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**EVLYN'S GATE NORTH**  
**SUBDIVISION OBSERVATION REPORT**

**July 25, 2012**

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**HR GREEN JOB NO. 86120056**

## **Evlyn's Gate North Subdivision Observation Report**

HR Green has performed a review of the available documents for the subdivision improvements located in the Evlyn's Gate North subdivision and field observation of the work completed by the developer. Subsequently, HR Green has compiled a punchlist of unfinished items that were part of the proposed improvements per the available subdivision documents.

The Evlyn's Gate North Subdivision Observation Report includes the following items:

- Punchlist identifying the outstanding and deficient subdivision improvement items
- Detention Basin Verification and Exhibit A
- Parcel Identification (Exhibit B)
- Engineer's Opinion of Probable Cost (E.O.P.C.) (Exhibit C)
- Location Map (Exhibit D)

The following documents were used in preparing the punchlist scope of work:

- Plat of Subdivision
- Improvement Plans for Evlyn's Gate North, dated July 19, 2006, prepared by Spaces, Inc.
- Pavement cores performed through HR Green
- Photographs

The following documents were unavailable:

- Landscaping plans
- Record drawings
- Developer agreements
- Soil borings
- Meeting minutes
- Daily field reports

### **I. PUNCHLIST**

It is recommended that acceptance of this subdivision be contingent upon the completion of the noted outstanding and deficient items, and subsequent observation and approval by the Village of Homer Glen.

#### **Roadway**

Roadway improvements were observed for compliance with the approved subdivision improvement plans. The subdivision pavement for the main roads includes the Hot-Mix Asphalt (HMA) binder course without the surface course. There is an alley that exists with a stone surface and no pavement, which is proposed as Portland Cement Concrete (P.C.C.) pavement per the improvement plans. HR Green had pavement cores taken at random locations on the roadways to identify the actual binder course and aggregate base course thicknesses.

The following table includes the planned pavement depths and actual pavement depths at locations randomly chosen on the roadways.

Roadway	Plan Surface Depth	Actual Surface Depth	Plan Binder Depth	Actual Binder Depth	Plan Agg. Base Cse. Depth	Actual Agg. Base Cse. Depth
Kildare Street	1.5" (HMA)	0"	2.5"	2.75"	12"	10"
Park Place	1.5" (HMA)	0"	2.5"	1: 2" 2: 2.5"	12"	10"
Syd Creek Drive	1.5" (HMA)	0"	2.5"	2"	12"	10"
Alley	8" (P.C.C.)	0"	N/A	N/A	4"	4"

Notes:

1. HMA surface course remains unpaved for Kildare Street, Park Place and Syd Creek Drive.
2. P.C.C. pavement remains unpaved for the Alley. The north and south sides of the Alley is provided with concrete depressed curb, which slopes towards the inside of the Alley. The curb is not shown in the Alley's pavement cross section included in the plans. Provided that the planned 8" P.C.C. pavement be installed, the pavement would meet the top of the curb.

Pavement distress is evident in various areas due to the lack of plan pavement depths and the exposure to inadequate drainage from the pavement into the gutter. The difference between the binder course elevations and the gutter elevations will require an estimated 1.5" of HMA overlay thickness throughout Evlyn's Gate North. The pavement distress can be resolved by removing the existing binder course pavement and underlying aggregate/subgrade material and replacement with 12" of new aggregate base course and 2.5" of binder course. Following the pavement patching would be the HMA surface course overlay to complete the roadway improvements.

It is recommended that the binder course that exists be cold milled along the edge of the roadway for a section of Syd Creek Drive at the Park Place intersection where the top of binder course elevation is higher than required and which would result in less than 1.5" of HMA surface course overlay in areas without the recommended milling corrections. The cold milling is necessary to provide the minimum 1.5" HMA surface course thickness as shown in the plans. Variable depth cold milling between 0" and 1.5" is recommended to achieve the estimated 1.5" of HMA surface course overlay thickness. Cold milling the existing surface course pavement to establish a butt joint at the south improvement limit on Syd Creek Drive may also be necessary if the HMA overlay for the unfinished Evlyn's Gate subdivision is performed prior to the Evlyn's Gate North paving.

The following pavement improvements are recommended prior to acceptance of the subdivision by the Village of Homer Glen.

Roadway	Pavement Patching (2.5" HMA Binder Course with 12" Aggregate Base Course, Type B)	HMA Surface Course, Mix 'C', N50	HMA Surface Removal – Butt Joint	HMA Surface Removal, Variable Depth (0" to 1.5")	P.C.C. Pavement (8")
Kildare Street	N/A	139 Tons (1,649 SY at 1.5")	N/A	N/A	N/A
Park Place	N/A	259 Tons (3,080 SY at 1.5")	N/A	NA	N/A
Syd Creek Drive	54 SY (35' X 14')	201 Tons (2,396 SY at 1.5")	31 SY (28' X 10')	23 SY (30' X 7')	N/A
Alley	N/A	N/A	N/A	N/A	1,531 SY (530' X 26')
<b>TOTALS:</b>	<b>54 SY</b>	<b>599 Tons</b>	<b>31 SY</b>	<b>23 SY</b>	<b>1,531 SY</b>

Notes:

1. Due to binder course elevation deficiencies and roadway settlement, HR Green provided estimated average surface course thicknesses necessary to finish paving the roadway according to plan.
2. Aggregate base course exists for the alley. The P.C.C. pavement work includes re-grading the base course to accommodate 8" of concrete pavement.

Prior to the pavement improvements, combination concrete curb and gutter replacement will be necessary. The curb and gutter is to be removed and replaced. Each section shall be cut to full depth, removed and replaced with dowel bars, proper form work and finishing techniques.

The following table includes sections of curb and gutter determined to be unacceptable because of heaving, settlement and/or damage.

Roadway	Combination Concrete Curb and Gutter Removal and Replacement
Kildare Street	N/A
Park Place	50 FT Outlot B (Public Park): 20' Lot 18: 5' Lot 21: 20' Lot 42: 5'

Syd Creek Drive	60 FT Outlot B (Public Park): 15' 14579: 10' 14588: 15' 16013: 5' 16049: 5' 16073: 10'
Alley	N/A
<b>TOTAL:</b>	<b>110 FT</b>

### Storm Sewer Appurtenances

Storm Sewer structures were observed for compliance with the approved subdivision improvement plans. It is recommended that all storm sewer structures be cleaned in addition to the correction of any deficiencies prior the Village of Homer Glen taking ownership and maintenance responsibilities of the storm sewer system.

It is recommended that the following defects be repaired prior to Village acceptance of the subdivision.

Item No.	Structure #	Defect/Corrective Action
1.	INL 212	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
2.	INL 205	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
3.	INL 203	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
4.	INL 216	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
5.	INL 103	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Raise curb head frame section to match curb height</li> <li>▪ Remove filter fabric</li> </ul>
6.	INL 304	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
7.	INL 222	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
8.	INL 116 B	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
9.	INL 122	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
10.	INL 114	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>

11.	INL 109	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
12.	INL 107	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
13.	INL 211	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
14.	INL 118	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
15.	CB 221	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
16.	CB 215	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
17.	CB 215 A	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
18.	CB 214	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
19.	CB 220	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
20.	CB 219	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
21.	CB 213	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
22.	CB 213 A	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
23.	CB 206	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
24.	CB 202	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
25.	CB 301	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
26.	CB 302	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
27.	CB 303	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> </ul>
28.	CB 119	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
29.	CB 120	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
30.	CB 121	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> </ul>
31.	CB 116 A	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>

32.	CB 117	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
33.	CB 116	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
34.	CB 111 A	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
35.	CB 210	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
36.	CB 209	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Lid says "Sanitary". Replace with lid that includes the word "Storm".</li> </ul>
37.	CB 208	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Re-align adjusting rings and frame</li> </ul>
38.	CB 102	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> </ul>
39.	CB 111	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
40.	CB 112	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> </ul>
41.	CB 106	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Include steps</li> <li>▪ Remove filter fabric</li> </ul>
42.	CB 113	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Replace damaged grate (hazardous)</li> <li>▪ Include steps</li> </ul>
43.	CB 115	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
44.	CB 108	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Remove filter fabric</li> </ul>
45.	MH 217	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> </ul>
46.	MH 218	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> <li>▪ Include steps</li> <li>▪ Lid appears to be too high. Adjust to match final grade.</li> </ul>
47.	MH 105	<ul style="list-style-type: none"> <li>▪ Could not locate lid. Assume buried. Adjust frame and lid to match final grade</li> <li>▪ Clean out debris (Assumed)</li> <li>▪ Provide concrete bench (Assumption)</li> </ul>
48.	MH 104	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> <li>▪ Include steps</li> </ul>

49.	MH 401	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> <li>▪ Replace open lid with closed lid</li> </ul>
50.	MH RESTRICTOR	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
51.	MH 101	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> </ul>
52.	MH 204	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> </ul>
53.	MH 211	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> <li>▪ Provide concrete bench</li> <li>▪ Include steps</li> </ul>
54.	FES 100	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
55.	FES 200	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
56.	FES 300	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>
57.	FES 400	<ul style="list-style-type: none"> <li>▪ Clean out debris</li> </ul>

**Sanitary Sewer Appurtenances**

Sanitary Sewer manholes were observed for compliance with the approved subdivision improvement plans. It is HR Green's understanding that the sanitary sewer system is owned and maintained by Illinois American Water. These improvements are not owned and maintained by the Village of Homer Glen, however, it would be beneficial to observe the sanitary sewer manholes to identify any defects to the structures that could impact other public infrastructure improvements and threaten the health and safety of the public.

No deficiencies with sanitary sewer appurtenances were identified.

**Watermain Appurtenances**

Watermain fire hydrants, valve boxes and water service buffalo boxes were observed for compliance with the approved subdivision improvement plans. It is HR Green's understanding that the water supply system is owned and maintained by Illinois American Water. These improvements are not owned and maintained by the Village of Homer Glen, however, it would be beneficial to observe the watermain appurtenances to identify any defects that could impact other public infrastructure improvements and threaten the health and safety of the public.

HR Green was not responsible to determine if the valves serving water service lines, fire hydrants or watermain mainline were operable (keyable). Assumptions were made based on the visual condition of the appurtenances and the recommended associated repairs. It is recommended to have the Village of Homer Glen/Illinois American Water determine if

every valve within the subdivision, which may not be identified in the punch list, is functioning properly prior to performing corrections to water main appurtenances to establish any adjustments to the scope of work.

It is recommended that the following defects be coordinated with Illinois American Water for review and correction prior to Village acceptance of the subdivision.

Item No.	Appurtenance #	Defect/Corrective Action
1.	FH 2	▪ Auxiliary valve box lid was buried. Adjust to match final grade.
2.	FH 4	▪ Auxiliary valve box is leaning and needs to be repaired/replaced.
3.	FH 7	▪ Auxiliary valve box lid appears to be set too low. Adjust to match final grade.
4.	Valve Box 6	▪ Valve box is leaning and needs to be repaired/replaced.
5.	Valve Box 104	▪ Valve box appears to be set too low. Adjust to match final grade.
6.	B-Box Lot 18	▪ Could not locate. Assume damaged and replacement will be necessary.
7.	B-Box Lot 22	▪ B-Box is leaning and needs to be repaired/replaced
8.	B-Box Lot 23	▪ B-Box is leaning and needs to be repaired/replaced
9.	B-Box Lot 24	▪ B-Box is leaning and needs to be repaired/replaced
10.	B-Box Lot 33	▪ B-Box appears to be set too low. Adjust to match final grade.
11.	B-Box Lot 35	▪ B-Box appears to be set too low. Adjust to match final grade.
12.	B-Box Lot 36	▪ Could not locate. Assume damaged and replacement will be necessary.
13.	B-Box Lot 38	▪ B-Box is leaning and needs to be repaired/replaced
14.	B-Box Lot 42	▪ B-Box appears to be set too low. Adjust to match final grade.
15.	B-Box Lot 43	▪ Could not locate. Assume damaged and replacement will be necessary.

Notes:

1. The letter "W" is marked in the curb to identify water service crossing locations.
2. Water service buffalo boxes that appeared higher than future finished surrounding grades have not been identified in the deficiency list, as they can be lowered with minimal effort during the sidewalk and restoration improvements.

**Sidewalk**

Sidewalk improvements were observed for compliance with the approved subdivision improvement plans. The plans for Evlyn's Gate North include providing a 5' wide concrete sidewalk throughout the subdivision. Brick paver sidewalk was installed in lieu of concrete sidewalk adjacent to Outlot B (public park) and as private lots were improved with homes. The punchlist includes completing proposed concrete sidewalk adjacent to undeveloped lots within the public Right-Of-Way and correcting any deficient sidewalk the exists.

It is critical to adhere to the State of Illinois American's with Disabilities Act (A.D.A.) requirements set forth for sidewalk approaches made accessible to the handicap. In order to obtain conformance with the plans and the State of Illinois requirements, A.D.A. compliant sidewalk approach improvements have been included in this report where sidewalk approaches are proposed or need corrections. In areas where the sidewalk approaches are incorrect, sidewalk removal and replacement will be necessary.

The following table includes recommendations for sidewalk related improvements to be performed prior to Village acceptance of the subdivision.

Roadway	P.C.C. Sidewalk (5" depth)	Sidewalk Removal and Replacement	Detectable Warnings
Kildare Street	3,375 SF Lot 22: 70' X 5' Lot 23: 54' X 5' Lot 24: 54' X 5' Lot 25: 54' X 5' Lot 26: 54' X 5' Lot 27: 54' X 5' Lot 32: 67' X 5' Lot 33: 67' X 5' Lot 34: 67' X 5' Lot 35: 67' X 5' Lot 36: 67' X 5'	50 SF (NW corner at Syd Creek Drive: 5' X 5') (SW corner at Syd Creek Drive: 5' X 5')	32 SF (NW corner at Syd Creek Drive: 4' X 2') (SW corner at Syd Creek Drive: 4' X 2') (NE corner at Park Place: 4' X 2') (SE corner at Park Place: 4' X 2')

Park Place	4,485 SF Lot 18: 52' X 5' Lot 19: 52' X 5' Lot 20: 52' X 5' Lot 21: 180' X 5' Lot 22: 130' X 5' Lot 38: 70' X 5' Lot 39: 70' X 5' Lot 40: 81' X 5' Lot 41: 70' X 5' Lot 42: 70' X 5' Lot 43: 70' X 5'	75 SF (NW corner at Syd Creek Drive: 5' X 5') (SW corner at Syd Creek Drive: 5' X 5') (NE corner at Kildare Street: 5' X 5')	32 SF (NW corner at Syd Creek Drive: 4' X 2') (SW corner at Syd Creek Drive: 4' X 2') (SE corner at Kildare Street: 4' X 2') (SW corner at Kildare Street: 4' X 2')
Syd Creek Drive	945 SF Lot 1: 63' X 5' Lot 2: 63' X 5' Lot 3: 63' X 5'	60 SF (SE corner at Park Place: 7' X 5') (SW corner at Kildare Street: 5' X 5')	32 SF (SE corner at Park Place: 4' X 2') (SW corner at Park Place: 4' X 2') (SE corner at Kildare Street: 4' X 2') (SW corner at Kildare Street: 4' X 2')
Alley	N/A	50 SF (NW corner at Syd Creek Drive: 5' X 5') (SW corner at Syd Creek Drive: 5' X 5')	32 SF (NE corner at Park Place: 4' X 2') (SE corner at Park Place: 4' X 2') (NW corner at Syd Creek Drive: 4' X 2') (SW corner at Syd Creek Drive: 4' X 2')
<b>TOTALS:</b>	<b>8,805 SF</b>	<b>235 SF</b>	<b>128 SF</b>

Notes:

1. 3" of aggregate base course is to be included for the sidewalk improvements per the improvement plans.
2. Sidewalk Removal and Replacement consists of brick paver sidewalk removal and replacement with 5" P.C.C. sidewalk at sidewalk approach locations.

**Street Lighting**

The Evlyn's Gate North improvement plans included proposed street lighting improvements. Decorative street lighting exists and the locations appear to have been installed at or near the plan locations. The decorative street light style appears to match

the style included in the plans. Visual day time and night time observations of the street lighting were performed and any deficiencies are indicated below.

It is recommended that the following defects be repaired prior to Village acceptance of the subdivision.

Item No.	Street Light Location	Defect/Corrective Action
1.	Northeast corner of Park Place and Alley	<ul style="list-style-type: none"> <li>▪ Luminaire was not illuminated</li> </ul>

Note: Lamp/ballast replacement is assumed for correction of luminaire not being illuminated

### Signage and Pavement Markings

Signage improvements were included in the Evlyn's Gate North plans provided to HR Green. Street name signs were observed, however, no other signage was installed throughout the subdivision as indicated in the improvement plans.

Pavement markings for stop bars and crosswalks were included in the improvement plans but do not exist. Pavement markings to be provided for the subdivision which have been included in this report should be installed upon completing the HMA surface course overlay.

The following table includes the recommended signage and pavement marking improvements to be performed prior to Village acceptance of the subdivision.

Roadway	Stop Signs	W1 – 2A (15 MPH around curve)	Crosswalk Pavement Markings (6" - White)	Stop Bar Pavement Markings (24" - White)
Kildare Street	2 EA (At Park Place and Syd Creek Drive)	N/A	130 FT (At Park Place: 65'; At Syd Creek Drive: 65')	30 FT (At Park Place: 15'; At Syd Creek Drive: 15')
Park Place	1 EA (At Syd Creek Drive)	2 EA STA 12+40 RT STA 16+75 LT	126 FT (At Kildare Street: 61'; At Syd Creek Drive: 65')	15 FT (At Syd Creek Drive)
Syd Creek Drive	N/A	N/A	120 FT (At Park Place: 60'; At Kildare Street: 60')	

Alley	2 EA (At Park Place and Syd Creek Drive)	N/A	106 FT (At Park Place: 53'; At Syd Creek Drive: 53')	
<b>TOTALS:</b>	<b>5 EA</b>	<b>2 EA</b>	<b>482 FT</b>	<b>45 FT</b>

Notes:

1. The stop signs are recommended to be type R1-1 (30" X 30") with one post per sign.
2. Paint pavement markings are recommended to be installed.

**Restoration and Landscaping**

Restoration improvements within the public Right-Of-Way parkway areas are recommended for Village acceptance of the subdivision. The recommended restoration improvements consist of weed removal, placement of topsoil, seed, fertilizer and erosion control blanketing within the parkway areas between the sidewalk and the back of curb along with the space between the back of the proposed sidewalk and the Right-Of-Way line. Outlot B, which serves the public park on the west side of Syd Creek Drive and south side of Park Place, appears be restored and maintained and restoration improvements are not recommended for this area.

An estimated quantity of topsoil needed to complete the restoration improvements within the parkway has been included in the punchlist. Furnishing topsoil from outside of the subdivision site will be necessary as there is no on-site topsoil stockpile. Some excavation may be necessary in the parkway areas to accommodate a proper amount of topsoil for adequate turf growth and this work would be performed as part of the topsoil placement preparation. It is recommended that water service buffalo boxes, fire hydrants and utility structures be level with the desired finished restoration grades.

HR Green has also included the option of restoring the areas surrounding the basin on Outlot C with topsoil, seed, fertilizer and erosion control blanket, as this area appears to have never been restored or landscaped. HR Green was not able to determine if any project specific plantings were in place surrounding the basin on Outlot C, as the landscape plans were unavailable. If the Village desires natural plantings around the ponds, HR Green does have landscape architects on staff and we can provide these natural landscape services for additional costs.

Landscaping plans for Evlyn's Gate North were unavailable for HR Green to compare the intended landscaping improvements to what currently exists. With the understanding that trees will need to be provided within the parkways prior to Village acceptance of the subdivision, HR Green has included an estimated quantity of trees following Village of Homer Glen tree spacing criteria (40' c-c) as specified in the Village's Subdivision Ordinance. The parkway area adjacent to Outlot B and Outlot C contains trees, therefore, parkway trees will not be included in the punchlist for this area unless the existing tree condition dictates a replacement. The condition of existing parkway trees adjacent to

outlots, completed homes and associated restored parkway areas was observed to identify any necessary replacements.

The following table includes the recommended restoration and parkway tree improvements necessary to obtain Village acceptance of the subdivision.

<b>Roadway / Area</b>	<b>Restoration (Topsoil, Seed, Fertilizer and Erosion Control Blanket)</b>	<b>Parkway Trees</b>
Kildare Street	1,031 SY (North side: 402' X 12.5') (South side: 340' X 12.5')	19 EA (40' spacing within 742': 19)
Park Place	1,246 SY (North and east sides: 466' X 12.5') (South and west sides: 431' X 12.5')	36 EA (40' spacing within 897': 22) Outlot B: 14 (replacements)
Syd Creek Drive	263 SY (East side: 189' X 12.5')	5 EA (40' spacing within 189': 5)
Alley	N/A	N/A
<b>TOTALS:</b>	<b>2,540 SY</b>	<b>60 EA</b>

Notes:

1. Assume an average of 6" of topsoil placement necessary for restoration.
2. Parkway tree type to be determined by the Village of Homer Glen in accordance with Tree Preservation Ordinance 06-014.
3. The 14 trees included in the punchlist for Outlot B are replacement trees and removal of the existing trees will need to be accounted for.

The following table includes the optional restoration area to be considered by the Village for acceptance of the subdivision.

<b>Optional Area</b>	<b>Optional Restoration (Topsoil, Seed, Fertilizer and Erosion Control Blanket)</b>
Outlot C	<b>5,967 SY</b> (250' X 50', 365' X 30', 150' X 55', 440' X 50')

Note: Assume 4" topsoil depth for restoration of Outlot C.

**Erosion Control**

Existing erosion control measures that are commonly used such as perimeter erosion barrier and filter fabric for inlet and pipe protection become no longer applicable after vegetation has developed for areas that were once solely comprised of earth material such as clay or other soils and subject to erosion. In most cases, enough vegetation will develop such that the vegetation itself becomes a means of erosion control. HR Green determined that vegetation growth has become established throughout the Evlyn's Gate North subdivision, which includes the Right-Of-Way, private lots and Outlot A. As a result, the existing perimeter erosion barrier and filter fabric (inlet and pipe protection) measures are recommended to be removed unless otherwise indicated. Filter fabric removal is covered in the storm sewer deficiency list.

The following table includes the perimeter erosion barrier recommended for removal prior to Village acceptance of the subdivision.

<b>Location</b>	<b>Perimeter Erosion Barrier Removal</b>
Lots 32 through 36 (North side)	<b>340 FT</b>

During the erosion control observation, there were areas identified where erosion has occurred in the past, creating several eroded voids within the ground surface at various areas. Some of these areas may not be subject to future erosion issues due to surrounding vegetation but they are assumed as hazardous to pedestrians walking through the areas due to the differential in grades. It is recommended that these areas be corrected by means of re-grading or filling the eroded areas with earth material and restoring the surface with seed, fertilizer and erosion control blanket.

The following table includes the recommended erosion corrections to be performed prior to Village acceptance of the subdivision.

<b>Location</b>	<b>Erosion Corrections</b>
Outlot C (East side)	<b>50 SY</b> (30' X 15')

Note: Erosion corrections work includes necessary earth moving operations, necessary furnishing of placement of earth material from on site and placement of vegetation seed and erosion control blanket.

### Bike Path Improvements

The Evlyn's Gate North improvement plans include a proposed 10' wide asphalt bike path, which was never installed. The proposed bike path limits are from the north subdivision limit to the south subdivision limit along the east side of Syd Creek Drive and from the west subdivision limit to the east side of Syd Creek Drive along the north side of Outlot B and sharing the Right-Of-Way for Park Place.

There are 12 lots located along the east side of Syd Creek Drive, 9 of which are completed with homes, have brick paver sidewalk and concrete driveways within the proposed bike path area. To install the bike path per the plans, removal of the existing brick paver sidewalk, excavation and removal of concrete driveway sections will be necessary to accommodate the size of the bike path. The proposed bike path is 10' vs. the 5' width of sidewalk. The section along the north side of Outlot B and sharing the Right-Of-Way for Park Place would entail excavation of the area restored with turf and a gravel walking path to install the proposed bike path.

The following table includes the bike path improvements necessary to comply with the subdivision plans and allow for Village acceptance of the subdivision.

Location	Earth Excavation	Sidewalk Removal	P.C.C. Driveway Removal	HMA Surface Course, Mix 'C', N50	Aggregate Base Course, Type B (8")
Syd Creek Dr. (East side)	166 CY (770' X 10' X 7" deep)	2,875 SF (575' X 5')	80 SY (16' X 5' X 9 driveways)	144 Tons (856 SY at 3")	856 SY (770' X 10')
Outlot B / Park Place	241 CY (710' X 10' X 11" deep)	50 SF (10' X 5')	N/A	133 Tons (789 SY at 3")	789 SY (710' X 10')
<b>TOTALS:</b>	<b>407 CY</b>	<b>2,925 SF</b>	<b>80 SY</b>	<b>277 Tons</b>	<b>1,645 SY</b>

Notes:

1. Earth excavation average depth of 7" along Syd Creek Drive was based on the depth of proposed bike path pavement; 3" HMA + 8" aggregate base course = 11" for areas outside of the existing sidewalk along with the earth depth remaining under the existing brick paver sidewalk, driveways and aggregate base course = 3" (11" bike path pavement structure - plan thicknesses for existing sidewalk/driveway (5") and existing aggregate base course (3")).
2. The proposed bike path work would entail incidental restoration to areas impacted during construction.

**Miscellaneous Machinery, Equipment, Materials and Debris**

Existing construction related machinery, equipment, materials and debris remain on Lots 1 and 2. Items such as a truck, plow blade, skid steer bucket, tires, sewer pipe, landscape block, empty pallets, stone and sand. These items do not serve any use on the site, are unsightly and potentially hazardous to the public. It is recommended that these items be removed from the subdivision property.

**II. DETENTION BASIN VERIFICATION**

**Proposed and Existing Drainage Features Summary**

HR Green performed topographical survey services on the Evlyn's Gate North Subdivision on June 6<sup>th</sup>, 2012. The specific information collected included topography of the subdivision's stormwater detention basin including interconnecting storm sewer pipes and structures adjacent to said detention basin in it's existing condition. The basin was surveyed along the top of bank and down to the surface water elevations. This analysis was based on the Engineering Plans dated 07/20/06 prepared SPACECO Inc. Drainage calculations were not available for our analysis. There is a single wet pond (Pond A) controlled by a dual restrictor (structure #2046). See Exhibit A. The 2 year storm is controlled by a 4" orifice within the restrictor manhole wall. The 100-year storm is controlled by a 15" orifice within the wall. Below is a summary of the proposed and existing conditions of the control structures.

<b>POND A</b>			
	<b>PROPOSED</b>	<b>EXISTING</b>	<b>DIFFERENCE</b>
WEIR WALL- TOP ELEV.	768.00	767.74	0.26' LOW
2 YEAR RESTRICTOR INV ELEV. (diameter)	762.80 (4")	762.74 (4")	0.06' LOW
100 YEAR RESTRICTOR INV ELEV. (diameter)	764.90 (15")	764.84 (15")	0.06' LOW
100 YEAR EMERGENCY OVERFLOW WEIR ELEV.	768.00	766.90 HWL	1.2' LOW

**Volume Determination Summary**

Evlyn's Gate North Subdivision's stormwater basins existing contour areas were imported into an Excel spreadsheet to calculate the volume of provided storage using the average end area method. The proposed storage volumes were obtained from the engineering plans.

<b>POND A</b>			
	<b>PROPOSED</b>	<b>EXISTING</b>	<b>DIFFERENCE</b>
NWL	763.00	762.80	0.20' LOW
HWL	768.00	766.90	1.10' LOW
STORAGE VOLUME (AC.FT.)	7.29	6.01	1.28 Shortage

### **Conclusions**

The top of the weir wall was constructed 0.26' lower than proposed. This does not affect the storage capacity of the pond since the emergency overflow weir was constructed 1.2' lower than proposed. This results in a reduced storage volume for the basin. The existing pond has 1.28 ac.ft. less storage volume than proposed. This basin does not comply with the design plans. Our analysis concludes that the existing pond is 18% short of the proposed storage volume. If corrective measures are deemed necessary, adjustments to the overflow weir can be evaluated. A detailed analysis of the original design calculations and existing site conditions would be necessary. HR Green can perform this service at an additional cost.

### **III. PARCEL IDENTIFICATION**

HR Green has researched the specific ownership of both private and public improvement property in the Evlyn's Gate North subdivision. The parcel data was obtained by utilizing 2011 tax records through the Will County Treasurer's Office. There are 46 lots within the subdivision numbered 1 through 43 and three outlots named Outlot A, B and C. Please refer to Exhibit B for parcel identification.

### **IV. ENGINEER'S OPINION OF PROBABLE COST**

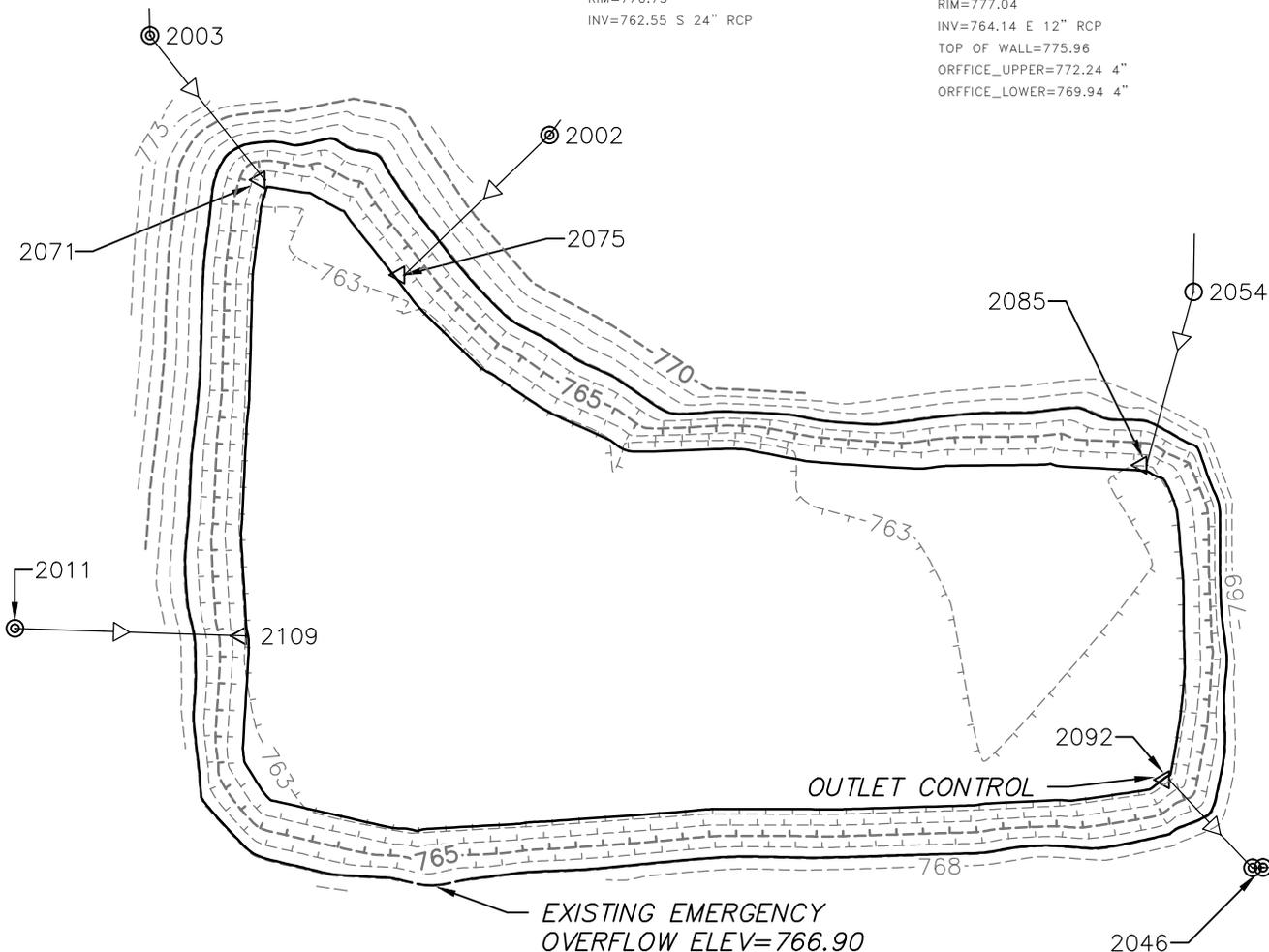
The punch list items included in this report have been identified as construction action items with assigned quantities of work and associated unit pricing necessary to correct the deficiencies and complete the outstanding improvements necessary for Village acceptance of the subdivision. HR Green utilized 2012 unit prices for cost estimation purposes. Please refer to Exhibit C for the Engineer's Opinion of Probable Cost.

**EXISTING POND VOLUME**

Elevation (ft)	Area (sq. ft.)	Area (acres)	Volume (ac-ft)	Cumulative Volume
762.8	53264	1.22	0.00	0.000
763	54329	1.25	0.25	0.247
764	59694	1.37	1.31	1.555
765	64707	1.49	1.43	2.983
766	69634	1.60	1.54	4.525
766.9	74157	1.70	1.49	6.010

EXISTING POND VOLUME = 6.01 AC. FT.  
 PROPOSED POND VOLUME = 7.29 AC. FT.  
 REQUIRED POND VOLUME = 7.25 AC. FT.

- | BASIN #1 |  |   |
|----------|--|---|
| 2003     | STORM CATCH BASIN<br>ENGINEERING PLAN ID=CB-301<br>RIM=773.14<br>INV=765.49 SE 15" RCP | 2085 FLARED END SECTION<br>ENGINEERING PLAN ID=E-100<br>INV=762.94 N 24" RCP  |
| 2071     | FLARED END SECTION<br>ENGINEERING PLAN ID=E-300<br>INV=763.06 NW 15" RCP               | 2092 FLARED END SECTION<br>ENGINEERING PLAN ID=E-400<br>INV=762.82 SE 15" RCP   |
| 2075     | FLARED END SECTION<br>ENGINEERING PLAN ID=E-200<br>INV=762.62 NE 48" RCP               | 2046 STORM MANHOLE (RESTRICTOR)<br>ENGINEERING PLAN ID=OUTLET<br>RIM=770.54<br>INV=762.69 NW/E 15" RCP<br>TOP OF WALL=767.74<br>ORFFICE_UPPER=764.84 15"<br>ORFFICE_LOWER=762.74 4" |
| 2002     | STORM MANHOLE<br>ENGINEERING PLAN ID=CB-202<br>F/L=770.46<br>INV=762.66 SW 48" RCP     | 2109 FLARED END SECTION<br>ENGINEERING PLAN ID=N/A<br>INV=762.92 W 12" RCP  |
| 2054     | STORM MANHOLE<br>ENGINEERING PLAN ID=MH-101<br>RIM=770.75<br>INV=762.55 S 24" RCP      | 2011 STORM MANHOLE (RESTRICTOR)<br>ENGINEERING PLAN ID=N/A<br>RIM=777.04<br>INV=764.14 E 12" RCP<br>TOP OF WALL=775.96<br>ORFFICE_UPPER=772.24 4"<br>ORFFICE_LOWER=769.94 4"        |



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Illinois Professional Design Firm # 184-001322



323 Alana Drive,  
 New Lenox, Illinois 60451  
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 www.secgroupinc.com

EVLYN'S GATE NORTH  
 DETENTION POND

DATE: 6/20/2012	
HORIZ. SCALE: NOT TO SCALE	
DWN. BY: BDE	DSN. BY: N/A
CHK. BY: MD	
PROJECT NO. 86120056	
SHEET NO. 1 OF 1	



## EXHIBIT B Evllyn's Gate North Parcel Identification

Lot Number	Permanent Index Number (PIN)	Property Owner	Property Address	Property Street	Property City	Property State	Property Zip	Owner Address	Owner Street	Owner City	Owner State	Owner Zip
1	16-05-21-204-048-0000	BSLB LLC	15993	SYD CREEK DR	HOMER GLEN	IL	60491	PO BOX 16		WILLOW SPRINGS	IL	60480
2	16-05-21-204-049-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
3	16-05-21-204-050-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
4	16-05-21-204-051-0000	ADDUCI JOSEPH M DIBRITA MARY J	16013	SYD CREEK DR	HOMER GLEN	IL	60491	16013	SYD CREEK DR	HOMER GLEN	IL	60491
5	16-05-21-204-052-0000	DEMASI DANIEL MEGAN	16025	SYD CREEK DR	HOMER GLEN	IL	60491	16025	SYD CREEK DR	HOMER GLEN	IL	60491
6	16-05-21-204-053-0000	ALEXIADES NICHOLAS J LITOS IRINI M	16037	SYD CREEK DR	HOMER GLEN	IL	60491	16037	SYD CREEK DR	HOMER GLEN	IL	60491
7	16-05-21-204-054-0000	GIEMZIK KEITH	16049	SYD CREEK DR	HOMER GLEN	IL	60491	16049	SYD CREEK DR	HOMER GLEN	IL	60491
8	16-05-21-204-055-0000	DIVIERO PATRICIA	16057	SYD CREEK DR	HOMER GLEN	IL	60491	16057	SYD CREEK DR	HOMER GLEN	IL	60491
9	16-05-21-204-056-0000	RELLINGER ROBERT C LAURA G	16065	SYD CREEK DR	HOMER GLEN	IL	60491	16065	SYD CREEK DR	HOMER GLEN	IL	60491
10	16-05-21-204-057-0000	RILEY JASON KRISTEN	16073	SYD CREEK DR	HOMER GLEN	IL	60491	16073	SYD CREEK DR	HOMER GLEN	IL	60491
11	16-05-21-204-058-0000	WAGNER RONALD J II KRISTIN N	16081	SYD CREEK DR	HOMER GLEN	IL	60491	16081	SYD CREEK DR	HOMER GLEN	IL	60491
12	16-05-21-204-059-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
13	16-05-21-211-019-0000	JENSEN MABEL	14582	PARK PL	HOMER GLEN	IL	60491	14582	PARK PL	HOMER GLEN	IL	60491
14	16-05-21-211-018-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
15	16-05-21-211-017-0000	ROTH KRISTINE L	14598	PARK PL	HOMER GLEN	IL	60491	14598	PARK PL	HOMER GLEN	IL	60491
16	16-05-21-211-016-0000	SLOWINSKI GEORGE	14606	PARK PL	HOMER GLEN	IL	60491	14606	PARK PL	HOMER GLEN	IL	60491
17	16-05-21-211-015-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
18	16-05-21-211-014-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
19	16-05-21-211-013-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
20	16-05-21-211-012-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
21	16-05-21-211-011-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
22	16-05-21-211-001-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
23	16-05-21-211-002-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
24	16-05-21-211-003-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
25	16-05-21-211-004-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
26	16-05-21-211-005-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
27	16-05-21-211-006-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
28	16-05-21-211-007-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
29	16-05-21-211-008-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
30	16-05-21-211-009-0000	OGREY WARREN CAROLYN	14579	KILDARE ST	HOMER GLEN	IL	60491	14579	KILDARE ST	HOMER GLEN	IL	60491
31	16-05-21-210-007-0000	BOBAK MARTIN J	14588	KILDARE ST	HOMER GLEN	IL	60491	14588	KILDARE ST	HOMER GLEN	IL	60491
32	16-05-21-210-006-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
33	16-05-21-210-005-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
34	16-05-21-210-004-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
35	16-05-21-210-003-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
36	16-05-21-210-002-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
37	16-05-21-210-001-0000	WEST RICHARD	14642	KILDARE ST	HOMER GLEN	IL	60491	14642	KILDARE ST	HOMER GLEN	IL	60491
38	16-05-21-206-004-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
39	16-05-21-206-005-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
40	16-05-21-206-006-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
41	16-05-21-206-007-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
42	16-05-21-206-008-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
43	16-05-21-206-009-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
OUTLOT A	16-05-21-211-010-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
OUTLOT B	16-05-21-206-010-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491
OUTLOT C	16-05-21-206-011-0000	TRI-K DEVELOPMENT INC						15811	ANNICO DR	HOMER GLEN	IL	60491

**Notes:**

1. Outlot A is identified as the alley, Outlot B is identified as the public playground area and Outlot C is identified as the detention pond area per the improvement plans.
2. Subdivision plat recorded on 10/06/2006.
3. Information based upon 2011 property tax records.
4. Will County's current available documentation does not reflect recent property activity since 2011. Current information will be available as provided by Will County.



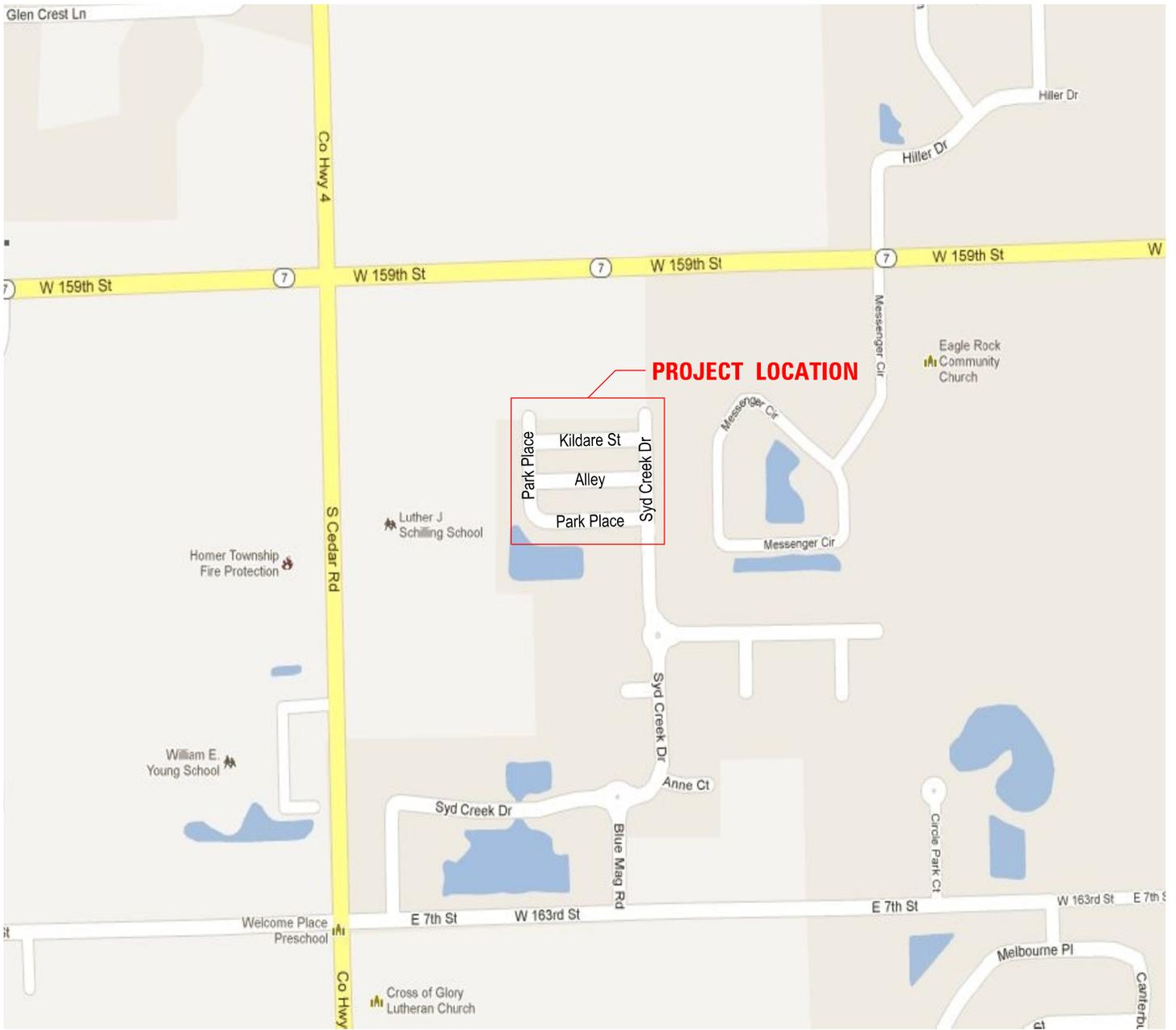
**EXHIBIT C**

**Evlyn's Gate North - Engineer's Opinion of Probable Cost (July, 2012)**

ROADWAY NAME		KILDARE STREET	PARK PLACE	SYD CREEK DRIVE	ALLEY	VARIOUS AREAS (PUBLIC AND PRIVATE LOTS)	TOTAL	UNIT COST	ESTIMATED COST
ROADWAY LIMITS		PARK PLACE TO SYD CREEK DRIVE	NORTH END TO SYD CREEK DRIVE	NORTH END TO SOUTH LIMIT	PARK PLACE TO SYD CREEK DRIVE				
LENGTH (FOOT)		530	990	770	530		2,820		
WIDTH (FOOT)		28	28	28	26				
EXTRA AREA (SQ YD)							0		
AREA (SQ YD)		1,649	3,080	2,396	1,531		8,656		
BITUMINOUS MATERIALS (PRIME COAT)	GAL	165	308	240	153		866	\$2.00	\$1,732.00
AGGREGATE (PRIME COAT)	TON	3	6	5	3		17	\$20.00	\$340.00
HOT-MIX ASPHALT SURFACE COURSE, MIX 'C', N50	TON	139	259	201			599	\$70.00	\$41,930.00
PORTAND CEMENT CONCRETE PAVEMENT, 8"	SQ YD				1,531		1,531	\$55.00	\$84,205.00
HMA BINDER COURSE REMOVAL AND REPLACEMENT (2")	SQ YD			54			54	\$13.00	\$702.00
AGGREGATE BASE COURSE REMOVAL AND REPLACEMENT, TYPE B (12")	SQ YD			54			54	\$18.00	\$972.00
HMA SURFACE REMOVAL, VARIABLE DEPTH (0" TO 1.5")	SQ YD			23			23	\$2.50	\$57.50
HMA SURFACE REMOVAL - BUTT JOINT	SQ YD			31			31	\$15.00	\$465.00
COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FT		50	60			110	\$30.00	\$3,300.00
PORTAND CEMENT CONCRETE SIDEWALK (5")	SQ FT	3,375	4,485	945			8,805	\$6.00	\$52,830.00
SIDEWALK REMOVAL AND REPLACEMENT (5")	SQ FT	50	75	60	50		235	\$7.00	\$1,645.00
DETECTABLE WARNINGS	SQ FT	32	32	32	32		128	\$30.00	\$3,840.00
R1-1 STOP SIGNS (30" X 30")	EACH	2	1		2		5	\$250.00	\$1,250.00
W1-2A SIGN	EACH		2				2	\$275.00	\$550.00
SIGN POSTS	EACH	2	3		2		7	\$125.00	\$875.00
PAVEMENT MARKINGS - LINE 6"	FT	130	126	120	106		482	\$0.75	\$361.50
PAVEMENT MARKINGS - LINE 24"	FT	30	15				45	\$3.00	\$135.00
CLEANING INLETS	EACH					14	14	\$100.00	\$1,400.00
CLEANING CATCH BASINS	EACH					30	30	\$225.00	\$6,750.00
CLEANING MANHOLES	EACH					9	9	\$185.00	\$1,665.00
CLEANING END SECTIONS	EACH					4	4	\$100.00	\$400.00
CONCRETE BENCH FOR MANHOLE	EACH					8	8	\$350.00	\$2,800.00
FRAMES TO BE ADJUSTED	EACH					4	4	\$250.00	\$1,000.00
STEP INSTALLATION FOR STORM SEWER STRUCTURE	EACH					14	14	\$150.00	\$2,100.00
TYPE 8 GRATE REPLACEMENT	EACH					1	1	\$225.00	\$225.00
CLOSED LID REPLACEMENT	EACH					2	2	\$125.00	\$250.00
VALVE BOX REPLACEMENT	EACH					2	2	\$200.00	\$400.00
VALVE BOX ADJUSTMENT	EACH					3	3	\$150.00	\$450.00
WATER SERVICE BUFFALO BOX REPLACEMENT	EACH					7	7	\$325.00	\$2,275.00
WATER SERVICE BUFFALO BOX ADJUSTMENT	EACH					3	3	\$125.00	\$375.00
LAMP/BALLAST REPLACEMENT FOR STREET LIGHT	EACH		1				1	\$200.00	\$200.00
TOPSOIL FURNISH AND PLACE (6")	SQ YD	1,031	1,246	263			2,540	\$6.00	\$15,240.00
SEEDING, CLASS 1A	ACRE	0.21	0.26	0.05			0.52	\$3,000.00	\$1,560.00
FERTILIZER	POUND	57	70	14			141	\$5.00	\$705.00
EROSION CONTROL BLANKET	SQ YD	1,031	1,246	263			2,540	\$2.50	\$6,350.00
PARKWAY TREE	EACH	19	36	5			60	\$380.00	\$22,800.00
TREE REMOVAL	EACH					14	14	\$150.00	\$2,100.00
EROSION CORRECTIONS	SQ YD					50	50	\$6.50	\$325.00
PERIMETER EROSION BARRIER REMOVAL	FT					340	340	\$1.00	\$340.00
REMOVAL OF MISCELLANEOUS ITEMS	L SUM					1	1	\$10,000.00	\$10,000.00
OPTIONAL RESTORATION	SQ YD					5,976	5,976	\$8.50	\$50,796.00
EARTH EXCAVATION (BIKE PATH)	CU YD			166		241	407	\$35.00	\$14,245.00
BRICK PAVER SIDEWALK REMOVAL (BIKE PATH)	SQ FT			2,875		50	2,925	\$2.50	\$7,312.50
P.C.C. DRIVEWAY REMOVAL (BIKE PATH)	SQ YD			80			80	\$25.00	\$2,000.00
HMA SURFACE COURSE, MIX 'C', N50 (BIKE PATH)	SQ YD			144		133	277	\$125.00	\$34,625.00
AGGREGATE BASE COURSE, TYPE B (8") (BIKE PATH)	SQ YD			856		789	1,645	\$13.00	\$21,385.00

- Notes:
1. Bituminous Materials (Prime Coast) = 0.1 Gal/SY.
  2. Aggregate (Prime Coat) = 0.002 Ton/SY.
  3. Filter fabric removal assumed to be included in cleaning of drainage structures.
  4. Fertilizer includes Nitrogen, Phosphorous and Potassium nutrient types at 90lb/acre per nutrient type.
  5. Price for Step Installation for Storm Sewer Structure is per structure, not per step.
  6. PCC Pavement 8" includes grading and preparing existing aggregate base course stone.
  7. PCC Sidewalk (5") includes 3" of aggregate base course. Any excavation for the sidewalk is incidental to the pay item.
  8. Topsoil Furnish and Place (6") includes weed removal and incidental excavation.
  9. Optional Restoration unit price includes weed removal and placement of topsoil (4"), seeding, fertilizer and erosion control blanket.
  10. 2012 unit prices are utilized for the Engineer's Opinion of Probable Cost.

<b>SUB TOTAL:</b>	<b>\$405,263.50</b>
<b>CONTINGENCY (10%):</b>	<b>\$40,526.35</b>
<b>PREPARATION OF CONTRACT PROPOSALS FOR BIDDING, SUBSEQUENT CONTRACT AWARD AND CONSTRUCTION OBSERVATION (6%):</b>	<b>\$26,747.39</b>
<b>TOTAL:</b>	<b>\$472,537.24</b>



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HRGreen.com  
 Illinois Professional Design Firm  
 # 184-001322

**VILLAGE OF HOMER GLEN  
 EVLYN'S GATE NORTH  
 LOCATION MAP**



SHEET ORIENTATION

DATE: 7/19/2012		
HORIZ. SCALE: N.T.S.		
DWN. BY: RCB	DSN. BY: MJA	CHK. BY: MJA
PROJECT NO. 86120056		
SHEET NO.		

**Exhibit D**