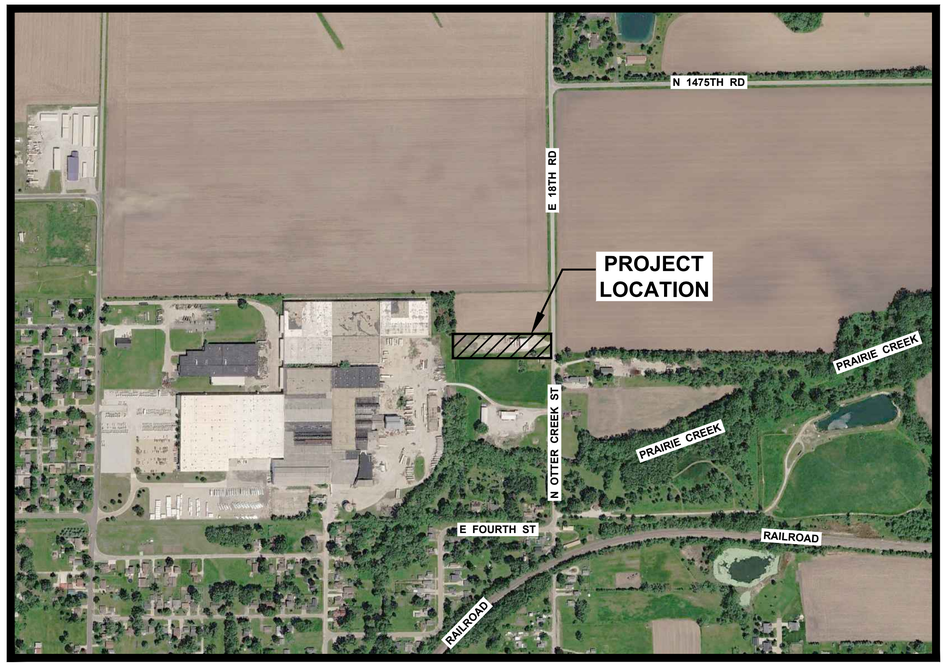
BRUCE TOWNSHIP
POST - FRAME EQUIPMENT STORAGE BUILDING
1700 N. OTTER CREEK RD, STREATOR, ILLINOIS

SEPTEMBER, 2026



LOCATION MAP



INDEX OF SHEETS:

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- C1.0 COVER SHEET
- C2.0 GENERAL NOTES
- C3.0 MISCELLANEOUS DETAILS
- C4.0 EXISTING CONDITIONS & DEMOLITION PLANS
- C5.0 GEOMETRY & UTILITY PLAN
- C6.0 GRADING & EROSION CONTROL PLAN

ARCHITECTURAL SHEETS
- A1.0 BUILDING LAYOUT PLAN
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MECHANICAL SHEETS
- M1.0 BUILDING ELECTRICAL LAYOUT PLANS
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- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- EXISTING TOE/TOP SWALE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC
- O.H. CATV — EXISTING OVERHEAD CABLE TV
- U.G. CATV — EXISTING UNDERGROUND CABLE TV
- PROPOSED CHAIN LINK FENCE
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL SERVICE
- PROPOSED GAS SERVICE
- PROPOSED TOE OF SWALE
- PROPOSED PERIMETER EROSION BARRIER
- EXISTING FIRE HYDRANT
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- PROPOSED ADS END SECTION
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- PROPOSED SEWER CLEANOUT
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- PROPOSED WATER METER
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- PROPOSED WATER VALVE
- PROPOSED INLET
- DRAINAGE ARROW
- HMA — HOT-MIX ASPHALT SURFACE
- AGG — AGGREGATE SURFACE
- ROW — RIGHT-OF-WAY
- EOP — EDGE OF PAVEMENT
- DETECTABLE WARNING
- INLET & PIPE PROTECTION
- ROLLED EXCELSIOR DITCH CHECKS

BENCHMARKS:

BM A
RAILROAD SPIKE IN FIRST POWER POLE
NORTH OF SITE ENTRANCE
ELEV. = 632.90

OWNER /APPLICANT

BRUCE TOWNSHIP
216 N. STERLING STREET
STREATOR, IL 61364

TOWNSHIP OFFICIALS

SUPERVISOR: ROBERT (SCOTT) LUCAS

CLERK: KATHY J. HARRIS

CITY MANAGER: YATES McLAUGHLIN

TRUSTEES: HAROLD (RANDY) BAUMRUCKER
CHAD (TOAD) WINTERROWD
STEVEN BIROSCHIK
JOSEPH M. HARCHARIK

HIGHWAY COMMISIONER:
JOHN M. (MIKE) BARTON

SURVEYOR / ENGINEER:

CHAMLIN & ASSOCIATES, INC.
4152 PROGRESS BOULEVARD
PERU, IL. 61354
PHONE: (815) 223-3344
FAX: (815) 223-3348

UTILITY SERVICE	CONTACT	TELEPHONE NO.
WATER	ILLINOIS AMERICAN WATER CO.	(815) 672-4557
ELECTRICAL POWER	COMED	(800) 334-7661
NATURAL GAS	NICOR	(815) 854-2569
TELEPHONE	FRONTIER	(309) 829-0358
CABLE	MEDIACOM	(855) 633-4226

CALL JULIE TOLL FREE 1-800-892-0123

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PERU MORRIS
OTTAWA
ILLINOIS

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CHECKED BY: JAA	LEVEL	BY	DATE	DESCRIPTION		SCALE: AS NOTED	SHEET C1.0	
DATE: 08/2026						FILE NO.: 33128.00Y-	OF ---	

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GENERAL NOTES

The Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" and Supplemental Specifications and Recurring Special Provisions (latest edition), the "Standard Specifications for Water and Sewer Construction in Illinois" (latest edition), "Manual on Uniform Traffic Control Devices for Streets and Highways" (latest edition), and the "Manual of Test Procedures for Materials" (latest addition) shall govern applicable portions of this project.

The Illinois Department of Transportation Highway Standards and Illinois Urban Manual Standards noted on this sheet will be considered a part of the plans and will apply to the work described herein. copies of the applicable highway standards are appended to the specifications for the convenience of the bidder.

It shall be the responsibility of the Contractor to examine the Plans and Specifications, visit the work site, be informed of the work involved, be informed of federal, state, and local laws, local code requirements, ordinances, rules and regulations, and any other items which may affect the cost and/or time to complete the project. It is the Contractor's responsibility to notify the Engineer should any discrepancies be noticed between the Plans, Specifications, or worksite.

The Engineer and Owner are not responsible for the construction means, methods, techniques, sequences of procedures, time of performance, programs or for any safety precautions used by the contractor. The contractor is solely responsible for the execution of his/her work in accordance with the contract document and specifications.

The location of existing underground or overhead utilities if shown on the Plans is for the convenience of the Bidder only. The Owner and/or Engineer assumes no responsibility whatsoever with respect to the accuracy or completeness of the information shown. It shall be the responsibility of the Contractor to determine the actual location of all such utilities.

The Contractor shall be responsible for the proper protection of all existing public or private roadways, structures, and utilities prior to the start of construction and shall be responsible for any damage to said roadways, structures, and utilities. Any roadway, structure, or utility that is damaged during construction shall be repaired or replaced by the Contractor at the Contractor's expense.

All field drainage tile damaged during construction shall be repaired to the satisfaction of the Engineer or rerouted to a location determined by the Engineer. Should tile repair not be included for payment as a Bid Item, payment will be made for tile repairs at a pre-approved unit price.

Survey control points will be set by the Engineer to establish the horizontal and vertical control required for the construction of the various contract items of work. The Engineer shall be responsible for the accuracy of the control points set. The Contractor shall assume full responsibility for all measurements taken or derived by the Contractor from control points set by the Engineer.

The Contractor shall protect and preserve all control points or reference stakes set by the Engineer. Should the Contractor disturb any control point or reference stake without the prior approval of the Engineer, the Engineer may deduct the direct engineering cost incurred in the re-establishment of the control point or reference stake from compensation due the Contractor.

When the Owner employs multiple Contractors, each Contractor shall conduct his/her work so as to not interfere with or hinder the progress or completion of the work being performed by other Contractors and or Utility Companies.

Each Contractor shall assume all liability, financial or otherwise, in connection with his/her contract and shall protect and hold harmless the Owner and Engineer from any and all damages or claims that may arise due to inconvenience, delay, or loss experienced by the Contractor caused by the presence and operation of other Contractors and/or Utility Companies working within the limits of the project.

Traffic control shall be in accordance with applicable portions of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" and Supplemental Specifications and Recurring Special Provisions (latest edition) and the latest edition of the "Illinois Manual for Uniform Traffic Control for Streets and Highways". The Contractor shall be solely responsible for use of appropriate Illinois Department of Transportation Highway Standards pertaining to traffic control for the entire duration of the project and solely liable for any accidents, which may occur due to inadequate traffic control.

All roadways shall remain open throughout the project unless prior consent is granted by the Owner for any Contractor – requested roadway closures. The Contractor shall make arrangements or schedule work so that access to properties within the work site is maintained at all times.

Should hazardous materials be encountered during construction, the Contractor shall immediately notify the Owner or Owner's Representative.

All clean construction demolition debris (CCDD) certification/disposal (if required) shall be the responsibility of the Contractor.

Should the Owner request that the Engineer provide construction inspection to ascertain the work is in substantial conformance with the Contract Documents and with the design intent. The Engineer's undertaking shall not relieve the Contractor from the Contractor's obligation to perform work in conformity with the Plans and Specifications and in a workmanlike manner; shall not make the Engineer an insurer of the Contractor's performance; and shall not impose upon the Engineer any obligation to ensure that the work is performed in a safe manner. The Contractor shall be totally responsible for safety for this project.

Before acceptance and subsequent Final Payment, all work shall be inspected and approved by the Owner or his representative. Final payment shall be made only after all of the Contractor's work has been approved and inspected.

All elevation are based on NAVD 88 datum.

The contractor shall be responsible to maintain drainage in the area during construction. All drainage ditches shall be open at the end of each days work.

The Contractor shall record the vertical and horizontal locations of all pipe bends, valves, manholes, sewer service taps and all additional information necessary for the preparation of "As Constructed" plans. The "As Constructed" plans will be prepared by the Owner or Owner's Representative.

Where existing utility poles are located in close proximity to excavation work, it shall be contractor's responsibility to make arrangements with the owner of the pole to either brace or relocate the pole prior to excavation work proceeding near the pole.

Coordinate with owner for site utilities and connections.

Work these drawings with structural and architectural drawings and notify Engineer of any conflicts.

EROSION CONTROL

Soil erosion and sediment control shall be in accordance with applicable portions of the Illinois Urban Manual, latest edition.

Provisions shall be made to minimize the transport of sediment by vehicular traffic from the construction site. All public streets shall be cleaned daily or as directed by the county representative to keep clean of sediment and debris caused by construction activities. Adjacent properties shall be protected from sediment deposition by use of an acceptable erosion control practice such as vegetative buffer strips or sediment barriers. Should an erosion control item not be included as a Bid Item or not be addressed per Special Provision and be determined necessary by the Engineer, those items will be paid for at a pre-approved unit price.

For construction sites with one (1) acre or more of disturbance, all Contractors and Sub-Contractors will be required to certify a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, if necessary, and all permits pertaining to soil and erosion control will be prepared and submitted by the Owner/Engineer.

It will be the Contractor/Sub-Contractor's responsibility to implement and follow the SWPPP.

Contractor shall employ all erosion control devices as shown on the plans, applicable IDOT Roadway Standards, and applicable Illinois Urban Manual Standards. A temporary concrete washout facility shall be constructed as depicted on the plan if concrete will wash out at the work site.

EARTHWORK

Earth excavation and transportation of suitable materials to embankment locations throughout the limits of the contract, or the excavation, transportation, and disposal of excavated materials shall be done in accordance with IDOT Standard Specifications 202. Furnished excavation, if required, shall consist of excavating suitable materials from a approved location and transporting the materials to various locations throughout the limits of the contract in accordance with IDOT Standard Specifications 204.

TRENCH BACKFILL

This work shall consist of furnishing aggregate for backfilling all trenches made in the subgrade of a proposed hardscape improvement, and all trenches where the inner edge of the trench is within 2 ft of a proposed hardscape improvement per IDOT Standard Specifications 208. Backfilling with selected granular materials shall be in accordance with Section 550.07 of the IDOT Standard Specifications, methods 1 or 3. When trench backfill is used with method 1, lifts shall not exceed 6 inches in depth, loose measurement, and each lift shall be compacted to 90 percent standard lab density by mechanical means. Controlled low-strength material in lieu of granular trench backfill shall NOT be accepted. The following list shall be acceptable granular materials for trench backfill:

- Course Aggregates: CA-6, CA-9, CA-10, CA-12, CA 17, CA-18, and CA-19
- Fine Aggregates: FA-1, FA-2, or FA-6 through FA-21

Where earth backfill is to be used in trenches more than 2 feet away from existing or proposed hardscapes, the requirement to adhere to one of the backfilling methods listed in Section 550.07 of the IDOT Standard Specifications. Where excavated material is used as trench backfill, no payment for trench backfill will be made and shall be considered INCIDENTAL, included in the unit bid prices of the contract, and no additional compensation will be allowed.

Backfilling for utility service lines, whether with selected trench backfill materials or earth backfill, shall not be done in freezing weather nor made with frozen materials.

TOPSOIL EXCAVATION AND PLACEMENT

Topsoil excavation and placement shall be in accordance with Section 211 of the IDOT Standard Specifications. All areas to be disturbed shall have a minimum 4 inches of topsoil excavated.

TURF RESTORATION

All disturbed areas that are not to be provided with aggregate, concrete, or asphalt surfaces are to be finished and seeded, fertilized, and mulched. Dirt is to be good, black topsoil (no clumps or rocks).

"All disturbed areas" includes those unpaved areas disturbed during trenching or pavement removal that have been disturbed by construction activities.

Furnish seeding materials in accordance with Section 250 and 1081.04 of the "Standard Specifications". Seed mixtures shall be Class 1A lawn mixture.

All disturbed areas shall receive a minimum of 4" of fertile topsoil. If sufficient topsoil has not been stockpiled during excavation work, additional topsoil shall be provided as part of the work of this pay item.

Furnish mulch material in accordance with Section 251 of the Standard Specifications. Mulch shall generally be by method 3 (Hydraulic Mulch) or method 2 (Stabilized Straw) except on slopes steeper than 1V:4H where Erosion Control Blanket shall be used. Erosion Control Blanket shall be either Excelsior Blanket or Knitted Straw Blanket.

Furnish fertilizer materials in accordance with Section 250 and 1081.08 of the "Standard Specifications" and apply at a rate of 90 lb/acre each of Nitrogen, Phosphorus, and Potassium.

Seeding shall not take place between June 15th and August 1st or Nov 1st and April 1st without written approval from the Engineer.

Where earth backfill is used at areas not requiring trench backfill, said earth backfill shall be compacted to not less than 90% of its maximum standard proctor density by using either a mechanical compactor or by water jetting. Any insufficient earth backfill compaction that becomes evident within the 1-year correction period shall be promptly corrected at no cost to the Owner.

AGGREGATE SURFACE COURSE

Areas that will receive aggregate surface course shall be constructed in accordance with Section 402 of the IDOT Standard Specifications and the details shown in the plans. Prepare subgrade in accordance with Section 301, except Article 301.07 shall not apply.

If during construction, the existing base material is insufficient (either via proof rolling, inspection, or testing) than construct an aggregate subgrade improvement in accordance with Section 303 of the IDOT Standard Specifications, as added by adoption of BDE Special Provision #2 (80274). Crushed stone and crushed reclaimed asphalt pavement (RAP) may be used as allowed by the Specification Section. Aggregate placement shall be in lifts not to exceed 12". Capping layer shall be 3" thick and shall be CA-6 or CA-10.

SANITARY SEWER

The Contractor shall provide all labor, materials, tools, and equipment necessary to construct the sanitary sewer system as detailed on the Plans and in the Specifications.

Sanitary sewer construction shall be in accordance with the "Standard Specifications for Water & Sewer Main Construction in Illinois" latest edition and except where noted otherwise on the Plans or in the Specifications.

Water service lines shall be protected from sanitary sewer, storm sewers, sewer service connections and drains in accordance with Title 35, Environmental Protection Agency Subtitle F: Public Water Supplies, Chapter 11: Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

Pumping of groundwater, sanitary waste bypass pumping, or any other pumping shall be considered incidental to the cost of the sanitary sewer unless otherwise specified.

Any excess excavated material, removed structures, or debris shall be removed from the site and properly disposed of at the Contractor's expense.

Where requested by the Engineer, foundation material shall be placed at locations where unsuitable soils exist or other site conditions warrant foundation material use.

Bedding, haunching, and initial backfill shall be placed in accordance with ASTM Standard D2321 and shall be considered incidental to the sanitary sewer. Class 1A material, crushed stone or crushed gravel, gradation (CA-7), shall be used for bedding, haunching, and initial backfill.

Trench backfill shall be required for all pipes that are constructed under or within two (2) feet of the edge of existing or proposed pavements, sidewalks, curb and gutters, or other paved surfaces.

Excavated material shall be used for final backfill for all areas not designated for trench backfill.

Bypass pumping shall be considered INCIDENTAL to the contract, no additional compensation will be provided. In no case shall raw sewage be permitted to flow through the trench. Therefore, Contractor shall only rely on bypass pumping during periods of dry weather. Prior to storm events, existing sewers must be temporarily connected to new sewers by gravity piping.

HOLDING TANK

All materials and installation practices for the 1,000-gallon holding tank (Norwalk Tank Company, #IL11) shall strictly conform to the manufacturer's specifications and installation manuals. Contractors shall contact the local supplier or authorized distributor for localized technical guidance and regulatory compliance. Approved equivalent holding tanks meeting identical performance standards are acceptable.

THE FOLLOWING RATES OF APPLICATION HAVE BEEN USED IN CALCULATING PLAN QUANTITIES:

AGGREGATE BASE AND SURFACE COURSE	2.05 TONS/CU YD
NITROGEN FERTILIZER NUTRIENT	90 LBS/ACRE
PHOSPHORUS FERTILIZER NUTRIENT	90 LBS/ACRE
POTASSIUM FERTILIZER NUTRIENT	90 LBS/ACRE
TEMPORARY EROSION CONTROL SEEDING	100 LBS/ACRE

IDOT & ILLINOIS URBAN MANUAL STANDARDS

TEMPORARY EROSION CONTROL SYSTEMS	280001-07
TRAFFIC CONTROL DEVICES	701901-08
ROLLED EROSION CONTROL DITCH CHECK	IUM-514
EROSION CONTROL BLANKET DETAIL	IUM-530
DROP-IN INLET PROTECTION	IUM-561D
SILT FENCE DETAILS	IL-620A/620B(W)
STABILIZED CONSTRUCTION ENTRANCE PLAN	IL-630
TEMPORARY CONCRETE WASHOUT	IUM-654ET

09/03/2026
date

JAMES A. ARMSTRONG
LICENSED PROFESSIONAL ENGINEER
NO. 062-073550
STATE OF ILLINOIS

expires 11-30-2027

James Armstrong
signature

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717

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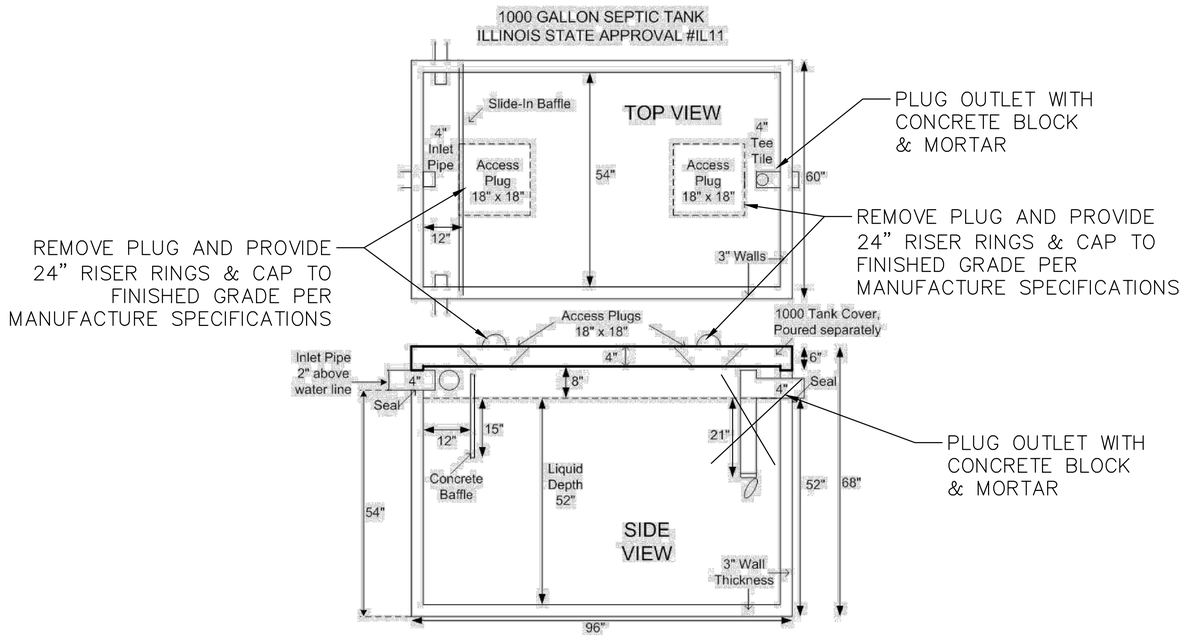
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ILLINOIS

BRUCE TOWNSHIP HIGHWAY DEPARTMENT
STREATOR, ILLINOIS

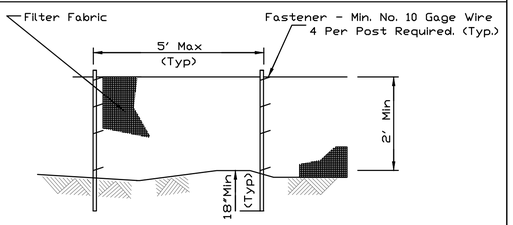
CIVIL GENERAL NOTES

BID PLAN

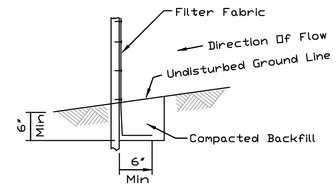
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SILT FENCE PLAN



ELEVATION



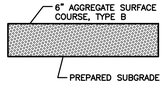
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and remo ed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for oven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-12
Approved ____ Date ____		

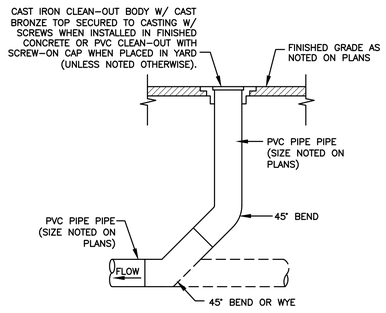
NORWALK TANK COMPANY	1000 GALLON SEPTIC TANK ILLINOIS STATE APPROVAL #IL11	For pricing information, phone, fax or email estimate@norwalktank.com

NORWALK TANK COMPANY
2121 Maple Road
Joliet, IL 60432
Phone: (815)726-3351
Fax: (815) 726-2945



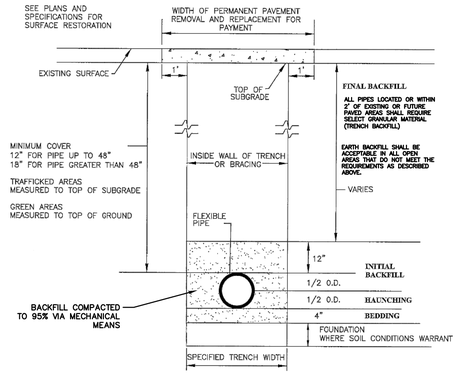
AGGREGATE SURFACE COURSE

NOT TO SCALE



SANITARY/STORM SERVICE CLEANOUT DETAIL

N.T.S.



NON-RIGID PIPE INSTALLATION DETAIL

NOTE: NON-RIGID PIPE IS DEFINED AS PVC PIPE

TRENCH DEPTH/PROTECTION	REQUIRED TRENCH WIDTH ON EACH SIDE OF THE PIPE
5 FT (1.5 M) AND LESS, WITHOUT PROTECTION	12 IN. (300 MM)
5 FT (1.5M) AND LESS, WITH PROTECTION	18 IN. (450 MM)
GREATER THAN 5 FT (1.5 M)	18 IN (450 MM)

09/03/2026
date

JAMES A. ARMSTRONG
LICENSED PROFESSIONAL ENGINEER
NO. 062-073550
STATE OF ILLINOIS

expires 11-30-2027

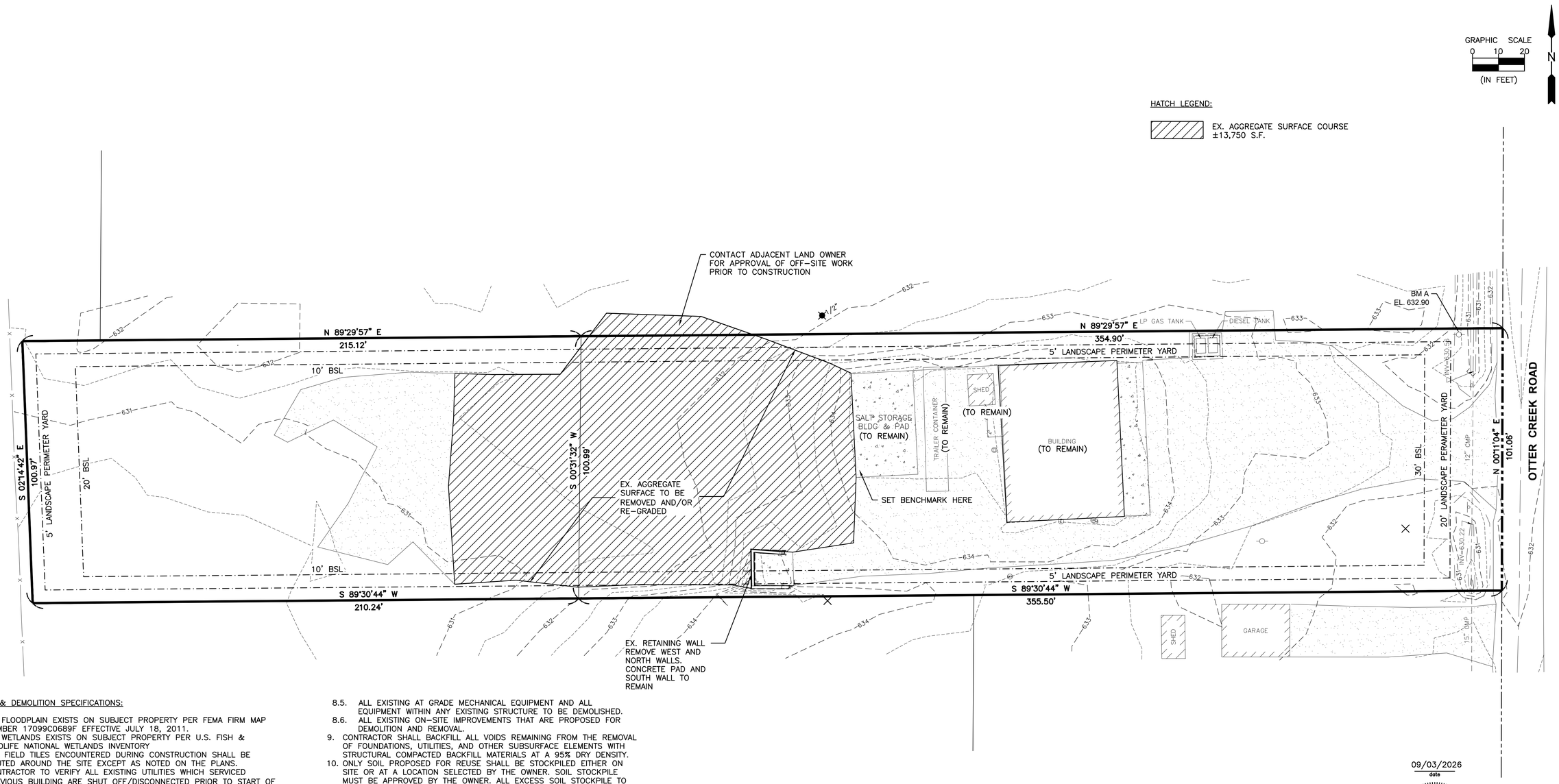
James Armstrong
signature

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NOTES & DEMOLITION SPECIFICATIONS:

1. NO FLOODPLAIN EXISTS ON SUBJECT PROPERTY PER FEMA FIRM MAP NUMBER 17099C0689F EFFECTIVE JULY 18, 2011.
2. NO WETLANDS EXISTS ON SUBJECT PROPERTY PER U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY
3. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE ROUTED AROUND THE SITE EXCEPT AS NOTED ON THE PLANS.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES WHICH SERVICED PREVIOUS BUILDING ARE SHUT OFF/DISCONNECTED PRIOR TO START OF CONSTRUCTION.
5. THE EXISTING UTILITIES THAT ARE TO REMAIN SHALL BE PROTECTED AS REQUIRED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITIES.
6. CONTRACTOR TO BE RESPONSIBLE FOR REPAIRING ANY ASPHALT OR CONCRETE DAMAGED DURING CONSTRUCTION.
7. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF ACCORDING TO ARTICLE 202.03 OF THE ROADWAY SPECIFICATIONS.
8. THE FOLLOWING DEMOLITION ITEMS SHALL BE COMPLETELY REMOVED FROM THE SITE WITHIN THE LIMITS SHOWN ON THE PLAN, UNLESS OTHERWISE NOTED.
   - 8.1. ALL ON SITE CONCRETE CURBING, SIDEWALKS, WALKS, SLAB ON GRADE, FLOOR SLAB, FOUNDATIONS, ABUTMENTS, ETC.
   - 8.2. ALL BUILDING STRUCTURES COMPLETELY TO INCLUDE CONCRETE FOUNDATIONS, FOOTING, AND A DEPTH OF 3' BELOW EXISTING GRADE AND BASEMENTS
   - 8.3. ALL PAVING AND PAVED AREAS IN ACCORDANCE WITH SECTION 440 OF THE ROADWAY SPECIFICATIONS.
   - 8.4. ALL RETAINING WALLS, CONCRETE OR RAIL ROAD TIES TO INCLUDE FOUNDATIONS TO A DEPTH OF 3' BELOW EXISTING GRADE.
   - 8.5. ALL EXISTING AT GRADE MECHANICAL EQUIPMENT AND ALL EQUIPMENT WITHIN ANY EXISTING STRUCTURE TO BE DEMOLISHED.
   - 8.6. ALL EXISTING ON-SITE IMPROVEMENTS THAT ARE PROPOSED FOR DEMOLITION AND REMOVAL.
9. CONTRACTOR SHALL BACKFILL ALL VOIDS REMAINING FROM THE REMOVAL OF FOUNDATIONS, UTILITIES, AND OTHER SUBSURFACE ELEMENTS WITH STRUCTURAL COMPACTED BACKFILL MATERIALS AT A 95% DRY DENSITY.
10. ONLY SOIL PROPOSED FOR REUSE SHALL BE STOCKPILED EITHER ON SITE OR AT A LOCATION SELECTED BY THE OWNER. SOIL STOCKPILE MUST BE APPROVED BY THE OWNER. ALL EXCESS SOIL STOCKPILE TO BE EXPORTED AND/OR DISPOSED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. INSTALL SILT FENCE AND APPLICABLE EROSION CONTROL MEASURES PRIOR TO EARTH DISTURBANCE ACTIVITIES.
12. CLEAN UP ANY AND ALL SURFACE DEBRIS, TRASH, CONSTRUCTION MATERIALS, ETC.
13. VEGETATIVELY STABILIZE ANY LARGE AREAS OF DISTURBED EARTH OR GREEN AREAS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INSPECTIONS AND DEMOLITION PERMITS REQUIRED PRIOR TO START OF CONSTRUCTION.
15. CLEARING, UTILITY DEMOLITION, BUILDING DEMOLITION, PAVEMENT REMOVAL, AND PAVEMENT MILLINGS SHALL ALL BE INCLUDED IN BASE BID.
16. CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER FOR UTILITY AND LIGHT POLE REMOVAL AS IDENTIFIED ON THE PLANS PRIOR TO CONSTRUCTION.
17. PRIOR TO CONSTRUCTION, CONTRACTOR TO COORDINATE WITH COUNTY AND ACQUIRE ALL NECESSARY PERMITS FOR UTILITY CONSTRUCTION AND WELL REMOVAL.

09/03/2026
date

JAMES A. ARMSTRONG
LICENSED PROFESSIONAL ENGINEER
NO. 062-073550
STATE OF ILLINOIS
expires 11-30-2027

James Armstrong
signature

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717

CALL JULIE TOLL FREE
1-800-892-0123

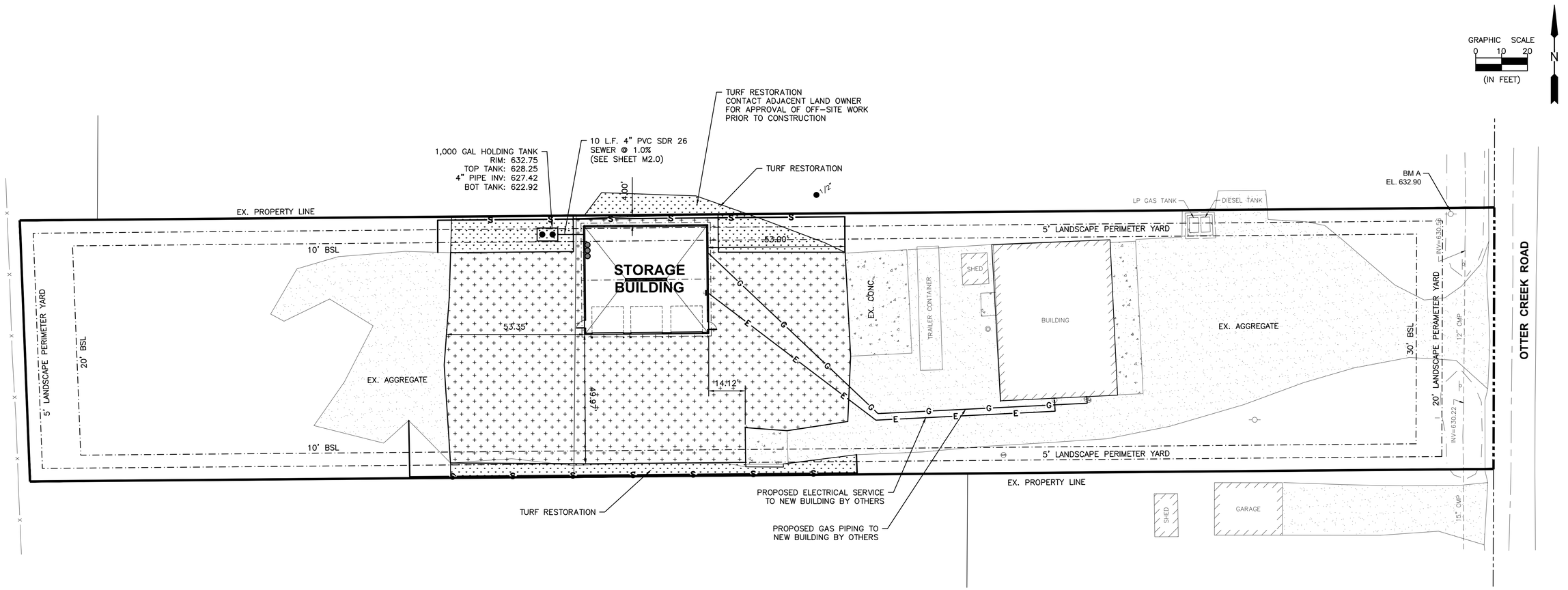
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FAMILIARIZE THEMSELVES WITH AND VERIFY CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAKE DILIGENT INQUIRY AT THE OFFICE OF UTILITY COMPANIES, MUNICIPAL AUTHORITIES, AND OTHER OPERATORS OF UNDERGROUND SYSTEMS TO DETERMINE EXACT LOCATION OF UTILITY STRUCTURES.

DRAWN BY: LMP	REVISIONS				PERU MORRIS OTTAWA ILLINOIS
CHECKED BY: JAA	LEVEL	BY	DATE	DESCRIPTION	BRUCE TOWNSHIP HIGHWAY DEPARTMENT STREATOR, IL
DATE: 08/2026					EXISTING CONDITIONS & DEMOLITION PLAN

BID PLAN

CURRENT AS OF: 09/03/2026
SCALE: AS NOTED | SHEET C4.0
FILE NO.: 33128.00 Y- | OF ---

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Drawing Name: K:\JOBS\3 - SITE DEVELOPMENT\33128.00 - Bruce Twp Highway Building\CAD\C4.0 COND & DEMO PLANS.dwg Last Modified: Tuesday, September 1, 2026 8:28:11 AM Plotted On: Tuesday, September 1, 2026 9:47:49 AM by James Armstrong



HATCH LEGEND:

- AGGREGATE SURFACE COURSE ±12,900 S.F.
- TURF RESTORATION ±2,350 S.F.

AGGREGATE SURFACE COURSE
TO BE PROVIDED BY OWNER.

SITE STATISTICS

TRACT IDENTIFICATION
S100' E345.6' N361' NE1/4 SE1/4 SEC 24-31-3 & SUB OF LT 1 OF DAVEY'S ACRES SUB, PT LT 2, COM NE COR LT 2, S263.4' TO POB, NE185.15' S100.99' SW210.24' NW100.97' NE29.99' TO POB

TRACT ZONING
M-2 – HEAVY MANUFACTURING

TRACT AREA
57,350 S.F. (1.32 AC.)

BUILDING AREA
2,750 S.F. STORAGE BUILDING (EXISTING)
2,016 S.F. STORAGE BUILDING (PROPOSED)

*BULK STANDARDS	REQUIRED	PROPOSED
BUILDING HEIGHT	85' MAX	25.27'
FRONT SETBACK	30'	274'
REAR SETBACK	20'	246.5'
SIDE SETBACK	10'	4' (VARIANCE REQ.)

09/03/2026
date

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DATE: 08/2026				

Chamlin & Associates
PERU MORRIS
OTTAWA
ILLINOIS

BRUCE TOWNSHIP
HIGHWAY DEPARTMENT
STREATOR, IL

GEOMETRY & UTILITY PLAN

BID PLAN

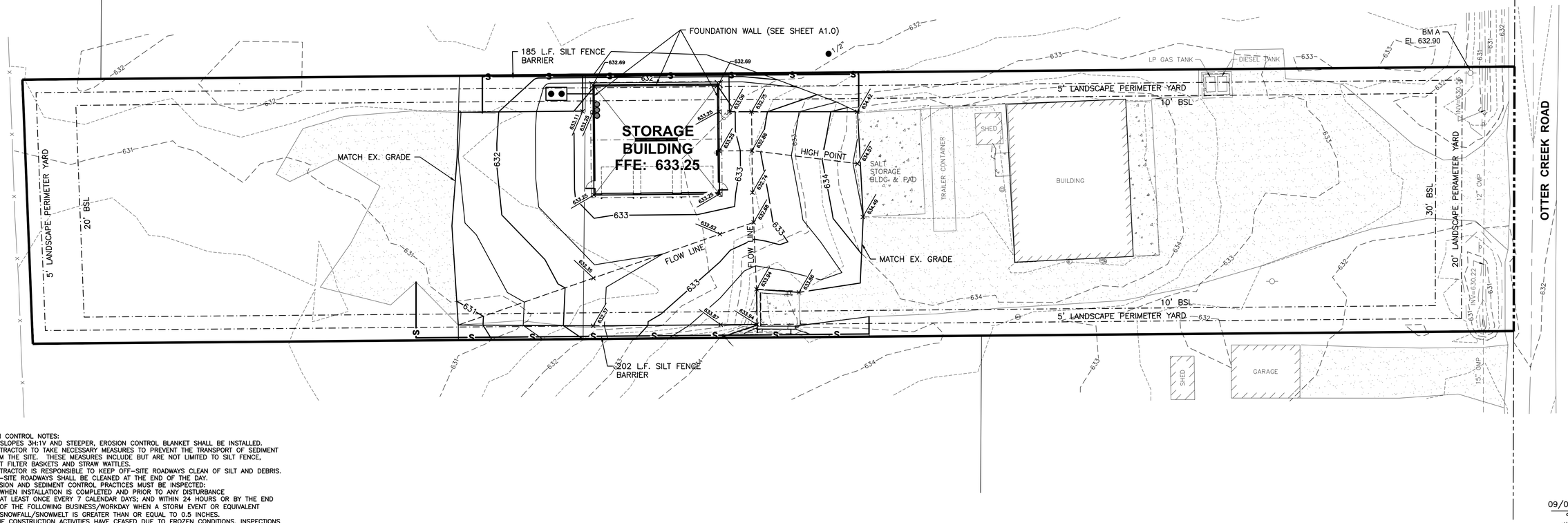
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SCALE: AS NOTED
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FILE NO.: 33128.00 Y–
OF ---

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GRAPHIC SCALE
0 10 20
(IN FEET)

N

AGGREGATE SURFACE COURSE
TO BE PROVIDED BY OWNER.



EROSION CONTROL NOTES:
1. ON SLOPES 3H:1V AND STEEPER, EROSION CONTROL BLANKET SHALL BE INSTALLED.
2. CONTRACTOR TO TAKE NECESSARY MEASURES TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE. THESE MEASURES INCLUDE BUT ARE NOT LIMITED TO SILT FENCE, INLET FILTER BASKETS AND STRAW WATTLES.
3. CONTRACTOR IS RESPONSIBLE TO KEEP OFF-SITE ROADWAYS CLEAN OF SILT AND DEBRIS. OFF-SITE ROADWAYS SHALL BE CLEANED AT THE END OF THE DAY.
4. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED:
   4.1. WHEN INSTALLATION IS COMPLETED AND PRIOR TO ANY DISTURBANCE
   4.2. AT LEAST ONCE EVERY 7 CALENDAR DAYS; AND WITHIN 24 HOURS OR BY THE END OF THE FOLLOWING BUSINESS/WORKDAY WHEN A STORM EVENT OR EQUIVALENT SNOWFALL/SNOWMELT IS GREATER THAN OR EQUAL TO 0.5 INCHES.
   4.3. IF CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH.
5. INSPECTION REPORTS SHOULD DOCUMENT WHETHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INSTALLED AND PERFORMING PROPERLY, AS DESCRIBED BY THE PRACTICE STANDARDS CONTAINED WITHIN THE ILLINOIS URBAN MANUAL. ALL REMEDIAL ACTIONS TAKEN TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES SHOULD BE COMPLETED WITHIN 7 DAYS OF DISCOVERY, UNLESS THE PRACTICE IS ALLOWING A POLLUTANT DISCHARGE, IN WHICH THE REMEDIAL ACTION MUST OCCUR IMMEDIATELY.
6. PERMANENT STABILIZATION PRACTICES ARE TO BE INSTALLED WITHIN 7 DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT:
   6.1. WHERE CONSTRUCTION ACTIVITIES RESUME WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED
   6.2. WHERE PRECLUDED BY SNOW COVER, EROSION CONTROL PRACTICES MUST BE INSTALLED AS SOON AS PRACTICABLE.
7. STOCKPILES DORMANT BETWEEN 30 DAYS AND 12 MONTHS MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE FORMATION OF THE STOCKPILE; STOCKPILES DORMANT MORE THAN 12 MONTHS MUST BE PERMANENTLY STABILIZED WITHIN 7 DAYS F THE FORMATION OF THE STOCKPILE.
8. TEMPORARY EROSION CONTROL PRACTICES MUST BE REMOVED AS SOON AS PRACTICABLE, BUT NO LONGER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THIS REQUIREMENT MAY BE WAIVED IN AREAS WHERE CONSTRUCTION ACTIVITIES ARE SCHEDULED TO RESUME WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED.
9. CONSTRUCTION DEWATERING OPERATIONS MUST BE OPERATED SUCH THAT WATER DISCHARGED WILL COMPLY WITH THE REQUIREMENTS SET FORTH BY THE STATE OF ILLINOIS.
10. TOTAL DISTURBED AREA = 15,500 S.F.

09/03/2026
date

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DRAWN BY: LMP
CHECKED BY: JAA
DATE: 08/2026

REVISIONS

LEVEL	BY	DATE	DESCRIPTION

Chamlin & Associates

PERU MORRIS
OTTAWA
ILLINOIS

BRUCE TOWNSHIP
HIGHWAY DEPARTMENT
STREATOR, IL

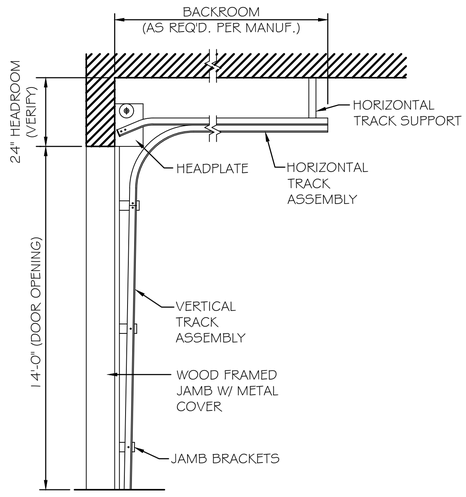
GRADING & EROSION CONTROL PLAN

BID PLAN

CURRENT AS OF: 09/03/2026
SCALE: AS NOTED
SHEET C6.0
FILE NO.: 33128.00 Y-
OF ---

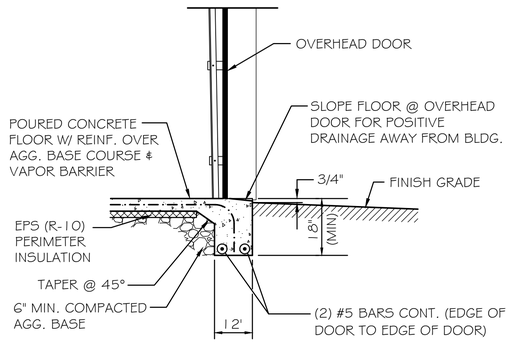
GENERAL NOTE:

1. ALL DIMENSIONS ARE TAKEN FROM BUILDING FRAMING (FACE OF STUDS OR WALL GIRTS / FURRING). WALL STUDS WIDTH USED = (3 ½") UNLESS SHOWN OTHERWISE.



OVERHEAD DOOR DETAIL

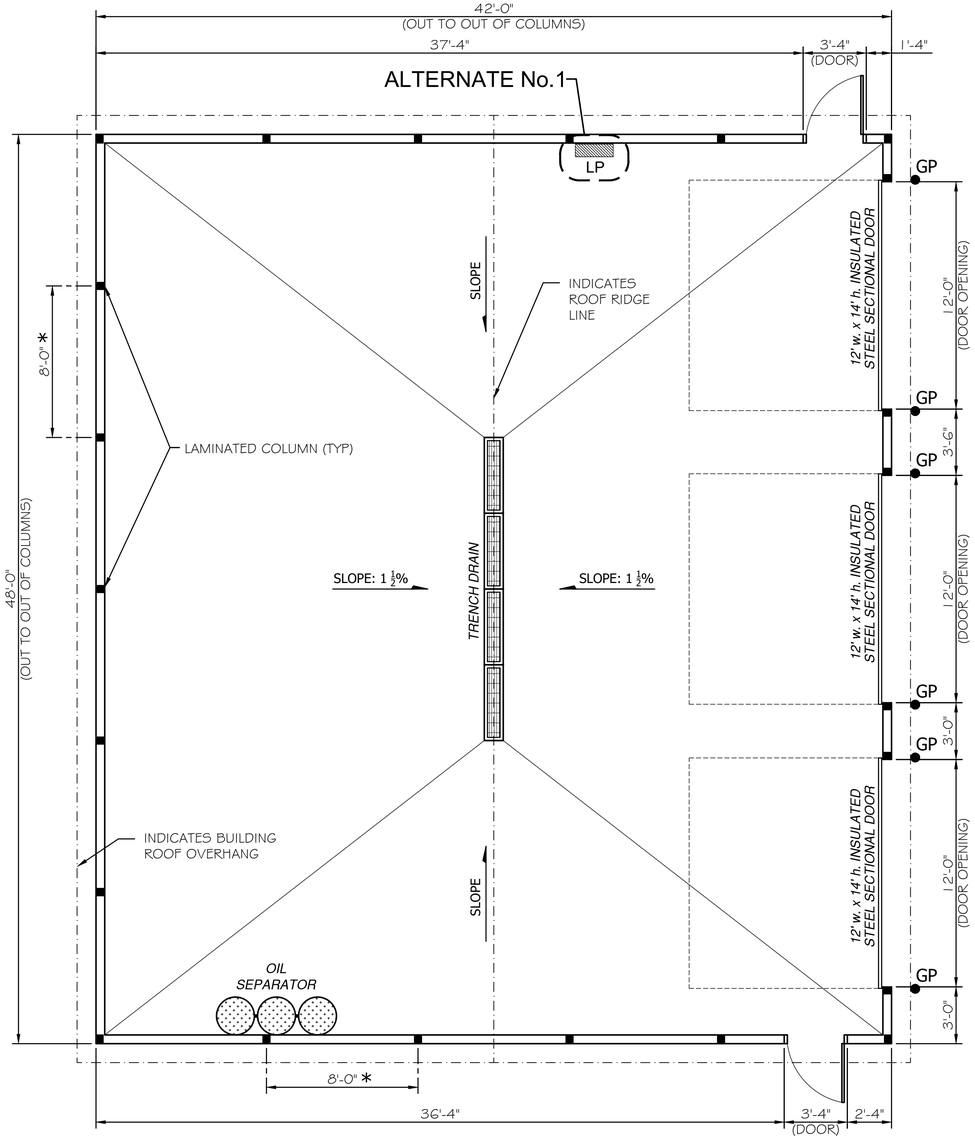
N.T.S.



FLOOR SLAB DETAIL @ OVERHEAD DOOR

N.T.S.

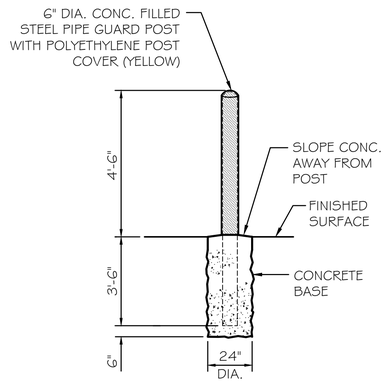
* COLUMN SPACING PER BUILDING MANUF. BASED ON DESIGN REQUIREMENTS.



LAYOUT PLAN

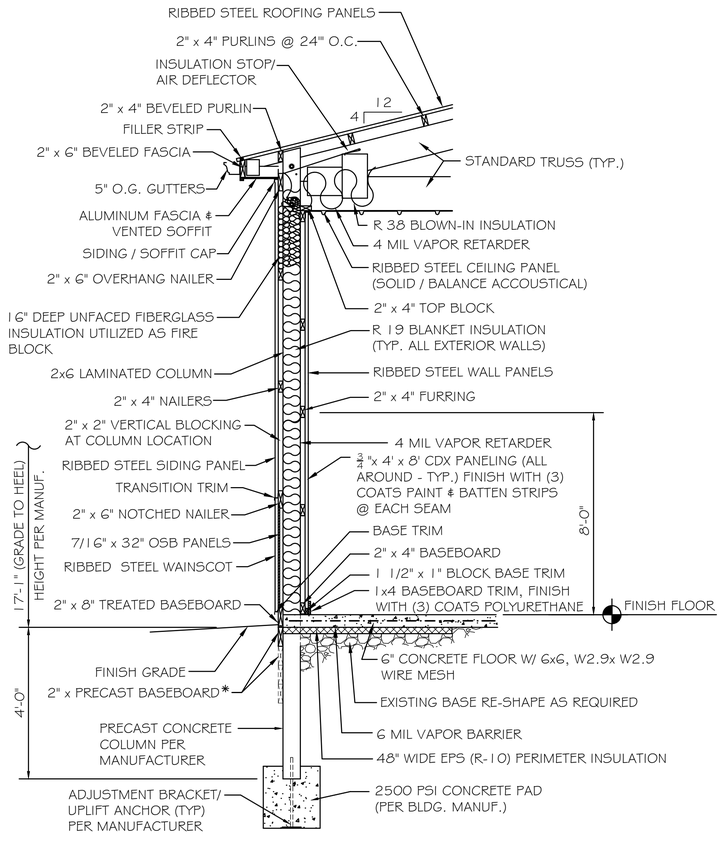
SCALE: 1/4"= 1'-0"

* AT NORTH WALL, ADDITIONAL BASEBOARDS WILL BE REQUIRED TO RETAIN BUILDING FLOOR GRADE.



DETAIL
TYPICAL GUARD POST

N.T.S.



TYPICAL SIDEWALL DETAIL

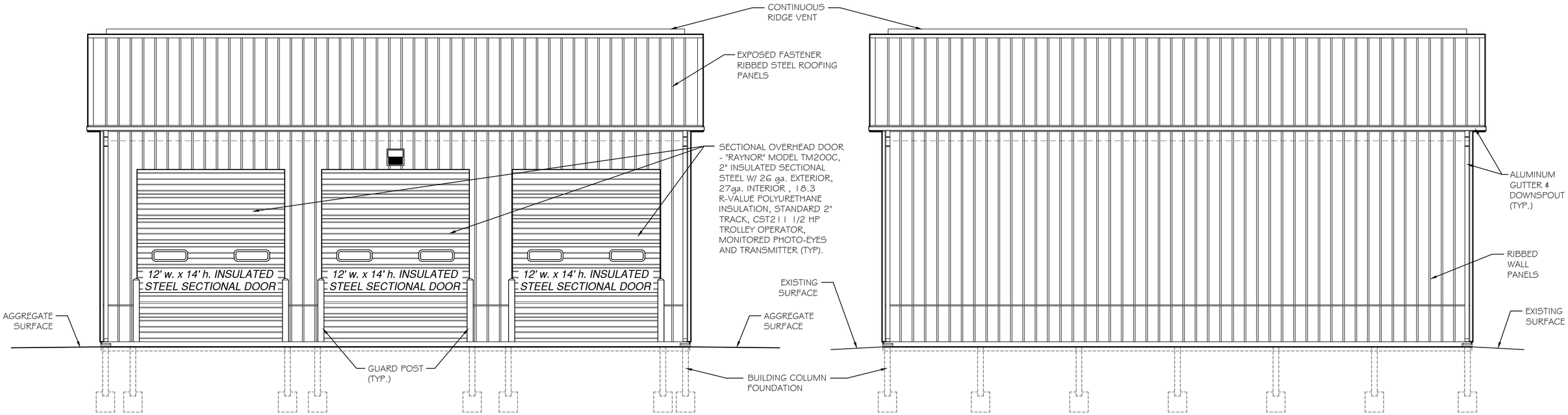
N.T.S.

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Plotted On: Tuesday, September 1, 2026 9:42:16 AM

DRAWN BY: JJW	REVISIONS				PERU MORRIS OTTAWA ILLINOIS
CHECKED BY: DAH	LEVEL	BY	DATE	DESCRIPTION	**BRUCE TOWNSHIP** **HIGHWAY DEPARTMENT** **STREATOR, ILLINOIS**
DATE: 06/2026					**BUILDING LAYOUT PLAN**

BID PLAN

CURRENT AS OF: 09/03/2026	
SCALE: AS NOTED	SHEET A1.0
FILE NO.:33128.00 Y–	OF ---

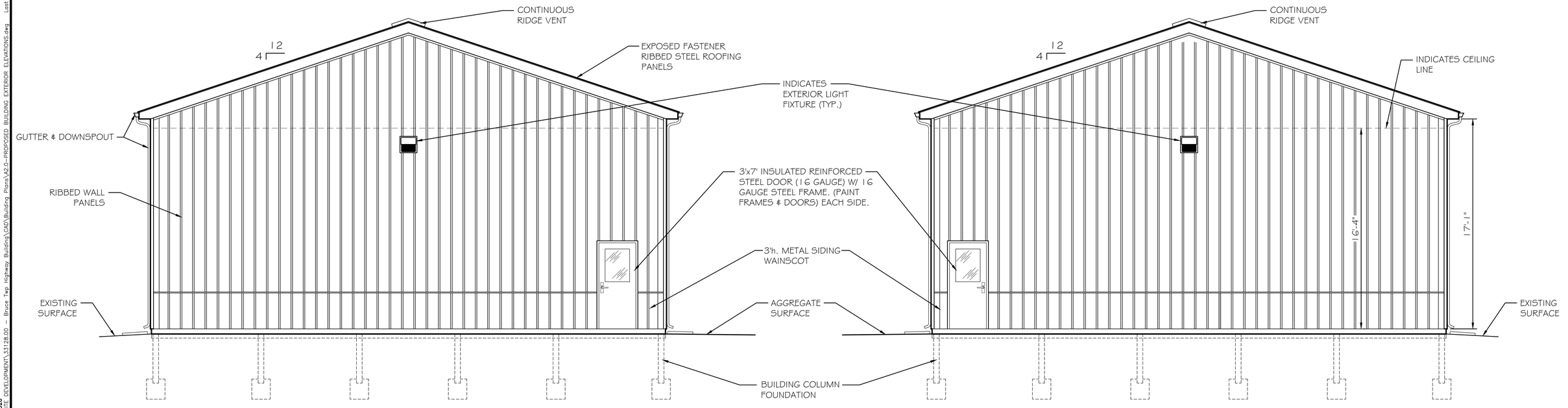


SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

NORTH ELEVATION

SCALE: 1/4"= 1'-0"



WEST ELEVATION

SCALE: 1/4"= 1'-0"

EAST ELEVATION

SCALE: 1/4"= 1'-0"

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CHECKED BY: DAH
DATE: 06/2026

REVISIONS			
LEVEL	BY	DATE	DESCRIPTION

Chamlin & Associates
PERU OTTAWA MORRIS ILLINOIS

BRUCE TOWNSHIP HIGHWAY DEPARTMENT
STREATOR, ILLINOIS

BUILDING EXTERIOR ELEVATIONS

BID PLAN

CURRENT AS OF: 09/03/2026
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SHEET A2.0
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OF ---

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ELECTRICAL NOTES

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT A COMPLETE PROJECT. MODIFICATIONS TO THE WORK SHALL BE PROVIDED BY THIS CONTRACTOR TO COMPLY WITH PROJECT REQUIREMENTS. LOCATIONS OF EQUIPMENT SHOW A GENERAL ARRANGEMENT AND INTENDED FUNCTION. BEFORE INSTALLING EQUIPMENT, CHECK DOOR OPERATIONS AND ALL REQUIRED CLEARANCES TO AVOID INTERFERENCE WITH OTHER TRADES.
2. COMPLY WITH LOCAL AND APPLICABLE CODES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT SHALL GOVERN. SHOULD A CONFLICT ARISE BETWEEN CONSTRUCTION DOCUMENTS AND APPLICABLE CODES, WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ENFORCING CODE AUTHORITIES.
3. INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND CONDITIONS FOR WARRANTIES AND GUARANTIES. PROVIDE ACCESSORIES REQUIRED FOR A COMPLETE AND SATISFACTORY INSTALLATION.
4. ALL WIRING SHALL BE #12 THWN / THNN IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.
5. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIRED LOADS FOR EACH CIRCUIT AND EVENLY BALANCE PANEL BUSS BARS ACCORDINGLY.
6. RECEPTACLES ARE TO BE GROUND FAULT PROTECTED (GFI) UNLESS SHOWN OTEHRWISE.

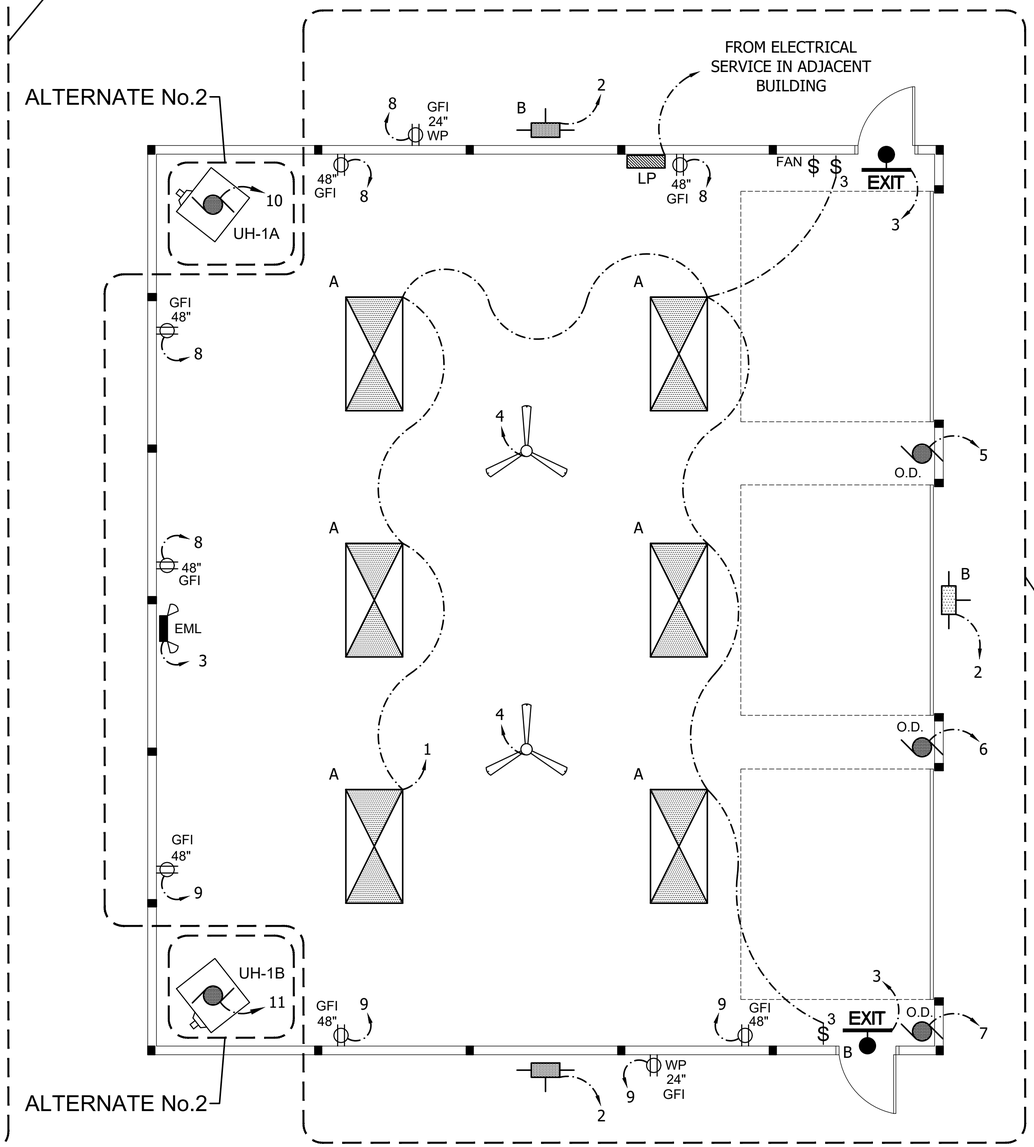
ELECTRICAL LEGEND

A	LED LIGHT FIXTURE-"LITHONIA" OR APPROVED EQUAL, HIGH BAY (NO LENS),CPHB 18000LM SEF GCL WD, MVOLT 40K 80 CRI DWH/THUN J12 (PROVIDE SURFACE MOUNT BRACKETS).
B	EXTERIOR WALL MOUNTED LIGHT-"LITHONIA" D5XW1 LED 20C 1000 40K T3M MVOLT DDBXD, W/ (PHOTO CONTROL). MOUNTING HEIGHT 15'± A.F.F. TO CENTER OF FIXTURE UNLESS NOTED OTHERWISE.
$\phi_{24"}$	20 AMP DUPLEX RECEPTACLE (24" A.F.F.)
$\phi_{48"}$	20 AMP DUPLEX RECEPTACLE (48" A.F.F.)
ϕ_{GFI}	20 AMP DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER)
$\$_3$	THREE WAY POLE SWITCH (48" A.F.F.)
WP	WEATHER PROOF OUTLET WITH GFI PROTECTION
	INDICATES ELECTRICAL CIRCUIT
EXIT	EXIT / EMERGENCY LIGHT COMBO -"LITHONIA" MODEL ECRG HO SQ M6, THERMOPLASTIC HOUSING, SINGLE FACE (RED). WITH "LITHONIA" ERE GY SGL WP SQ EXTERIOR REMOTE HEAD
EML	WALL MOUNTED EMERGENCY LIGHT -"LITHONIA" MODEL ELM2L LED SD W/ BATTERY BACKUP
O.D.	OVERHEAD DOOR OPERATOR - "OVERHEAD DOOR CO. MODEL RSX ", 1/2 H.P. 120 V., 1-PHASE W/ INTERIOR PUSH BUTTON OPERATOR & (6) VEHICLE DETECTOR CONTROLS.
LP	PANELBOARD - "SQUARE D" "NQ", TYPE 2, 100 AMP, 3-WIRE, 1-PHASE, 18 SPACE DISTRIBUTION PANEL W/ MAIN BREAKER (PROVIDE REQUIRED EQUIPMENT BREAKERS AS SHOWN ON THE PLANS)
	CEILING FAN - "HUNTER" OR APPROVED EQUAL, COMMERCIAL 4-BLADE, 52", WHITE, "CEILING HUGGER" (NO ROD). CONTROL WITH VARIABLE SPEED CONTROLLER. CONTROLLER & FAN TO BE PROVIDED BY & INSTALLED BY THE ELECTRICAL CONTRACTOR. FAN HEIGHT 8" (CEILING TO FACE OF BLADE).
UH-1 A & B	GAS FIRED UNIT HEATER - "MODINE" MODEL HD HOT DAWG® OR ENGINEER APPROVED EQUAL. 125,000 BTUH INPUT, 102,500 BTUH OUTPUT NATURAL GAS, .1/8 HP 115V, WITH 30° DOWNWARD DEFLECTOR HOOD. MOUNTING HEIGHT 16' A.F.F.

ALTERNATE No.1

ALTERNATE No.2

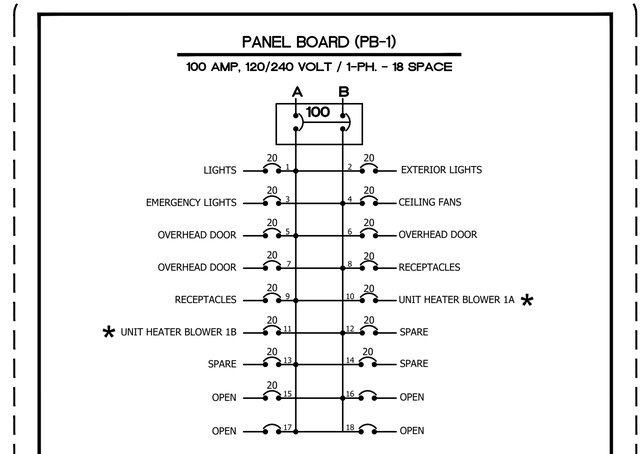
ALTERNATE No.2



ELECTRICAL PLAN

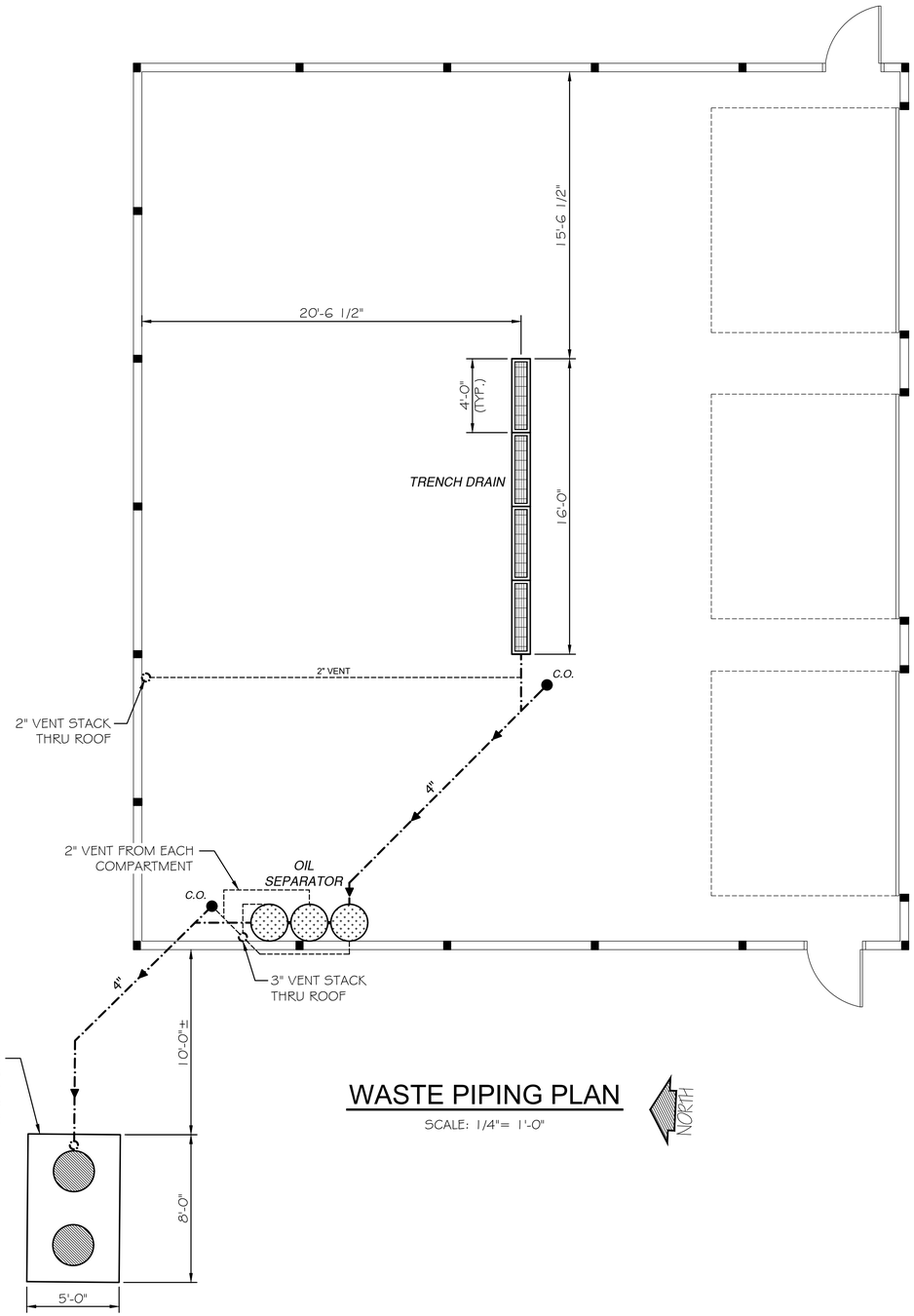
SCALE: 1/4"= 1'-0"

NORTH



ALTERNATE No.1

DRAWN BY: JJW	REVISIONS				PERU MORRIS OTTAWA ILLINOIS	BRUCE TOWNSHIP HIGHWAY DEPARTMENT STREATOR, ILLINOIS	BUILDING ELECTRICAL LAYOUT PLAN	BID PLAN	CURRENT AS OF: 09/03/2026	
CHECKED BY: DAH	LEVEL	BY	DATE	DESCRIPTION					SCALE: AS NOTED	SHEET M1.0
DATE: 06/2026									FILE NO.:33128.00 Y–	OF ---



WASTE PIPING PLAN

SCALE: 1/4"= 1'-0"

NORTH

PLUMBING LEGEND

——·——▶——·——	WASTE PIPE
- - - - - - - -	VENT PIPE
TRENCH DRAIN	8" WIDE, POLYESTER, "POLYCAST- SERIES 600" PRE-SLOPED W/ HARDNOSE CAST IRON FRAME & DUCTILE IRON CLASS D SLOTTED GRATE OR APPROVED EQUAL.
C.O. ●	CAST IRON CLEAN-OUT BODY W/ CAST BRONZE TOP SECURED TO CASTING W/ SCREWS WHEN INSTALLED IN FINISHED CONCRETE OR PVC CLEAN-OUT WITH SCREW-ON CAP WHEN PLACED IN YARD (UNLESS NOTED OTHERWISE).
OIL SEPARATOR	"ROCKFORD SEPARATORS" 3-COMPARTMENT MODEL RSSTB-18x36, 50 GAL. HOLDING CAPACITY. PROVIDE STEEL TRAFFIC RATED COVERS.

PLUMBING NOTES :

1. PLUMBING SHALL COMPLY WITH THE MOST RECENT ILLINOIS STATE PLUMBING CODE.
2. ALL WASTE & VENT PIPING SHALL BE INSTALLED AT (1/8") PER FT. SLOPE. VENT STACKS SHALL INCREASE, WHERE INDICATED, THRU ROOF & BE CONCEALED IN WALLS WHERE FEASIBLE OR AS APPROVED OTHERWISE. PROVIDE REQUIRED AND APPROVED ROOF VENT FLASHINGS FOR EACH VENT STACK PENETRATION.
3. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT A COMPLETE PROJECT. MODIFICATIONS TO THE WORK SHALL BE PROVIDED BY THIS CONTRACTOR TO COMPLY WITH PROJECT REQUIREMENTS. LOCATIONS OF EQUIPMENT SHOW A GENERAL ARRANGEMENT AND INTENDED FUNCTION. BEFORE INSTALLING EQUIPMENT, CHECK DOOR OPERATIONS AND ALL REQUIRED CLEARANCES TO AVOID INTERFERENCE WITH OTHER TRADES.
4. FOLLOW THE APPLICABLE CODES AND OBTAIN NECESSARY PERMITS AND INSPECTIONS. APPLICABLE CODES INCLUDE, BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, MECHANICAL, FUEL GAS AND INTERNATIONAL ENERGY CONSERVATION CODES. FOLOW INDUSTRY STANDARDS, INCLUDING ASHRAE, SMACNA, ANSI, ASME, ECT. COMPLY WITH ADDITIONAL COUNTY AND STATE OF ILLINOIS APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. PROVIDE ALL REQUIRED SUBMITTALS FOR REVIEW AND APPROVAL.

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Chamlin & Associates

PERU MORRIS
OTTAWA
ILLINOIS

BRUCE TOWNSHIP
HIGHWAY DEPARTMENT
STREATOR, ILLINOIS

BUILDING WASTE PIPING PLAN

BID PLAN

CURRENT AS OF: 09/03/2026
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