



# CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

March 12, 2021

Mr. Tim Paulson, P.E., CFM  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Re: Oakstead – Revised Preliminary Engineering Plan  
Village of Hampshire  
Kane County, Illinois  
Response to EEI Review Letter Dated January 29, 2021  
456.267

Mr. Paulson:

We have received your review comments for the Preliminary Plat and the Preliminary Engineering Plan dated January 18, 2021 and the Preliminary Stormwater Management Report dated January 18, 2021 prepared by CEMCON, Ltd. for the above referenced project, and offer the following responses.

*EEI review comments are in italicized type; CEMCON responses, where appropriate, are in bold face type:*

## **General**

1. *The Preliminary Plan is generally consistent with the previously approved Oakstead plans. There is a large area added to the development which includes the District 300 Elementary School Site. Further review will be required as the project moves forward with annexation and zoning approvals. **Acknowledged.***
2. *A phasing plan will need to be developed in conjunction with the School site development plan and adequate improvements installed to support the School Site development. School District Plans are in the development and review process. **Acknowledged. CEMCON Ltd. has been provided copies of the School District Final Engineering Plans prepared by Kimley Horn and improvements depicted on those plans are consistent with the improvements shown on the Oakstead Preliminary Engineering Plans.***
3. *The Preliminary Stormwater Report is generally acceptable. Further review and permit application will be required as the project moves into final engineering. The following preliminary comments need to be considered for final engineering:*
  - *During final engineering the outfall locations will have to be assessed for compliance with ordinance requirements. **Acknowledged.***
  - *Existing and compensatory depressional storage will have to be*

*addressed in accordance with ordinance requirements at final engineering.*  
**Acknowledged.**

- *An updated wetland delineation was provided for the northern portion of the development. A jurisdictional determination from the US Army Corp will be required. Any impacts to the wetlands will have to be addressed at final engineering as required based on jurisdiction. A wetland delineation will be required for the south portion of the project. The wetland areas and appropriate buffers will need to be shown on the final plans.*  
**Acknowledged.**
  - *The Oakstead North Hydrologic and Hydraulic calculations are generally acceptable. The existing and proposed floodplain and floodway limits should be delineated on the plans and plat. Impacts to the floodplain area must be addressed in accordance with the stormwater ordinance requirements. The floodplain elevation determination and mapping must go through the IDNR and FEMA approval process to establish these regulatory floodplain limits.*  
**Acknowledged.**
  - *The plans show drain tile information for the northern portion of the project. A current drain tile survey will need to be provided for the entirety of the project. Drain tile survey information is now shown for the remainder of the project with the exception of the Weseman parcel that was added to the Oakstead property assemblage.*
4. *A permit will be required from KDOT for the work in the Big Timber Road ROW. Plans should be submitted to KDOT. **CEMCON Ltd. is currently preparing final engineering plans for proposed improvements within the Big Timber Road ROW at Ridgecrest Drive.***
  5. *A permit will be required from IDOT for Route 20 connection and work with in the Route 20 ROW. Plans should be submitted to IDOT. **Acknowledged. The permit and plans will be submitted to IDOT when final engineering plans are prepared for the Oakstead collector roads.***
  6. *A new Traffic Study will be required for the development. There is a significant increase in development area with the annexation and a new land use with the School site. **A new Traffic Study was recently submitted by Crown Community Development under separate cover.***
  7. *A preliminary landscape plan should be provided including tree survey information as required by ordinance.*
  8. *The Plat of Annexation submitted for the new area, including the D300 School site, dated September 23, 2020 is acceptable. **Acknowledged.***

#### **Preliminary Engineering Plans**

9. *This is a preliminary review; a detailed review will occur as final engineering plans are developed and submitted for approval. **Acknowledged.***
10. *The water main layout is generally consistent with the Village's water master planning for the area. Coordination will be required to confirm the water improvements that must be completed in the first phase of development in support of the School Site.*

**Acknowledged.**

11. *The sanitary layout is generally consistent with the Village's master planning for the area. However, sizing needs to be confirmed as some of the elements of the planning area have changed in the time since Oakstead was first planned. In addition, coordination will be required to confirm the sanitary improvements that must be completed in the first phase of development in support of the School Site.* **Acknowledged.**
12. *The storm sewer layout is generally acceptable and design calculations and sizing will be required with final engineering.* **Acknowledged.**
13. *The areas backing up to the detention basins should be provided with sump pump connections with a shared outfall into the basins.* **The preliminary engineering plan has been revised to depict sump connections with shared outfalls for all lots backing up to detention basins.**
14. *Storm sewer and sump pump connections need to be provided for the areas backing up to the wetland areas. These areas should not discharge directly to the wetland area as this will count as part of the allowable stormwater release for the development.* **The preliminary engineering plan has been revised to depict sump connections for all lots backing up to wetland areas.**
15. *Roadway inlets adjacent to wetland areas should not discharge directly into the wetland area.* **Acknowledged; the preliminary engineering plan has been revised accordingly.**
16. *There is a pedestrian trail typical section on the plan sheet, but no trail location called out on the plans.*
17. *The callout for Superpave in the road cross sections should be updated to the current IDOT specifications.* **The road cross sections have now been updated to current IDOT specifications.**
18. *Street lighting should be added to the Preliminary Plan.* **Street lighting has been added to the Preliminary Engineering Plan.**

**Preliminary Plat of Subdivision**

19. *This a preliminary review and the following items should be addressed with submittal of FinalPlat documents for the development.*
20. *All Lots need to be numbered including the School Site and the Open Space areas. The designation "Open Space No." is not allowed.* **Acknowledged. All lots will be numbered at the time of final plat. A note has been added to the Preliminary Plat stating the labeling scheme for parks/open spaces/outlots will be determined at time of final plat.**
21. *All lot areas, dimensions, easements, and ROW will be confirmed at the time of Final Plat.* **Acknowledged.**
22. *Village certificates and easement provisions must be used on the Final Plat.* **Acknowledged.**

23. *A Final Plat should be prepared and submitted for the area that includes the School Site and the required improvements for the School Site. **A Final Plat depicting the school site lot, adjacent rights-of-way, and stormwater management facility will be forthcoming under separate cover.***

**Additionally, both the Preliminary Engineering Plan and Preliminary Plat have been updated to reflect minor site plan changes as a result of negotiations for public park dedications to the Hampshire Park District.**

*The developer should submit the required documents for review as the project proceeds. If you have any questions or require additional information, please call our office. **Download links for the revised Preliminary Engineering Plan will be provided via email.***

Should you have any questions or comments regarding the above, please do not hesitate to contact our office.

Respectfully submitted,  
CEMCON, Ltd.



David R. Gauger, P.E.  
President

DRG:drg  
Enc.

Cc: Dan Olsem, CCD (Via e-mail)  
Jay Hedges, Village Manager (Via e-mail)  
Jeff Magnussen, Village President (Via e-mail)  
Linda Vasquez, Village Clerk (Via e-mail)  
Mark Schuster, Village Attorney (Via e-mail)