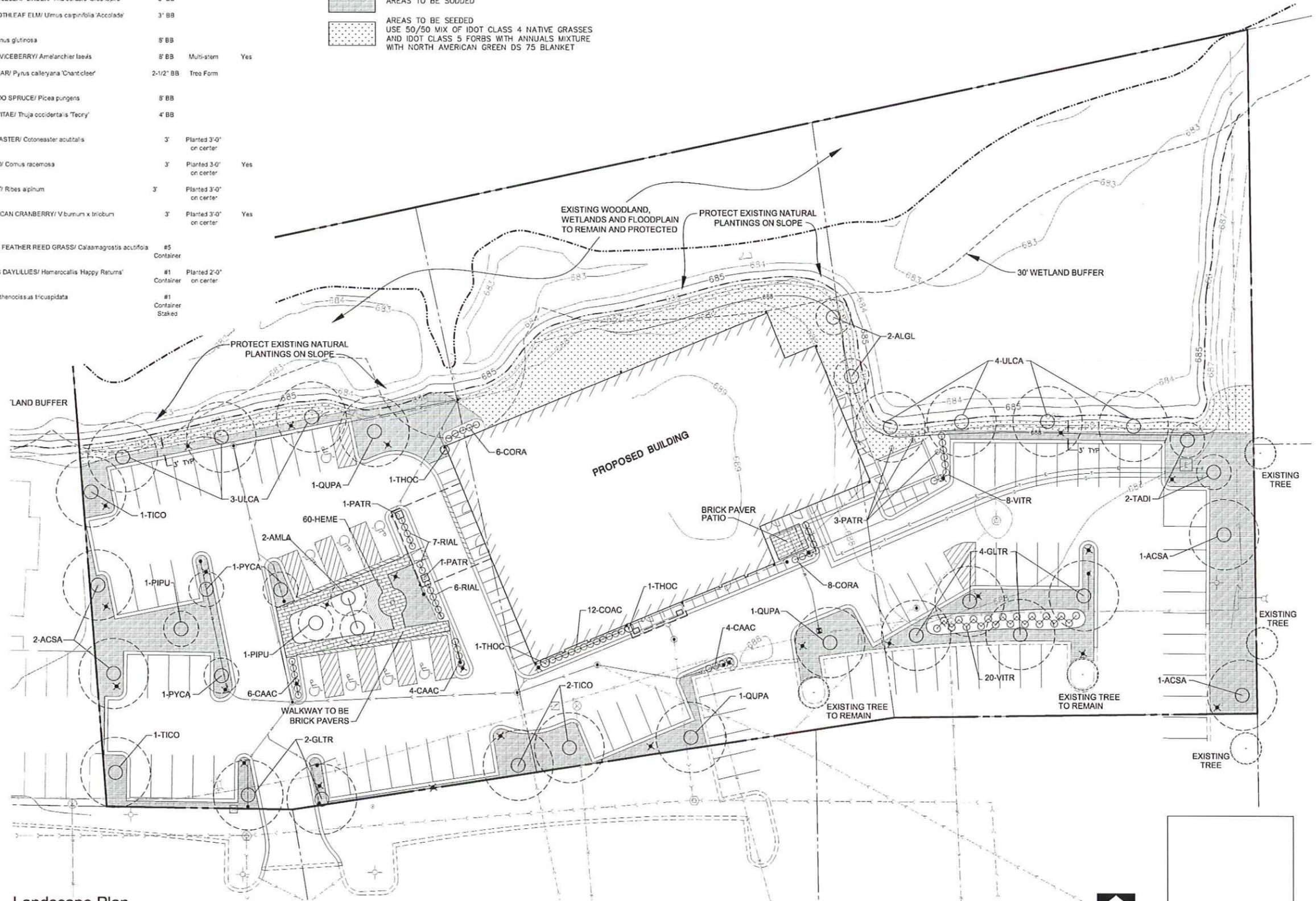
SHEET 6 OF 11
 HSCVH 11136

Preliminary Plant List

Key	Quantity	Name	COMMON Botanical	Size	Comments	Native
ACSA	4	GREEN MOUNTAIN SUGAR MAPLE/	Acer saccharum 'Green Mountain'	3' BB		Yes
GLTR	6	SKYLINE HONEYLOCUST/	Gleditsia tricanthos inermis 'Skyline'	3' BB		Yes
QUPA	3	PIN OAK/	Quercus palustris	3' BB		Yes
TADI	2	COMMON BALDCYPRESS/	Taxodium distichum	3' BB		
TICO	4	GREENSPIRE LITTLELEAF LINDEN/	Tilia cordata 'Greenspire'	3' BB		
ULCA	7	ACCOLADE SMOOTHLEAF ELM/	Ulmus carpinifolia 'Accolade'	3' BB		
ALGL	2	BLACK ALDER/	Alnus glutinosa	8' BB		
AVLA	2	ALLEGHENY SERVICEBERRY/	Amelanchier laevis	8' BB	Multi-stem	Yes
PYCA	3	CHANTICLEER PEAR/	Pyrus calleryana 'Chanticleer'	2-1/2' BB	Tree Form	
PIPU	2	GREEN COLORADO SPRUCE/	Picea pungens	8' BB		
THOC	3	TECHNY ARBORVITAE/	Thuja occidentalis 'Tetry'	4' BB		
COAC	12	PEKING COTONEASTER/	Cotoneaster acutifolius	3'	Planted 3'-0" on center	
CORA	13	GRAY DOGWOOD/	Cornus racemosa	3'	Planted 3'-0" on center	Yes
RIAL	13	ALPINE CURRANT/	Ribes alpinum	3'	Planted 3'-0" on center	
VITR	28	COMPACT AMERICAN CRANBERRY/	Viburnum x trilobum 'Compactum'	3'	Planted 3'-0" on center	Yes
CAAC	14	KARL FOERSTER FEATHER REED GRASS/	Calamagrostis acutifolia 'Karl Foerster'	#5 Container		
HEME	60	HAPPY RETURNS DAYLILIES/	Hemerocallis 'Happy Returns'	#1 Container	Planted 2'-0" on center	
PATR	5	BOSTON IVY/	Parthenocissus tricuspidata	#1 Container Staked		

Legend

-  AREAS TO BE SODDED
-  AREAS TO BE SEEDED
USE 50/50 MIX OF IDOT CLASS 4 NATIVE GRASSES AND IDOT CLASS 5 FORBS WITH ANNUALS MIXTURE WITH NORTH AMERICAN GREEN DS 75 BLANKET



Landscape Plan
 Scale:

1" = 20'-0"



SEAL

Glenn M Christensen, ASLA, RLA
 Illinois Registered Landscape Architect # 157-000223

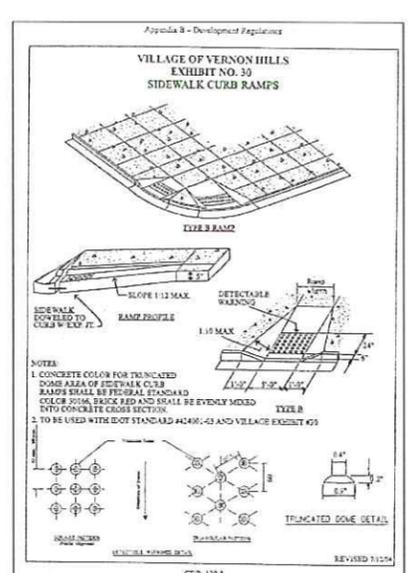
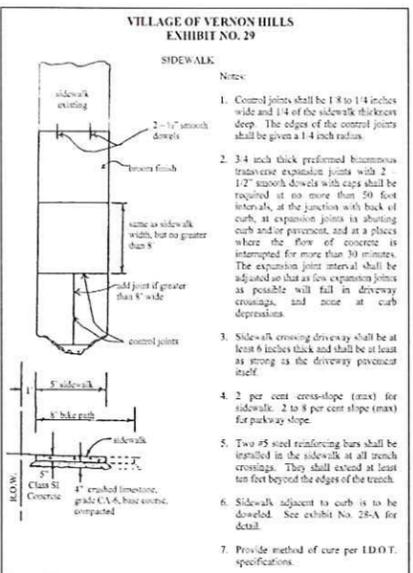
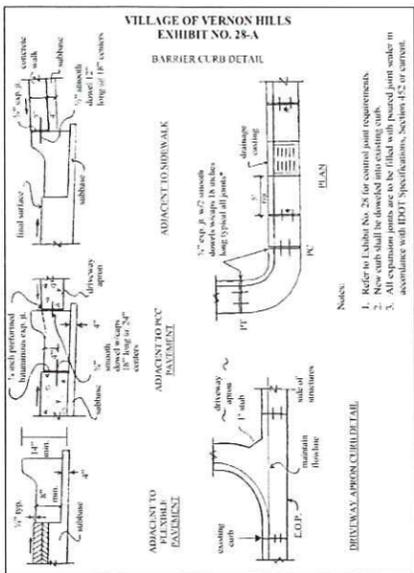
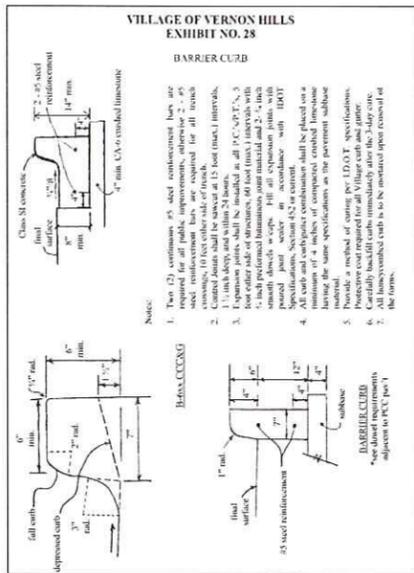
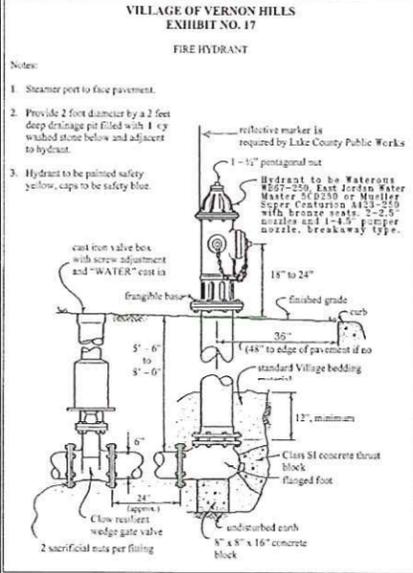
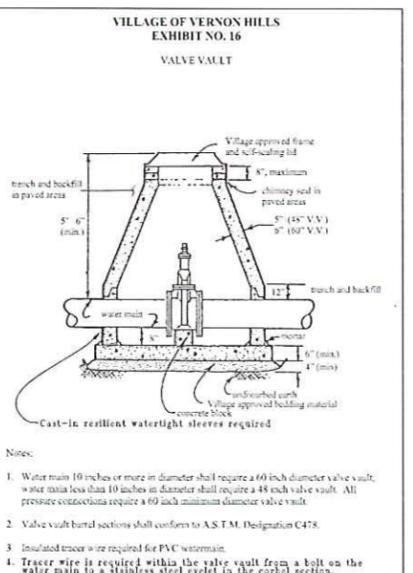
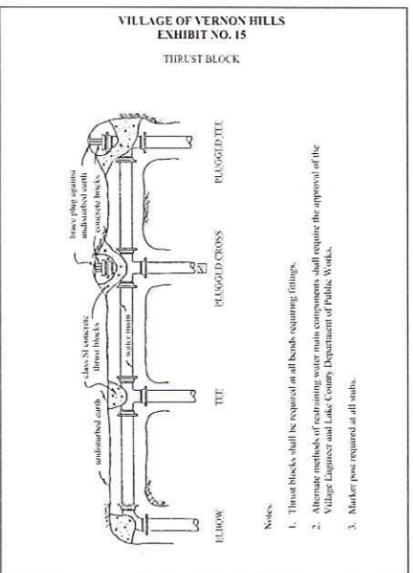
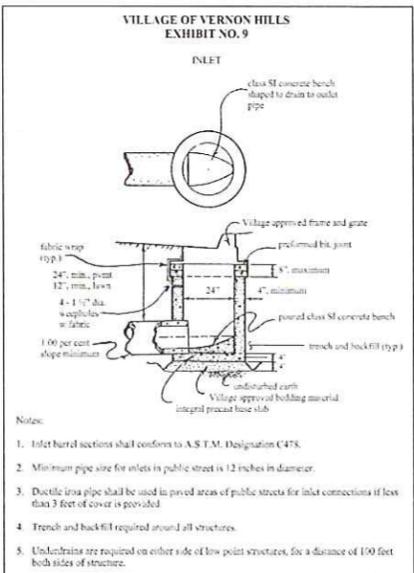
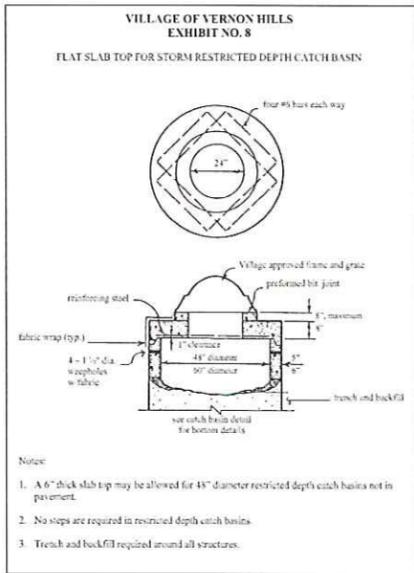
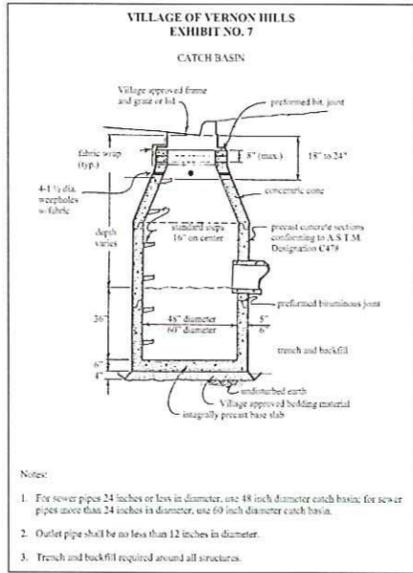
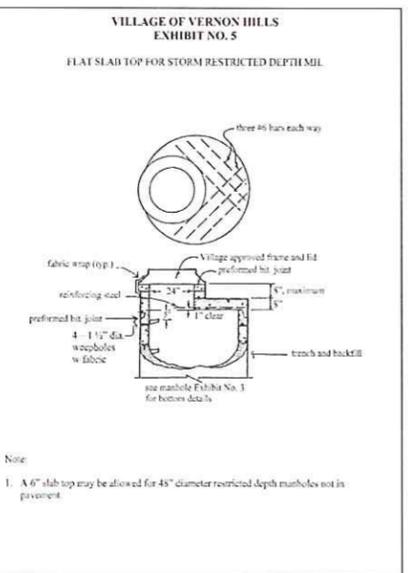
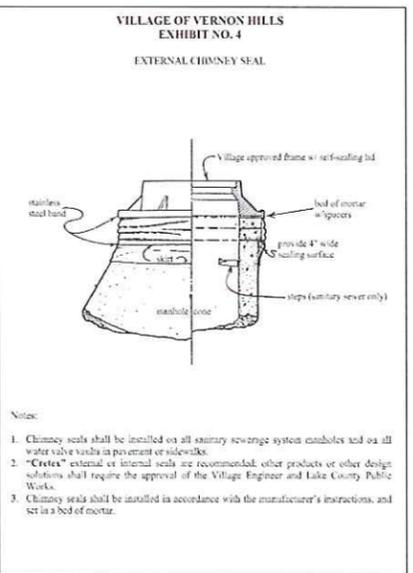
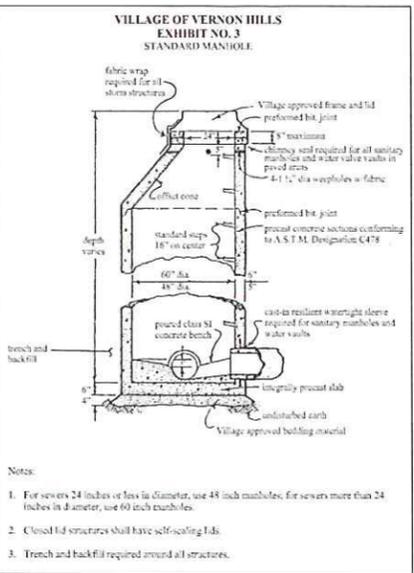
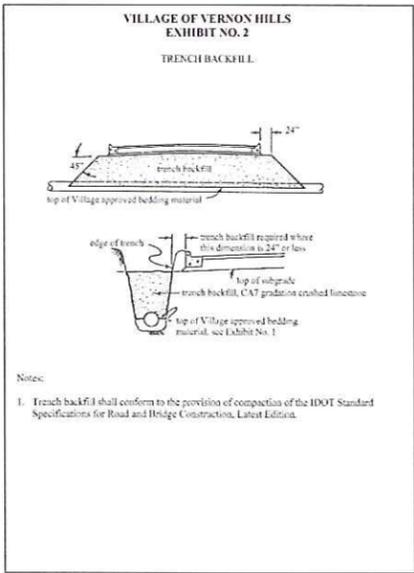
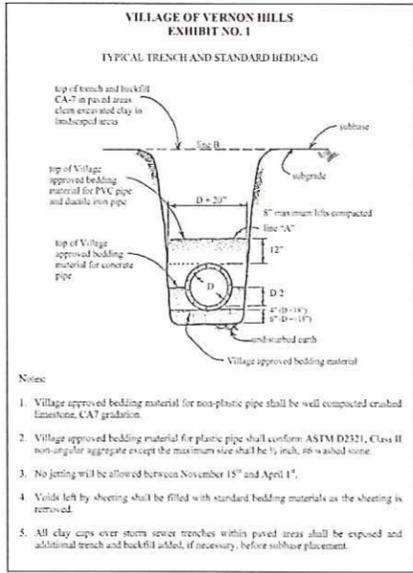
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2	08-29-12	REVISED PER VILLAGE COMMENTS

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HAWTHORNE SURGERY CENTER
 VILLAGE OF VERNON HILLS
 LANDSCAPE PLAN

PROJ WORK: FF
 PROJ ASSOC: DM
 DRAWN BY: RDM
 DATE: 01/13/12
 SCALE: AS NOTED

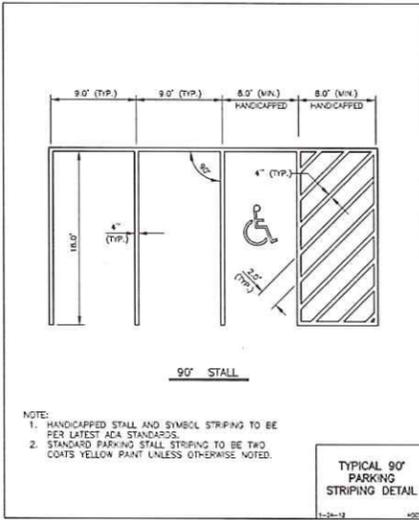
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7 OF **11**
 HSCVH 111136



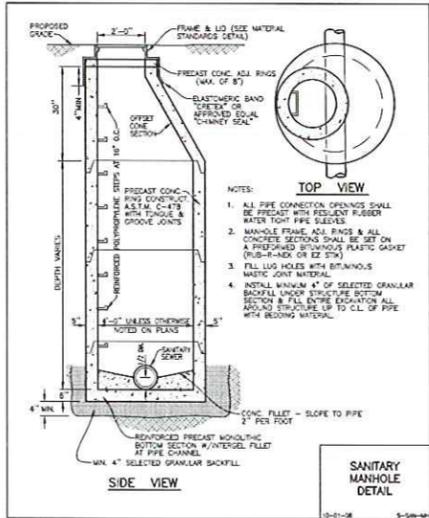
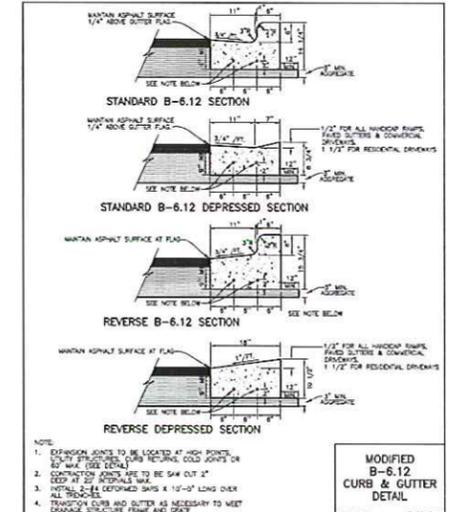
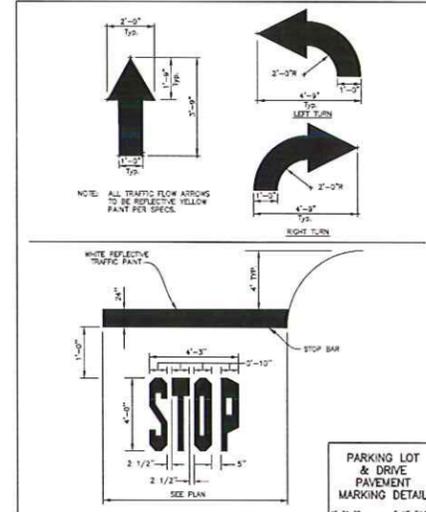
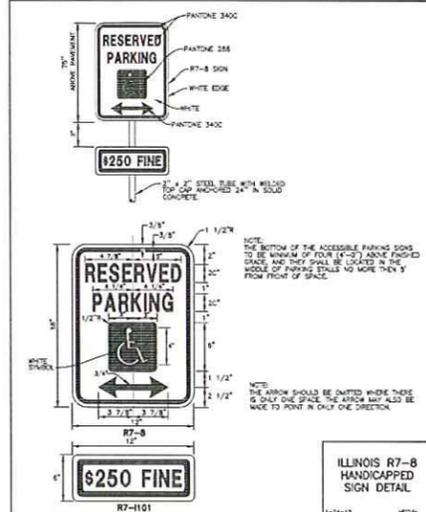
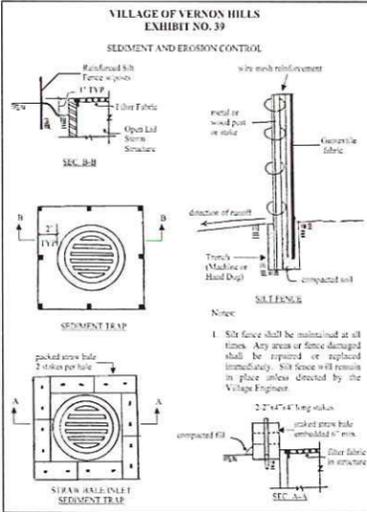
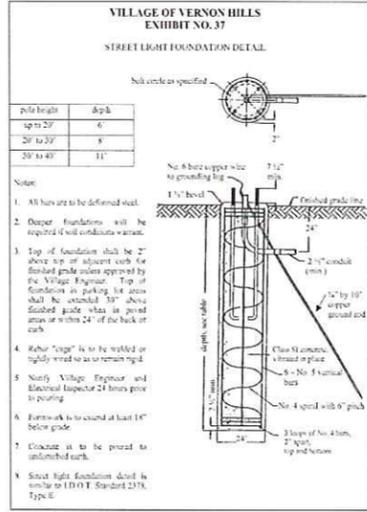
HAWTHORNE SURGERY CENTER
VILLAGE OF VERNON HILLS
CONSTRUCTION DETAILS

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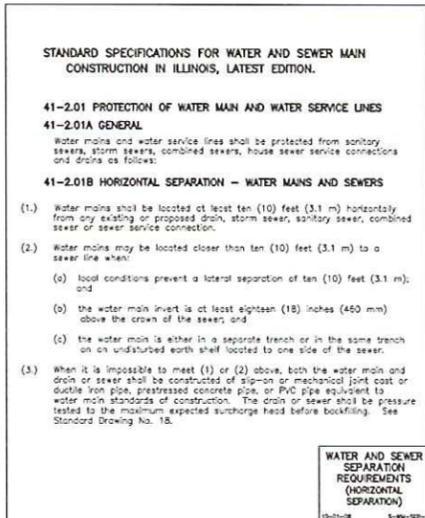
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DATE: 01/13/12
SCALE: N.T.S.
SHEET 9 OF 11
HSCVH 111136



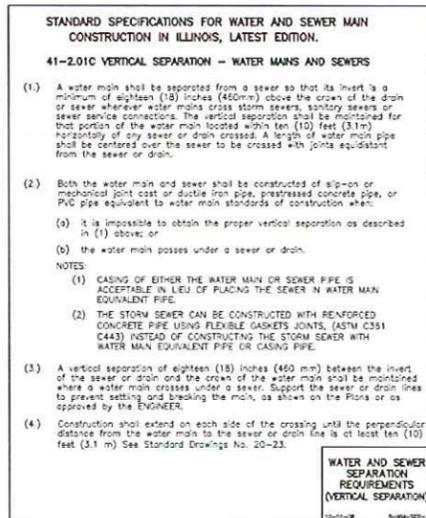
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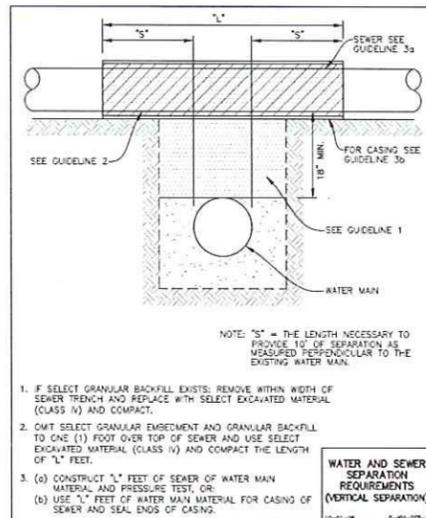
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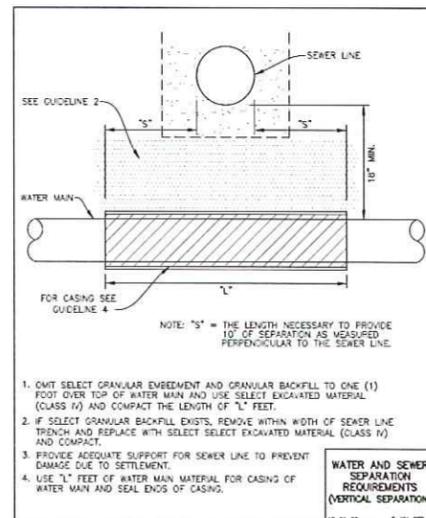
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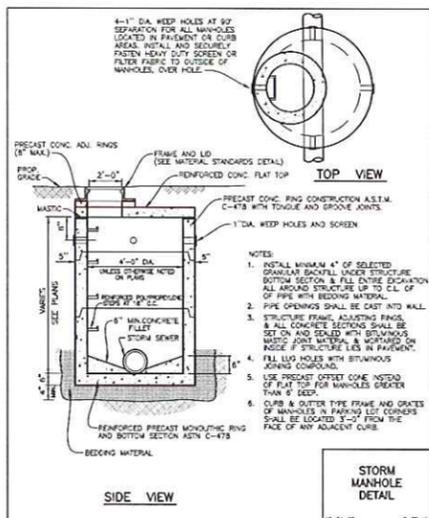
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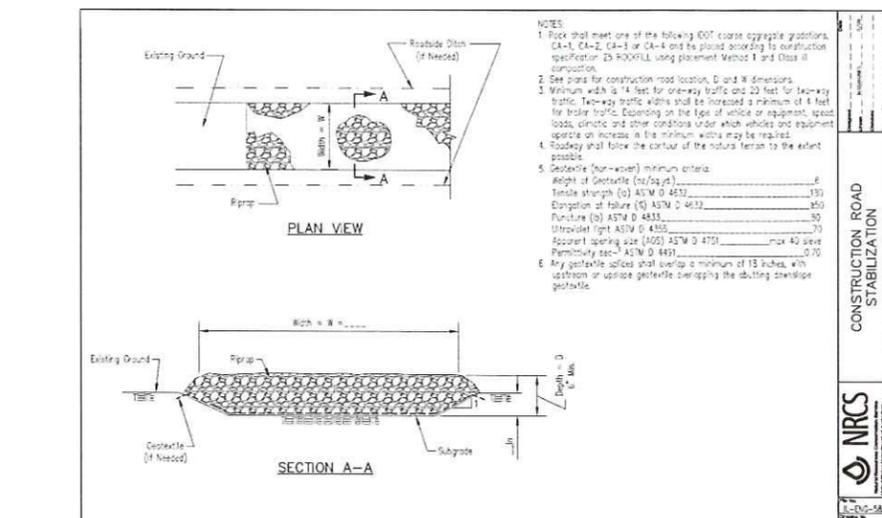
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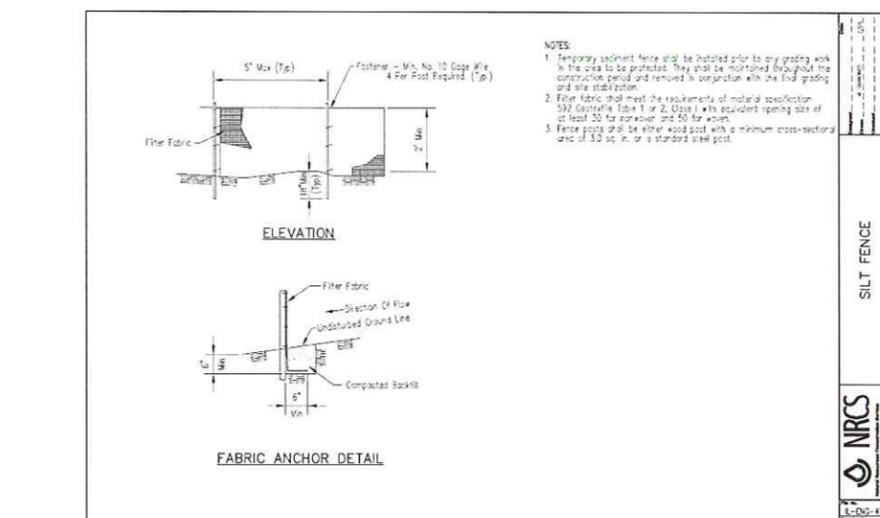
WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)



STORM MANHOLE DETAIL



CONSTRUCTION ROAD STABILIZATION



FABRIC ANCHOR DETAIL

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HAWTHORNE SURGERY CENTER
VILLAGE OF VERNON HILLS
CONSTRUCTION DETAILS

PROJ. NO.: FF
 PROJ. ASSOC.: DJM
 DRAWN BY: REM
 DATE: 01/13/12
 SCALE: N.T.S.

SHEET
10 OF 11
 HSCVH 111136

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

- a. "CLIENT" shall mean Hawthorne Plaza Outpatient Surgery Center, L.P., which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
- b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
- d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
- e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit or review is required for any aspect of the subject project.

INTENT OF THE CONTRACT DOCUMENTS

The intention of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be a warranty or to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or implied by any heading, branch, class or trade of the SPECIFICATIONS shall be applied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's decision shall be final and binding on the CONTRACTOR. In the event of a discrepancy, the CONTRACTOR shall immediately notify the ENGINEER. The CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, decrees, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitively establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, and the manner in which they are removed or adjusted. It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intention to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting their facilities.

UNUSABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will intersect, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

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

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of the contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drains, water mains, etc.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material supplies, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations pertaining to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless Manhard Consulting, Ltd. and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorney's fees arising out of, resulting from or in connection with the performance of any work, pursuant to and with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify Manhard Consulting, Ltd., its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any tool, rigging, blocking, scaffolding or any and all other kinds of equipment, whether or not the same be owned, furnished or loaned by any party or entity, including any contractor; (2) all attorney's fees and costs incurred in bringing an action to enforce the provisions of the indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs of travel, long distance telephone and reproduction of documents; and (4) consequential damages. Only to the extent necessary to prevent this provision from being void under any state statute of the state where the work specified in these Plans and Specifications are to be performed, this indemnity agreement shall not require the CONTRACTOR to indemnify the ENGINEER, its consultants, agents or employees against its own negligence.

INSURANCE

Any party using these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name Manhard Consulting, Ltd. and its consultants, agents and representatives as additional insureds under such insurance policy. Such insurance must contain a clause stating that the insurance is primary coverage for Manhard Consulting, Ltd. and Manhard Consulting, Ltd.'s other applicable coverage is considered secondary.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd. the ENGINEER, is intended to be a third party beneficiary of this writing agreement and requirement.

DETAILED SPECIFICATIONS

- I. **EXCAVATION AND GRADING**
 - A. **STANDARDS**
This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.
 - B. **EXCAVATION AND EMBANKMENT**
 - ***DEMOLITION**
CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirements.
 - b. The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNMENTAL ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.
 - c. CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNMENTAL ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNMENTAL ENTITY as requested.

- d. All asphalt pavement, curb and gutter and miscellaneous structures shall be demolished by the CONTRACTOR and disposed of off-site as approved by CLIENT.
- e. All existing sewers as indicated on the PLANS to be removed shall be removed from the site and disposed of off-site by the CONTRACTOR.
- f. Voids left by any item removed under any proposed building, pavement or walk or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.
- g. All the access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.
- h. Any existing walls encountered shall be exposed and sealed 3 below proposed finish grade by the CONTRACTOR in accordance with Section 920.10 of the Illinois Water Wall Construction Code, Department of Public Health, Latest Edition, and all applicable local rules and regulations.
- i. Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNMENTAL ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.
- j. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.
- k. Prior to the commencement of any demolition activity, the OWNER/CONTRACTOR shall obtain all applicable permits.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variation of soil and groundwater conditions between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, always a construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

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

TOPSOIL STRIPPING

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

TOPSOIL RESPIREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer as designated on the PLANS or as designated on landscape drawings and specifications provided by the CLIENT. The CONTRACTOR shall adhere to the requirements of the landscape plans, however in the absence of landscape drawings and specifications, seeding shall be as designated on the PLANS and in accordance with the above standards.

EXCAVATION AND EMBANKMENT (FILL)

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall install all dewatering, temporary clothing and culverts necessary to complete the excavation and embankment.

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

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the parking lot within the work limits to within ±0.1 feet of the proposed subgrade elevations indicated on the PLANS. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Percent Compaction	Pavement & Gravel Areas	
	Standard	Modified Proctor
95%	95%	90%
90%	90%	85%

unless approved otherwise in the soils report or by the CLIENT. The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soil testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- a. Any soil whose optimum moisture content exceeds 25%.
- b. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- c. Any soil whose silt content exceeds 60% by weight.
- d. Any soil whose maximum dry density is less than 100 pounds per cubic foot.
- e. Any soil containing organic, celeratious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof so that the lakes will maintain the proposed normal water level and that leakage does not exceed 1/8" inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. In the opinion of the CLIENT or the JURISDICTIONAL GOVERNMENTAL ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to provide an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted to Erosion and Sediment Control Measures during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

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

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by drying as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNMENTAL ENTITY:

- (a) **GEOTEXTILE FABRIC**
Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNMENTAL ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.
- (b) **EROSION CONTROL BLANKET**
Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNMENTAL ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

II. UNDERGROUND IMPROVEMENTS

- A. **GENERAL STANDARDS**
All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have conical cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 6" in height. All manholes and catch basin steps shall be applied with polypropylene with continuous 1/2" steel reinforcement as manufactured by MA Industries, or approved equal.

***AUGER BORING AND CASING - INTENTIONALLY DELETED**

***AUGER (OPEN BORE) - INTENTIONALLY DELETED**

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 12, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

***SANITARY SEWER PIPE**

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

- a. Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F879 (18-inch thru 48-inch) minimum SDR 25 with flexible elastomeric seal gasket joints conforming to ASTM D3212 and F477.
- b. Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber waterproofing pipe sleeves. A 10' elastomeric band (ghymny seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

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

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNMENTAL ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNMENTAL ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C699 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly joined and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

***RISERS - INTENTIONALLY DELETED**

***DROP MANHOLE CONNECTIONS - INTENTIONALLY DELETED**

***SANITARY SEWER FORCE MAIN - INTENTIONALLY DELETED**

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNMENTAL ENTITY. Videotape and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNMENTAL ENTITY. All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

- a. Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints.
- b. Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C13/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

For open out construction, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely laminated inside every valve vault on stainless steel hardware with an exposed length of at least 12 inches. A mechanically secured and soldered connection shall be provided for all wire splices. Tracer wire is required on all plastic pipe watermain installations. Before final approval of any water main, there will be a LDCWP monitored tracer wire routinely set into water main proper installation of any tracer wire.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C509, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNMENTAL ENTITY requirements, except that butterfly valves shall conform to ANSI/AWWA C504 shall be constructed on all water mains 18" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIA Manholes, etc. above. Frame and lids shall be Neenah R-1772 or approved equal and shall be imprinted "Water". Valve vaults shall include valve, frame and cover, bedding, and backfilling, if required.

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNMENTAL ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNMENTAL ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNMENTAL ENTITY as to the exact style, type, and manufacture of Corporation stops, ground by blocks and service boxes preferred by the JURISDICTIONAL GOVERNMENTAL ENTITY and shall furnish same.

***SMALL WATER SERVICES (2" DIAMETER OR LESS) - INTENTIONALLY DELETED**

DISINFECTANT

Disinfectants that meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safety quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNMENTAL ENTITY and the CLIENT.

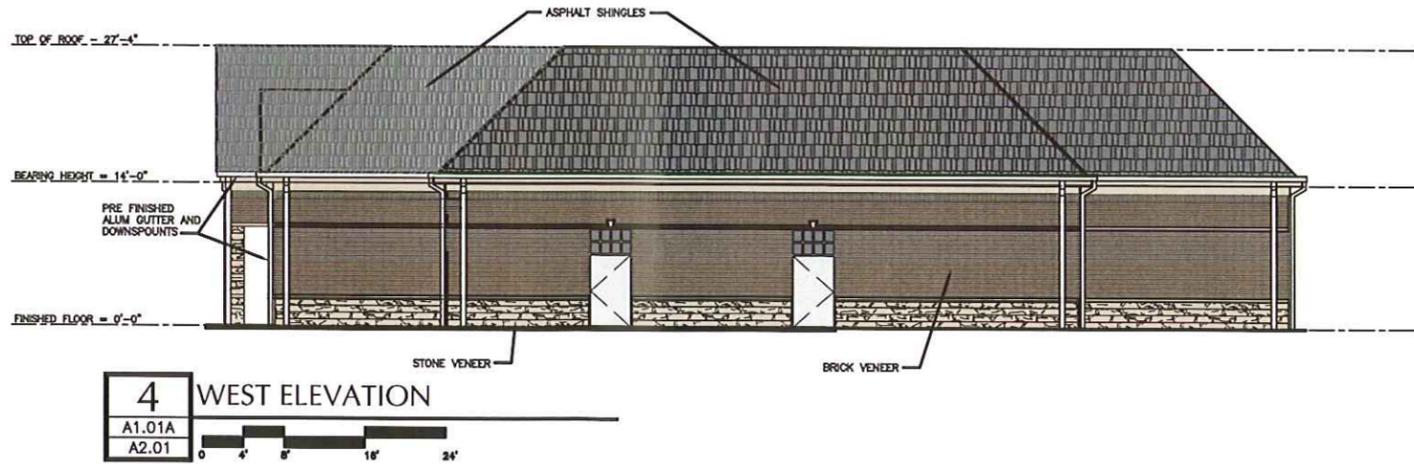
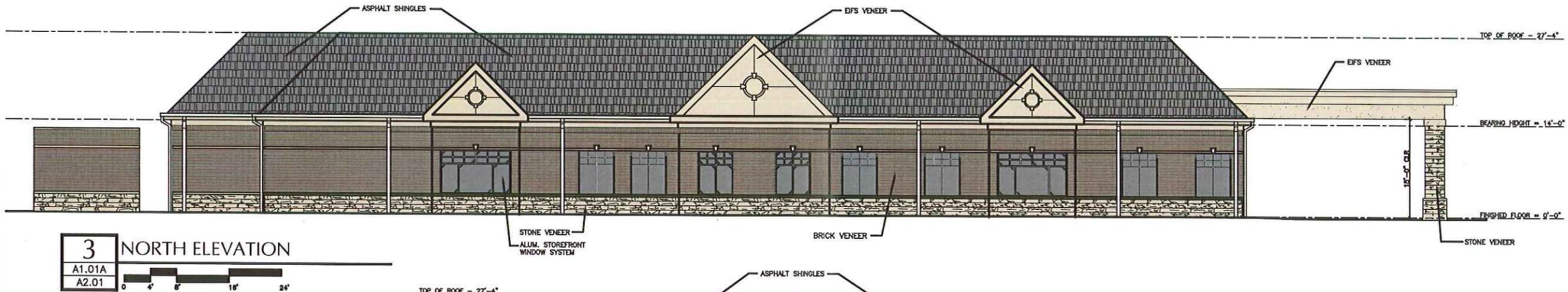
PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNMENTAL ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans.

REVISIONS



DATE:
 SEPTEMBER 13, 2012

the burell group, p.c.
 architects • planners • interiors
 300 cahaba park circle, suite 111
 birmingham, alabama 35242



SURGICAL CARE AFFILIATES
 HAWTHORN SURGERY CENTER
 RELOCATION
 VERNON HILLS, ILLINOIS
 TBC# 11535

RECEIVED
 SEP 17 2012
 COMMUNITY DEVELOPMENT
 DEPARTMENT

PROPOSED
 EXTERIOR ELEVATIONS
 A2.01

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FINAL PLAT OF VERNON SQUARE - FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3, 4 AND 5 IN VERNON SQUARE SUBDIVISION, BEING A SUBDIVISION OF A PART OF OUTLOT 1 IN NEW CENTURY TOWN UNIT 1, BEING A SUBDIVISIONS OF PART OF SECTIONS 32 AND 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

OWNER'S CONSENT TO SUBDIVISION AND EASEMENT VACATION

THE UNDERSIGNED, VIRENDRA PARIKH PROPERTIES - GPS I SERIES, HEREBY CERTIFIES THAT HE/SHE IS THE HOLDER OF THE LEGAL TITLE OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT VIRENDRA PARIKH PROPERTIES - GPS I SERIES AS OWNER OF PART OF THE PROPERTY DESCRIBED AS VERNON SQUARE - FIRST RESUBDIVISION SHOWN HEREON, AND AS GRANTEE TO CERTAIN EASEMENT RIGHTS GRANTED PER DOCUMENT NUMBER 4084440, DOES HEREBY RELEASE, VACATE AND ABROGATE ANY AND ALL EASEMENT RIGHTS TO THAT PART OF THE PROPERTY SHOWN HEREON AS "HEREBY VACATED".

THIS IS TO ALSO CERTIFY THAT VIRENDRA PARIKH PROPERTIES - GPS I SERIES AS OWNER OF PART OF THE PROPERTY DESCRIBED AS VERNON SQUARE - FIRST RESUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	ELEMENTARY SCHOOL DISTRICT NO. 73 HIGH SCHOOL DISTRICT NO. 128 JUNIOR COLLEGE DISTRICT NO. 532

DATED THIS _____ DAY OF _____, A.D., 20____

OWNER NAME AND ADDRESS

VIRENDRA PARIKH PROPERTIES - GPS I SERIES
1375 KURTIS LANE
LAKE FOREST, ILLINOIS 60045

BY: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF VIRENDRA PARIKH PROPERTIES - GPS I SERIES WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC

OWNER'S CONSENT TO SUBDIVISION AND EASEMENT VACATION

THE UNDERSIGNED, KERNEL PARIKH PROPERTIES - GPS I SERIES, HEREBY CERTIFIES THAT HE/SHE IS THE HOLDER OF THE LEGAL TITLE OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT KERNEL PARIKH PROPERTIES - GPS I SERIES AS OWNER OF PART OF THE PROPERTY DESCRIBED AS VERNON SQUARE - FIRST RESUBDIVISION SHOWN HEREON, AND AS GRANTEE TO CERTAIN EASEMENT RIGHTS GRANTED PER DOCUMENT NUMBER 4084440, DOES HEREBY RELEASE, VACATE AND ABROGATE ANY AND ALL EASEMENT RIGHTS TO THAT PART OF THE PROPERTY SHOWN HEREON AS "HEREBY VACATED".

THIS IS TO ALSO CERTIFY THAT KERNEL PARIKH PROPERTIES - GPS I SERIES, SERIES AS OWNER OF PART OF THE PROPERTY DESCRIBED AS VERNON SQUARE - FIRST RESUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	ELEMENTARY SCHOOL DISTRICT NO. 73 HIGH SCHOOL DISTRICT NO. 128 JUNIOR COLLEGE DISTRICT NO. 532

DATED THIS _____ DAY OF _____, A.D., 20____

OWNER NAME AND ADDRESS

KERNEL PARIKH PROPERTIES - GPS I SERIES,
1375 KURTIS LANE
LAKE FOREST, ILLINOIS 60045

BY: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF KERNEL PARIKH PROPERTIES - GPS I SERIES WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF VERNON HILLS, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 200__.

VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT AND AS GRANTEE TO CERTAIN EASEMENT RIGHTS GRANTED PER DOCUMENT NUMBER 4084440, DOES HEREBY RELEASE, VACATE AND ABROGATE ANY AND ALL EASEMENT RIGHTS TO THAT PART OF THE PROPERTY SHOWN HEREON AS "HEREBY VACATED".

DATED AT VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 200__.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 200__.

BY: _____

CHAIRMAN

ATTEST: _____

SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, A.D., 200__.

VILLAGE ENGINEER

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____

OWNER/ATTORNEY
PRINTED NAME AND TITLE

FRANCES FAZO, P.E.
MANHARD CONSULTING, LTD.
900 WOODLANDS PARWAY
VERNON HILLS, IL 60061

WATERMAIN AND SANITARY SEWER EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LAKE COUNTY PUBLIC WORKS DEPARTMENT ("LCPWD"), VILLAGE OF VERNON HILLS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND AND ABOVE GROUND TRANSMISSION, DISTRIBUTION AND/OR COLLECTION OF SANITARY SEWER AND WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "PARKING, INGRESS, EGRESS, MUNICIPAL, AND PUBLIC UTILITY EASEMENT".

THIS EASEMENT SHALL GRANT THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO PARKING, INGRESS, EGRESS, MUNICIPAL, AND PUBLIC UTILITY EASEMENTS ON THIS PLAT, THE RIGHT TO CUT, TRIM OR REMOVE PAVEMENTS, TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES.

NO PERMANENT STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER EASEMENT, OR IN THE CASE OF A "BLANKET EASEMENT, UPON, OVER OR WITHIN 7.5 FEET EITHER SIDE OF LCPWD FACILITIES WITHOUT WRITTEN CONSENT OF GRANTEE.

THE LOCATION OF THE FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PREVIOUSLY INSTALLED PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPWD.

IN THE EVENT THE GRANTEE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND RE-ESTABLISHING GRASS IN AFFECTED GRASSY AREAS.

EASEMENT PROVISIONS FOR INGRESS & EGRESS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1 IN THIS SUBDIVISION TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, BENEFICIARIES, HEIRS, TRANSFERREES AND GRANTEES, AND THE AGENTS, EMPLOYEES, INVITEES AND LICENSEES FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PART OF THE SUBDIVISION WHICH IS DEPICTED AS AN "PARKING, INGRESS, EGRESS, MUNICIPAL, AND PUBLIC UTILITY EASEMENT", TO PROVIDE ACCESS FOR MOTOR VEHICLES AND PEDESTRIAN TRAFFIC TO AND FROM ALL LOTS IN THIS SUBDIVISION AND TO THE INTERNAL ROADWAY SYSTEM OF THIS SUBDIVISION AND NEIGHBORING PARCELS. ALL MAINTENANCE AND REPAIR OF THE ROADWAY EASEMENT AREA SHALL BE MADE SO AS TO INTERFERE AS LITTLE AS PRACTICABLE WITH THE OPERATIONS OF ANY OF THE OWNERS OF THE LOTS OR THEIR EMPLOYEES, AGENTS, TENANTS, INVITEES OR LICENSEES.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ERIC J. HAGLUND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3446, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF THE VILLAGE OF VERNON HILLS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31ST, A.D. 2012. THE REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS _____ DAY OF _____, A.D. 2012.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3446
LICENSE EXPIRES NOVEMBER 30, 2012



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3, 4 AND 5 IN VERNON SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF OUTLOT 1 IN NEW CENTURY TOWN UNIT 1, BEING A SUBDIVISION OF PART OF SECTIONS 32 AND 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1998 AS DOCUMENT NUMBER 4084440 IN LAKE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 2.976 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1709702052 WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2000 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE A AND ZONE X (UNSHADED). ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS STATEMENT DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2012.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3446
LICENSE EXPIRES NOVEMBER 30, 2012



THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.
DESIGN FIRM PROFESSIONAL
REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2013

DATE	REVISION	BY	CHKD BY	DATE	REVISION	BY	CHKD BY

Manhard CONSULTING LTD.
 900 WOODLANDS PARWAY, VERNON HILLS, IL 60061 | TEL: (847) 624-2500 | WWW.MANHARD.COM
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Construction Management - Environmental Scientists - Landscape Architects - Planners

VERNON SQUARE - FIRST RESUBDIVISION
VERNON HILLS, ILLINOIS
PLAT OF RESUBDIVISION

PROJ. NO.	FF
PROJ. ASSOC.	TJM
DRAWN BY	GP
CHECKED BY	EJH
DATE	01/17/12
SCALE	N/A
SHEET	2 OF 3
HSCVH	111136

