

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS
FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR
COUNTY RECORDER'S OFFICE IN BOOK _____ ON
PAGE _____ AS DOCUMENT NO. _____

-FINAL PLAT OF CHIEF VIEW ESTATES- A RESUBDIVISION OF OUTLOT A OF INDIAN PRAIRIE ESTATES

OWNER/SUBDIVIDER

AKS DEVELOPMENT, LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS 62258
618-566-3508

SCHOOL DISTRICTS

K - 12: MASCOUTAH COMMUNITY UNIT SCHOOL DISTRICT #19
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

ENGINEER/SURVEYOR

MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS 62208
618-624-8610

AREA CALCULATIONS

AREA IN LOTS 8.01 ACRES
SUBDIVISION TOTAL 8.78 ACRES

SITE ZONING

RS-10 WITHIN APZ-2 ZONE

FINAL PLAT NOTES

1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF MASCOUTAH, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.

2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.

3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.

4. ALL DRAINAGE FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF MASCOUTAH DEVELOPMENT AND SUBDIVISION CODES AND ORDINANCES.

5. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

WE, THE UNDERSIGNED, BEING THE MANAGING PARTNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL
THIS _____ DAY OF _____, 2015.

INDIAN PRAIRIE ESTATES
AKS DEVELOPMENT, LLC

MANAGING PARTNER

STATE OF ILLINOIS } SS.
COUNTY OF ST. CLAIR

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME
THU KAPPERT, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING
PARTNER OF AKS DEVELOPMENT, LLC, ORGANIZED UNDER THE LAWS OF THE
STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID
INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR
FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AS RECORDED IN DOCUMENT A02034224 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE,
BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 1 NORTH,
RANGE 6 WEST OF THE 3RD P.M., CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- TYPICAL ADDRESS

I, THE UNDERSIGNED MAYOR OF THE CITY OF MASCOUTAH, ILLINOIS,
DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

_____, 2015

MAYOR

CITY CLERK

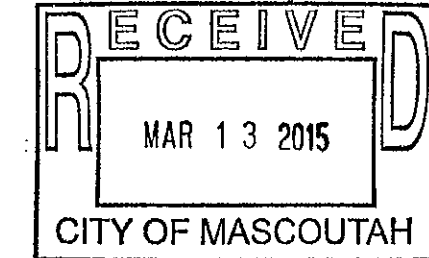
APPROVED BY MAPPING AND PLATING ON THIS _____ DAY OF
_____, 2015

SIGNATURE

WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT
AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED
AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT
THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT
SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE
BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD
I.P.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016



STATE OF ILLINOIS } SS.
COUNTY OF ST. CLAIR

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED
BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I
HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID
FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS
SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY
OFFICE THIS _____ DAY OF _____, 2015.

COUNTY CLERK

Seal:

DATE: _____
DALE L. WOOLARD, PLS
EXPIRES 11/30/16

Drawing Issue

P.M.
D.L.W.
L.T.
B.M.K.
Q.A./Q.C.
D.L.W.
Job Number:
MEI-4054-00

Millennia
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618-624-8610
FAX: 618-624-8611



Final Plat of Chief View Estates
Mascoutah, Illinois

AKS Development, LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS 62258

Sheet Title:

Final
Plat

Sheet
1 of 1

Attachment A

CHIEF VIEW ESTATES

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS

SPECIFICATIONS

GENERAL

1. ALL WORK, INSTALLATION, PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AS PUBLISHED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, HEREIN AFTER REFERRED TO AS THE STANDARD SPECIFICATIONS.
2. ALL WORK SHALL CONFORM TO THE CITY OF MASCOUTAH DEVELOPMENT CODES, IF ANY CONFLICTS ARISE BETWEEN STANDARD SPECIFICATIONS AND THE CITY'S DEVELOPMENT CODE, THE CONTRACTOR IS TO BRING THE CONFLICT TO THE ATTENTION OF THE ENGINEER FOR A RESOLUTION. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL TEST DATA AS REQUIRED BY THE CITY ENGINEER. CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING INSPECTION REQUIREMENTS OF THE CITY OF MASCOUTAH. CONTRACTOR TO NOTIFY THE CITY A MINIMUM OF 48 HOURS IN ADVANCE BEFORE ACTIVITIES REQUIRING INSPECTION ARE SCHEDULED TO BEGIN. ALL COSTS FOR TESTING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT PRICE.
3. THE INFORMATION AND DATA SHOWN OR INDICATED ON THESE IMPROVEMENT PLANS WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AND UTILITIES AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES OR BY OTHERS. NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: (i) REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, (ii) LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES SHOWN OR INDICATED ON THE IMPROVEMENT PLANS, (iii) COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES DURING CONSTRUCTION, AND (iv) THE SAFETY AND PROTECTION OF ALL SUCH UNDERGROUND FACILITIES AND UTILITIES AND REPAIR ANY DAMAGE THEREO RESULTING FROM THE WORK AT HIS EXPENSE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES, PERMITS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO MUNICIPAL BUILDING PERMIT, ELECTRIC CODES, PLUMBING CODES, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) PERMITS, THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), AND THE ILLINOIS ACCESSIBILITY CODE, EFFECTIVE MAY 1, 1998.
5. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING FACILITIES, BOTH ON-SITE AND OFF-SITE, INCLUDING BUT NOT LIMITED TO UTILITIES, ROADWAYS, LANDSCAPING LAWNS, AND BUILDINGS WHICH ARE NOT SCHEDULED FOR REMOVAL OR REPLACEMENT UNDER THIS PROJECT. THE CONTRACTOR SHALL PROVIDE ANY REQUIRED SHEETING, SHORING, COVERING OR OTHER MEANS AND METHODS TO PROTECT EXISTING FACILITIES. THE CONTRACTOR SHALL BEAR ALL COST AND MAKE ALL ARRANGEMENTS TO REPAIR OR REPLACE ANY EXISTING FACILITY, BOTH ON-SITE AND OFF-SITE, DAMAGED AS A RESULT OF CONSTRUCTION, WHICH IS NOT SCHEDULED FOR REMOVAL OR REPLACEMENT AS PART OF THIS PROJECT.
6. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SURVEY OR PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND A LICENSED PROFESSIONAL SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.
7. DEWATERING OF AREAS TO BE EXCAVATED OR FILLED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL TRAFFIC CONTROLS, ITEMS SHALL BE CONSTRUCTED AND UTILIZED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", "HIGHWAY STANDARDS", AND THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS", AS PUBLISHED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
9. GAS, WATER, ELECTRIC, TELEPHONE AND ALL OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING AND PROPOSED SANITARY AND STORM SEWERS.
10. LOW SILL ELEV. AND/OR LOWEST ADJACENT GRADE TO BE 18" ABOVE LOWEST ADJACENT CURB ELEVATION OR 1' ABOVE 100 YR. 1% ELEVATION, WHICHEVER IS GREATER.

EARTHWORK

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM AREAS WHICH ARE TO BE OCCUPIED BY STRUCTURES, PAVEMENTS, ETC.
2. EARTH FILL SHALL BE CONSTRUCTED OF MATERIALS THAT WILL COMPACT AND DEVELOP A STABILITY SATISFACTORY TO THE GEOTECHNICAL ENGINEER. NO SOIL, FROZEN MATERIAL, ORGANICS, CONTAMINATED, OR ANY MATERIAL WHICH MAY DECAY OR OTHERWISE MIGHT CAUSE SETTLEMENT SHALL BE PLACED OR ALLOWED TO BE UTILIZED AS EARTH FILL. NO ROCKS, STONES, OR BROKEN CONCRETE MORE THAN FOUR (4) INCHES IN LARGEST DIMENSIONS SHALL BE PERMITTED WITHIN A VERTICAL DISTANCE OF 24 INCHES FROM THE SURFACE OF THE FINISHED EARTH GRADE. IN AREAS EXTERIOR TO STRUCTURAL CONSTRUCTION NO STONES, ROCKS, BROKEN CONCRETE, ETC. WILL BE ALLOWED IN THE FILLED AREA LARGER THAN TWO (2) INCHES IN DIAMETER. ROCK SHALL NOT EXCEED 10% OF THE FILL MATERIAL VOLUME. EARTH FILL MATERIALS MAY BE OBTAINED FROM THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL OBTAIN NECESSARY EARTH FILL MATERIALS FROM AN OFF-SITE SOURCE OF SUPPLY.
3. CONTROLLED COHESIVE EARTHWORK MATERIALS SHALL BE COMPACTED IN LAYERS NOT EXCEEDING EIGHT (8) INCHES IN DEPTH TO A MINIMUM DRY DENSITY OF 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 998. THE GEOTECHNICAL ENGINEER SHALL PERFORM A SUFFICIENT NUMBER OF TESTS TO CERTIFY THAT ALL MATERIALS ARE PLACED IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL CONTROL SOIL EROSION BY CONFORMING TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE REQUIREMENTS OF AN IEPA NPDES STORM WATER PERMIT AS REQUIRED FOR CONSTRUCTION ACTIVITY FOR THIS PROJECT.
6. GRADING IN STREETS SHALL BE TO WITHIN 1 INCH OF SUBGRADE ELEVATION AS ESTABLISHED BY THESE PLANS. ALL OTHER GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
7. STRAW BALES SHALL BE PLACED AT THE UPSTREAM END OF ALL CULVERTS IMMEDIATELY AFTER INSTALLATION OF THESE STRUCTURES TO PREVENT SILTATION. DITCH CHECKS SHALL BE PLACED IN DITCHES OR SWALES JUST UPSTREAM OF ANY EROSION IMMEDIATELY AFTER EROSION OF ANY DITCHES OR SWALES HAS BEEN NOTICED. ALL SILT BARS ARE TO BE STAKED. SILT FENCE SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES AS DETAILED ON THE CONSTRUCTION PLANS. EROSION CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ESTABLISHED OF PERMANENT GROUND COVER IS DEEMED SATISFACTORY TO PREVENT EROSION AND SILTATION. ALL COSTS FOR EROSION CONTROL SHALL BE INCIDENTAL TO THE UNIT PRICES AS FOUND IN THE BID SCHEDULE.
8. THE CONTRACTOR SHALL FINISH GRADE, SEED, FERTILIZE, AND MULCH ALL EARTH SURFACES, BOTH ON-SITE AND OFF-SITE, WHICH HAVE BEEN DISTURBED BY CONSTRUCTION UNDER THIS PROJECT. SEEDING SHALL BE A 1:1 RATIO MIXTURE AS PER SECTION 250 OF THE STANDARD SPECIFICATIONS. FERTILIZER NUTRIENTS SHALL BE APPLIED AT THE RATE OF 240 POUNDS PER ACRE. THE PERCENT OF THE TOTAL WEIGHT OF THE READY MIX MATERIAL SHALL BE 50% NITROGEN, 30% PHOSPHORIC ACID AND 20% POTASSIUM. ALL SEEDING AREAS SHALL BE GIVEN A COVERING OF MULCH IN ACCORDANCE WITH SECTION 251 OF THE STANDARD SPECIFICATIONS AT THE RATE OF 1.5 TONS PER ACRE.

STORM SEWER PIPE

1. ALL CONCRETE INLET AND MANHOLE STRUCTURES SHALL BE PRE-FABRICATED CONCRETE UNITS CONFORMING TO SECTION 802 "CATCH BASIN, MANHOLE, INLET, DRAINAGE STRUCTURES AND VALVE VAULT CONSTRUCTION, ADJUSTMENT AND RECONSTRUCTION" OF THE STANDARD SPECIFICATIONS AND AS DETAILED ON THE IMPROVEMENT PLANS.
2. ALL STORM SEWER PIPE AS SHOWN ON THE CONSTRUCTION PLANS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) IN ACCORDANCE WITH SECTION 650 "STORM SEWERS" OF THE STANDARD SPECIFICATIONS AND ADS CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE, MEETING THE REQUIREMENTS OF AASHTO M 254. ALL RCP TO HAVE A RUBBER GASKET AND BEAR THE DOT INSPECTION STAMP. ALL PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES. TRENCH BACKFILL SHALL BE USED IN AREAS OF PAVEMENT, CURB AND GUTTER AND SIDEWALKS. TRENCH BACKFILL SHALL BE IN CONFORMANCE WITH SECTION 208 "TRENCH BACKFILL" OF THE STANDARD SPECIFICATIONS EXCEPT CA-8 SHALL BE USED AS BACKFILL MATERIAL.

PAVEMENT

1. BITUMINOUS CONCRETE PAVEMENT

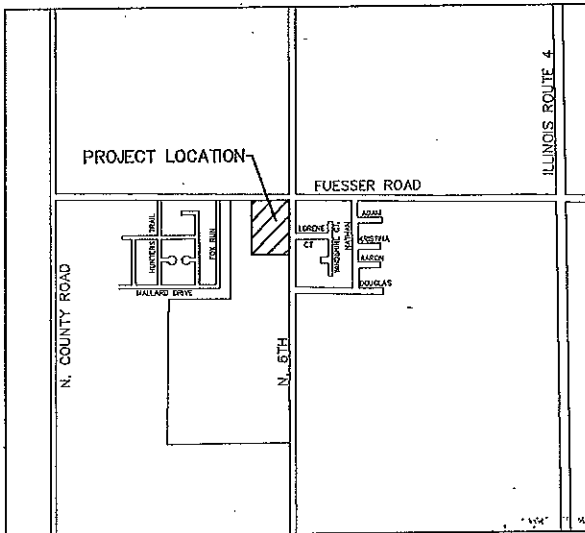
- A) LIME MODIFIED SOIL. LIME MODIFIED SOIL SHALL CONFORM TO SECTION 302 "LIME MODIFIED SOILS" OF THE STANDARD SPECIFICATIONS. THE LIME MODIFIED SOIL SHALL HAVE A COMPACTED FINISH THICKNESS AS SHOWN ON THE CONTRACT DRAWINGS.
 - B) BITUMINOUS CONCRETE BINDER COURSE. BITUMINOUS CONCRETE BINDER COURSE SHALL CONFORM TO SECTION 406 - "BITUMINOUS BINDER AND SURFACE COURSE CLASS 1" OF THE STANDARD SPECIFICATIONS. THE BINDER MIXTURE SHALL BE CLASS 1 AND SHALL HAVE A COMPACTED FINISH THICKNESS AS SHOWN IN CONTRACT DRAWING.
 - C) BITUMINOUS CONCRETE SURFACE COURSE. BITUMINOUS CONCRETE BINDER COURSE SHALL CONFORM TO SECTION 406 - "BITUMINOUS BINDER AND SURFACE COURSE CLASS 1" OF THE STANDARD SPECIFICATIONS. THE SURFACE MIXTURE SHALL BE CLASS 1 AND SHALL HAVE A COMPACTED FINISH THICKNESS AS SHOWN IN CONTRACT DRAWING.
2. CONCRETE CURB & GUTTER. ALL CONCRETE CURB & GUTTER SHALL CONFORM TO SECTION 606 - "CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH" OF THE STANDARD SPECIFICATIONS AND AS DETAILED ON THE CONTRACT STANDARD SPECIFICATIONS AND DRAWINGS, AS DETAILED ON THE CONTRACT DRAWINGS.
 3. PORTLAND CEMENT CONCRETE SIDEWALK. ALL PORTLAND CEMENT CONCRETE SIDEWALK SHALL CONFORM TO SECTION 424 - "PORTLAND CEMENT CONCRETE SIDEWALK" OF THE STANDARD SPECIFICATIONS AND AS DETAILED ON THE CONTRACT DRAWINGS.
 4. SUBGRADE. SUBGRADE SHALL CONFORM TO THE STANDARD SPECIFICATION SECTION 301 - SUBGRADE. SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 LABORATORY DENSITY SHALL BE THE MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO T - 99 (METHOD A OR C). PRIOR TO PLACEMENT OF ANY PAVING MATERIALS, THE SUBGRADE SHALL BE CLEARED OF ALL LOOSE MATERIALS. AT ANY TIME THAT TRUCKS CAUSE RUTTING OR DISPLACEMENT OF THE SUBGRADE MATERIAL, THE SUBGRADE SHALL BE RESHAPED AND COMPACTED OFF-SITE SOURCE OF SUPPLY.

SANITARY SEWER

1. ALL SANITARY SEWER INSTALLATION, MATERIALS, AND TESTING SHALL CONFORM WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AND THE REQUIREMENTS OF THE CITY OF MASCOUTAH SEWER DISTRICT EXCEPT AS MODIFIED BY THESE SPECIFICATIONS. CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING INSPECTION REQUIREMENTS OF THE CITY AND SHALL NOTIFY THE CITY A MINIMUM OF 48 HOURS IN ADVANCE BEFORE CONSTRUCTION, RECONSTRUCTION AND ACTIVITIES REQUIRING INSPECTION ARE SCHEDULED TO BEGIN. CONTRACTOR SHALL PROVIDE ALL TEST DATA FOR THE SANITARY SEWERS AND MANHOLES AS REQUIRED BY THE CITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. TEST DATA TO BE PROVIDED TO THE CITY TO INCLUDE AIR TESTING AND MANHOLE TESTING OF SEWER MAINS, AND VACUUM TESTING OF MANHOLES. ALL COSTS FOR THIS TESTING SHALL BE INCLUDED IN THE UNIT PRICES AS FOUND IN THE BID SCHEDULE. SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS SHALL CONFORM TO SECTION 41-2.01 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". TESTING OF SANITARY SEWERS SHALL CONFORM TO SECTION 31-1.11 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
2. SANITARY SEWER PIPE SHALL BE P.V.C. PIPE IN CONFORMANCE WITH ASTM D-3034 SDR-35, TYPE PSM FOR SIZES 4"-15". SANITARY SEWER PIPE EXCEEDING 15 FEET IN DEPTH SHALL BE P.V.C. SDR 26.
3. P.V.C. SANITARY SEWER PIPE JOINTS SHALL BE IN CONFORMANCE WITH ASTM D-3212 WITH THE ELASTOMERIC GASKET GLOED IN PLACE.
4. GASKETS SHALL BE MOLDED FROM A HIGH GRADE, PROPERLY VULCANIZED ELASTOMERIC COMPOUND CONSISTING OF EITHER A BASIC NATURAL OR SYNTHETIC RUBBER.
5. LUBRICANT SHALL BE SUITABLE FOR LUBRICATING THE JOINT COMPONENT. IT SHALL HAVE NO DETERIORATING EFFECT ON THE GASKET OR PIPE MATERIAL.
6. THE CONTRACTOR SHALL PROVIDE BEDDING FOR THE SANITARY SEWER PIPE IN ACCORDANCE WITH ASTM D-2321. THE BEDDING MATERIAL SHALL BE CLASS 1 ANGULAR 6 TO 40 MM (1/4 TO 1 1/2 INCHES) GRADED STONE. THE BEDDING SHALL HAVE A MINIMUM THICKNESS BENEATH THE PIPE OF SIX (6) INCHES AND SHALL EXTEND UP THE SIDES OF THE PIPE TO THE HORIZONTAL CENTERLINE. BACKFILL FROM PIPE HORIZONTAL CENTERLINE TO A LEVEL NOT LESS THAN TWELVE (12) INCHES ABOVE THE TOP OF THE LINE SHALL BE CLASS 1 MATERIAL. CONFORMING TO ASTM D-2321 (DOT GRADATION CA-7).
7. BACKFILL UNDER PAVEMENT, PARKING, SIDEWALK, OR SIMILAR STRUCTURAL AREAS SHALL BE ACCOMPLISHED UTILIZING CA-6 TYPE A GRANULAR AGGREGATE FROM THE POINT OF INITIAL PIPE BACKFILL TO THE SUBGRADE.
8. MANHOLES SHALL BE CONSTRUCTED WITH A SILICA FUME ADMIXTURE SPECIFICALLY TO PREVENT HYDROGEN SULFIDE CORROSION OF THE PRE-CAST CONCRETE AS RECOMMENDED BY THE MANUFACTURER. RHEOMAC SP100 AND RHEOMOLD 1000 OR APPROVED EQUALS SHALL BE USED IN THE MANUFACTURING OF THE MANHOLE COMPONENT SECTIONS.

WATER MAINS

1. ALL WATER MAIN INSTALLATION, MATERIALS, AND TESTING SHALL CONFORM WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" EXCEPT AS MODIFIED BY THESE SPECIFICATIONS. CONTRACTOR SHALL DISAPPEAR ALL TEST DATA FOR THE WATER MAINS AS REQUIRED BY THE CITY OF MASCOUTAH AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. ALL COSTS FOR THIS TESTING SHALL BE INCLUDED IN THE UNIT PRICES AS FOUND IN THE BID SCHEDULE.
2. WATER MAINS SHALL BE CONSTRUCTED OF P.V.C. AWWA C-900 OR 18" PIPE WITH CAST-IRON PIPE EQUIVALENT OUTSIDE DIAMETER AS SHOWN ON THE CONTRACT DRAWINGS. PIPE MATERIAL SHALL CONFORM TO CLASS 12454-9 AS DEFINED BY ASTM D 1784.
3. FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINT, AND CEMENT MORTAR LINED. FITTINGS SHALL BE IN CONFORMANCE WITH ANSI/AWWA C153/A21.63-94. CEMENT MORTAR LINING SHALL BE IN CONFORMANCE WITH ANSI/AWWA C104/A21.4-95. THE FITTINGS SHALL BE TAR-COATED IN CONFORMANCE WITH AWWA C151. JOINTS AND GASKETS SHALL BE IN CONFORMANCE WITH ANSI/AWWA C111/A21.11-95.
4. BOLTING SHALL BE IN CONFORMANCE WITH ANSI/AWWA C111/A21.11-95. BOLTS SHALL BE HIGH STRENGTH STEEL.
5. GATE VALVES SHALL BE IRON BODY RESILIENT WITH NON-RISING STEM, CONFORMING TO AWWA C508-84 AND C580-90, WITH MECHANICAL JOINT ENDS. ALL PAINT SEAL OR EPOXY COATINGS SHALL BE ANSI/NSF 61. CERTIFIED FOR USE ON POTABLE WATER APPLICATIONS. RUBBER SEATED BUTTERFLY VALVES CONFORMING TO AWWA STANDARD C504-84 AND C580-90. BURIED INSTALLATION, MANUAL OPERATOR WITH AWWA 2" OPERATING NUT CLASS 150, MECHANICAL JOINT ENDS.
6. PIPE BEDDING MATERIAL SHALL BE CLASS 1 MATERIAL (ANGULAR 1/4-1/2 INCH GRADED STONE) AS DESCRIBED IN ASTM D2321-83A.
7. BLOW-OFF VALVE SHALL BE MUELLER 2-1/8" POST TYPE FIRE HYDRANT OR EQUIVALENT. EQUIVALENT SHALL BE APPROVED BY THE VILLAGE OF MASCOUTAH WATER DEPARTMENT.
8. TRACER WIRE TO BE INSTALLED ALONG WATER MAIN TO PROVIDE FOR SENSOR DETECTION. THIN #12 SOLID COPPER WIRE SHALL BE INSTALLED ON OR ALONG SIDE THE PROPOSED WATER MAIN WITH POSITIVE CONNECTIONS LOCATED AT VALVES AND HYDRANTS.
9. FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH AWWA-C502-94 AND C550-90. FIRE HYDRANTS SHALL BE A MUELLER SUPER CENTURION-260 HYDRANTS, A-423, 2" MUELLER YOKES (B-2404-2A) WITH 12" RISER, 18" X 30" METER BOX, AND MUELLER METER PIT (H-10616-09) WITH TOUCH READ HOLE AND PENTAGON HEAD, TWO (2) 2 1/2" HOSE AND ONE (1) 4 1/2" PUMP NOZZLE WITH A 5 1/4" BARREL. FOR INSTALLATION IN A 5' TRENCH DEPTH. THE FIRE HYDRANTS SHALL BE HYDRATED INTERNALLY TESTED INTERNALLY AT A PRESSURE OF 300 PSI WITH THE HYDRANT VALVE CLOSED AND AGAIN IN AN OPEN POSITION. HYDRANTS SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND EQUIPPED WITH NOT LESS THAN TWO (2) O-RING STEM SEALS.
10. THE WATER SERVICE LINE SHALL BE EXTENDED TO THE INSIDE OF THE PROPERTY AND SHALL TERMINATE AT THE METER PIT. TRACER WIRE SHALL BE CONTINUOUS THROUGHOUT THE WATER SYSTEM. TRACER WIRE SHALL BE ACCESSIBLE AT THE TOP OF EACH METER PIT AND VALVE BOX, INCLUDING VALVE BOXES AT HYDRANTS. ALL TRACER WIRE SHALL BE SPLICED WITH 3M DBV/DBR DIRECT BURY SPLICER KITS - JOB#-6. THE DEVELOPER IS RESPONSIBLE FOR THE TESTING OF ALL WIRES FOR ELECTRIC CONTINUITY THROUGHOUT THE SYSTEM. ALL TESTING SHALL BE OBSERVED BY THE CITY OF MASCOUTAH STAFF OR ITS APPOINTED PERSON.



LOCATION MAP

NOT TO SCALE

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LIST OF UTILITIES

WATER

CITY OF MASCOUTAH
#3 WEST MAIN STREET
MASCOUTAH, IL
62258
618-566-2964

GAS

AMEREN IP
1050 WEST BLVD.
BELLEVILLE, ILLINOIS
62221
1-800-755-5000

ELECTRIC

CITY OF MASCOUTAH
#3 WEST MAIN STREET
MASCOUTAH, IL
62258
618-566-2964

TELEPHONE

FRONTIER COMMUNICATIONS
307 WEST CHURCH STREET
MASCOUTAH, IL
62258
618-566-9900

SANITARY SEWER

CITY OF MASCOUTAH
#3 WEST MAIN STREET
MASCOUTAH, IL
62258
618-566-2964

J.U.L.I.E. 1-800-892-0123

LEGEND

○	IRON PIN FOUND	—	EXISTING SINGLE POLE SIGN	— 98 —	PROPOSED CONTOUR
○	IRON PIPE FOUND	○	EXISTING POST	X99.50	PROPOSED SPOT ELEVATION
⊞	RIGHT-OF-WAY MARKER FOUND	⊞	EXISTING TELEPHONE JUNCTION BOX	■	PROPOSED STORM INLET
○	RR SPIKE FOUND	⊞	EXISTING ELECTRIC JUNCTION BOX	⊞	PROPOSED FIRE HYDRANT ASSEMBLY
⊞	EXISTING TREE	— G —	APPROX. LOCATION EXISTING GAS LINE	—	PROPOSED STORM SEWER
⊞	EXISTING TREE LINE	— T —	APPROX. LOCATION EX. BURIED TELEPHONE LINE	●	PROPOSED SANITARY SEWER MANHOLE
⊞	EXISTING BUSH	— W —	APPROX. LOCATION EXISTING WATER LINE	— [SS] —	PROPOSED SANITARY SEWER
⊞	EXISTING LIGHT POLE	— OE —	EXISTING OVERHEAD ELECTRIC LINE	— [W] —	PROPOSED WATER MAIN
⊞	EXISTING POWER POLE	— P —	APPROX. EXISTING PETROLEUM LINE	—	PROPOSED SWALE
⊞	EXISTING GUY WIRE	— 99 —	EXISTING SANITARY SEWER	⊞	PROPOSED STORM MANHOLE
⊞	EXISTING FIRE HYDRANT	— FO —	APPROX. EXISTING FIBER OPTICS LINE	⊞	PROPOSED CURB INLET
⊞	EXISTING WATER VALVE	—	EXISTING STORM SEWER	⊞	PROPOSED AREA INLET
⊞	EXISTING WATER METER	— . . . —	EXISTING SWALE	⊞	PROPOSED SANITARY SEWER MANHOLE
⊞	EXISTING STORM INLET	— 98 —	EXISTING CONTOUR		
⊞	EXISTING MANHOLE	X99.50	EXISTING SPOT ELEVATION		
⊞	EXISTING CLEANOUT	⊞	EXISTING CURB INLET		
⊞	EXISTING MAILBOX	⊞	EXISTING SANITARY MANHOLE		

OWNER/SUBDIVIDER

AKS DEVELOPMENT LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS 62258
618-566-3508

BENCHMARK DATUM

TOP/IRON PIN W/ R&A CAP;
±5.5' S. OF FUESSER ROAD;
±23' N. OF FIRE HYDRANT
NEAR CENTER OF NORTH
PROPERTY LINE. ELEV. 433.23
(ASSUMED DATUM)

Seal:

DATE: / /
ERIC R. OLSON, P.E.
EXPIRES 11/30/15

Drawing Issue

P.M.
E. Olson
L.T.
S. Judack
O.A./C.C.
E. Olson
Job Number:
ME14054

Millenia
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
Job Number:
FAX: 618.624.8611



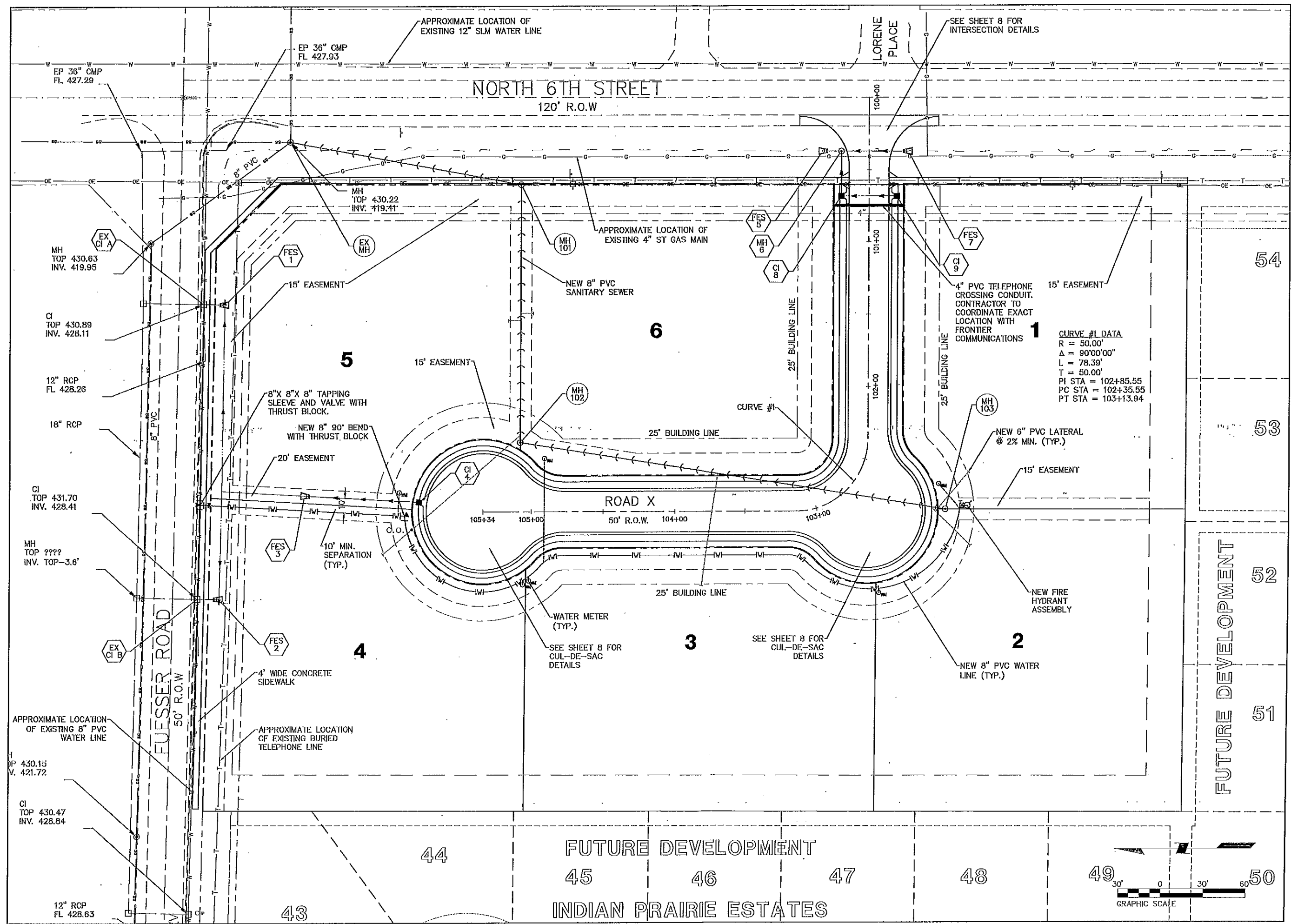
CHIEF VIEW ESTATES
Mascoctah, Illinois

AKS Development LLC
84 West Harnett
Mascoctah, Illinois 62258

Sheet Title:

COVER SHEET

Sheet
1 of 13



Seal:

DATE: ____/____/____
ERIC R. OLSON, P.E.
EXPIRES 11/30/15

Drawing Issue

P.M.
E. Olson
L.T.
S. Judiscak
QA/QC:
E. Olson
Job Number
ME14054

**Millennia
Professional Services**

Executive Drive, Suite 12
New Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611

FAX: 618.624.8611



**CHIEF VIEW ESTATES
Mascoutah, Illinois**

AKS Development LLC
84 West Harnett
Mascoutah, Illinois 62258

Sheet Title:

SITE PLAN

Sheet
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