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STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

**HAWTHORNE PRESERVE:
FARRELL ROAD
IMPROVEMENTS
LOCKPORT, ILLINOIS**

**Prepared For:
REO Funding Solutions IV, LLC.
3424 Peachtree Road NE, Suite 1775
Atlanta, Georgia 30326
(404) 518-2750**

May 19, 2014

TABLE OF CONTENTS

1.0	SITE DESCRIPTION.....	1
1.1	Construction Activity.....	1
1.2	Major Soil Disturbing Activities (in sequential order).....	1
1.3	Site and Adjacent Areas	1
1.4	Adjacent Areas	1
1.5	Planned Offsite Areas.....	1
1.6	Critical Areas	1
1.7	Stockpile.....	1
1.8	Runoff Coefficient.....	1
1.9	Existing Site Conditions/Soil.....	2
1.10	Site Map.....	2
1.11	Receiving Water(s).....	2
2.0	CONTROLS	3
2.1	Erosion and Sediment Controls.....	3
2.2	Storm Water Management.....	3
2.3	Other Controls	3
3.0	APPROVED PLANS	5
4.0	MAINTENANCE.....	6
5.0	INSPECTIONS	7

APPENDICES

APPENDIX A - Certifications

APPENDIX B - Record of Site Inspections

APPENDIX C - Approved set of Final Engineering Plans

1.0 SITE DESCRIPTION

1.1 Construction Activity

The activities consist reconstructing approximately 1,300 linear feet of road and adjacent right-of-way.

1.2 Major Soil Disturbing Activities (in sequential order)

1. Install temporary construction entrance(s)
2. Install property perimeter erosion and sediment controls
3. Install tree protection controls
4. Clearing and grubbing
5. Mass grading and construction
6. Complete seeding/sod
7. Remove accumulated sediment from erosion and sediment controls
8. Remove erosion and sediment controls

1.3 Site and Adjacent Areas

The total project site area is 2.65 acres, of which approximately 3.12 acres will be disturbed.

1.4 Adjacent Areas

The properties surrounding the road and right-of-way are single family homes.

1.5 Planned Offsite Areas

There are no planned offsite areas.

1.6 Critical Areas

There are no known critical areas within or near this development of concern.

1.7 Stockpile

Stockpiles to remain in place for more than three (3) days will have erosion and sediment control measures provided. Stockpiles to remain in place fore more than thirty (30) days will be temporarily seeded.

1.8 Runoff Coefficient

The calculated developed site runoff coefficient is 90.

1.9 Existing Site Conditions/Soil

The property is currently a roadway. The existing soil, based on the USDA NRCS Soil Maps (Web Soil Survey), consists of Blount silt loam and Frankfort Ozaukee silt loam.

1.10 Site Map

Refer to the Final Engineering Plans for Hawthorne Preserve and Farrell Road Improvements regarding drainage patterns and approximated slopes anticipated before and after major grading activities, prevention of offsite sediment tracking at the construction vehicle entrance(s) and exit(s), areas of soil disturbance, location of major structural and nonstructural controls, location of areas where stabilization practices, surface water, and location where storm water is discharged to surface water.

1.11 Receiving Water(s)

This project is upstream from the Big Run Creek.

2.0 CONTROLS

2.1 Erosion and Sediment Controls

2.1.1 Stabilization Practices:

1. Land shall be disturbed in workable quantities with erosion and sediment controls in operation, maintained and temporarily stabilized by acceptable practices (seeding, sod, mulch, paving, etc.) before and during the entire construction period.
2. All disturbed areas (including utility trenches outside of paved areas) shall not be left unstabilized for a period longer than seven (7) days when construction is temporarily ceased or fourteen (14) days when permanently ceased.
3. Winter preparation shall be addressed early enough in the fall growing season to allow temporary and/or permanent vegetation to be established for proper erosion and sediment control on slopes and bare earth areas.
4. Dewatering operations shall guide the water towards sediment basins or silt traps. Dewatering directly into field tiles or storm water structure is prohibited.
5. All material removed from utility trenches should be placed above the utilities upon completion of the installation.
6. All erosion and sediment control measures shall be in full compliance with the minimum standards and specifications of the Illinois Urban Manual, latest edition.

2.1.2 Structural Practices

All structural practices and their methods can be found on the Soil Erosion Control sheets in the Final Engineering Plans for Hawthorne Preserve.

2.2 Storm Water Management

Storm water drainage will occur through swales, ditches and storm sewers in specified areas. Details of storm water management can be viewed in the Final Engineering Plans for Hawthorne Preserve.

2.3 Other Controls

2.3.1 Waste Disposal

All waste materials will be collected and disposed of in an approved enclosure in accordance to all governing agencies. All construction garbage and debris will be deposited in dumpsters and will be hauled off to a state and local approved waste disposal location. Waste materials will not be buried onsite.

2.3.2 Hazardous Waste

All hazardous waste materials will be disposed of in accordance to the manufacturer and as specified by state and local regulation.

2.3.3 Sanitary Waste

All sanitary waste should be collected in portable units. The portable units should be emptied in accordance to state and local regulation.

2.3.4 Offsite Vehicle Tracking

Stabilized construction entrances will be provided to help reduce the tracking of sediments on adjacent streets. The paved street(s) adjacent to the site entrance will be swept to remove mud, dirt, rock and other sediments on as needed biases.

3.0 APPROVED PLANS

The Storm Water Pollution Prevention Plan (SWPPP) is in accordance with the local and state regulations for storm water management and erosion and sediment control practices. The regulations are established by the Natural Resources Conservation Service (NRCS), United States Army Corps of Engineers (ACOE), United States Environmental Protection Agency (USEPA), Illinois Environmental Protection Agency (IEPA), and Will/South Cook Soil and Water Conservation District (WSCSWCD).

4.0 MAINTENANCE

Erosion and sediment control measures incorporated on this site should be maintained to ensure their effectiveness throughout the duration of the construction activities. This includes cleaning out sediment traps when half full. Controls that are found to be ineffective should be repaired in a timely manner and/or before the next anticipated storm event.

5.0 INSPECTIONS

- Inspections should be made by personnel familiar with all erosion and sediment control practices to ensure pollutants are not entering the surface waters they protect.
- Erosion and sediment control practices identified in this plan should be inspected once every fourteen (14) calendar days and after a storm event of 0.5 inch or greater to ensure they are operating correctly.
- Areas that have been temporarily and finally stabilized will be inspected, at a minimum, once a month.
- During winter shut down, inspections will occur, at a minimum, once a month and before construction activities resume in the spring.
- The inspections should include, but not limited to:
 1. All disturbed areas
 2. Areas used for storage of materials that are exposed to precipitation
 3. Structural and non-structural control measures
 4. Vehicle access points
- If an inspection identifies a site's control measure needs to be modified due to ineffectiveness, the SWPPP will be amended within seven (7) calendar days and the control measure(s) will be modified in a timely manner or before the next anticipated storm event.
- A report summarizing the inspections and subsequent maintenance activities will be completed and kept as a part of this SWPPP at the project site (see appendix B).

APPENDIX A

CERTIFICATIONS

Owner 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 gather and evaluate 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."


As the permittee of the subject project, I:

- Have read and understand the NPDES Permit No. ILR10 and will be in full compliance.
- Have applied for the Notice of Intent (NOI).
- Understand that I will have to apply for a Notice of Termination (NOT) when all disturbed soil has been finally stabilized.
- Understand that this permit and a set of the latest approved plans will be available and on-site throughout the duration of soil disturbing activities.
- Understand that any authorized agency may request a copy of this SWPPP and are allowed to inspect the project site at any time.
- Understand that I need to amend the information in this permit (including the NOI) if any information (including contractor information) becomes invalid.
- Understand that I need to retain all items required for this permit for a period of at least 3 years, or longer if requested by an authoritative agency, from the date that the permit coverage expires.

Developer: Turnstone Group LLC, asset manager for
REO Funding Solutions IV, LLC.

Address: 3424 Peachtree Road NE, Suite 1775
Atlanta, Georgia 30326

Telephone: (708) 297-0730

Signature: 

Printed Name: David Edwards

Title: VP

Date: 5/19/14

Contractor Certification

“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.”

Company: John Greene Commercial

Address: 1311 S. Route 59

Naperville, Illinois 60564

Telephone: (708) 297-0730

Signature: 

Printed Name: Wendy Yaksich

Title: Project Manager

Date: 5-19-14

APPENDIX B

RECORD OF SITE INSPECTIONS

Erosion & Sediment Controls Inspection Checklist

Project: Farrell Road Improve

Date: _____

Inspection Type	
___ 14 Day	___ Monthly
___ Post 0.5" Storm	___ Other _____

1. Construction entrance(s) functional and effective?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

2. Is sediment debris and/or mud cleaned from public roads leading to and from site?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

3. Perimeter of work area secured with silt fence that is functional and effective?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

4. Are dust control measures being appropriately implemented?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

5. Are exposed slopes and denuded areas protected from erosion?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

6. Is/Are temporary stockpile(s) in approved area and protected from erosion?

<input type="checkbox"/>	YES	Remarks:	_____
<input type="checkbox"/>	NO		_____
<input type="checkbox"/>	N/A		_____

Erosion & Sediment Controls Inspection Checklist

Project: Farrell Road Improve

Date: _____

7. Is/Are all discharge point(s) free of any noticeable pollutants?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

8. All installed storm inlets have inlet protection, functional and effective?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

9. All material (fuel, oil, etc.) handling and storage area(s) clean and free of spills/leaks?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

10. If concrete washing is conducted on-site, are wash-out areas maintained properly?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

11. Are all waste (sanitary, hazardous, etc.) being disposed of properly?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

12. Are previously noted ineffective controls modified to be effective?

<input type="checkbox"/>	YES	Remarks: _____
<input type="checkbox"/>	NO	_____
<input type="checkbox"/>	N/A	_____

APPENDIX C

APPROVED SET OF FINAL ENGINEERING PLANS
