

# MEMORANDUM

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## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: Friendship Manor

DATE: 7/17/13

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Friendship Manor has been working to develop the "Villas of Friendship Place" which will consist of 13 new senior housing units. The attached development agreement will provide Friendship Manor with the financial resources necessary in order to complete the project. The development agreement includes the following terms:

- 5-year property tax rebate of the City portion of taxes above the current EAV
- Extension of the City's Enterprise Zone Area to include Friendship Manor
- \$20,000 grant from the City to cover right of way construction costs
- \$250,000 loan from the City

This project will create a new type of senior housing units for Friendship Manor. Friendship Manor has already been granted a PUD for the development and is ready to start construction.

**Recommendation:** City Council to approve the attached development agreement with Friendship Manor, Inc. and to authorize the City Manager to execute the development agreement.

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Submitted by: Jeffery A. Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

## AGREEMENT

THIS AGREEMENT is entered into this \_\_\_\_\_ day of July, 2013 by and between Friendship Manor, Inc. an Illinois not for profit corporation, ("Developer") and the CITY OF ROCK ISLAND, an Illinois Municipal Corporation ("City").

WHEREAS, Developer intends construct new multi-family (town home attached) residential dwellings on certain real properties as legally described in Exhibit A attached hereto, and;

WHEREAS, it is the intent of the City to support development of a senior residential dwelling units to support the creation of jobs, expansion of the city's revenue base, increase the level of economic activity and the revitalization of neighborhoods, and;

NOW THEREFORE, the parties, in exchange for the promises herein contained the receipt and sufficiency of which are hereby acknowledged agree as follows:

1. Developer agrees to perform certain improvements to the land including certain demolition, installation of roads, water and sewer with an intent to later construct 10-13 residential dwellings on properties legally described in Exhibit A, as attached hereto. Said construction excavation shall commence not later than August 1, 2013 and shall be completed not later than July 31, 2014.
2. The City agrees to the best of its ability to extend the Enterprise Zone to cover the site.
3. The City agrees to a 5-year property tax abatement/rebate of its increase amount of the city portion of taxes. The abatement/rebate shall be paid to Developer with 30 days last installment tax payment is paid and upon a formal yearly request from the Developer showing the tax payments.
4. The City agrees to pay for right of way construction costs at Friendship Place up to \$20,000.
5. The City agrees to loan the developer \$250,000 under the following terms:
  - \$250,000 amount
  - Interest only loan at 2% interest
  - 20 year term
  - Principal repayment in year 21.

- Specific terms as contained in separate loan document
6. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois with jurisdiction and venue in Rock Island County.
  9. In the event of a default under this Agreement by either party hereto which default is not cured within thirty (30) days of the date of receipt of notice to the defaulting party specifying that said party has failed to perform a particular obligation, the other party shall have an action for damages or, in the event damages would not fairly compensate the non-defaulting party of this Agreement, the non-defaulting party shall have such other equitable rights and remedies as are available at law or in equity.
  8. Delays by the Developer or City in performing its obligations hereunder due to acts of God or strikes, fires, floods, explosions, wars, differences with workers, delays in transportation or accidents during construction, military arrest or restraints, acts, demands or requirements of the United States or any state or territory thereof, or any governmental subdivision thereof, or due to any other causes whatsoever, whether similar or dissimilar to those above enumerated which are beyond the Developer's or City's control and not resulting from Developer's or City's fault shall cause an automatic extension of the starting and/or completion dates for the period attributable to any such cause. The affected component of this Agreement shall be deemed suspended for so long as its extension is prevented or delayed by such cause.
  9. Time is of the essence of this Agreement.
  10. The rights and obligations of the Developer are fully assignable by means of written notice to the City, provided that no assignment shall be deemed to release the Developer of its obligations to the City under this Agreement unless the consent of the City to release of the Developer's obligations is obtained.
  11. Either party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy does so in writing. No such waiver shall obligate such party to waive any right or remedy thereafter, nor shall it be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

12. If any term or provision of this Agreement is held to be invalid or unenforceable, to any extent, the remainder of this Agreement shall continue to be fully valid and enforceable.
13. Notices, demands, consents, approvals or other instruments required to be permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent, attorney of the party, and shall be deemed to have been effective as to the date of actual delivery, if delivered personally, or as of the third day from and including the date on which it is mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:            Friendship Manor  
                                  1209 21st Avenue  
                                  Rock Island, IL 61201

To City:                    City Clerk  
                                  City of Rock Island  
                                  1528 3rd Avenue  
                                  Rock Island, IL 61201

14. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their devisees, successors and assigns.
15. The preambles contained herein are incorporated in this Agreement by this express reference and made a part hereof.
16. This Agreement embodies the entire agreement between the parties and supersedes any written or oral agreement and may be amended or supplemented only by an instrument in writing executed by the parties hereto.

CITY

Friendship Manor

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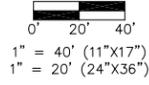
Thomas Thomas, City Manager

ATTEST:

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Aleshia Patchin, City Clerk

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SP.01	SITE PLAN COVER
SP.02	EXISTING SITE SURVEY
SP.03	EXISTING/PROPOSED OVERLAY
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G.04	GRADING PLAN / SWPPP DETAILS
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# SITE PLAN

## THE VILLAS OF FRIENDSHIP PLACE

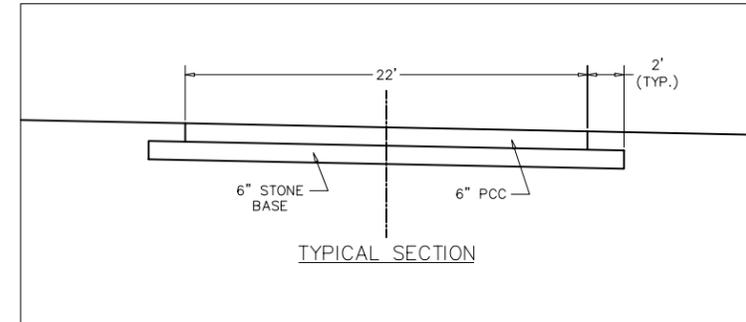
ON PARCELS 468, 468-1, 469, AND 469-1  
CITY OF ROCK ISLAND, IL.

**LEGEND**

SS	SANITARY SEWER
STS	STORM SEWER
W	WATER MAIN
PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
BM	BENCHMARK
R	RADIUS
XTG	EXISTING
PRO	PROPOSED
MH	MANHOLE
CO	CLEAN OUT
CB	CATCH BASIN
FL	FLOW LINE
FH	FIRE HYDRANT
WV	WATER VALVE
SB	STOP BOX
SW	SIDE WALK
TOC	TOP OF CURB
BOC	BACK OF CURB
B-B	BOC TO BOC
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
TYP.	TYPICAL
PIV	POST INDICATING VALVE
FO	FIBER OPTICS
T	TOP OF CURB
G	GUTTER

**LEGEND**

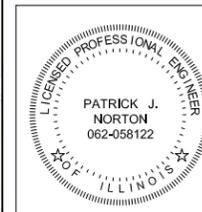
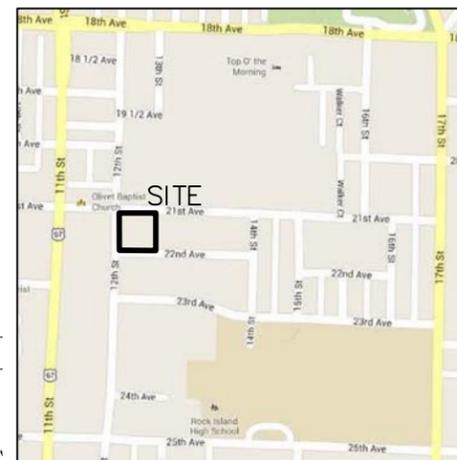
---	PROPERTY LINE
---	PROPERTY LINE PERIMETER
---	CENTERLINE
---	EASEMENT LINE
( ROW )	RECORD DIMENSION
---	RIGHT OF WAY
---	SETBACK LINE
SAN - SAN - SAN	XTG. SANITARY SEWER
STS - STS - STS	XTG. STORM SEWER
W - W - W	XTG. WATER MAIN
G - G - G - G - G	XTG. GAS
DHU - DHU - DHU	XTG. OVERHEAD UTILITIES
UGU - UGU - UGU	XTG. UNDERGROUND UTILITIES
---	XTG. STREET
---	PRO. BUILDING
---	PRO. STREET
SAN - SAN - SAN	PRO. SANITARY SEWER
STS - STS - STS	PRO. STORM SEWER
W - W - W	PRO. WATER SERVICE
888	EXISTING CONTOUR
800	PROPOSED CONTOUR
SF - SF - SF - SF	PRO. SILT FENCE OR FILTER SOCK
888.88	PROPOSED SPOT ELEVATION



**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION IS TO BE PER CITY OF ROCK ISLAND STANDARDS AND SPECIFICATIONS.
2. THE LOCATION OF ALL PUBLIC UTILITIES INDICATED ON THIS PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THIS PLAN MAY BE PRESENT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AS REQUIRED TO INSTALL UTILITY SERVICES.
4. BENCHMARK: TOP OF NORTH BOLT ON FIRE HYDRANT LOCATED TO THE NORTHWEST OF THIS SITE, NORTHWEST OF THE 12TH ST. AND 21ST AVE. INTERSECTION - ELEVATION 595.3.
5. THE SITE HAS BEEN RECENTLY REZONED TO PUD.
6. TOTAL AREA: 73,183 SF / IMPERVIOUS: 39,362 SF / PERVIOUS: 33,824 SF. 46% PERMEABLE AREA.

**LOCATION MAP**



NOTES  
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

PATRICK J. NORTON  
LICENSE NUMBER: 062-058122  
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2013

PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS AS SHOWN IN THE SHEET INDEX.

(DATE)

DRAWN BY:	TPL
	CHECKED BY:
REVISIONS	PJN
DATE	5/13/13
SCALE:	SEE BAR SCALE
PROJECT	NO. 12100
SHEET TITLE	PREPARED FOR: FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201
SITE PLAN	THE VILLAS OF FRIENDSHIP PLACE
SP.01	



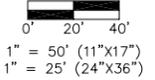
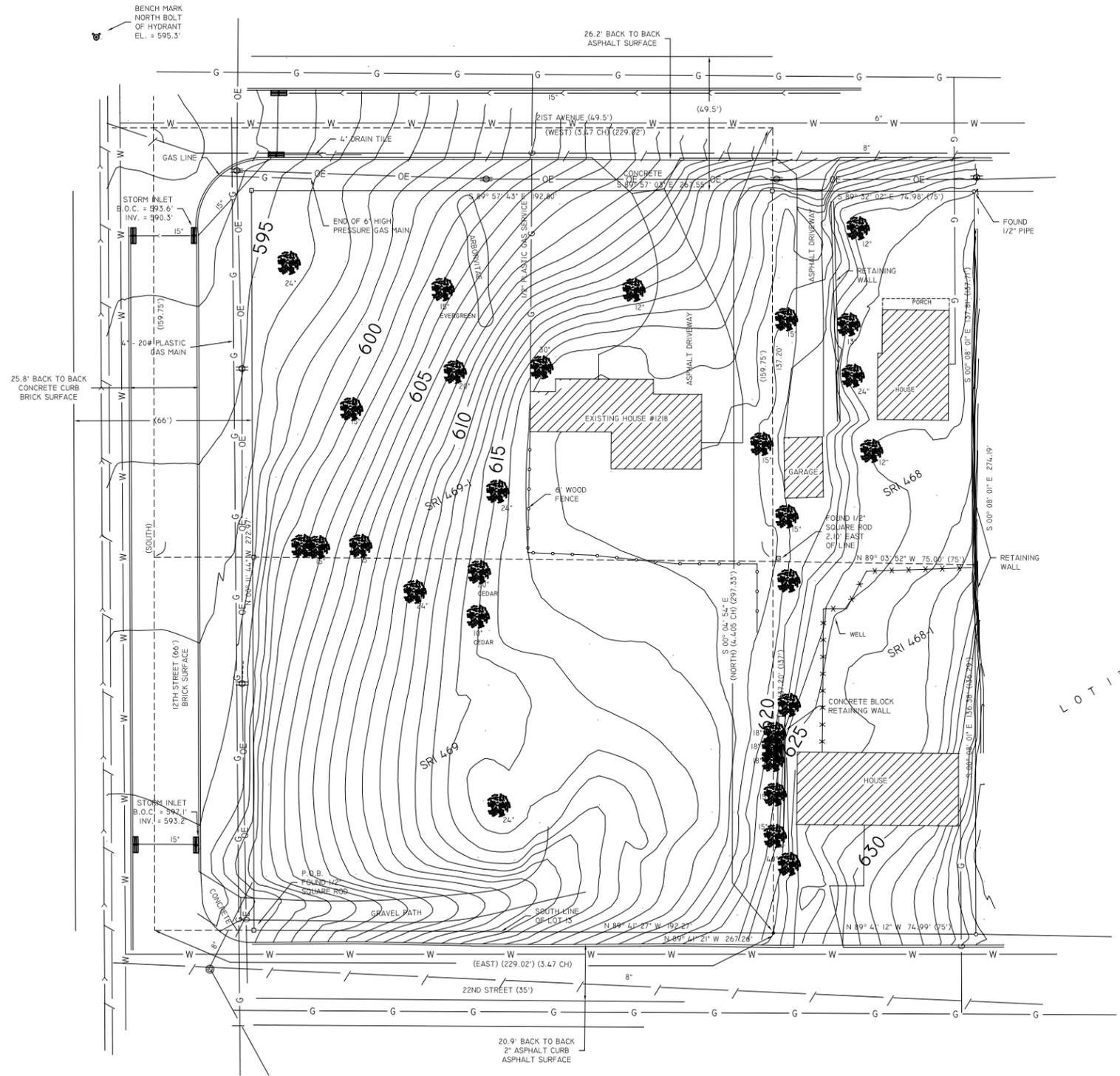
PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

# AS-BUILT SURVEY

## AS SURVEYED DESCRIPTION

PART OF LOT 13 IN SARAH AIKIN'S SUBDIVISION LOCATED IN THE MIDDLE THIRD OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 13 AND THE EAST RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 11 MINUTES 4.3 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 272.97 FEET TO THE SOUTHEAST CORNER OF 12TH STREET AND 21ST AVENUE; THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 21ST AVENUE, A DISTANCE OF 267.55 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 01 SECOND EAST, A DISTANCE OF 274.19 FEET TO THE NORTH RIGHT OF WAY LINE OF 22ND AVENUE; THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 267.26 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 73,156 SQUARE FEET (1.68 ACRES), MORE OR LESS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.



MICHAEL D. CRAPNELL DATE: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2390 LICENSE EXPIRATION DATE NOVEMBER 30, 2014



CRAPNELL LAND SURVEYING COMPANY  
814 EAST RIVER DRIVE  
DAVENPORT, IOWA 52805  
(563) 336-3256

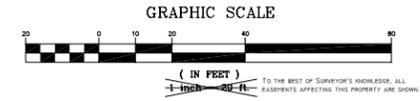
PROFESSIONAL LAND SURVEYING FIRM #184-082765  
SURVEY DATE: 2-11-13 LOCATION: ROCK ISLAND, ILLINOIS  
SCALE: 1"=50' DRAWN: KLC CHECKED: MDC DWG NO: 2641

PREPARED FOR:  
FRIENDSHIP MANOR

### LEGEND:

- DEED DIMENSION = (0.0')
- FIELD DIMENSION = 0.0'
- MONUMENTS FOUND = ○
- MONUMENTS SET #4 REBAR CARRIED CRAPNELL NO. 35-2390 = ●
- FENCE LINE = - x - x - x -
- FOUND 1/2" SQUARE ROD = □
- OVERHEAD ELECTRIC = ————
- FIRE HYDRANT = ⦿
- POWER POLE = ⦿
- STORM INLET = ⦿
- TREE (DIA. - SPECIES) = ● (10" CEDAR)
- GAS LINE = — G —
- WATER LINE = — W —
- STORM SEWER LINE = — S —
- MANHOLE = ⦿
- SAN. SEWER LINE = — S —

NOTE: LOCATION OF UTILITIES SHOWN HEREON ARE APPROXIMATE. CALL FOR UTILITY LOCATE BEFORE ANY EXCAVATION.



PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

REVISIONS	DATE	DRAWN BY:
7/3/13	5/13/13	
SCALE:	SEE BAR SCALE	CHECKED BY:

**BUESING**  
ASSOCIATES INC.  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST., DUBUQUE, IA  
(563) 556-4389

PROJECT NO. 12100  
PREPARED FOR:  
FRIENDSHIP MANOR  
1209 21ST AVE.  
ROCK ISLAND, IL 61201

SHEET TITLE  
SITE PLAN  
THE VILLAS OF FRIENDSHIP PLACE

SP.02

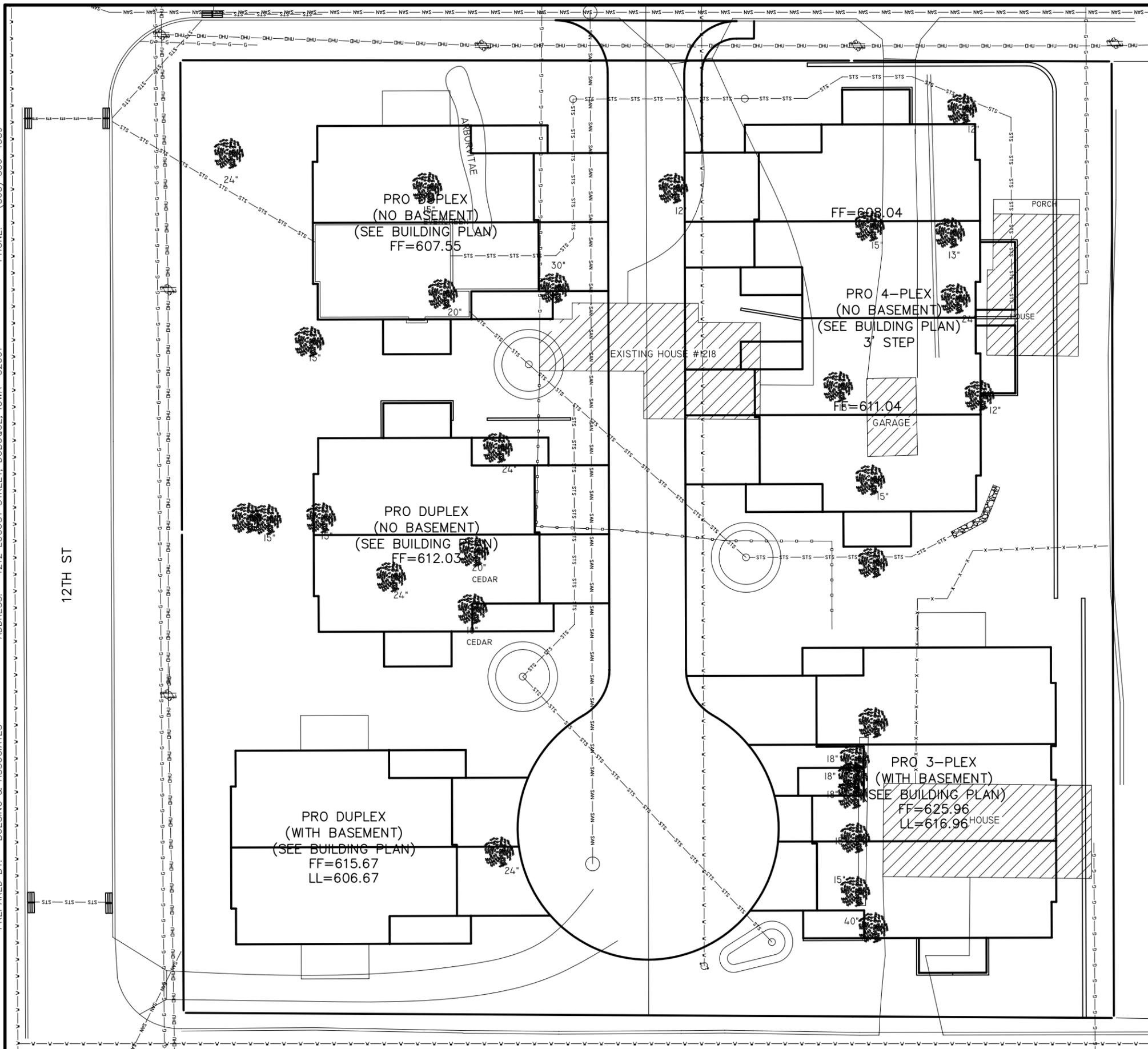
PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES

12TH ST

EXISTING/PROPOSED  
OVERLAY



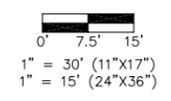
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SCALE:	SEE BAR	SCALE:	SEE BAR	CHECKED BY:	PJN

**BUESING**  
ASSOCIATES INC.  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST, DUBUQUE, IA  
(563) 556-4389

PROJECT NO. 12100  
PREPARED FOR:  
FRIENDSHIP MANOR  
1209 21ST AVE.  
ROCK ISLAND, IL 61201

SHEET TITLE  
SITE PLAN  
THE VILLAS OF FRIENDSHIP PLACE

SP.03



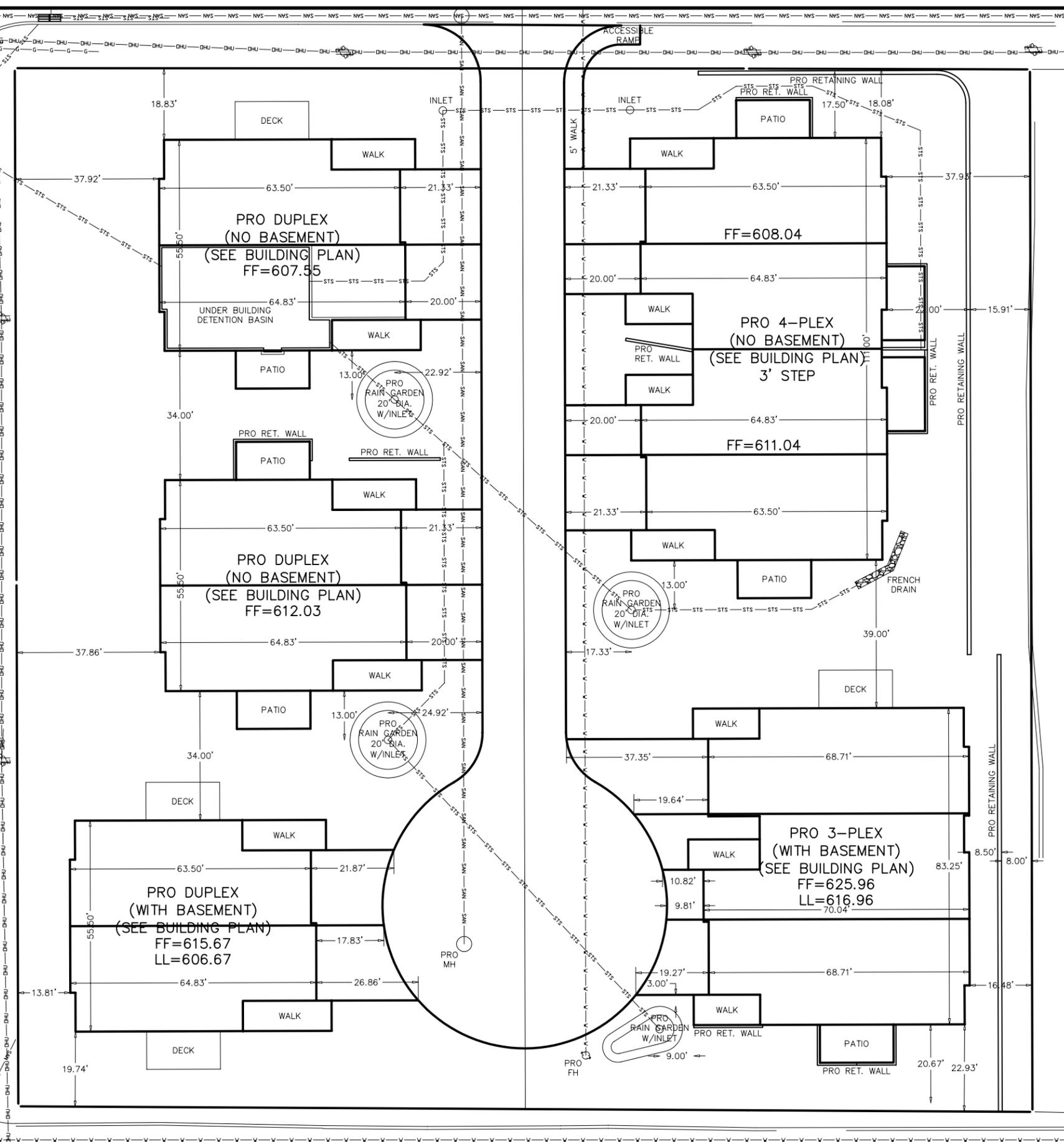
PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES

12TH ST

# PROPOSED SITE LAYOUT



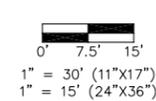
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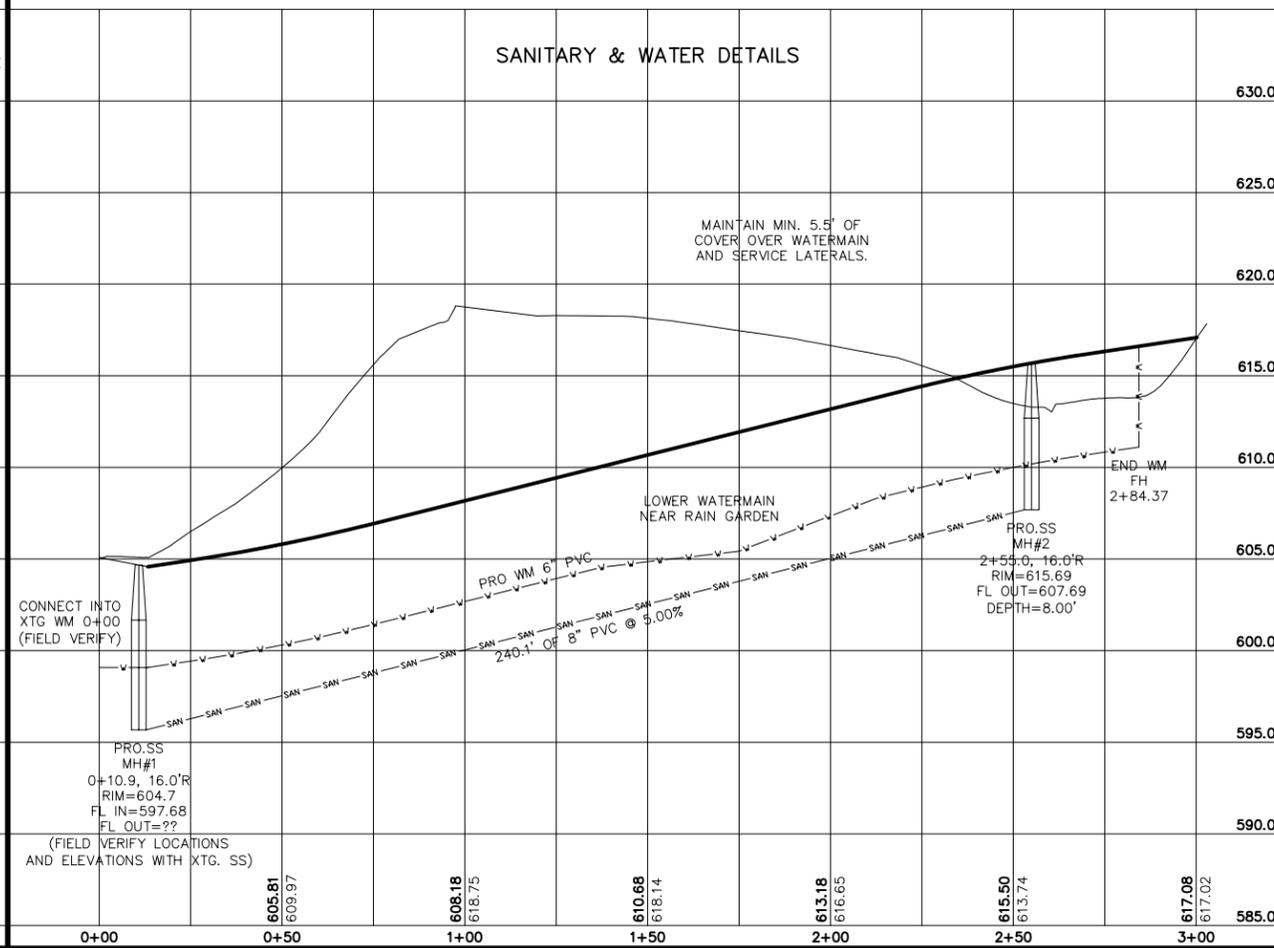
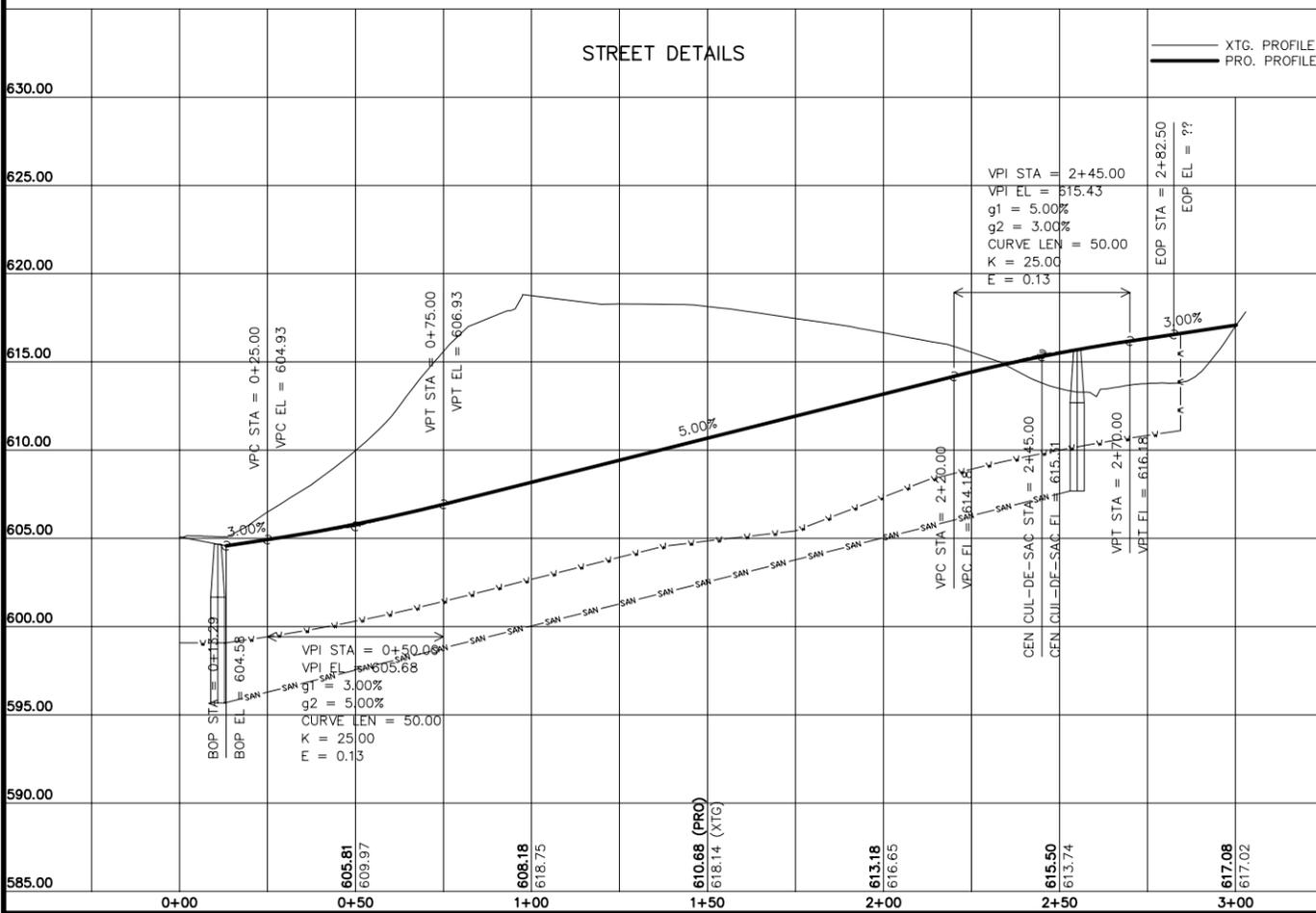
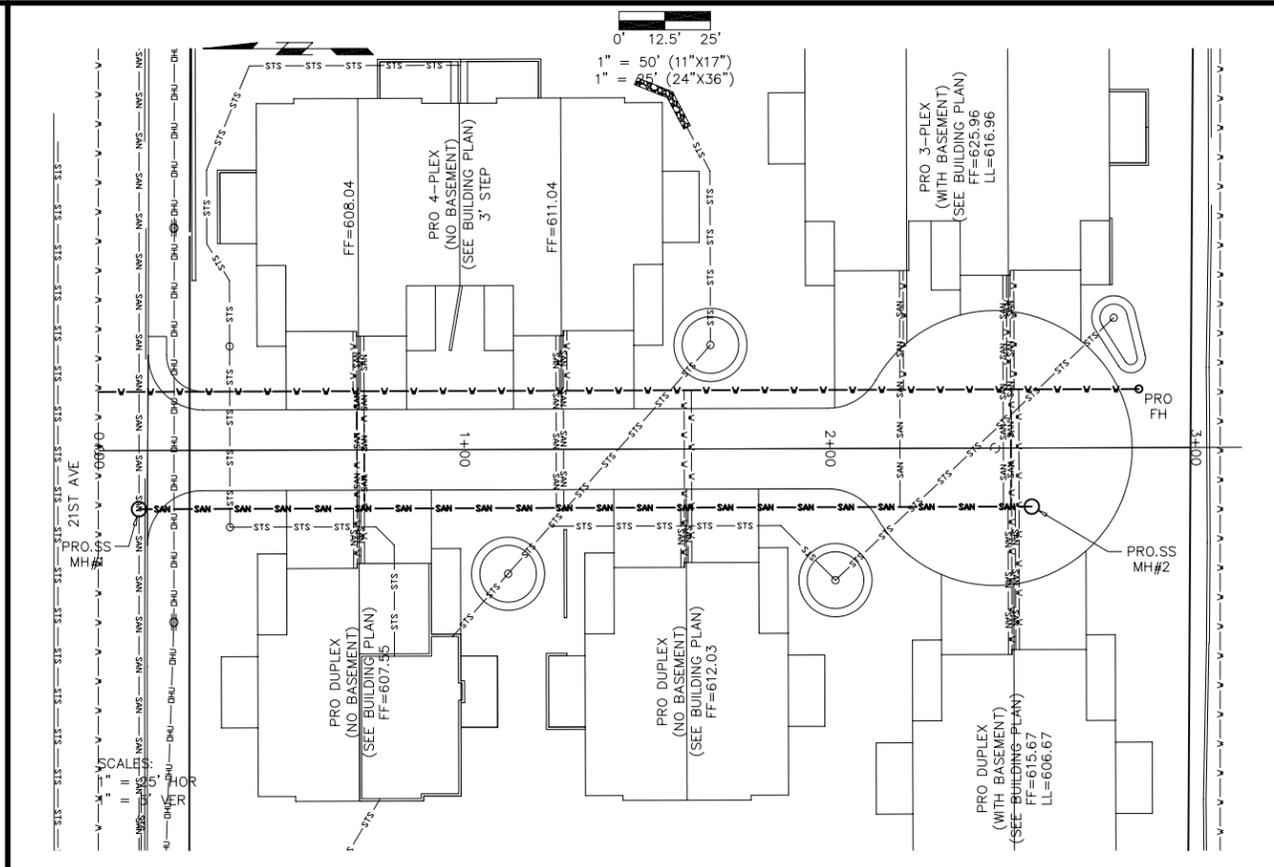
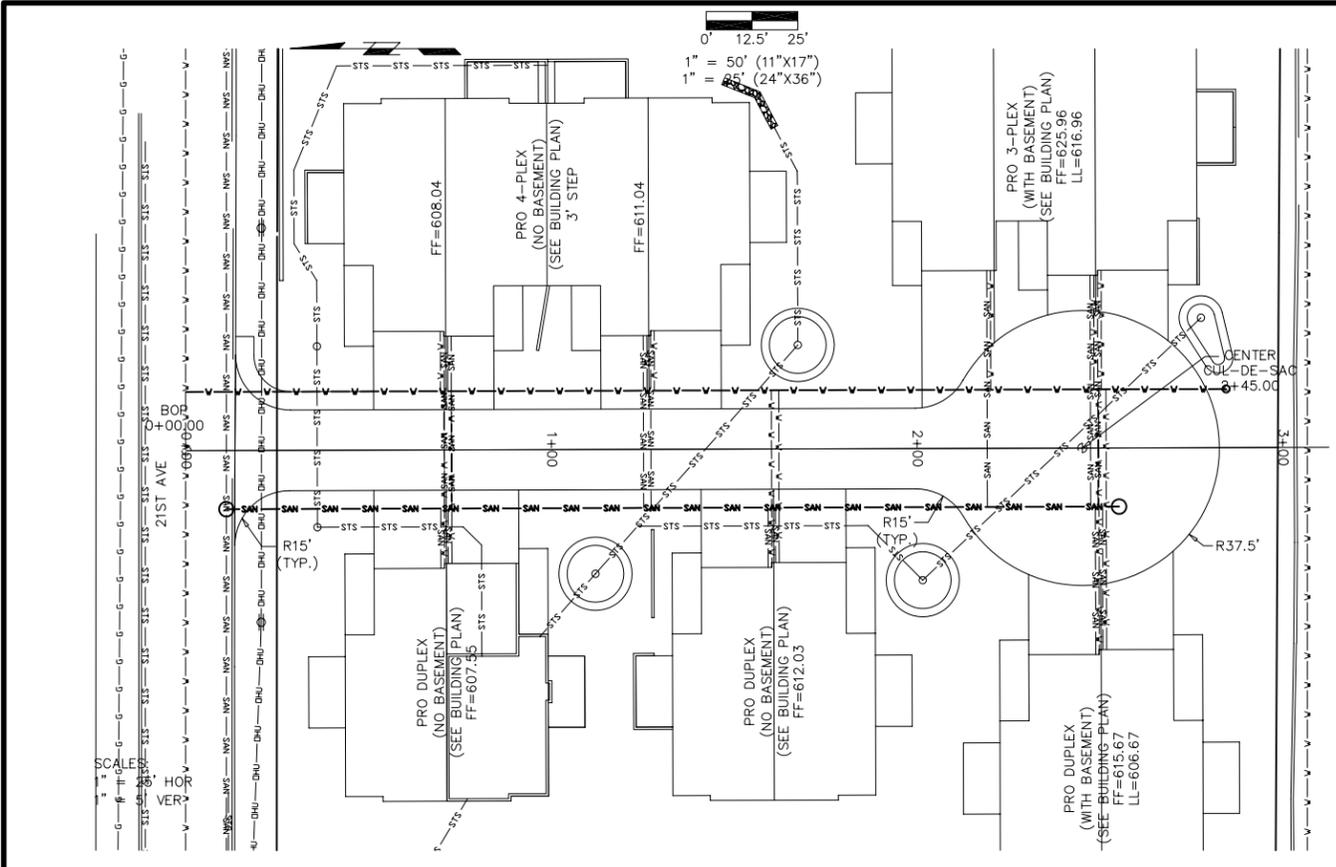
**BUESING & ASSOCIATES INC.**  
 ENGINEERS AND SURVEYORS  
 1212 LOCUST ST, DUBUQUE, IA  
 (563) 556-4389

PROJECT NO. 12100  
 PREPARED FOR:  
 FRIENDSHIP MANOR  
 1209 21ST AVE.  
 ROCK ISLAND, IL 61201

SHEET TITLE  
 SITE PLAN  
 THE VILLAS OF FRIENDSHIP PLACE

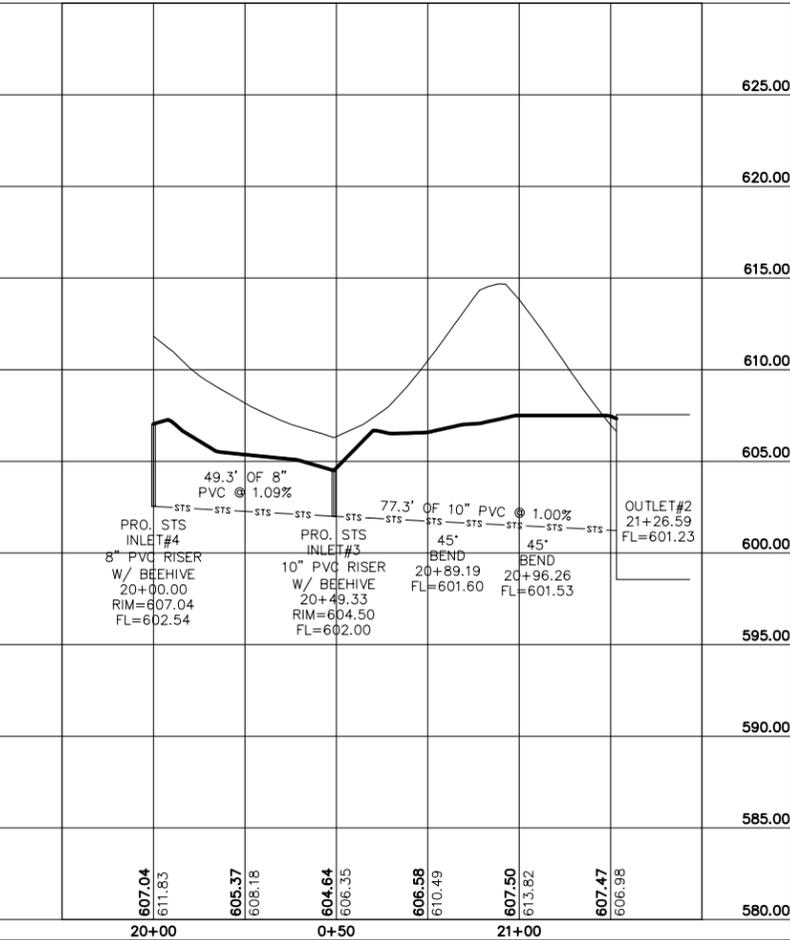
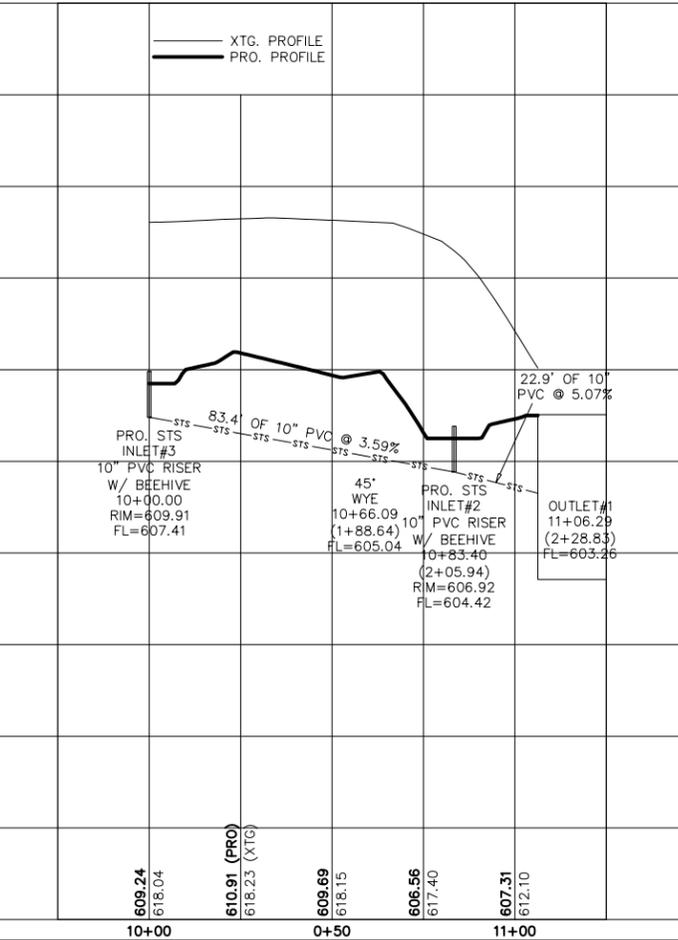
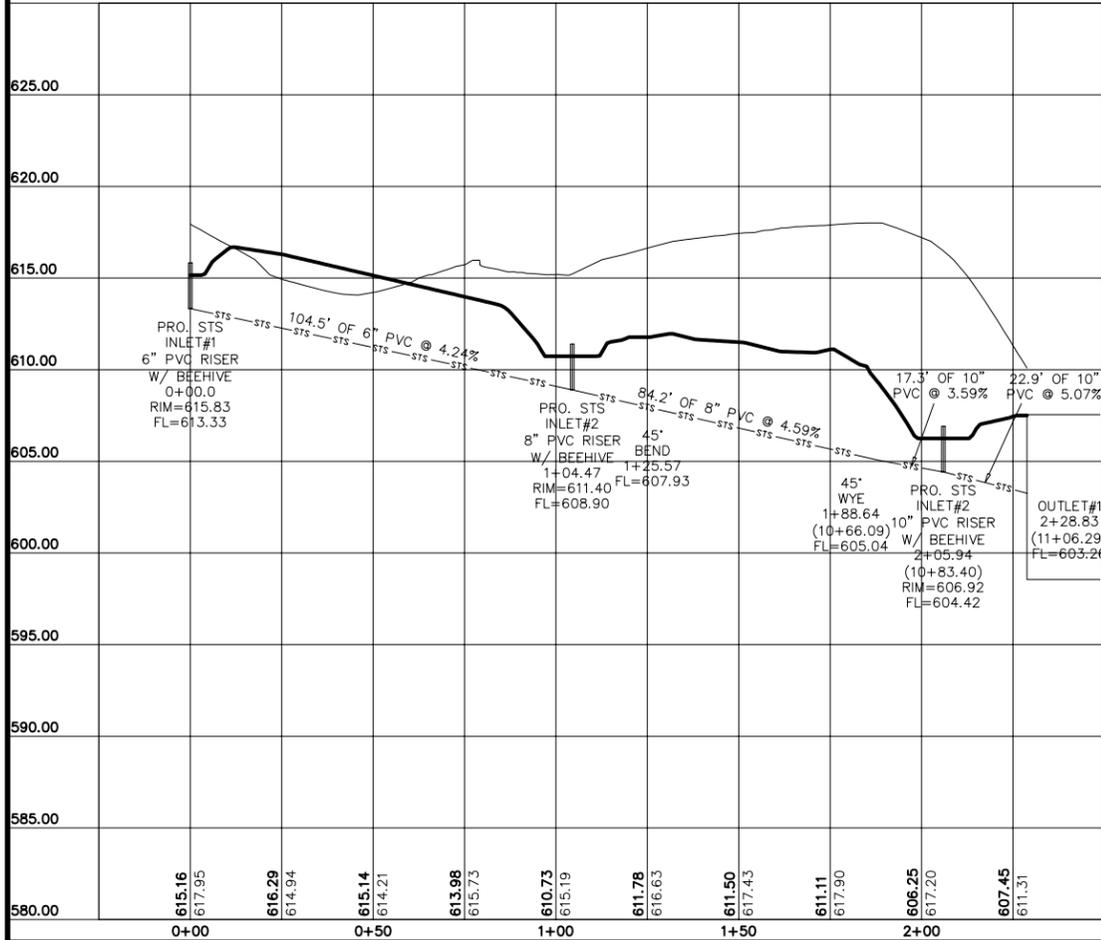
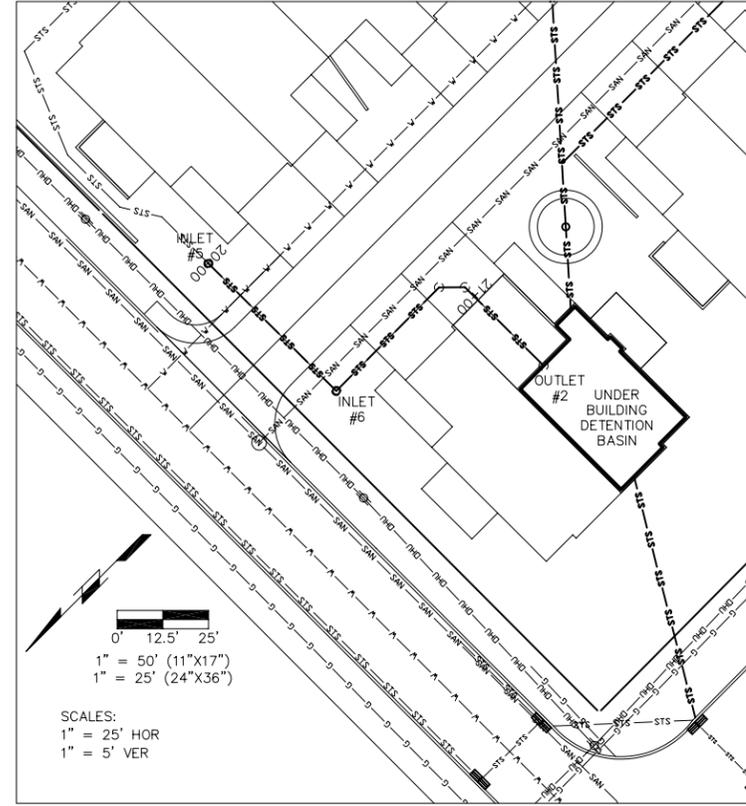
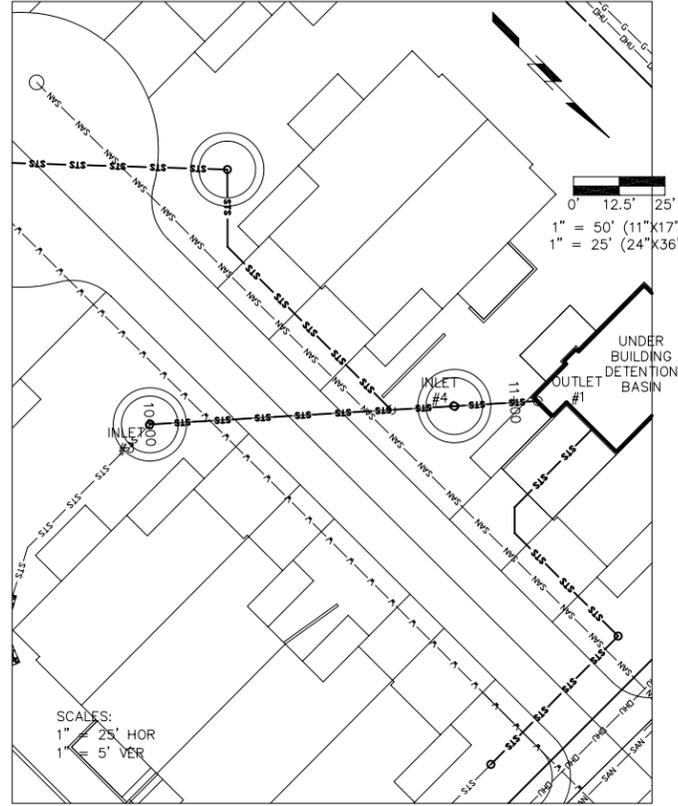
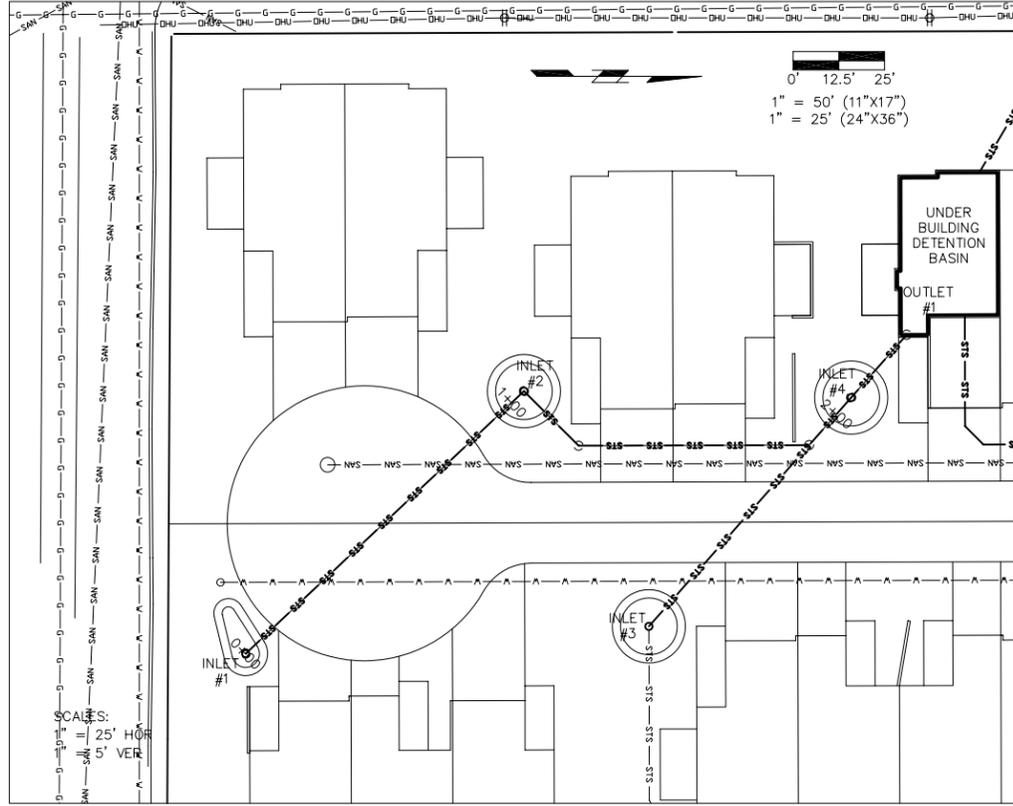
SP.04





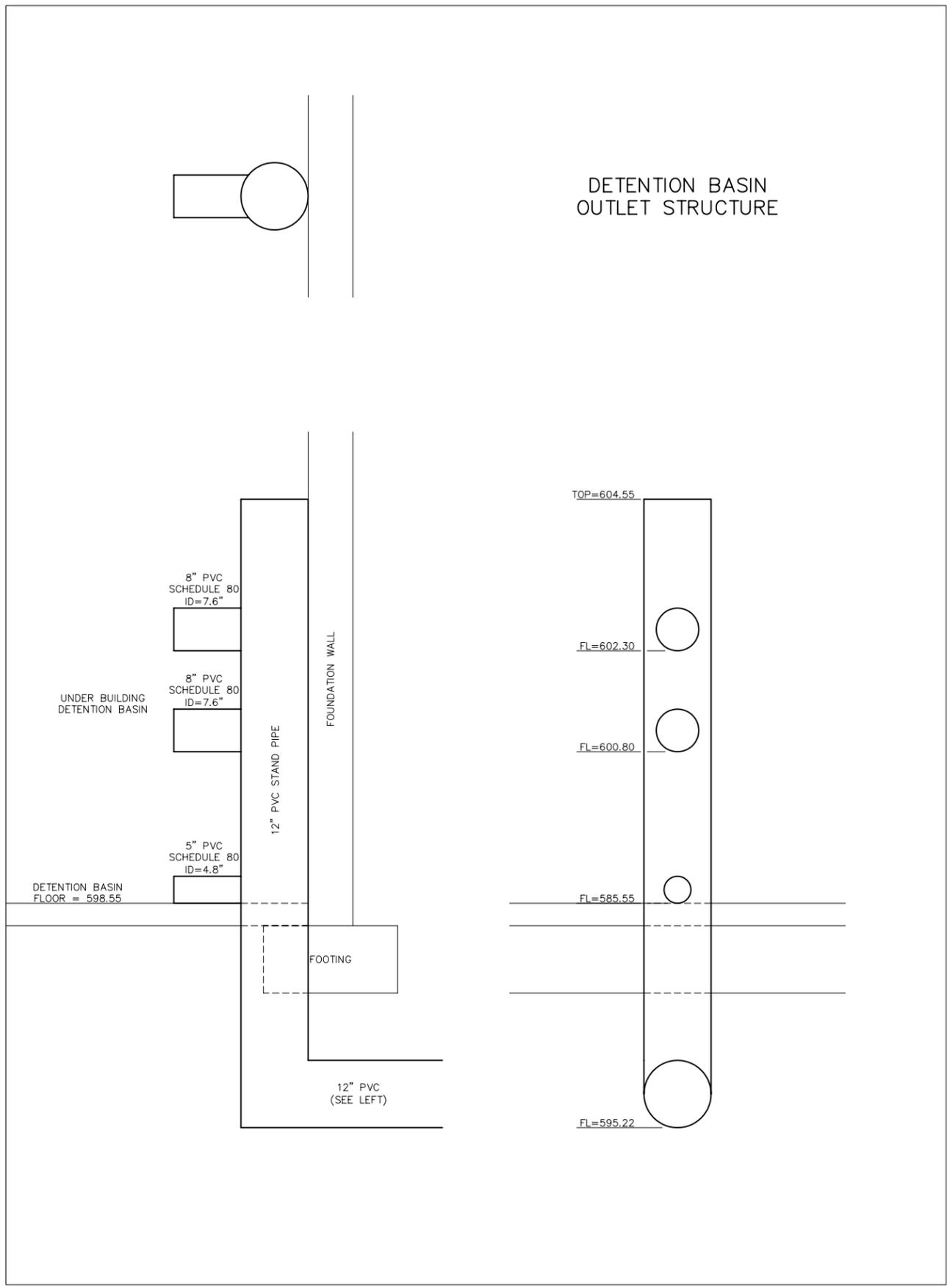
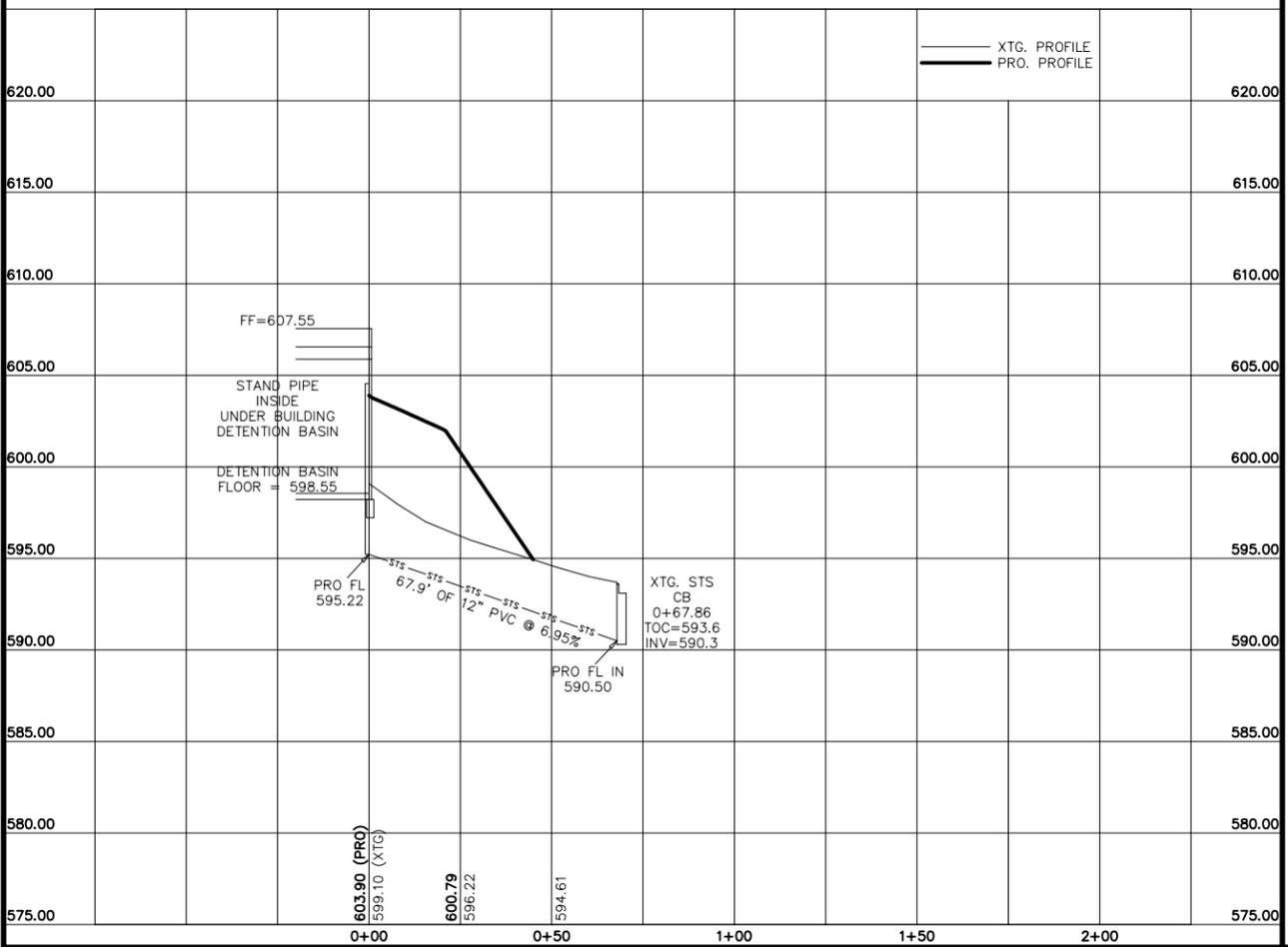
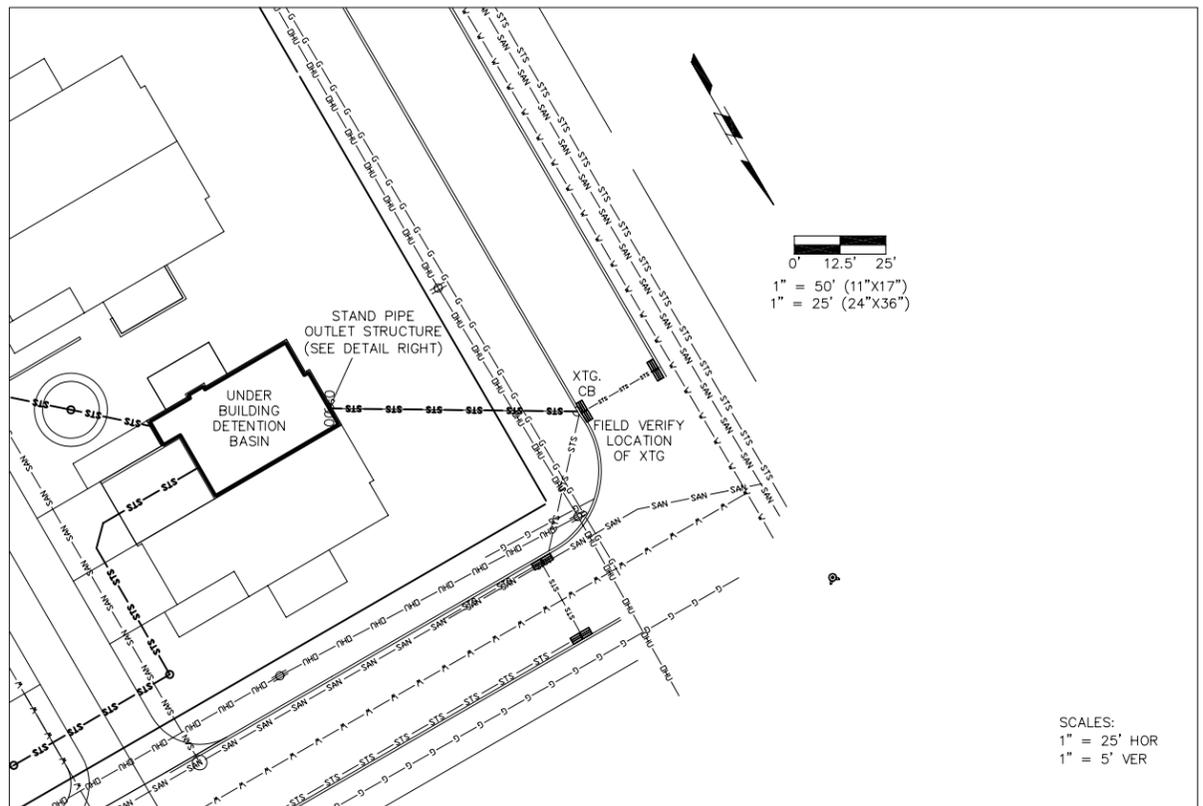
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				DATE
				5/13/13
				REVISIONS
				7/3/13
				CHECKED BY:
				PUN
				SCALE:
				SEE BAR SCALE

**BUESING**  
 ASSOCIATES INC.  
 ENGINEERS AND SURVEYORS  
 1212 LOCUST ST., DUBUQUE, IA  
 (563) 556-4389



DATE	7/2/13	REVISIONS		DRAWN BY:	TPL
SCALE:	SEE BAR SCALE	CHECKED BY:			PJN

PROJECT NO. 12100  
 PREPARED FOR:  
 FRIENDSHIP MANOR  
 1209 21ST AVE.  
 ROCK ISLAND, IL 61201



SHEET TITLE	PROJECT		NO. 12100	DATE	REVISIONS	DRAWN BY:
	THE VILLAS OF FRIENDSHIP PLACE			7/2/13	7/3/13	TPL
SITE PLAN	PREPARED FOR:		SCALE:	SCALE:	SCALE:	CHECKED BY:
	FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201		SEE BAR	SEE BAR	SEE BAR	PJN
SP.07						

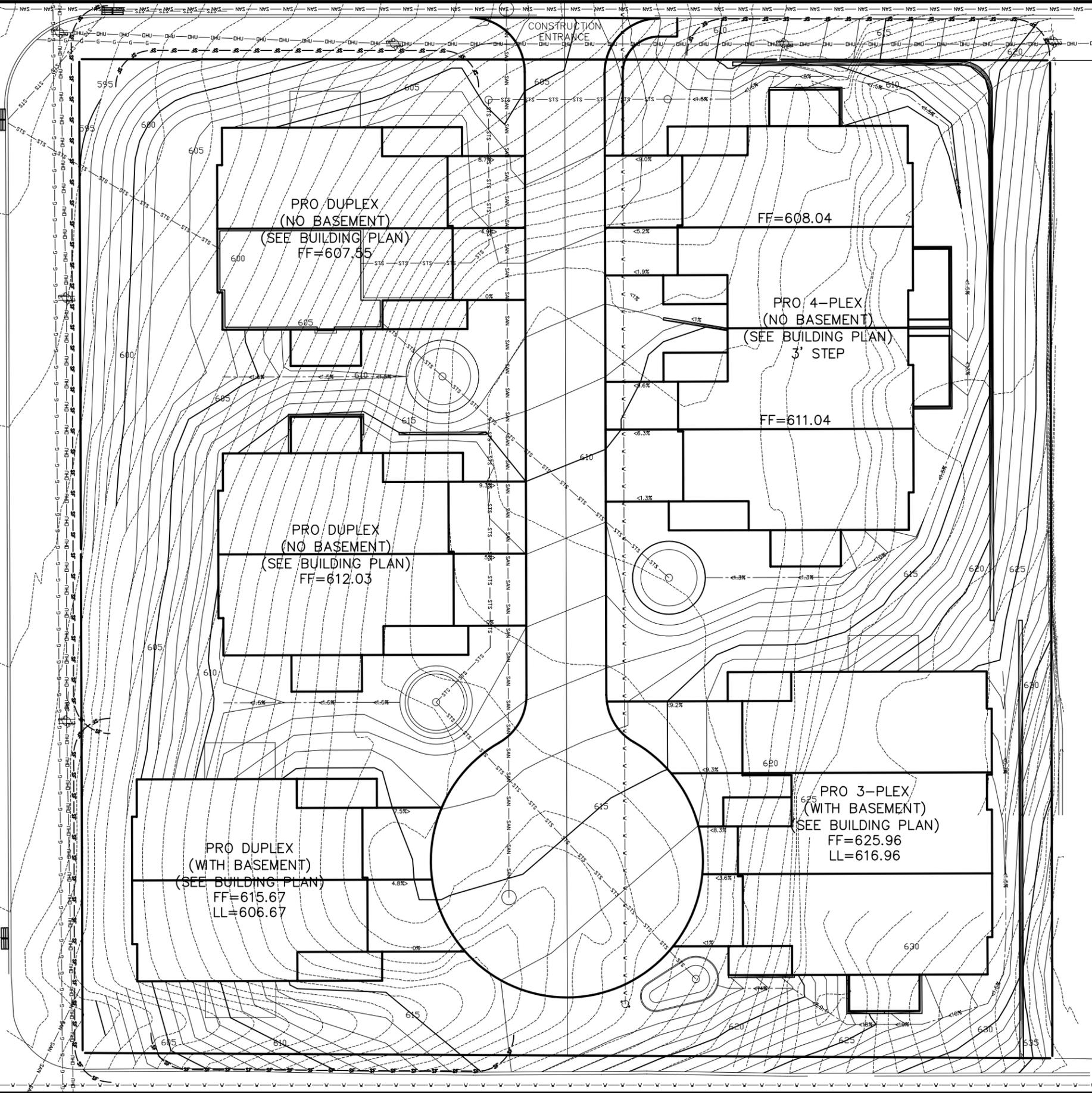
**BUESING**  
ASSOCIATES INC.  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST, DUBUQUE, IA  
(563) 556-4389

PREPARED BY: BUESING & ASSOCIATES

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PHONE: (563) 556-4389

12TH ST  
1.68%



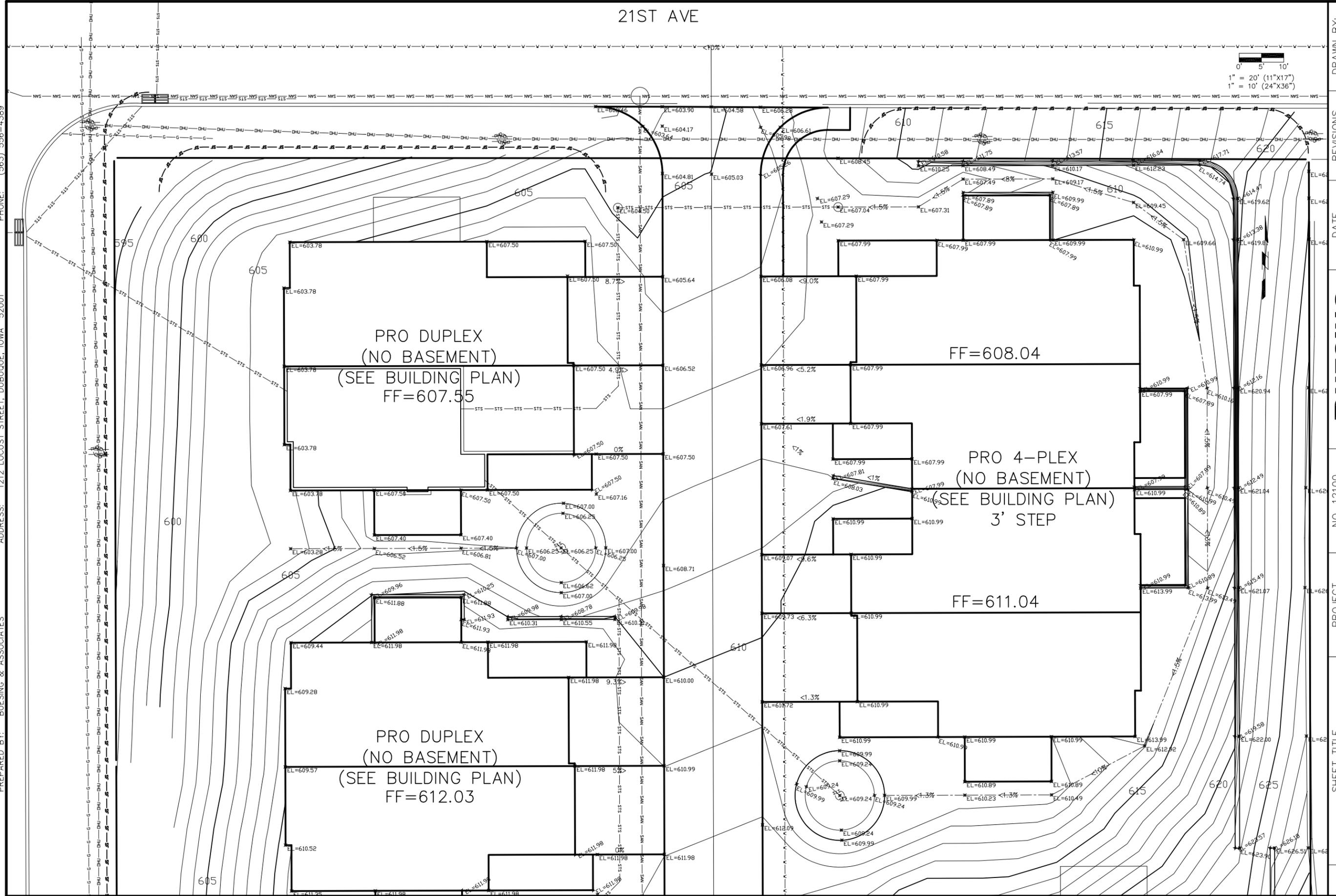
# PROPOSED GRADING PLAN AND SWPPP

SHEET TITLE <b>GRADING PLAN / SWPPP</b> THE VILLAS OF FRIENDSHIP PLACE	PROJECT	NO. 12100	DATE	5/13/13	REVISIONS	7/3/13	DRAWN BY:	TPL
	PREPARED FOR: FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201		SCALE:	SEE BAR SCALE	CHECKED BY:	PJN		
<b>G.01</b>								

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

21ST AVE

0' 5' 10'  
1" = 20' (11"x17")  
1" = 10' (24"x36")



PRO DUPLEX  
(NO BASEMENT)  
(SEE BUILDING PLAN)  
FF=607.55

FF=608.04

PRO 4-PLEX  
(NO BASEMENT)  
(SEE BUILDING PLAN)  
3' STEP  
FF=611.04

PRO DUPLEX  
(NO BASEMENT)  
(SEE BUILDING PLAN)  
FF=612.03

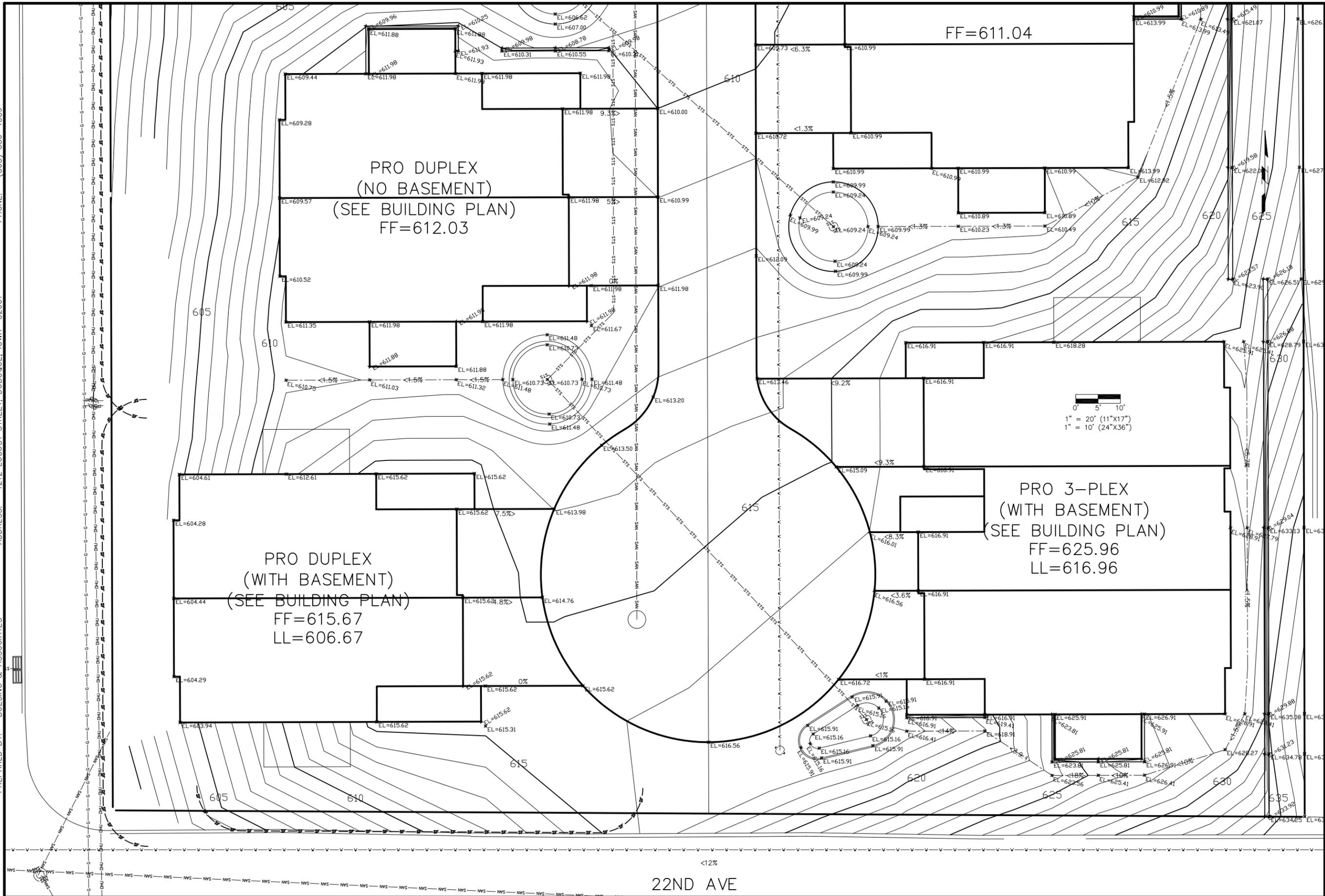
SHEET TITLE	GRADING PLAN / SWPPP	PROJECT	FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201	NO. 12100	DATE	5/13/13	REVISIONS	7/3/13	DRAWN BY:	TPL
	THE VILLAS OF FRIENDSHIP PLACE		SCALE:			SEE BAR SCALE		CHECKED BY:		PJN
G.02										

**BUESING & ASSOCIATES INC.**  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST, DUBUQUE, IA  
(563) 556-4389

PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES



SHEET TITLE GRADING PLAN / SWPPP THE VILLAS OF FRIENDSHIP PLACE	PROJECT NO. 12100	PREPARED FOR: FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201	DATE	REVISIONS	DRAWN BY:
			5/13/13	7/3/13	TPL
PROJECT			SCALE:	CHECKED BY:	
PROJECT			SEE BAR SCALE	PJN	
PROJECT			BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389		
PROJECT			G.03		

**STORM WATER POLLUTION PREVENTION PLAN  
THE VILLAS OF FRIENDSHIP PLACE  
ON PARCELS 468, 468-1, 469, AND 469-1  
CITY OF ROCK ISLAND, IL.**

**POLLUTION PREVENTION PLAN**

All contractors/subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the construction limits. The prime contractor shall be responsible for compliance with soil erosion requirements of the Illinois Code, The Illinois Environmental Protection Agency General Storm Water NPDES Permit for Construction Activities and local ordinances. The prime contractor shall also be responsible for compliance and implementation of the Storm Water Pollution Prevention Plan (SWPPP) for their entire contract. These responsibilities shall be further shared with subcontractors whose work is a source of potential pollution as defined in this SWPPP.

**1. STORM WATER DISCHARGE PERMIT**

This project requires the obtaining of a General Storm Water NPDES Permit for Construction Activities from the Illinois Environmental Protection Agency, as required by The Environmental Protection Agency (EPA). The Grading Contractor shall obtain the permit. The prime contractor and all subcontractors shall be responsible for compliance and fulfilling all requirements of the Permit including The Storm Water Pollution Prevention Plan.

**2. SITE DESCRIPTION**

This Storm Water Pollution Prevention Plan (SWPPP) is for the construction of a private street and residential housing.

This SWPPP covers approximately 1.7 acres.

The SWPPP is located in an area of urban activities land use.

The SWPPP is located in an area of soils classified primarily as Hickory-Sylvan-Fayette Silt Loams, Hydrologic Soil Group "B". The estimated runoff coefficient for the site after construction is 0.50.

Refer to the project plans for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the owner's office. Runoff from this work will flow into the City Storm Sewer System.

**POTENTIAL SOURCES OF POLLUTION**

Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this SWPPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this SWPPP. Potentially this runoff can contain various pollutants related to site-specific land uses, Examples are:

Rural Agricultural Activities:  
Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

**3. CONTROLS**

Prior to beginning grading, excavation or clearing and grubbing operation, silt fence shall be placed along the perimeter of the areas to be disturbed at locations where runoff can move off site. Vegetation in areas not needed for construction shall be preserved. As areas reach their final grade, additional silt fences, silt basins, intercepting ditches, sod flumes, earth dikes, filter berms and inlet filters etc., shall be installed as specified in the plans and/or as required for the project. This will include using silt fence as ditch checks and to protect intakes. Temporary stabilizing seeding shall be completed as the disturbed areas are constructed. If construction activity is not planned to occur in a disturbed area during the current construction season, the area shall be stabilized by temporary seeding or mulching. Other stabilizing methods shall be used outside the seeding time period.

As the work progresses, additional erosion control device such as silt fences, filter berms and inlet filters may be required as determined for the project after field investigation. These erosion control devices and other appropriate measures shall be installed by the contractor or erosion control subcontractor as directed. The construction will be completed with the establishment of permanent vegetation of all pervious disturbed areas by the contractor or surface restoration subcontractor.

**4. OTHER CONTROLS**

Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.

Contractor shall remove any excess soil from vehicles prior to leaving the site to prevent off site tracking of soil onto adjacent streets. Excess soil tracked onto the streets shall be cleaned up and returned to the site.

**APPROVED STATE OR LOCAL PLANS:**

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

**5. MAINTENANCE**

The contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity.

Additional erosion control measures shall be placed to lessen the load on current measures which exhibit a pattern of becoming overloaded with sediment.

**6. INSPECTIONS**

Inspections shall be made jointly by the contractor and the contracting authority every seven calendar days. The contractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. This SWPPP may be revised based on the findings of the inspection. The contractor shall implement all revisions. All corrective actions shall be completed within 3 calendar days of the inspection.

**7. NON-STORM DISCHARGES**

This includes subsurface drains (i.e. longitudinal and standard subdrains), slope drains and bridge end drains. The velocity of the discharge from these features may be controlled by the use of patio blocks, Class A stone or erosion stone.

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

This certification must include the name and title of the person providing the signature; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

OWNER: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
ADDRESS OF SITE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

SUBCONTRACTORS

<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
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<b>G.05</b>	SHEET TITLE	PROJECT	NO. 12100	<b>BUESING</b> ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
	STORM WATER POLLUTION PREVENTION PLAN THE VILLAS OF FRIENDSHIP PLACE	PREPARED FOR: FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201			5/13/13	7/3/13	TPL
					SCALE:		CHECKED BY:
							PJN

PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES

CONSTRUCTION NOTES

1. ALL CONSTRUCTION IS TO BE PER CITY OF ROCK ISLAND STANDARDS AND SPECIFICATIONS.
2. THE LOCATION OF ALL PUBLIC UTILITIES INDICATED ON THIS PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THIS PLAN MAY BE PRESENT.
3. ALL DISTURBED AREAS NOT BEING RE-DISTURBED FOR 14 DAYS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY THE 7TH DAY AFTER THE LAST DISTURBANCE.
4. VEGETATION IS TO BE PRESERVED IN ALL AREAS OUTSIDE OF THE GRADING LIMITS.
5. THE GRADING CONTRACTOR IS TO USE THIS SWPPP AS AN INITIAL GUIDE AND SHALL MODIFY, ADD, AND/OR MOVE CONTROLS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
6. TOTAL AREA 73,710 SF / APPROX. DISTURBED AREA: 73,710 SF.
7. TOPSOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING. TOPSOIL SHALL BE PRESERVED IN ALL AREAS NOT COVERED BY CONCRETE, ASPHALT, GRAVEL OR OTHER SUCH MATERIAL.
8. THE CONTOUR INTERVAL IS 1'.

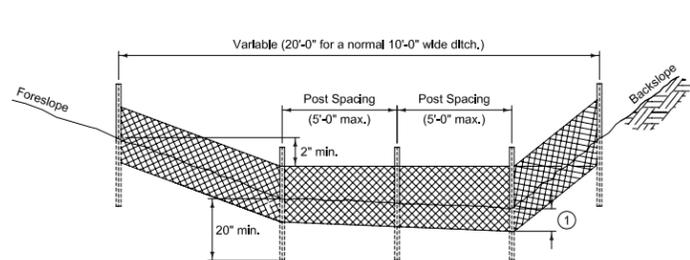
SEQUENCE OF GRADING EVENTS

1. INSTALL EROSION CONTROL DEVICES
2. GRADE SITE ACCORDING TO PLAN
3. ADD TEMPORARY CONTROLS AS NEEDED
4. SEED AND STABILIZE SITE
5. REMOVE TEMPORARY CONTROL ONLY IF SITE IS STABILIZED.

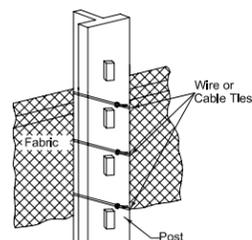
CONCRETE WASHOUT AREA

1. THE CONCRETE WASHOUT AREA IS TO BE A BELOW GRADE 7' X 7' PIT, WITH A MAXIMUM DEPTH OF 3', AND LINED WITH 10 MIL. PLASTIC SHEETING (FREE FROM HOLES, TEARS, AND SEAMS). THE PLASTIC LINER IS TO BE SECURED USING STAKES, STAPLES OR SANDBAGS. THE PLASTIC LINER SHOULD EXTEND BEYOND THE PIT FOR A MINIMUM OF 2'.
2. A SIGN READING "CONCRETE WASHOUT AREA" SHOULD BE PLACED ADJACENT TO THE PIT.
3. WASHOUT AREA IS TO BE INSPECTED FREQUENTLY TO ENSURE THE LINER IS INTACT.
4. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE CONCRETE HAS COMPLETELY HARDENED. ONCE THE HARDENED CONCRETE IS REMOVED, THE LINER MUST BE REPLACED IF TORN.
5. WHEN THE WASHOUT PIT IS NO LONGER NEEDED, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE CONCRETE HAS COMPLETELY HARDENED. THE PIT SHOULD THEN BE BACKFILLED.

FIGURE 9040.19 SHEET 1 OF 2



TYPICAL SILT FENCE DITCH CHECK

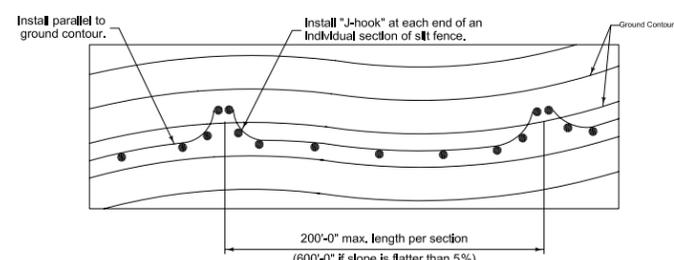


ATTACHMENT TO POST

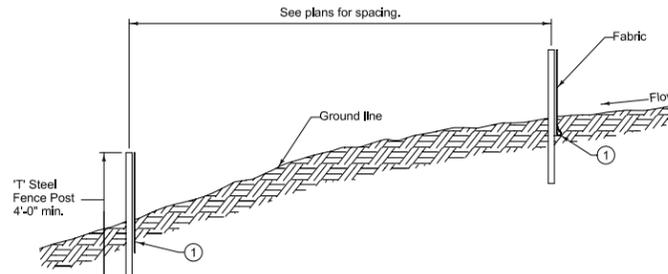
REVISION	
1	10-18-11
9040.19	
SHEET 1 OF 2	
SILT FENCE	

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

FIGURE 9040.19 SHEET 2 OF 2



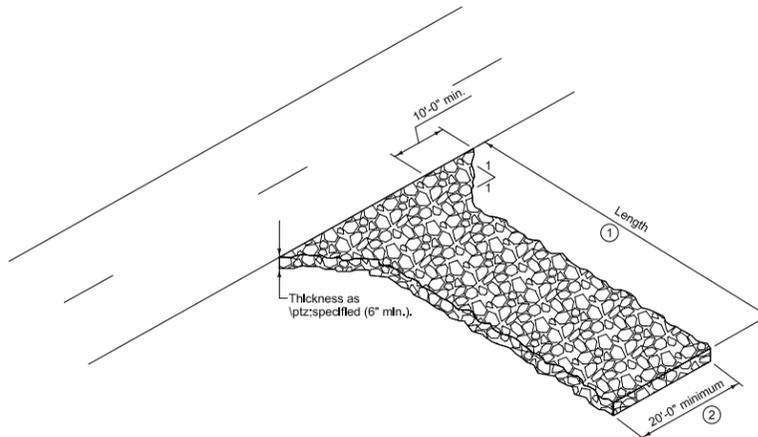
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)



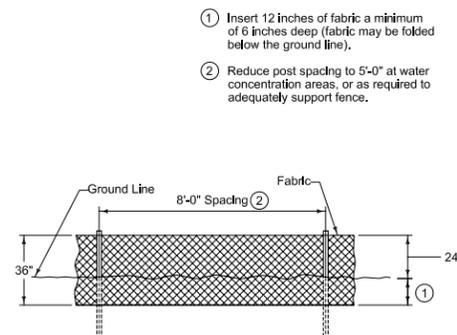
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)

1. Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

FIGURE 9040.20 SHEET 1 OF 1



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1	10-18-11
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SHEET 1 OF 1	
STABILIZED CONSTRUCTION ENTRANCE	



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

REVISION	
1	10-18-11
9040.19	
SHEET 2 OF 2	
SILT FENCE	

PROJECT NO. 12100

PREPARED FOR: FRIENDSHIP MANOR 1209 21ST AVE. ROCK ISLAND, IL 61201

SHEET TITLE

GRADING PLAN / SWPPP THE VILLAS OF FRIENDSHIP PLACE

G.04

DRAWN BY: TPL

REVISIONS 7/3/13

DATE 5/13/13

BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST., DUBUQUE, IA (563) 556-4389

CHECKED BY: PJN

SCALE:

SEE BAR SCALE