#2018-28
402 Federal Dr – Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	June 6, 2018
Request:	Final Planned Unit Development for an office building.
Location:	402 Federal Drive
Acreage:	37,238 square feet
Zoning:	B-2 PUD General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD (General Commercial PUD) South: B-2 PUD (General Commercial PUD) East: M PUD (Manufacturing PUD) West: B-2 PUD (General Commercial PUD)
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- The subject property received Preliminary Planned Unit Development approval on May 15, 2018.
- The lot was created by the Milestone Therapy Subdivision, which was approved with the development of the Milestone Therapy property to the north.
- Federal Drive has a mix of commercial and office uses between Congress Parkway and the Bohl Farm Shopping Center.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial. The petitioner is requesting Planned Unit Development approval for the proposed office building.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the proposed development.

SITE LAYOUT

- The Preliminary PUD approved the 7,748 square foot office building.

- The property would utilize a shared driveway and drive aisle with Milestone Therapy. An ingress and egress easement agreement between the two property owners has been executed and will be recorded.

PARKING

- The UDO parking requirement for professional offices is 1 per 250 square feet of gross floor area. Therefore, 31 parking spaces are required. The proposed development meets this requirement.

LANDSCAPING

- Perimeter landscaping was added along the rear of the parking lot to meet the Preliminary PUD approval condition.
- Foundation landscaping was added along the south building foundation to meet the Preliminary PUD approval condition.
- The remaining of the landscape plan is compliant with the Preliminary PUD approval.

ARCHITECTURE

- The building is influenced by prairie style architecture.
- The proposed office building meets the commercial UDO design standards.
- The proposed building material is brick with limestone caps.
- The eave of the roof would project approximately 3 feet, which adds to the prairie style architecture.

SIGNAGE

- There are no proposed wall signs. If wall signs are added they would be required to comply with the UDO sign requirements.
- The freestanding sign meets the UDO requirements for office land uses. The freestanding sign location was approved with the Preliminary PUD approval.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development for an office building. The Final Planned Unit Development must be reviewed against the approved Preliminary PUD conditions. The Final PUD is in substantial compliance with the approved Preliminary PUD.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Recommended Conditions:

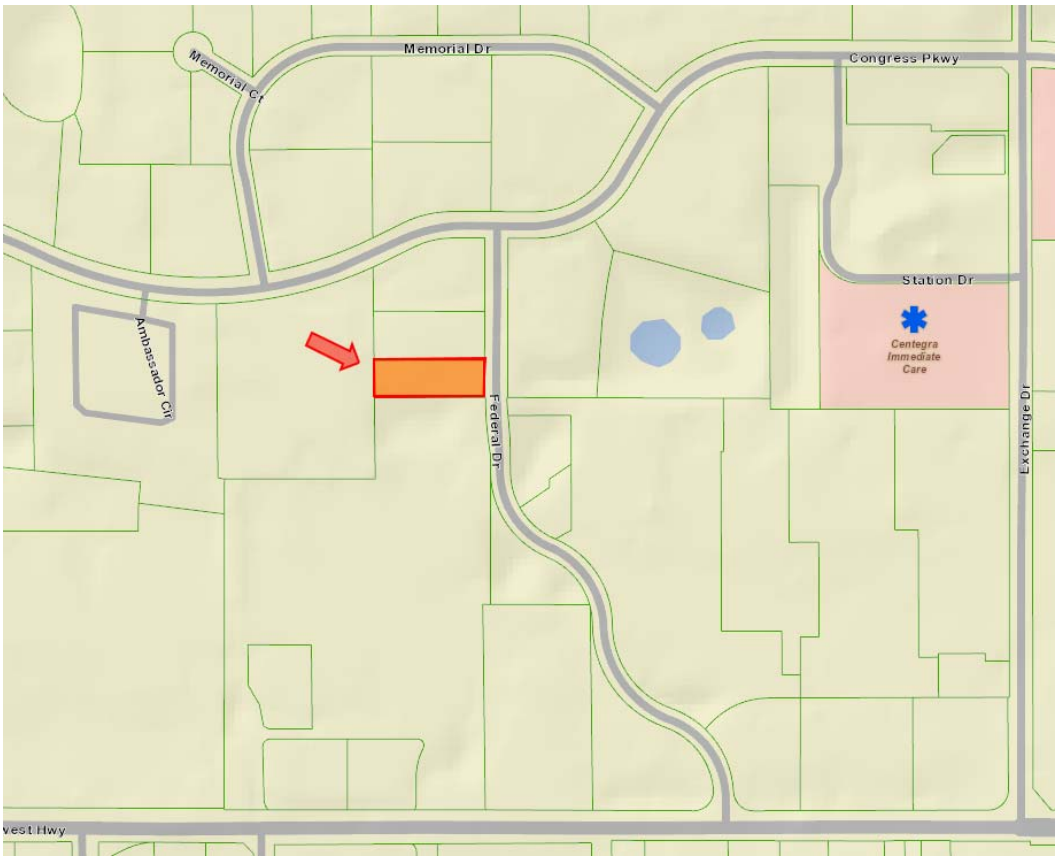
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

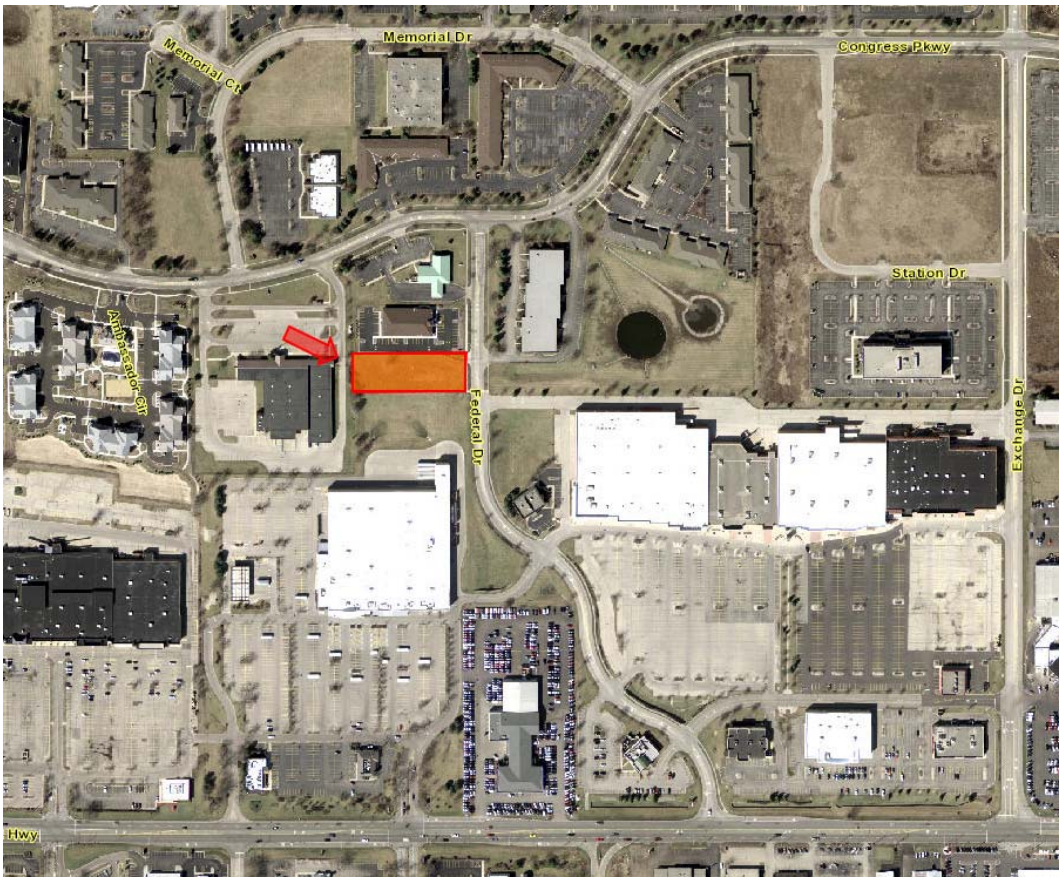
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Metronomic, Inc, dated 05/16/18, received 05/17/18)
   B. Elevations (Joseph A Meyer, dated 05/14/18, received 05/17/18)
   C. Landscape Plan (J. Davito Design Inc., dated 05/17/18, received 05/17/18)
   D. Site Plan (Joseph A Meyer, dated 05/14/18, received 05/17/18)
   E. Engineering Plan (Caldwell Engineering, Ltd., dated 05/17/18, received 05/17/18)

2. Provide the City a recorded copy of the Ingress and Egress Easement Agreement with Kapadia & Sons for the cross access and shared drive aisle prior to the issuance of any building permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments.

2018-28 CRYSTAL TERRACE – 402LT FEDERAL DR.





2018 28

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CRYSTAL TERRACE

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- X Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: DAVID HELMRICH METRONOMIC, INC.
Address: 717 PONCE DELEON
CORAL GABLES FL 33134
Phone: OFFICE 305 503 8092 CELL 630 253 8019
Fax: 305 602 2003
E-mail: dave@metronomicinc.com

Owner Information (if different)

Name: CRYSTAL TERRACE, LLC
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: CONSTRUCTION OF SINGLE STORY PROFESSIONAL OFFICE BUILDING

Project Address/Location: 402 FEDERAL DRIVE
CRYSTAL LAKE, IL

PIN Number(s): 19-04-327-004

RECEIVED
MAY 17 2018
By: pm

Development Team

Please include address, phone, fax and e-mail

Developer: METRONOMIC, INC

Architect: WICHMANN & ASSOCIATES

Attorney: ANNETTE M O-CONNOR

Engineer: WICHMANN & ASSOCIATES

Landscape Architect: J MICHAEL DELAPP

Planner: KATHRYN COWLIN

Surveyor: NEKOLA SURVEY

Other:

Signatures

DAVID M HECHRICH 5-16-18

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

5/16/18

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Metronomic, Inc.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Metronomic, Inc, seeking a Final Planned Unit Development and Variations located at 402 Federal Drive, Crystal Lake, Illinois. PIN 19-04-327-004.

This application is filed for the purpose of seeking a Final Planned Unit Development and Variations for an office building pursuant to Article 9-200(E), Article 4-1000 Signs and Article 4-200 Off-Street Parking, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

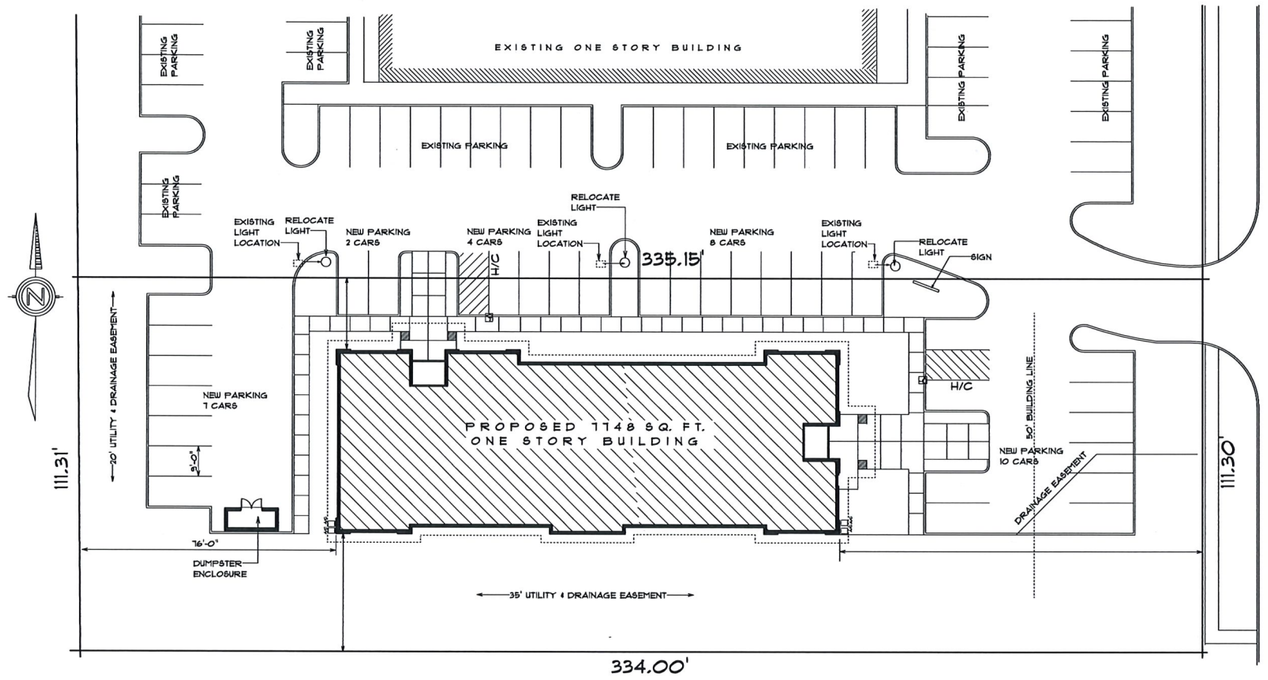
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, June 6, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald May 18, 2018) 1537249

OFFICE BUILDING FOR:

CRYSTAL TERRACE, LLC.



SITE PLAN SCALE 1"=20"

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
C5	SITE PLAN
L1	LANDSCAPE PLAN
A1	FIRST FLOOR PLAN
A2	ROOF PLAN
A3	BUILDING ELEVATIONS
A4	BUILDING SECTIONS
A5	BATHROOM PLANS
A6	ROOM FINISH SCHEDULES
S1	FOUNDATION PLAN - REBAR DETAIL
S2	ROOF FRAMING PLAN
E1	ELECTRIC FIRST FLOOR PLAN
E2	ELECTRIC DIAGRAMS
E3	ELECTRIC PANEL SCHEDULES
E4	ELECTRICAL NOTES
M1	MECHANICAL FIRST FLOORPLAN
M2	MECHANICAL SCHEDULES
M3	MECHANICAL DETAILS
P1	PLUMBING FIRST FLOOR
P2	PLUMBING DIAGRAMS
P3	PLUMBING DETAILS

BUILDING & ZONING

ZONING = B-2 PUD
LOT AREA = 37,238 SQ. FT.
PROPOSED BUILDING = 1,748 SQ. FT.
PARKING = 31 SPACES
FUTURE TENNANT SPACE = 1 - 6 UNITS
CONSTRUCTION TYPE = V B
BUILDING W/ SPRINKLER SYSTEM
BUILDING W/ ALARM SYSTEM

CRYSTAL LAKE CODE

- 2006 Edition of the International Building Code
- 2006 Edition of the International Residential Code
- 2006 Edition of the International Fire Code
- 2006 Edition of the International Mechanical Code
- 2006 Edition of the International Fuel Gas Code
- 2006 Edition of the International Property Maintenance Code
- 2014 Edition of the Illinois Plumbing Code
- 2005 Edition of the National Electric Code
- 2015 Edition of the International Energy Conservation Code
- 1997 Illinois Accessibility Code
- 2000 Edition of the NFPA Life Safety Code



AERIAL IMAGE



LOCATION MAP

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONRACTORS AND THEIR REPRESENTATIVES ON THE PROJECT SHALL AT ALL TIMES PRIOR AND DURING HE COURSE OF HE ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY, EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUESTED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/ OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/ OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTE

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING.

THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTORS, SUBCONTRACTORS, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWINGS USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO AY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.

SIGNED:

JOSEPH A. MEYER 081-002641 LICENSED STRUCTURAL ENGINEER OF ILLINOIS BARRINGTON, IL

STRUCTURAL ENGINEER LICENSE NO. 081-002641

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CITY OF CRYSTAL LAKE BUILDING & ZONING CODES.

2018 28
RECEIVED
MAY 17 2018
BY:

COPYRIGHT

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

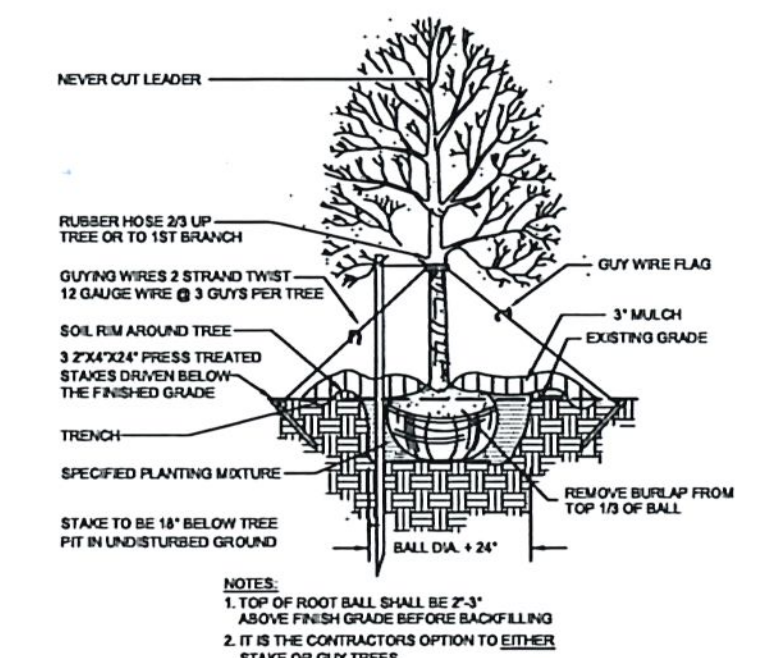
OFFICE BUILDING FOR:
CRYSTAL TERRACE, LLC.
402 LT. FEDERAL DRIVE CRYSTAL LAKE ILLINOIS 60014

DATE
MAY 14, 2018

REVISION

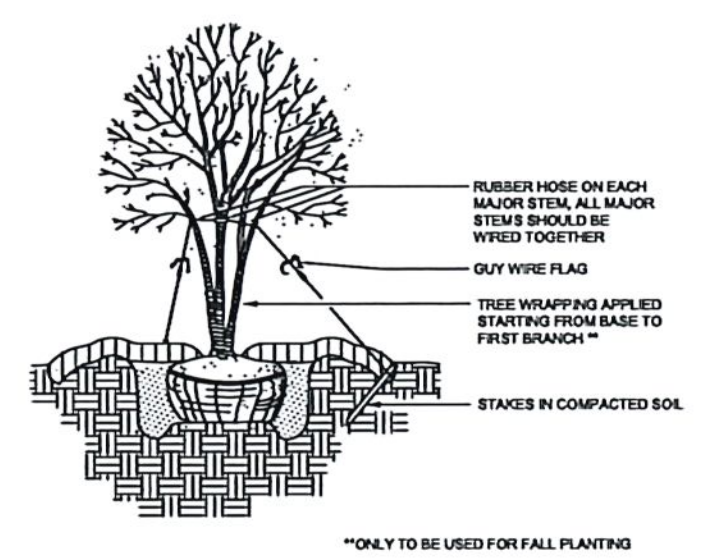
JOB #

SHEET #
CS



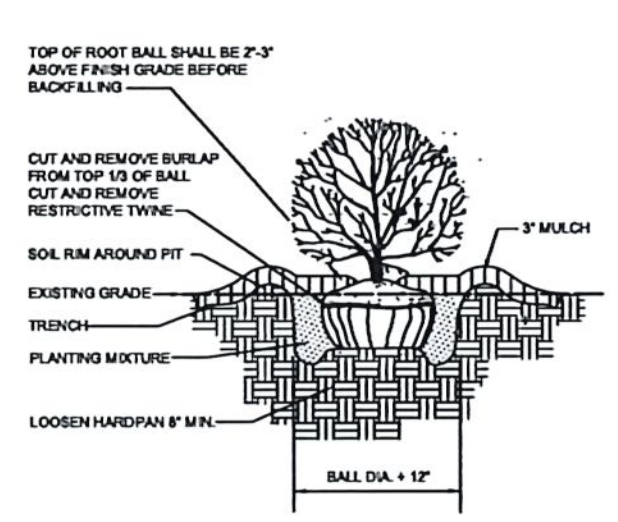
NOTES:
1. TOP OF ROOT BALL SHALL BE 2"-3" ABOVE FINISH GRADE BEFORE BACKFILLING
2. IT IS THE CONTRACTORS OPTION TO EITHER STAKE OR GUY TREES.

DETAIL: DECIDUOUS TREE PLANTING
NOT TO SCALE

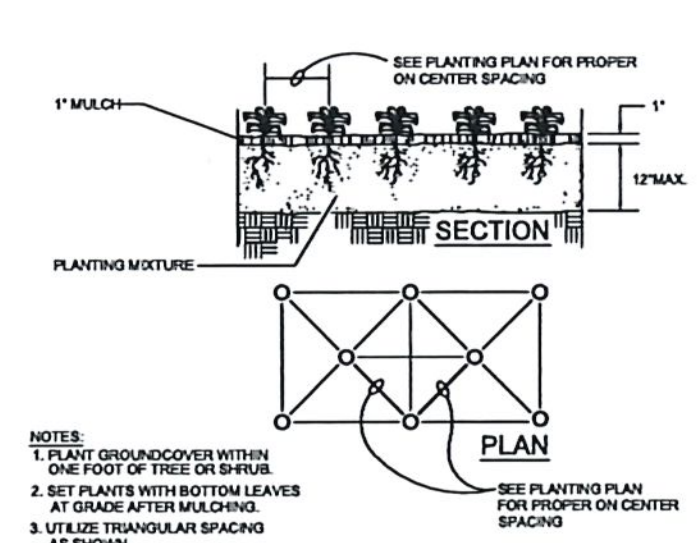


**ONLY TO BE USED FOR FALL PLANTING

DETAIL: MULTISTEM TREE STAKING
NOT TO SCALE

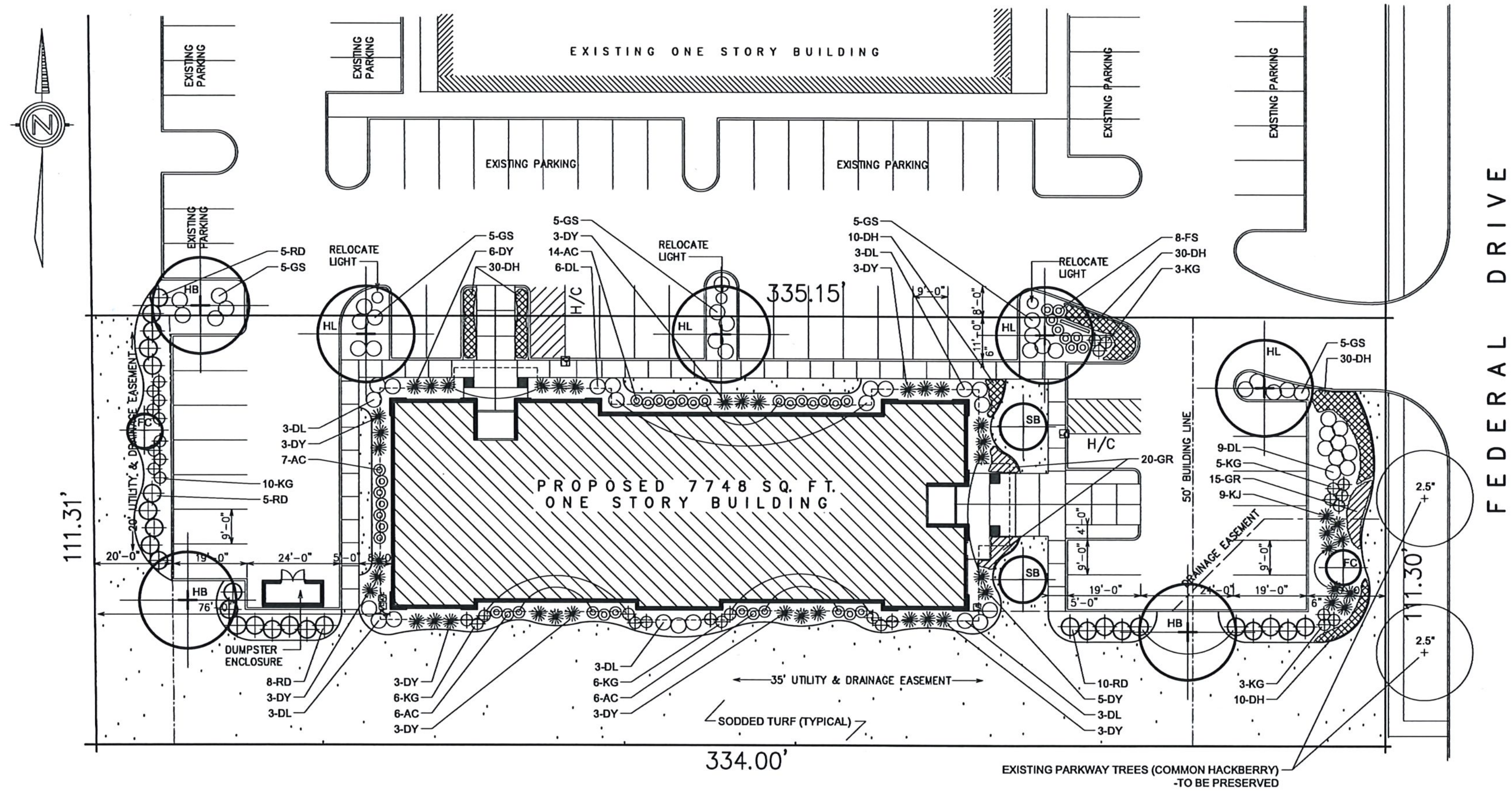


DETAIL: SHRUB PLANTING
NOT TO SCALE



NOTES:
1. PLANT GROUNDCOVER WITHIN ONE FOOT OF TREE OR SHRUB.
2. SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING.
3. UTILIZE TRIANGULAR SPACING AS SHOWN.

DETAIL: GROUNDCOVER PLANTING
NOT TO SCALE



Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

PLANT SCHEDULE

SYMBOL	KEY	COMMON / LATIN NAME	SIZE	CONDITION*	SPACING	QUANTITY
SHADE TREES						
	HB	COMMON HACKBERRY CELTIS OCCIDENTALIS	2.5" CAL.	B & B	SPECIMEN	3
	HL	SKYLINE THORNLESS HONEYLOCUST GLEDITSIA TRIACANTHOS VAR. INERMIS	2.5" CAL.	B & B	SPECIMEN	4
ORNAMENTAL TREES						
	FC	SARGENT CRABAPPLE MALUS SARGENTII	8' HT.	B & B	SPECIMEN	2
	SB	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	8' HT.	B & B	SPECIMEN	2
EVERGREEN SHRUBS						
	DY	DENSE YEW TAXUS X MEDIA DENSIFORMIS	18"	B & B	4' O.C.	32
	KJ	KALLAY COMPACT PFITZER JUNIPER JUNIPERUS CHINENSIS KALLAYS COMPACT	24"	B & B	4' O.C.	12
DECIDUOUS SHRUBS						
	AC	DWARF ALPINE CURRANT RIBES ALPINUM GREEN MOUND	18"	B & B	3' O.C.	33
	DL	DWARF LILAC SYRINGA MEYERI PALIBIN	24"	B & B	4' O.C.	33
	FS	GOLD FLAME SPIREA SPIRAEA X BUMALDA	18"	B & B	3' O.C.	8
	GS	GRO-LOW SUMAC RHUS AROMATICA	18"	B & B	4' O.C.	25
	RD	CARDINAL RED TWIG DOGWOOD CORNUS SERICEA	36"	B & B	4.5' O.C.	28
GROUNDCOVERS AND PERENNIALS						
	DH	HAPPY RETURNS DAYLILY HEMERCALLIS SPECIES	1G.	CONTR.	2' O.C.	110
	GR	ROZANNE GERANIUM GERANIUM GERWAT	1G.	CONTR.	2' O.C.	35
	KG	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA	3G.	CONTR.	3' O.C.	30
	SOD	SODDED LAWN SALT TOLERANT BLUEGRASS BLEND	S.Y.			1,450

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER GROWN PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE PLAN NOTES:

1. ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THC. SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THC.)
2. REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
3. LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
4. THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
6. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
7. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
8. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
9. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNITTING.
11. IMPORTED TOPSOIL (PLANTING AREAS) AND SPREADING BY EXCAVATING CONTRACTOR.
12. ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
13. ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
14. INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
15. VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
16. ALL PLANTING BED EDGES TO BE CULTIVATED.
17. NO SHADE TREE BRANCHES SHALL BE LESS THAN SIX (6) FEET ABOVE THE GROUND.
18. AMEND ALL GROUNDCOVER BEDS W/4" THC. SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO EXISTING TOPSOIL.

REGISTERED LANDSCAPE ARCHITECT
JOSEPH D. DAVITO
157-000925
STATE OF ILLINOIS

LANDSCAPE PLAN

NOTE: ALL BASE INFORMATION PROVIDED BY J. MICHAEL DELAPP ARCHITECTURE, 847-526-5429.

REVISIONS	
DATE	DESCRIPTION
05.17.18	PER CITY REVIEW

OFFICE BUILDING
CRYSTAL LAKE, LLC

402 LT FEDERAL DRIVE
CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN

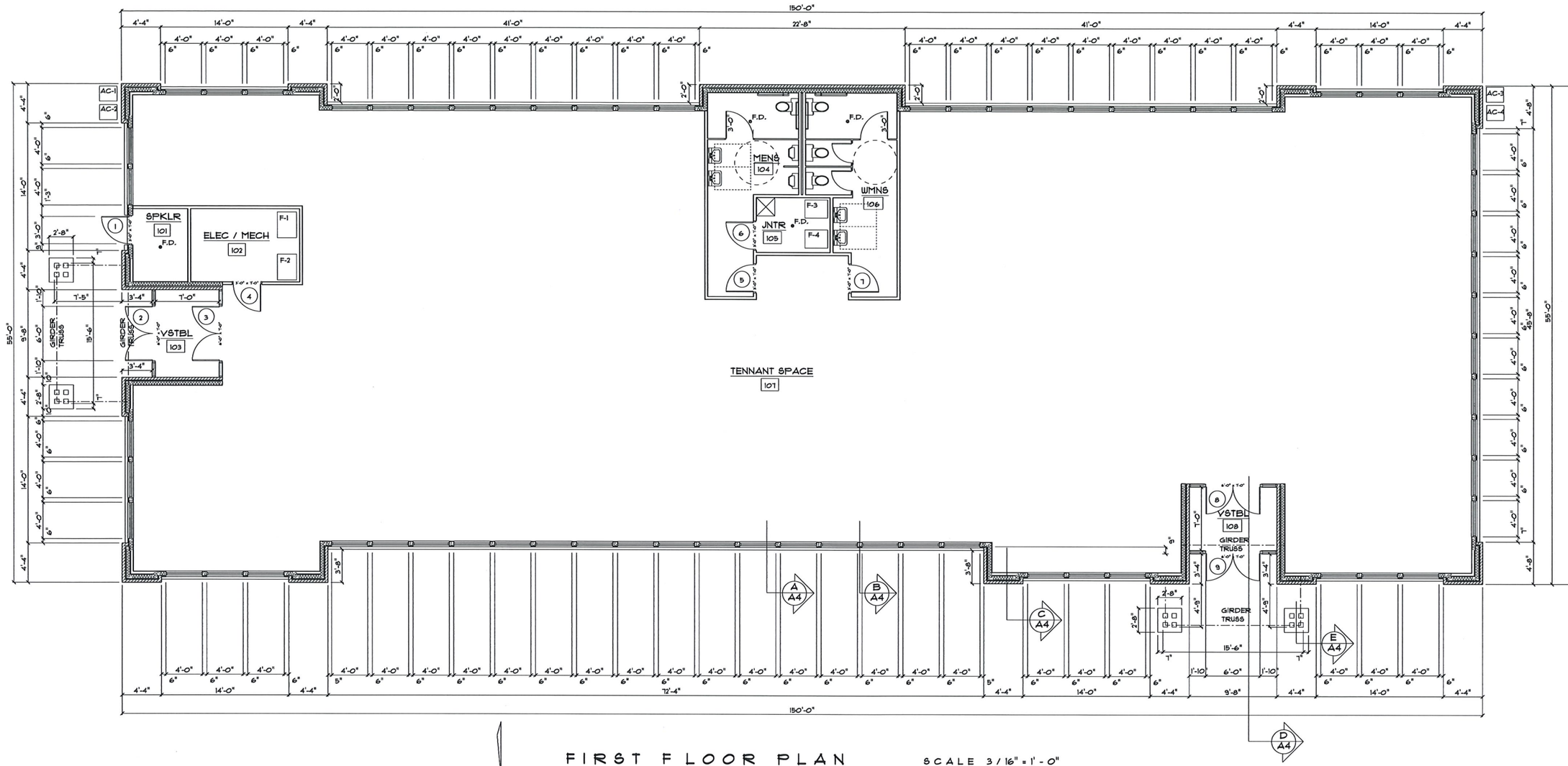
SCALE:	1"=20'-0"
DATE:	APRIL 05, 2018
DESIGN:	J. DAVITO, PLA
DRAFTING:	JDD

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
2735 KINGSTON DRIVE
ISLAND LAKE, IL 60042
(847) 489-8797
WWW.JDAVITODESIGN.COM

J. DAVITO DESIGN, INC. COPYRIGHT©2018

PROJ. NO. 18-003

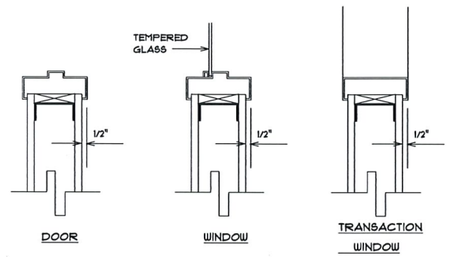
LS1



FIRST FLOOR PLAN

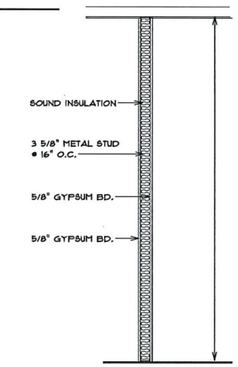
SCALE 3/16" = 1'-0"

7748 SQ.FT.



HOLLOW METAL FRAME

SCALE 1" = 1'-0"



(TYP) INTERIOR WALL

SCALE 1/2" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

OFFICE BUILDING FOR:
CRYSTAL TERRACE, L.L.C.
402 LT. FEDERAL DRIVE CYRSTAL LAKE ILLINOIS 60014

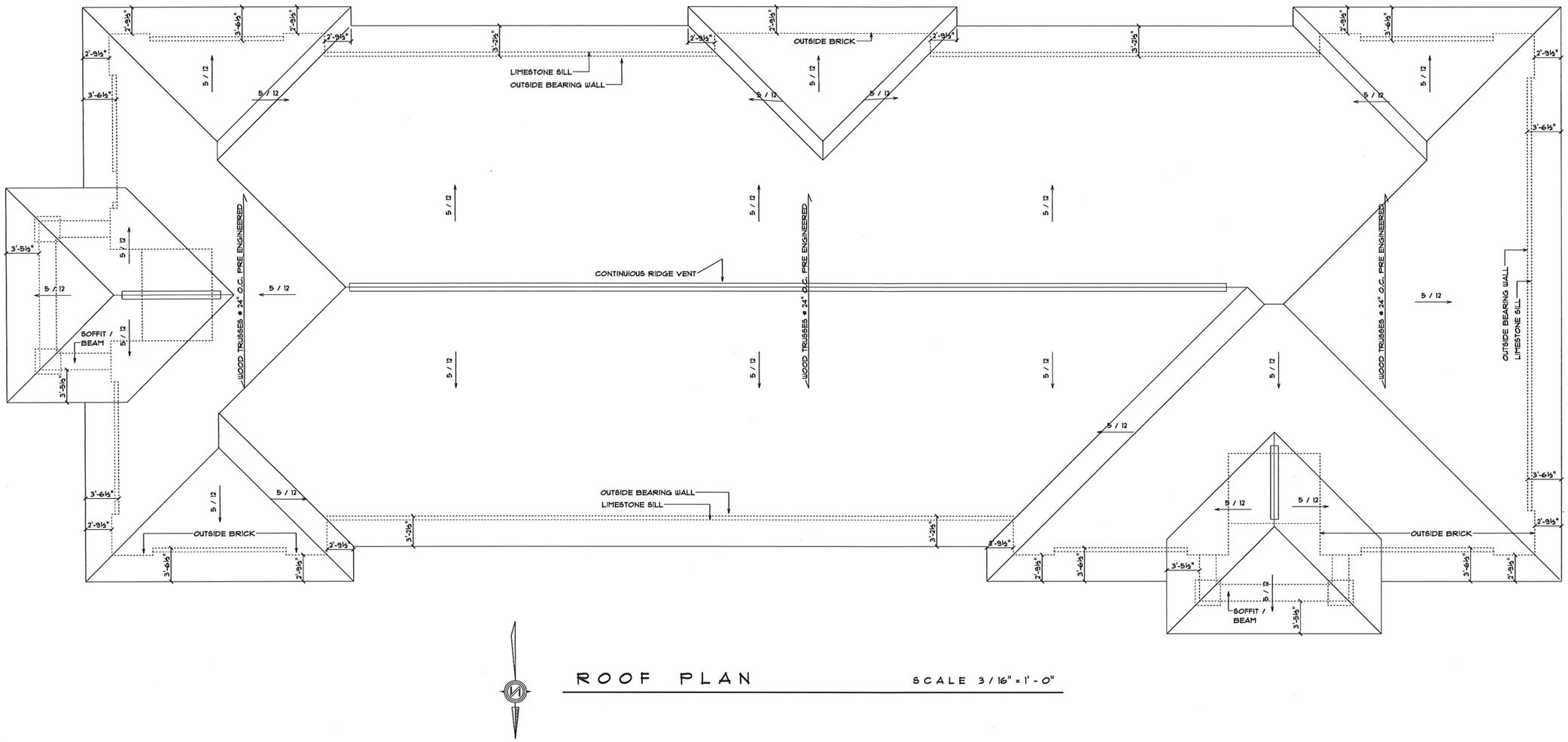
DATE
MAY 14, 2018

REVISION

JOB #

SHEET #
A1

JOSEPH A. MEYER 081-002541 LICENSED STRUCTURAL ENGINEER OF ILLINOIS BARRINGTON, IL



ROOF PLAN

SCALE 3/16" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

OFFICE BUILDING FOR:
CRYSTAL TERRACE, LLC.
402 LT. FEDERAL DRIVE CRYSTAL LAKE ILLINOIS 60014

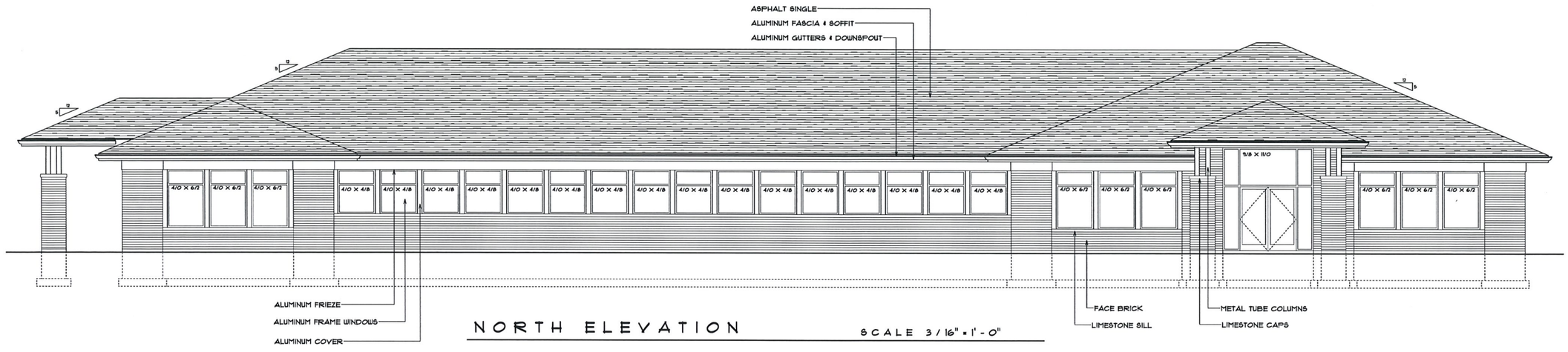
DATE
MAY 14, 2018

REVISION

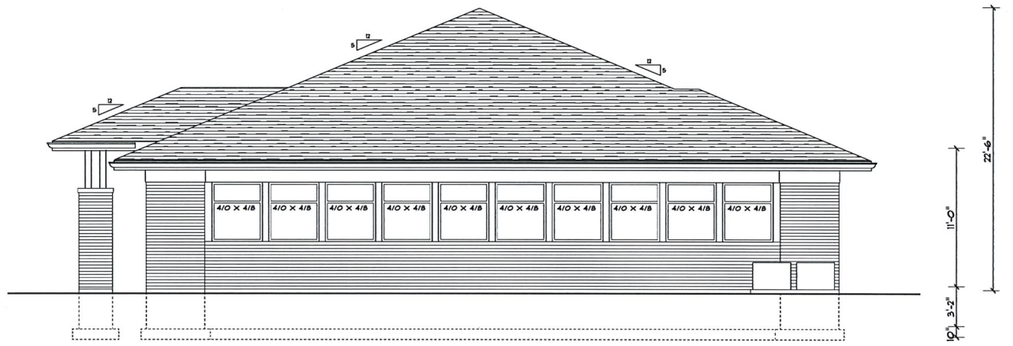
JOB #

SHEET #
A2

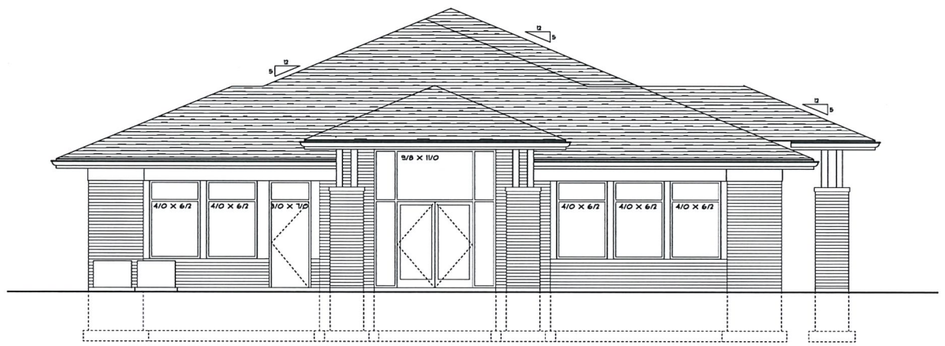
JOSEPH A. MEYER 081-001641 LICENSED STRUCTURAL ENGINEER OF ILLINOIS BARRINGTON, IL



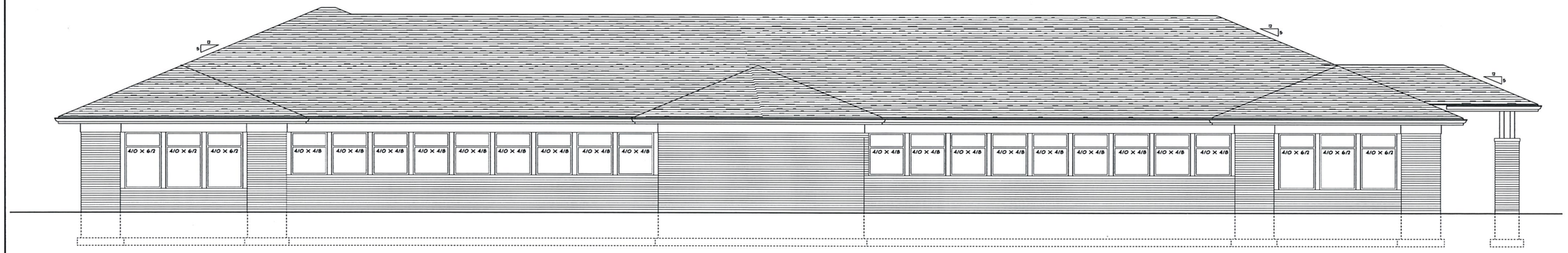
NORTH ELEVATION SCALE 3/16" = 1'-0"



WEST ELEVATION SCALE 3/16" = 1'-0"



EAST ELEVATION SCALE 3/16" = 1'-0"



SOUTH ELEVATION SCALE 3/16" = 1'-0"

JOSEPH A. MEYER
088-003541
LICENSED
STRUCTURAL
ENGINEER
OF
ILLINOIS
BARRINGTON, IL

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL 60010 847-382-0200

OFFICE BUILDING FOR:
CRYSTAL TERRACE, LLC.
403 LT. FEDERAL DRIVE CYRSTAL LAKE ILLINOIS 60014

DATE
MAY 14, 2018

REVISION

JOB #

SHEET #
A3

SITE IMPROVEMENTS
FOR
FEDERAL STREET OFFICE BUILDING
CRYSTAL LAKE, IL

PROPERTY LOCATED AT:
402LT FEDERAL DRIVE

GENERAL NOTES:

1. TOPOGRAPHY & SURVEY BASED ON SURVEY DONE BY VANDERSTAPPEN LAND SURVEYING INC. (VLSI), JOB NUMBER 180182, ON 04/05/18. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY CALDWELL ENGINEERING LTD. AND THE CLIENT OF ANY DIFFERING CONDITIONS.

CONTRACTOR NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR, UPON COMPLETION OF PROJECT, SHALL OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH THE OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE.

EXISTING UTILITIES NOTE:

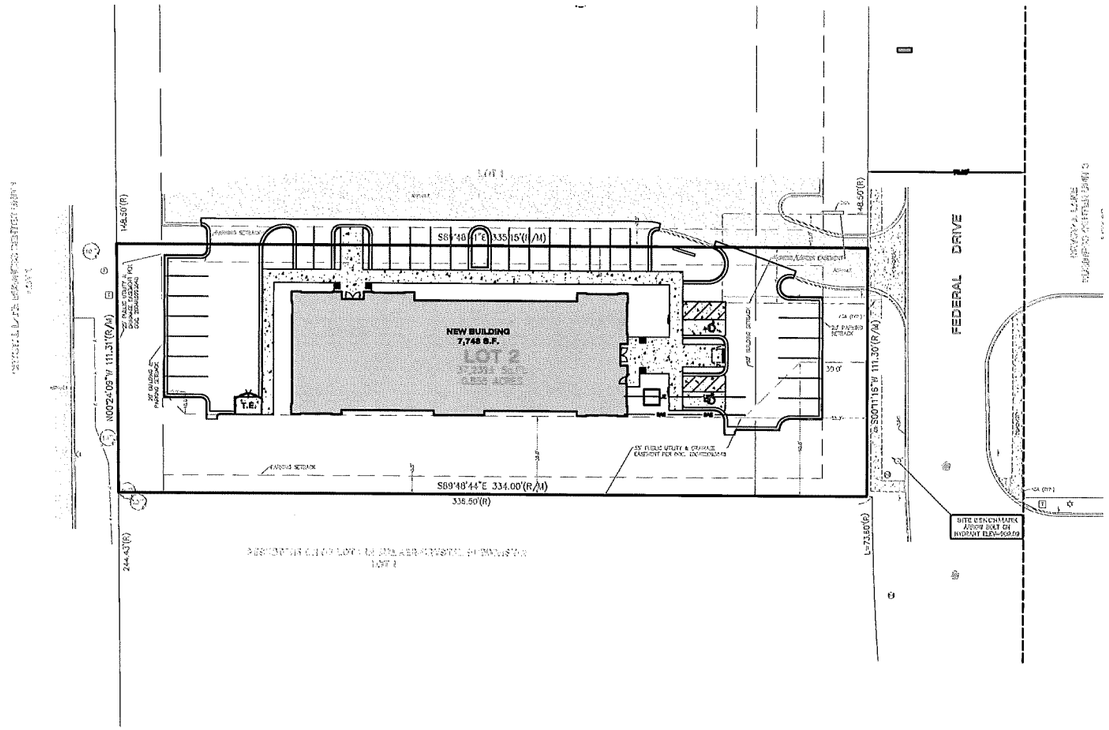
1. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

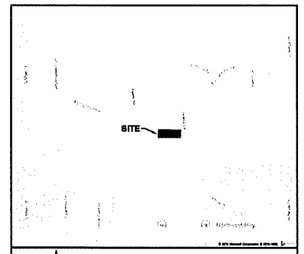
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL (WWW.AGRICO.ORG/NM) UNLESS STATED OTHERWISE.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL STABILIZATION IS ACHIEVED.
3. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, DEVELOPMENT SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
4. STABILIZATION BY SEEDING SHALL INCLUDE TOPSOIL PLACEMENT AND FERTILIZATION, AS NECESSARY.
5. NATIVE SEED MIXTURES SHALL INCLUDE RAPID-GROWING ANNUAL GRASSES OR SMALL GRAINS TO PROVIDE INITIAL, TEMPORARY SOIL STABILIZATION.
6. OFFSITE PROPERTY SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT CONCENTRATED DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL, AS NECESSARY TO PREVENT EROSION.
7. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF TRIBUTARY AREAS.
8. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW:
   - 8.1. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
   - 8.2. IN AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD MAY BE USED.
9. DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH STAKED IN PLACE SOD, EROSION CONTROL BLANKET IN COMBINATION WITH SEEDING, OR AN EQUIVALENT CONTROL MEASURE.
10. PERIMETER CONTROL MEASURES SHALL BE PROVIDED DOWNSLOPE AND PERPENDICULAR TO THE FLOW OF RUNOFF FROM DISTURBED AREAS, WHERE THE TRIBUTARY AREA IS GREATER THAN 5,000 SQUARE FEET, AND WHERE RUNOFF WILL FLOW IN A SHEET FLOW MANNER. PERIMETER EROSION CONTROL SHALL ALSO BE PROVIDED AT THE BASE OF SOIL STOCKPILES.
11. THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DOWNSLOPE FROM DISTURBED AREAS. INLET PROTECTION THAT REDUCES SEDIMENT LOADING, WHILE ALLOWING RUNOFF TO ENTER THE INLET SHALL BE REQUIRED FOR ALL STORM SEWERS. CHECK DAMS, OR AN EQUIVALENT CONTROL MEASURE, SHALL BE REQUIRED FOR ALL CHANNELS. FILTER FABRIC INLET PROTECTION AND STRAW BALE DITCH CHECKS ARE NOT ACCEPTABLE CONTROL MEASURES.
12. IF DEWATERING SERVICES ARE USED, DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP OR AN EQUIVALENT CONTROL MEASURE). THE ENFORCEMENT OFFICER SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.
13. 13. ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OF THE DEVELOPMENT SITE IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NECESSARY. TRAPPED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
14. STOCKPILED SOIL AND MATERIALS SHALL BE REMOVED FROM FLOOD HAZARD AREAS AT THE END OF EACH WORK DAY. SOIL AND MATERIALS STOCKPILED IN IMAC OR BUFFER AREAS SHALL BE PLACED ON TIMBER MATS, OR AN EQUIVALENT CONTROL MEASURE.
15. EFFECTIVE CONTROL MEASURES SHALL BE UTILIZED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE DEVELOPMENT SITE. AT A MINIMUM, CONTROL MEASURES SHALL BE IMPLEMENTED IN ORDER TO:
   - 15.1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
   - 15.2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, VEHICLE FLUIDS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE DEVELOPMENT SITE TO PRECIPITATION AND TO STORMWATER
16. ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR THE DEPOSITING OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, OR IMAC. THE DEVELOPMENT SITE SHALL BE MAINTAINED FREE OF CONSTRUCTION MATERIAL DEBRIS.
17. THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT SITE SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.

DRAIN TILE NOTES:

1. DRAIN TILES DISTURBED DURING REGULATED DEVELOPMENT SHALL BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE, UNLESS THE DEVELOPMENT PLANS SPECIFY ABANDONMENT OF THE DRAIN TILES.
2. ALL ABANDONED DRAIN TILES WITHIN DISTURBED AREAS SHALL BE REMOVED IN THEIR ENTIRETY.
3. DRAIN TILES WITHIN THE DISTURBED AREA OF A DEVELOPMENT SITE SHALL BE REPLACED, BYPASSED AROUND THE DEVELOPMENT SITE OR INTERCEPTED AND CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SITE. THE SIZE OF THE REPLACED OR BYPASSED DRAIN TILE SHALL BE EQUIVALENT TO THE EXISTING DRAIN TILE.





VICINITY MAP
N.T.S.

SITE INFORMATION		
	SQ. FT.	ACRES
TOTAL SITE AREA	37238	0.85
EXISTING IMPERVIOUS AREA	847	0.02
IMPERVIOUS AREA TO BE REMOVED	XX	////
PROPOSED IMPERVIOUS AREA	XX	////
NET IMPERVIOUS ADDED	/	////
TOTAL SITE IMPERVIOUS AFTER CONSTRUCTION	///	////
TOTAL DISTURBED (PROJECT AREA)		////

SHEET INDEX	
C1	TITLE PAGE
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GEOMETRIC PLAN
C4	GRADING AND UTILITY PLAN
C5	NOTES AND SPECIFICATIONS
C6	DETAILS

CLIENT:	TRANSCENDING DESIGNS INC.
CONTACT:	CHRIS WICHMAN
PH:	(847) 382-0200

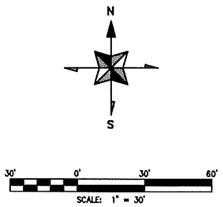
LEGEND

EX		PRO	EX		PRO
	CATCH BASIN	●		DOWN GUY	
	FIRE HYDRANT			MAILBOX	
	FLARED-END SECTION			GASMETER	
	INLET	■		ELECTRIC METER	
	SANITARY MANHOLE	●		SEPTIC LID	
	STORM MANHOLE	●		TELEPHONE RISER	
	UTILITY POLE			LIGHT POLE	●
	VALVE VAULT			TRANSFORMER	
	WATER SHUT-OFF			CABLE TV RISER	
	WATER VALVE			ELECTRIC RISER	
	SOIL BORING			WELL	
	OVERLAND FLOW ROUTE			SEWER CLEANOUT	

	FENCE	SF
	STORM LINE	
	CULVERT	
	SANITARY LINE	
	WATER LINE	W
X 593.2	SPOT ELEVATION	●863.20 TC ●862.70 EP
	OVERLAND FLOW	

ABBREVIATIONS

ADJ	ADJUST	HH	HANDHOLE	RT	RIGHT
AGG	AGGREGATE GRAVEL	HWL	HIGH WATER LEVEL	S	SOUTH
B-B	BACK TO BACK	HYD	HYDRANT	SAN	SANITARY SEWER
BP	BOTTOM OF PIPE	INL	INLET	SF	SQUARE FOOT
BW	BACK OF WALK	INV	INVERT	SHLD	SHOULDER
BIT	BITUMINOUS CONCRETE	MAX	MAXIMUM	SL	STREET LIGHT
BM	BENCHMARK	MB	MAILBOX	SMH	SANITARY MANHOLE
CB	CATCH BASIN	MH	MANHOLE	ST	STORM SEWER
CL	CENTERLINE	MIN	MINIMUM	STMH	STORM MANHOLE
CLID	CLOSED LID	N	NORTH	STA	STATION
CMP	CORRUGATED METAL PIPE	NWL	NORMAL WATER LEVEL	STD	STANDARD
CON	CONCRETE	OLID	OPEN LID	SW	SIDEWALK
COND	CONDITIONS	OU	OVERHEAD UTILITY LINE	SY	SQUARE YARDS
CY	CUBIC YARD	PC	POINT OF CURVE	TBR	TO BE REMOVED
DIA	DIAMETER	PCC	POINT OF COMPOUND CURVE	T	TELEPHONE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	TC	TOP OF CURB
DT	DRAIN TILE	PI	POINT OF INTERSECTION	TF	TOP OF FOUNDATION
E	EAST	PL	PROPERTY LINE	TP	TOP OF PIPE
E-E	EDGE TO EDGE	PRO	PROPOSED	TW	TOP OF WALK
ELEV	ELEVATION	PT	POINT OF TANGENCY	TWALL	TOP OF WALL
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	TEMP	TEMPORARY
EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	TRANS	TRANSFORMER
F-F	FACE TO FACE	PVT	POINT OF VERTICAL TANGENCY	UE	UNDERGROUND ELECTRIC
FF	FINISHED FLOOR	P	PAVEMENT	VB	VALVE BOX
FES	FLARED END SECTION	R	RADIUS	VV	VALVE VAULT
FL	FLOW LINE	ROW	RIGHT-OF-WAY	W	WEST
FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE	W	WATER
GAS	GAS	REM	REMOVAL	WL	WATER LEVEL
HDWL	HEADWALL	RR	RAILROAD	WM	WATERMAIN



811
Know what's below.
Call before you dig.
CALL J.U.L.I.E. @ 811 OR (800)892-0123 48 HOURS BEFORE YOU DIG (EXCLUDING SAT, SUN, & HOLIDAYS)

EXPIRES 11-30-2019
DESIGN FIRM NO. 184-007067

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

REVISIONS		
NO.		
DATE		

FEDERAL STREET OFFICE BUILDING
402LT FEDERAL DRIVE
CRYSTAL LAKE, IL
TITLE PAGE

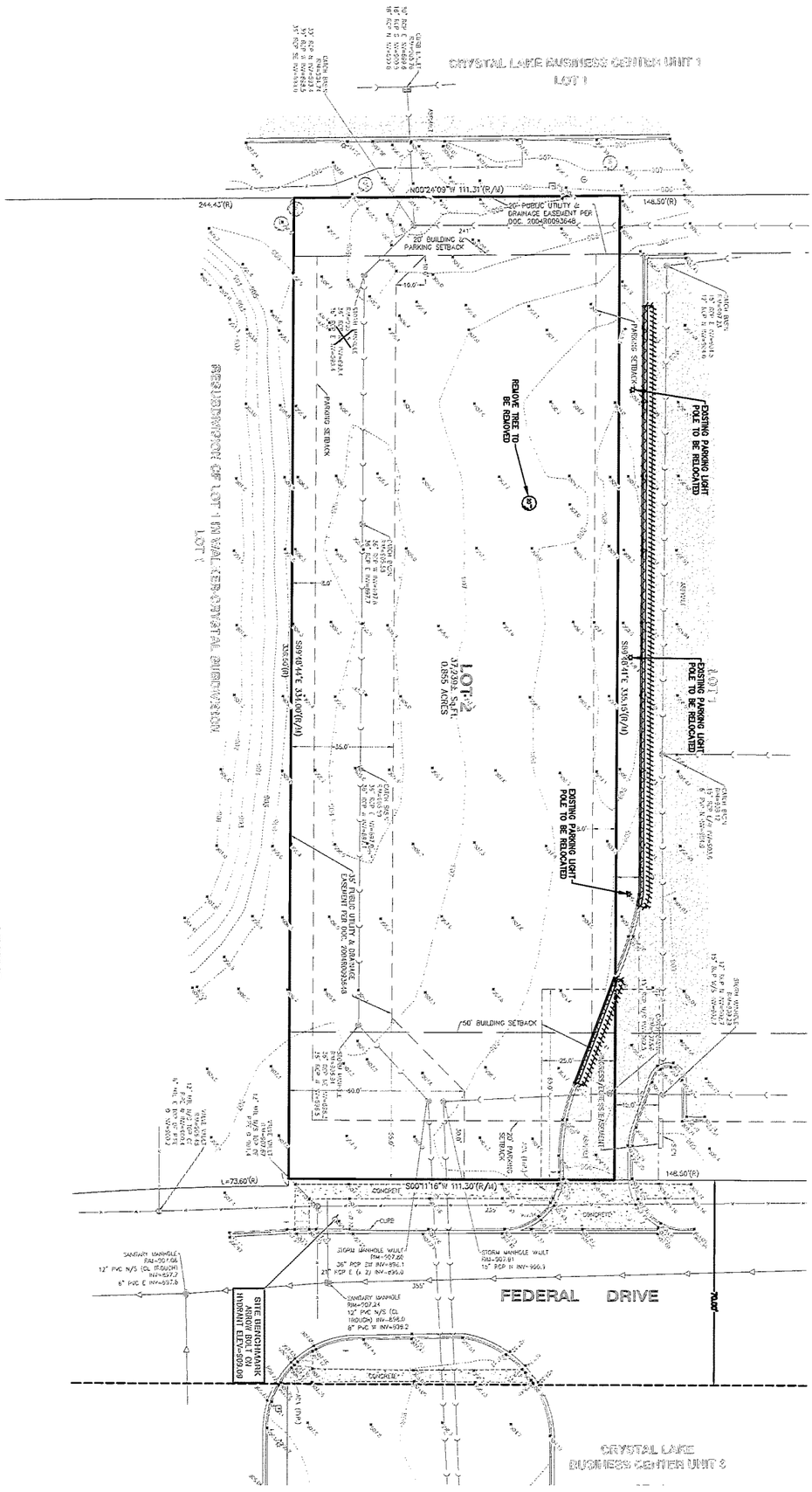
CELTD
Caldwell Engineering, Ltd.
1310 North Main Street, Woodstock, Illinois
(815)338-0804 www.caldwellengineering.com

Designed By	MJC
Drawn By	SAH
Checked By	MJC
Date	05-17-2018
Job Number	CE180009
Sheet Number	C1

FOR ZONING REVIEW - NOT FOR CONSTRUCTION

M:\USER\DWG\CE180009 Royer & Assoc - 402 Federal - Crystal Lake_Dwg\CPC-180009.dwg-TITLE PAGE-5/17/2018 10:26 AM

W:\CE\2018\CE180009 Meyer & Assoc - 402 Federal - Crystal Lake_Dwg\EPC-180009.dwg-EXISTING CONDITIONS AND DEMOLITION PLAN-5/17/2018 11:02 AM



LEGEND

- BUILDING TO BE RAZED
- CONCRETE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- PAVER / BRICK TO BE REMOVED
- 1.5' GRIND DOWN
- CURB, STORM SEWER, FENCE AND WALL TO BE REMOVED
- SAW CUT FULL DEPTH
- X TO BE REMOVED

NOTES:
1. ALL UTILITY LOCATIONS, MATERIALS AND SIZING SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. UTILITIES THAT ARE TO BE REMOVED SHALL BE DISCONNECTED AT THE MAIN.
3. UTILITIES SHALL BE LOCATED BY THE APPLICABLE UTILITY LOCATION SERVICE PRIOR TO ANY WORK.

SCALE: 1" = 20'

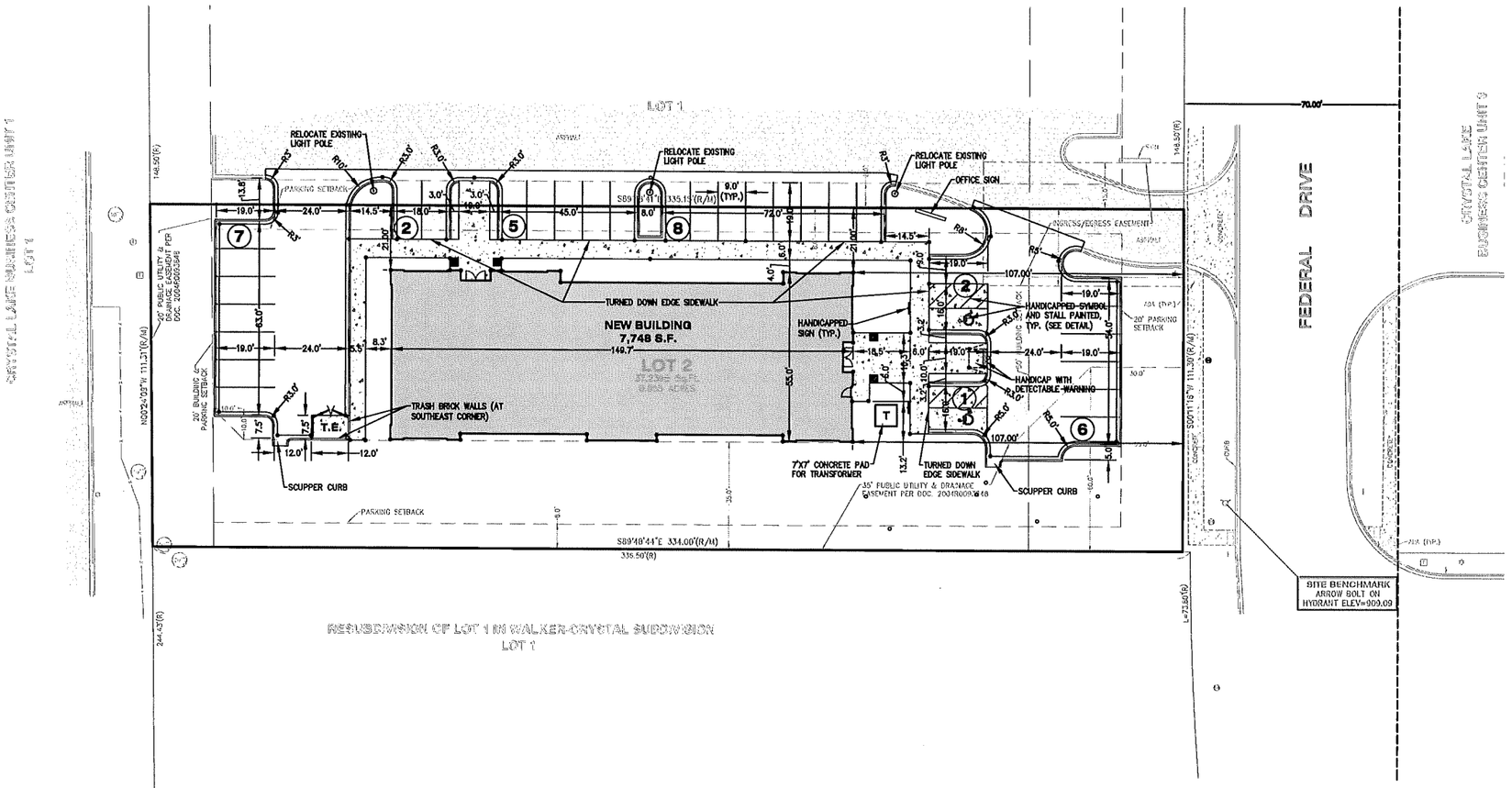
Designed By	MJC
Drawn By	SAH
Checked By	MJC
Date	05-17-2018
Job Number	CE180009
Sheet Number	C2

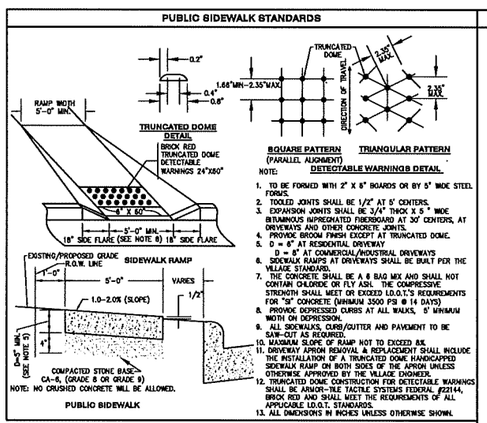
CE LTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5594 www.caldwellengineering.com

FEDERAL STREET OFFICE BUILDING
402LT FEDERAL DRIVE
CRYSTAL LAKE, IL
EXISTING CONDITIONS AND DEMOLITION PLAN

DATE	NO.	REVISIONS

FOR ZONING REVIEW - NOT FOR CONSTRUCTION





LEGEND

- FULL DEPTH ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT
- 2" ASPHALT PAVEMENT OVERLAY
- REVERSE PITCH CURB

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. SIDEWALK IS 6' WIDE TYPICAL UNLESS OTHERISE SPECIFIED.
3. ALL ON-SITE CURB AND GUTTER IS TO BE B6-12 CURB UNLESS OTHERWISE SPECIFIED.
4. FOR BUILDING AND TRASH ENCLOSURE LAYOUT AND DIMENSIONS SEE THE ARCHITECTURAL PLAN.
5. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB, CONCRETE PAVEMENT/SIDEWALK ABUTS A BUILDING OR CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.
6. THE TOTAL PARKING LOT SPACES PROVIDED ARE 31.

N
S
20' 0' 20' 40'
SCALE: 1" = 20'

DATE	NO.	REVISIONS

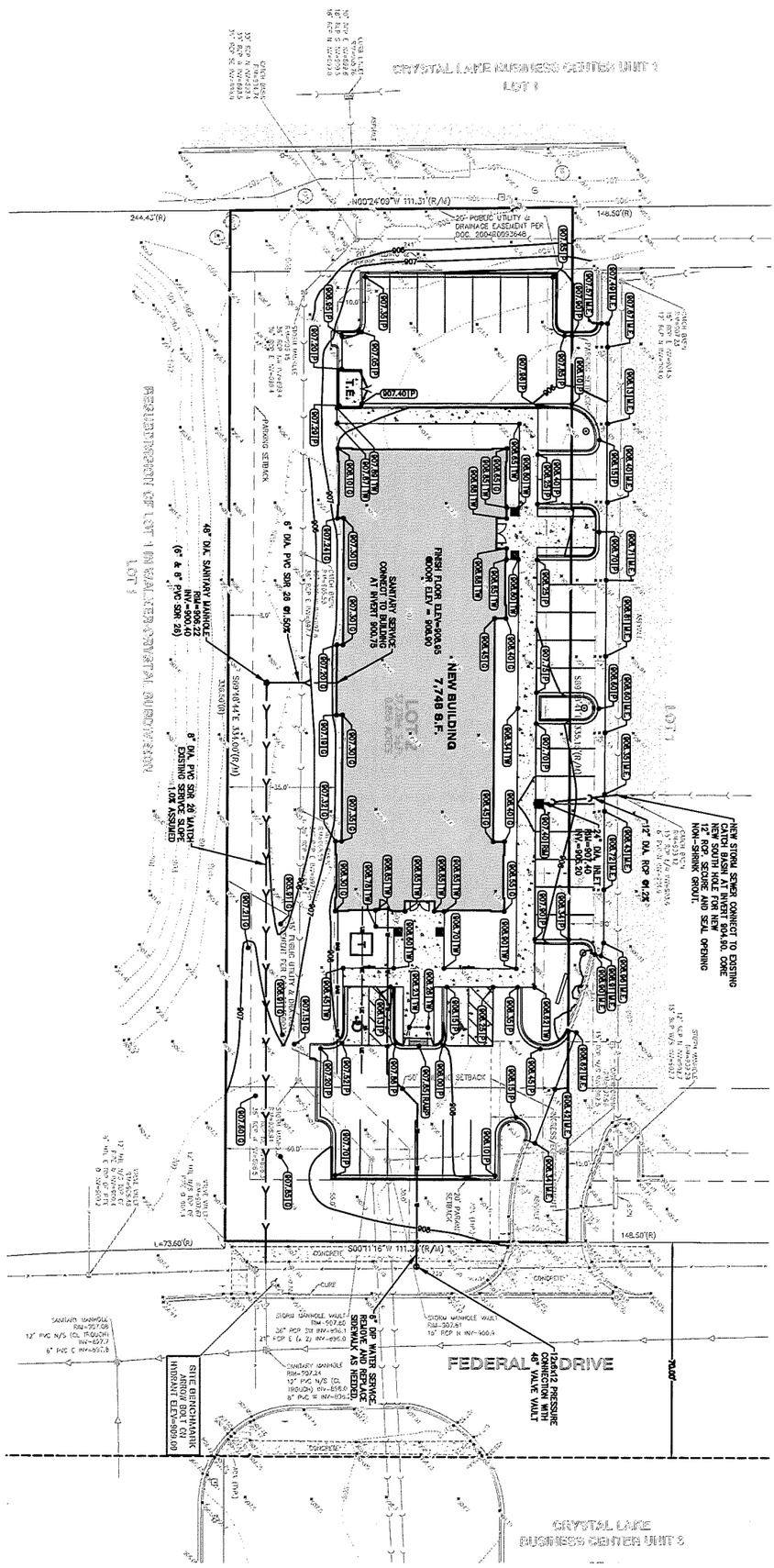
FEDERAL STREET OFFICE BUILDING
402LT FEDERAL DRIVE
CRYSTAL LAKE, IL
GEOMETRIC PLAN

CELTD
Caldwell Engineering, Ltd.
1316 North Main Street, Woodstock, Illinois
(815) 502-5594 www.caldwellengineering.com

Designed By	MJC
Drawn By	SAH
Checked By	MJC
Date	05-17-2018
Job Number	CE180009
Sheet Number	C3

FOR ZONING REVIEW - NOT FOR CONSTRUCTION

N:\JOBS\2018\CE180009 Meyer & Mann - 402 Federal - Crystal Lake\dwg\SPC-SSSSRdwg-GEOMETRIC PLAN 05/17/2018 10:52 AM



NOTES:
1. SIZING OF WATER SERVICE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL SIZE TO BE DETERMINED BY BUILDING MEP AND SPRINKLER CONTRACTOR.
2. ALL FITTINGS REQUIRED FOR PIPE INSTALLATION ARE INCIDENTAL TO THE CONTRACT.
3. LOCATIONS SHOWN FOR INFORMATION PURPOSES ONLY. GAS PROVIDER TO BE CONTACTED TO DETERMINE FINAL LOCATION.
4. RIM ANTICIPATION FOR THIS STRUCTURE INDICATES GROUND OR FLOOR LEVEL AND NOT AN ACTUAL RIM.

SCALE: 1" = 20'

Designed By	MJC
Drawn By	SAH
Checked By	MJC
Date	05-17-2018
Job Number	CE180009
Sheet Number	C4

CE LTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

FEDERAL STREET OFFICE BUILDING
402LT FEDERAL DRIVE
CRYSTAL LAKE, IL
GRADING AND UTILITY PLAN

DATE	NO.	REVISIONS

FOR ZONING REVIEW - NOT FOR CONSTRUCTION

GENERAL NOTES

1. SPECIFICATIONS FOR THIS PROJECT SHALL CONSIST OF:
   a. ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MOST CURRENT EDITION FOR ROADWAY AND STORM SEWER CONSTRUCTION.
   b. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL – 1987, FOR SOIL EROSION. HERE-IN-AFTER CALLED EROSION SPECIFICATIONS.
   c. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS – USE CURRENT EDITION, FOR WATER SYSTEM CONSTRUCTION. HERE-IN-AFTER CALLED WATER AND SEWER SPECIFICATIONS.
   d. UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE VILLAGE/CITY/CO. AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, & ALL CONSTRUCTION SHALL CONFORM TO THE ILLINOIS RECOMMENDED STANDARDS FOR SEWERAGE WORKS, LATEST EDITION, PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (I.E.P.A.).
   dl. ALL WORK SHALL COMPLY WITH THE APPLICABLE ORDINANCES OF THE VILLAGE/CITY/CO.
2. THE "CITY" SHALL MEAN THE "VILLAGE/CITY/CO" OF "TOWN", ILLINOIS THE "ENGINEER" SHALL MEAN CALDWELL ENGINEERING, LTD, 1316 N. MADISON ST, WOODSTOCK ILLINOIS 60098, 815-337-8310. THE "OWNER/AGENT" SHALL BE __________.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, PERIMETER DRAINS, DOORS AND EXIT FEATURES.
4. ALL ELEVATIONS ARE BASED UPON NAVD DATUM.
5. ALL INDEPENDENT TESTING TO BE PAID FOR BY THE DEVELOPER. TESTING TO BE AT THE DISCRETION OF THE "VILLAGE/CITY/CO".
6. AN IRON PIPE SHALL BE FOUND AND LOCATED OR SET AT EACH LOT CORNER.
7. ONE SET OF STAMPED APPROVED PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
8. ALL UNPAVED AREAS OF RIGHT-OF-WAY ARE TO BE SODDED. RESTORE RIGHT-OF-WAY WITH SIX (6) INCHES OF TOPSOIL AND SOD.
9. STORM AND SANITARY SEWER LINES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS AND SILT PRIOR TO "VILLAGE/CITY/CO" INSPECTION.
10. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER (OWNER) AND THE CONTRACTOR TO ABIDE BY, ADHERE TO AND PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS, STANDARDS, PRACTICES, POLICIES AND CODES OF THE "VILLAGE/CITY/CO" WHICH INCLUDES BUT IS NOT LIMITED TO LABOR, MATERIALS, PROCEDURES AND SAFETY.
11. ANY CHANGES, REVISIONS OR SUBSTITUTIONS TO THE PLANS, SPECIFICATIONS, MATERIALS, REQUIREMENTS OR WORK SHALL BE SUBMITTED TO THE "VILLAGE/CITY/CO" ENGINEER, IN WRITING, WITH WRITTEN APPROVAL BY THE "VILLAGE/CITY/CO" ENGINEER RECEIVED PRIOR TO BEGINNING SAID WORK. ALL MATERIALS AND CONSTRUCTION WHETHER IMPLICITLY OR EXPLICITLY STATED OR COVERED WITHIN THE REQUIREMENTS, CODES OR SPECIFICATIONS, SHALL BE APPROVED BY THE "VILLAGE/CITY/CO" ENGINEER, PRIOR TO COMMENCING THE INSTALLATION AND CONSTRUCTION.
12. ALL OBSTRUCTIONS THAT ARE NOT APPROVED BY THE "VILLAGE/CITY/CO" AND WHICH CURRENTLY EXIST IN THE RIGHT-OF-WAY SHALL BE REMOVED, WHICH INCLUDE ALL ROCKS AND BOULDERS.
13. ALL SEPTIC AND/OR WELL ABANDONMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE "VILLAGE/CITY/CO" ENGINEER.
14. OSHA RULES, REGULATIONS AND REQUIREMENTS SHALL BE STRICTLY ADHERED TO DURING THE EXECUTION OF ALL WORK TO BE PERFORMED UNDER THE APPROVED DRAWINGS
15. TREE PROTECTION OF EXISTING TREES TO REMAIN SHALL BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSTALL TEMPORARY ORANGE FENCE AND OTHER MEASURES AS MAY BE SPECIFIED BY PROJECT LANDSCAPE ARCHITECT AROUND ALL TREES TO REMAIN AND WETLAND AREAS TO BE MITIGATED.
16. EXCAVATION AND GRADING:
   a. NO EQUIPMENT, MATERIALS, OR WORK SHALL BE PLACED OR PERFORMED OUTSIDE THE LIMITS OF THE PROJECT WITHOUT THE APPROVAL OF THE OWNER.
   b. ALL TOPSOIL WITHIN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE STRIPPED FOR RE-USE AS NEW TOPSOIL OR AS BACKFILL. IT IS ANTICIPATED THAT THERE WILL BE EXCESS TOPSOIL. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROPERLY DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION.
   c. ALL DEBRIS AND SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED DAILY OR AS DIRECTED BY THE "VILLAGE/CITY/CO".

CONTRACTOR'S NOTES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO:

1. SECURE ANY AND ALL STATE, COUNTY OR CITY PERMITS REQUIRED AND PAY ALL FEES RELATED THERETO.
2. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE PLANS. IF ANY QUANTITIES ARE IDENTIFIED, IT IS STRICTLY TO GIVE THE CONTRACTOR AN IDEA OF APPROXIMATE QUANTITIES AND TO PROVIDE THE ENGINEER OF A METHOD FOR ESTIMATING THE COST FOR BONDING PURPOSES.
3. REVIEW THE PLANS AND INFORM THE ENGINEER OF ANY ERROR IN THE PLANS THAT WILL CAUSE A PROBLEM DURING CONSTRUCTION AND/OR AFTER COMPLETION. FAILURE TO INFORM THE ENGINEER OF AN ERROR WILL MEAN THAT THE CONTRACTOR SHALL REPAIR ANY CONSTRUCTION AT HIS EXPENSE.
4. FIELD CHECK AND VERIFY ALL EXISTING UTILITY LOCATIONS, DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS OR PROPOSED WORK. ALL EXISTING UTILITY LOCATIONS ON THE PLANS HAVE BEEN SHOWN BASED ON BEST AVAILABLE INFORMATION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND. FIELD CONDITIONS DIFFERENT THAN SHOWN ON THE PLANS SHALL NOT BE USED AS A REASON FOR EXTRA COMPENSATION.
5. THE CONTRACTOR SHALL REFER TO MITIGATION OR LANDSCAPE PLANS FOR COMPLETE INFORMATION REGARDING PLANTING LOCATIONS, WETLANDS, WALKWAYS, WALLS, STREAM AND POND SHORELINES, IF APPLICABLE.
6. THE CONTRACTOR SHALL NOTIFY THE "VILLAGE/CITY/CO" ENGINEER TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. ALSO CONTACT J.U.L.I.E. 1-800-892-0123 OR DIGGER HOTLINE 1-312-744-7000 AT LEAST 48 HOURS PRIOR TO STARTING WORK. ALL OTHER AGENCIES SHALL BE NOTIFIED AS REQUIRED. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL AT LEAST 48 HOURS IN ADVANCE AND SET UP THE NECESSARY AND PROPER INSPECTION(S) FOR ALL WORK TO BE PERFORMED.
7. IF EXISTING, FIELD TILE ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL CONNECT IT TO THE NEAREST STORM SEWER OR REPAIR TILE. THE CITY, THE OWNER AND ENGINEER SHALL BE CONTACTED IF FIELD TILE ARE ENCOUNTERED AND NO REPAIR WORK OR REROUTING TO BE COMPLETED WITHOUT APPROVALS.
8. THE CONTRACTOR AND ENGINEER SHALL MAINTAIN RECORDS FOR 'AS BUILT'DRAWINGS WHICH SHALL BE SUBMITTED TO THE "VILLAGE/CITY/CO" ENGINEER AT THE COMPLETION OF THIS PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF 'RECORD DRAWINGS'SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE LOCATION OF ALL SERVICE CONNECTIONS FOR SANITARY SEWER, STORM SEWER AND WATER SHALL BE SHOWN FROM THE CLOSEST MANHOLE OR VALVE VAULT. ALL B-BOXES AND CLEANOUTS MUST BE SHOWN WITH TIED DIMENSIONS. THE ELEVATION OF ALL RIMS AND INVERTS SHALL BE VERIFIED BY THE CONTRACTOR AND SHOWN ON THE 'RECORD DRAWINGS'. THE CONTRACTOR SHALL DELIVER THE 'RECORD DRAWINGS'TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT, PRIOR TO ANY FINAL INSPECTIONS. THE ENGINEER WILL TRANSFER THE INFORMATION TO THE ORIGINAL PLANS BY INCORPORATING THE "VILLAGE/CITY/CO" AS-BUILT REQUIREMENT LIST AND FURNISH THE VILLAGE/CITY/CO. THREE (3) SETS OF COMPLETE 'RECORD DRAWINGS,'AND, IF REQUIRED, ONE (1) SET OF REPRODUCIBLE MYLARS.
10. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTORS OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTORS EXPENSE.

GENERAL UNDERGROUND UTILITIES

1. WHEN PIPING IS UNDER OR WITHIN TWO FEET (2') OF EXISTING OR PROPOSED PAVEMENT TRENCH BACKFILL SHALL BE PROVIDED.
2. ALL MANHOLES AND SIMILAR STRUCTURES MUST BE A MINIMUM OF 48'DIAMETER, VALVE VAULTS MUST BE A MINIMUM OF 60'DIAMETER, UNLESS APPROVED OTHERWISE.
3. FOR MODIFICATION OR REPAIR OF ALL SEWERS; ADDITION OF, OR REPAIR OF, SEWER CLEAN OUTS, NON SHEAR COUPLINGS SHALL BE USED IN CONNECTION OF SEWER PIPES WITH PRIOR APPROVAL FROM "VILLAGE/CITY/CO" ENGINEERING DEPARTMENT.
4. A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATERMAIN AND SEWER OR DRAIN LINES UNLESS PRECLUDED BY LOCAL CONDITIONS. WHEN THE WATERMAIN IS LOCATED CLOSER THAN TEN FEET (10') HORIZONTALLY OR THE INVERT OF THE WATERMAIN IS LOCATED CLOSER THAN EIGHTEEN INCHES (18") VERTICALLY ABOVE THE CROWN OF ANY SEWER OR DRAIN LINE, THEN: THE SEWER OR DRAIN LINE SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATERMAIN STANDARDS AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (I.E.P.A.) REQUIREMENTS.
5. IF THE WATERMAIN PASSES UNDER A SEWER OR DRAIN LINE, THE FOLLOWING CONDITIONS SHALL BE MET: A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN LINE AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WITH SUPPORT PROVIDED FOR THE SEWER OR DRAIN LINE(S) TO PREVENT ANY MOVING OR SETTLING, RUPTURE OR BREAKING, AND SEWER OR DRAIN LINE SHALL BE CONSTRUCTED AS DESCRIBED IN ITEM 4) ABOVE.
6. THE COST OF ALL REQUIRED TESTING OF UNDERGROUND UTILITIES SHALL BE INCIDENTAL TO THE CONSTRUCTION COST OF THE SAME.
7. THE CONTRACTOR SHALL MARK LOCATION OF THE ENDS, IF NECESSARY, OF ANY SANITARY, WATER, AND STORM SERVICES WITH BURIED 4'X 4'WOOD POSTS EXTENDING A MINIMUM OF THREE (3') FEET OUT OF THE GROUND AND PAINTED RED, BLUE, AND GREEN RESPECTIVELY, WITH APPROPRIATE SIGNS ATTACHED STATING 'CAUTION B-BOX DO NOT REMOVE UNTIL LANDSCAPING IS COMPLETE.'
8. ALL STORM, SANITARY AND WATERMAIN SERVICES TO END AT R.O.W. WITH PROPER TERMINATION FOR SUBDIVISION CONSTRUCTION.
9. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE SEWER SHALL BE CIRCULAR SAW-CUT BY PROPER TOOLS ('SEWER-TAP'MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE
10. SEWER CONNECTIONS TO AN EXISTING STRUCTURE SHALL BE MACHINE CORED.
11. A FLEXIBLE RUBBER BOOT SHALL BE USED AT ALL SANITARY SEWER MANHOLE PENETRATION CONNECTIONS.
12. ECCENTRIC CONE SECTIONS SHALL BE USED ON ALL MANHOLES, CATCH BASINS, VAULTS, ETC. UNLESS APPROVED OTHERWISE BY THE "VILLAGE/CITY/CO" ENGINEER.
13. ALL SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4"TO 1"IN SIZE, (I.D.O.T. EQUIVALENT CA-11, CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4") INCHES, NOR GREATER THAN EIGHT (8") INCHES.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE APPROVED PERMIT PLANS UNLESS REVISIONS HAVE BEEN APPROVED BY THE "VILLAGE/CITY/CO", AS WELL AS ANY AND ALL OTHER NECESSARY AGENCIES.
15. STRUCTURES SHALL HAVE A MAXIMUM OF TWELVE INCHES (12') OF ADJUSTMENT WITH ANY COMBINATION UP TO A MAXIMUM OF THREE (3) RINGS.
16. PROTECT AND/OR COVER ALL PIPES AND UNDERGROUND STRUCTURES UNTIL FINAL GRADING, PAVING AND LANDSCAPING ARE COMPLETE.
17. THE 10-POINT SOIL EVALUATION PROCEDURE FOR DUCTILE IRON PIPE CONFORMING TO APPENDIX A OF THE ANSI/AWWA C105/A21.5 STANDARD SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION. IF CORROSION PROTECTION IS REQUIRED, THE WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

STORM SEWER

1. THE STORM SEWER PIPE AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HERE-IN.
   a. INLET FILTER BASKETS SHALL BE PROVIDED FOR ALL OPEN LID STORM STRUCTURES IMPACTED BY CONSTRUCTION.
   b. RIM ELEVATIONS GIVEN ON THE PLANS ARE ONLY TO ASSIST THE CONTRACTOR IN DETERMINING THE APPROXIMATE OVERALL HEIGHT OF THE STRUCTURE. FRAMES ON ALL STRUCTURES SHALL BE ADJUSTED TO THE FINAL ELEVATION OF THE AREA IN WHICH THEY ARE LOCATED AS PART OF THE STRUCTURE.
   c. PIPE IDENTIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS IV WITH O-RING JOINTS. ALL OTHER STORM PIPE MAY BE MEETING ASASHTO M-278 OR ASTM F679.
2. ELEVATIONS OF FLARED END SECTIONS SHALL BE INTERPRETED AT THE INVERT OF THE FLARED END SECTION.
3. RIM GRADES FOR STORM SEWER STRUCTURES LOCATED WITHIN THE CURB AND GUTTER ARE FLOW LINE ELEVATIONS.
4. ALL SUMP PUMP DRAIN TILE DISCHARGES SHALL BE ROUTED TO THE STORM SEWER SYSTEM. SUMP PUMP SERVICE CONNECTIONS SHALL BE FOUR (4") INCH PVC SDR 26 CONFORMING TO ASTM D2751 OR ASTM D3034 AT A MINIMUM SLOPE OF 1.6% AND SHALL BE AIR GAPPED. MINIMUM COVER SHALL BE TWO (2') FEET, WHEREVER POSSIBLE.
5. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER OR OVER GROUND AS APPROVED BY THE "VILLAGE/CITY/CO" ENGINEER.
6. MINIMUM DIAMETER OF STORM SEWER SHALL BE TWELVE (12') INCHES UNLESS APPROVED OTHERWISE.
7. NO STORM WATER SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

WATER MAIN

1. ALL WATER MAINS SHALL BE PRESSURE TESTED PER REQUIREMENTS OF THE "VILLAGE/CITY/CO". METHOD SHALL BE A LEAKAGE TEST OF 150 P.S.I. HELD FOR 2 HOURS. 250 P.S.I. ON FIRE SUPPRESSION LINE.
2. ALL WATER MAINS TO BE DUCTILE IRON PIPE PER ANSI A21.51 (AWWA C151), CLASS 52, WITH 'PUSH ON'OR MECHANICAL JOINT AS REQUIRED BY THE "VILLAGE/CITY/CO" ENGINEER. PIPE TO BE CEMENT LINED PER ANSI A21.4 (AWWA C104).
3. THE MINIMUM COVER FOR WATERMAIN SHALL BE 5.5 FEET FROM FINISHED GRADE TO TOP OF MAIN (SIX (6') FOOT MAX. UNLESS APPROVED OTHERWISE BY THE "VILLAGE/CITY/CO" ENGINEER.)
4. ALL WATER SERVICES SHALL BE INSTALLED PER THE "VILLAGE/CITY/CO" STANDARD.
5. WATER SERVICE AND FIRE SUPPRESSION SYSTEMS SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
6. FIRE SPRINKLER AND WATER LINES MUST BE PRESSURE TESTED AND CHLORINATED FROM THE POINT OF CONNECTION AT THE EXISTING WATERMAIN TO THE VALVE INSIDE THE BUILDING PER THE REQUIREMENTS OF THE VILLAGE/CITY/CO. AND STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. CONTACT "VILLAGE/CITY/CO" PUBLIC WORKS UTILITY DIVISION AT LEAST 48 HOURS PRIOR TO TAP AND INSPECTIONS.
7. ALL B-BOXES SHALL BE 1-1/2'MUELLER OR FORD TELESCOPIC B-BOX WITH 'WATER'IMPRINTED ON THE LID OF THE BOX AND A BRASS PENTAGON PLUG.
8. ALL FASTENER HARDWARE (I.E., NUTS, BOLTS AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
9. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESISTANT WEDGE, RETAINER GLANDS, MANUFACTURED WITH TORQUE LIMITING TWIST OFF NUTS.
10. ALL CONNECTIONS TO THE "VILLAGE/CITY/CO" WATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE PRESSURES. PRESSURE CONNECTIONS SHALL BE MADE USING A FULL BODY DUCTILE IRON TAPPING SLEEVE AND VALVE WITH 60" VAULT.

SANITARY SEWER

1. ALL INTERIOR FLOOR DRAINS SHALL BE DIRECTED TO DISCHARGE TO THE SANITARY SEWER.
2. DROP MANHOLE SECTIONS SHALL BE PRECAST UNITS HAVING DROP ASSEMBLY OF 8 INCHES FOR PIPES 12 INCHES AND LESS AND TWO NOMINAL DIAMETER SIZES LESS THAN THE INCOMING PIPE FOR PIPES 15 INCHES OR LARGER.
3. PER ILLINOIS STATE STANDARDS "DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE 'BASE I.D.' (INTERNAL DIAMETER) OF THE PIPE. 'BASE I.D.' SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

   AVG ID = AVG OD – 2(1.06)T

   TOLERANCE PACKAGE = (A^2 + B^2 + C^2)^(1/2)

   WHERE:
   - A = OD TOLERANCE (ASTM D3034)
   - B = EXCESS WALL THICKNESS TOLERANCE = 0.6T
   - C = OUT-OF-ROUNDNESS TOLERANCE = 0.015 (AVG OD)
   - T = MINIMUM WALL THICKNESS (ASTM D3034)

   BASE ID = AVG ID – TOLERANCE PACKAGE

   DEFLECTION OF COMPOSITE PIPE ("TRUSS" PIPE) SHALL NOT EXCEED 3.0% OF THE AVERAGE INSIDE DIAMETER (ID) OF THE PIPE IN ACCORDANCE WITH ASTM D2680. THE PIPE LINE SHALL BE TESTED FOR EXCESS DEFLECTING BY PULLING A "GO-NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31-1.11C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES. WHERE THE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN THE ORIGINAL SIZE (INSIDE DIAMETER) THE LINE SHALL BE REPLACED."
4. AIR TESTING OR INFILTRATION TESTING SHALL BE PERFORMED ON ALL NEW SANITARY SEWERS PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," SECTION 31-1.11, "INFILTRATION LEAKAGE SHALL NOT EXCEED 100 GALLONS PER DAY PER INCH DIAMETER PER MILE INCLUDING MANHOLES AND SERVICE CONNECTIONS."
5. ALL SANITARY MANHOLE COVERS SHALL BE IMPRINTED "SANITARY" AND MANHOLES IN PAVED AREAS SHALL HAVE HEAVY DUTY TYPE COVERS WITH CONCEALED PICK HOLES. ALL FRAMES AND LIDS FOR SANITARY MANHOLES SHALL CONFORM TO ASTM A48 (NEENAH R-1077-B OR EQUAL MEETS THIS REQUIREMENT).
6. A RESILIENT FLEXIBLE JOINT SHALL BE INSTALLED AT PENETRATION POINTS OF MANHOLE STRUCTURES OF A DESIGN APPROVED BY THE MUNICIPAL ENGINEER. THE FLEXIBLE JOINT MAY CONSIST OF A SLEEVE OF A HIGH QUALITY SYNTHETIC RUBBER WITH A FLANGE WHICH IS CAST DIRECTLY INTO THE WALL OF THE MANHOLE BASE TO FORM A WATER STOP SEAL AND EXTENDS BEYOND THE MANHOLE WALL TO CONNECT WITH THE PIPING ENTERING/EXITING THE MANHOLE THIS JOINT SHALL MEET ASTM-923.
7. ALL MANHOLES SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH ASTM C969-94.
8. ALL MANHOLES SHALL BE VACUUM TESTED TO STATE STANDARD SPECIFICATIONS.
9. PROVISION SHALL BE MADE WHEN SANITARY PIPE HAS MORE THAN 15 FEET OF COVER TO BE CONSTRUCTED OF MATERIAL THAT CAN WITHSTAND THE PRESSURE AT INDICATED DEPTHS.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1. ALL CONSTRUCTION ACTIVITIES THAT INVOLVE EARTHWORK SHALL MEET THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE II REQUIREMENTS:
   a. SUBMITTAL OF A NOTICE OF INTENT (NOI) TO IEPA.
   b. POSSESSION OF A COMPLETED AND SIGNED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND A GRAPHIC EROSION AND SEDIMENT CONTROL (ESC) PLAN.
   c. IMPLEMENTATION OF THE SWPPP.
   d. SUBMITTAL OF AN INCIDENCE OF NONCOMPLIANCE (ION) IF AN EVENT OCCURS.
   e. WEEKLY REPORTS AFTER ½"RAINFALL OR 5"SNOWFALL.
   f. DOCUMENTATION OF CHANGES TO ESC PLAN.
   g. SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN FINAL STABILIZATION IS ACHIEVED.
2. ANY WETLAND MITIGATION SHALL BEGIN PRIOR TO ANY GRADING WORK AND SHALL BE IN ACCORDANCE WITH THE APPROVED MITIGATION PERMIT PLAN AND REQUIREMENTS.
3. IN ORDER TO PROTECT AND ENSURE AGAINST FLOODING, ALL TOP OF FOUNDATIONS SHALL BE SET A MINIMUM OF ONE (1') FOOT ABOVE THE HIGH WATER LEVEL OF ADJACENT STORMWATER MANAGEMENT FACILITIES SUCH AS RETENTION/DETENTION PONDS.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING POSITIVE DRAINAGE FROM OFF-SITE AT ALL TIMES DURING CONSTRUCTION.
5. WITHIN THE LIMITS OF PROPOSED GRADING THE SOIL SHALL BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557-78:
   a. UNDER STRUCTURES, BUILDING SLABS, STEPS AND PAVEMENTS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE. BACKFILL OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
   b. UNDER WALKWAYS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF DRY SUBGRADE, BACKFILL, OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
   c. UNDER LAWN OR UNPAVED AREAS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL, OR FILL MATERIAL AT 85% MODIFIED PROCTOR DRY DENSITY.
6. ALL EROSION CONTROL WORK SHALL COMPLY WITH 'ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.'THE CONTRACTOR SHALL PLACE EROSION CONTROL AND SEDIMENTATION DEVICES AS REQUIRED BY THE EROSION SPECIFICATIONS AND AS DIRECTED BY THE CITY.
7. STRIPPING OF VEGETATION, GRADING OR OTHER SOIL DISTURBANCE, ESPECIALLY IN DESIGNATED WETLAND AREAS, SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION, AND SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, MITIGATION AND PERMIT REQUIREMENTS.
8. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO MINIMIZE EARTHWORK IN AREAS WHERE TREES ARE TO BE SAVED AS SHOWN ON THE PLANS OR DETERMINED IN THE FIELD.
9. THE EXTENT OF THE AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND THE DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS AS DIRECTED BY THE "VILLAGE/CITY/CO" ENGINEER.
10. SEDIMENTATION SHALL BE RETAINED ON SITE. SEDIMENT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF ALL REGRADED AREAS OR AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING AND/OR LEAVING THE SITE.
11. DUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM DURING DRY PERIODS BY SPRAYING WATER AS REQUIRED TO THE "VILLAGE/CITY/CO" ENGINEER'S SATISFACTION AND IS TO BE CONSIDERED INCIDENTAL.
12. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND THE ROADS SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
13. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING THE CONSTRUCTION PERIOD.
14. SILT FENCE SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN BOTH EFFECTIVENESS AND INTEGRITY.
15. WATER COURSES AND DRAINAGE SWALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED AS NECESSARY, FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR DISCOVERY.
16. SOD ALL UNPAVED AREAS OF PARKWAYS, RIGHT-OF-WAYS AND FRONT YARDS TO REAR WALL OF THE BUILDING. ANY AND ALL OTHER SITE SEEDING MAY BE USED, IN SOME INSTANCE PARTICULARLY FOR THE BACK YARD, ONLY WITH PRIOR APPROVAL BY THE VILLAGE ENGINEER.
17. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL ITEMS PRIOR TO COMMENCEMENT OF ANY WORK.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, TYPE B (CRUSHED LIMESTONE, GRADE 8), CONFORMING TO THE STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
2. SURFACE COURSE AND BINDER COURSE SHALL BE BITUMINOUS CONCRETE, CLASS I HOT MIX (SEE PLANS FOR THICKNESS).
3. CURB AND GUTTER, BARRIER CURB AND SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF 5% ± 1% A SIX (6) BAG MIX SHALL BE USED. MAXIMUM ALLOWABLE SLUMP IS THREE (3") INCHES. CURING COMPOUND SHALL BE APPLIED AFTER FINISHING. CURB BACKFILL SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE CURB. LOCATIONS OF WATER AND SEWER SERVICE LINES SHALL BE CLEARLY MARKED ON ALL NEW CURBS.
4. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB OR CONCRETE SIDEWALK/PAVEMENT ABUTS A BUILDING, OR CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.
5. CURB AND GUTTER AND BARRIER CURB SHALL HAVE SAWED CONTRACTION JOINTS (MIN 2") AT MAXIMUM INTERVALS OF TWENTY FEET (20') AND 3/4 INCH FIBER EXPANSION JOINT AT MAXIMUM INTERVALS OF SIXTY (60') FEET.
6. SUBGRADE SHALL BE FINISHED TO ± 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
7. THE BASE COURSE SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD WITH A LIQUID ASPHALT CONFORMING TO I.D.O.T. STANDARDS AND SHALL BE APPROPRIATE FOR PREVAILING WEATHER CONDITIONS. PRIME COAT AND CLEANING OF THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT WORK.
8. PRIOR TO PLACEMENT OF ANY PAVEMENT INCLUDING CURBS, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE MATERIALS CONSULTANT AND THE "VILLAGE/CITY/CO" ENGINEER. PROOF ROLLING SHALL ALSO BE REQUIRED ON THE BASE MATERIAL AS WELL. THE DENSITY OF THE SUBGRADE BASE AND BASE MATERIAL AS WELL AS THE BITUMINOUS MATERIAL SHALL ALSO BE TESTED BY THE MATERIALS CONSULTANT. THE TEST RESULTS SHALL BE PROVIDED TO THE "VILLAGE/CITY/CO" ENGINEER FOR HIS USE IN DETERMINING THE ADEQUACY OF THE PAVEMENT DESIGN.
9. ALL STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. SHALL BE ADJUSTED TO MEET THE NEW SURFACE ELEVATION. FURTHERMORE, STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. THAT LIE WITHIN PORTLAND CEMENT CONCRETE SLAB AREAS (I.E., DRIVEWAYS, ETC.) SHALL BE BOXED OUT BY MEANS OF A CUT OUT AREA WITH FULL DEPTH JOINTS.
10. ALL PAVEMENT, WALK AND CURB REMOVAL SHALL BE ACCOMPLISHED BY SAW CUTTING PRIOR TO REMOVAL.
11. ALL PAVEMENT AREAS SUCH AS DRIVEWAYS SHALL HAVE A TWO (2") INCH DIAMETER GALVANIZED STEEL CONDUIT BURIED BENEATH THEM AT A DEPTH OF TWENTY-FOUR (24') INCHES (MINIMUM) FOR FUTURE STREET LIGHT CABLE(S). THE CONDUIT SHALL EXTEND A MINIMUM OF THREE (3') FEET BEYOND THE BACK OF CURB OR EDGE OF THE PAVEMENT IF NO CURB EXISTS.
12. ALL DRIVES IN THE RIGHT-OF-WAY OF PUBLIC STREETS AND IN INDUSTRIAL AND TRUCK LOADING AREAS SHALL BE A MINIMUM OF EIGHT (8") INCH THICK PORTLAND CEMENT CONCRETE ON A FOUR (4") INCH COMPACTED GRANULAR BASE.
13. SAW CUT EXISTING CURB AT LIMIT OF THE WORK AND REPLACE WITH DEPRESSED CURB AS REQUIRED. DRILL AND DOWEL ALL NEW CURB, INCLUDING DEPRESSED CURB, TO EXISTING AS REQUIRED.
14. ALL DRIVEWAY MATERIAL THICKNESSES SHALL MEET THE MINIMUM PAVEMENT STANDARD REQUIREMENTS OF THE "VILLAGE/CITY/CO".
15. DRIVEWAY APRON REMOVAL AND REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE "VILLAGE/CITY/CO" ENGINEER.
16. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
17. THE USE OF COLD-PATCH FOR TEMPORARY PAVEMENT PATCHING SHALL BE APPROVED BY THE "VILLAGE/CITY/CO" ENGINEER PRIOR TO PLACEMENT.
18. THE PAVEMENT, CURB AND GUTTER, TOPSOIL SPREADING, SEEDING, AND OTHER WORK RELATED THERE-TO SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HERE-IN.
   a. ALL AGGREGATE SHALL BE AS SPECIFIED.
   b. PLANT TEMPORARY GRASS WITHIN 7 DAYS ON ALL AREAS DISTURBED BY CONSTRUCTION.
   c. SURFACE COURSE SHALL NOT BE PLACED UNTIL THE BINDER HAS BEEN APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
   d. PAVEMENT STRIPING SHALL BE A MIN 4" WIDE OR AS AS SHOWN ON THE PLANS AND PER IDOT STANDARD SPECIFICATIONS.

INDEMNIFICATION

CONTRACTOR SHALL PROVIDE INSURANCE CERTIFICATE AS PER ARTICLE 107.22 OF THE STANDARD SPECIFICATIONS. THE "DEPARTMENT" SHALL BE TAKEN TO MEAN THE OWNER/AGENT; CALDWELL ENGINEERING, LTD; THE "VILLAGE/CITY/CO" OF "TOWN", ILLINOIS; AND ALL OF THEIR EMPLOYEES AND ASSIGNS AS ADDITIONAL INSURED OR THE CONTRACTOR SHALL PROVIDE SEPARATE COVERAGE WITH AN OWNER'S PROTECTIVE POLICY, FOR THE AMOUNTS STATED IN THE STANDARD SPECIFICATIONS. NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS ON FILE WITH THE CITY. ALL COSTS FOR INSURANCE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

TRAFFIC CONTROL

1. ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND NECESSARY TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT POSSIBLE FOR THE DURATION OF THE JOB.

STORM SEWER

FRAME & GRATE	SPECIFICATIONS	
OPEN LID STANDARD	604001-04	
OPEN LID PED. TRAFFIC	NEENAH R-2030 G	
CLOSED LID STANDARD	604001-04	
CLOSED LID PED. TRAFFIC	NEENAH R1530	
OPEN LID LOW PROFILE STD	604021-03	
OPEN LID LOW PROFILE PED. TRAFFIC	NEENAH R-2553	
CLOSED LID LOW PROFILE STANDARD	604021-03	
CLOSED LID LOW PROFILE PED. TRAFFIC	NEENAH R-1553	
CURB BOX STANDARD	604006-05	
CURB BOX PED. TRAFFIC	NEENAH R-3065 C	
ADJUSTING RINGS		
PIPE	**MATERIAL**	**JOINT**
PVC		
PVC SDR21		
PVC SDR26		
PVC D18 WQ		
HDPE	ASTM D-1248 OR ASTM D-3350	ASTM D-2657
HDPE D11		
HDPE D17		
VCP	C-700	C-425
VCP (NO-BELL)		
RCP	AWWA C300	
RCP CL IV		
RCP CL V		
DIP	ANSI A 21.51	AWWA C112 AND C600
DIP	ANSI A 21.4	AWWA C112 AND C600
DIP		
CMP		

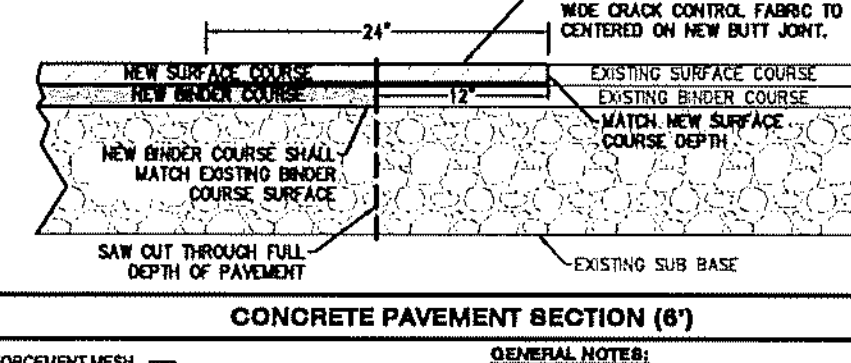
SANITARY SEWER

FRAME & GRATE	SPECIFICATIONS	
CLOSED LID STANDARD	604001-04	
CLOSED LID PED. TRAFFIC	NEENAH R1530	
CLOSED LID LOW PROFILE STANDARD	604021-03	
CLOSED LID LOW PROFILE PED. TRAFFIC	NEENAH R-1553	
ADJUSTING RINGS		
PIPE	**MATERIAL**	**JOINT**
PVC		
PVC SDR21		
PVC SDR26 (6" – 15")	ASTM D-2751 OR ASTM D-3034	ASTM D3212 GSKT OR ASTM D-2855
PVC SDR26 (18" – 27")	F-679	ASTM D3212 OR ASTM D-2855
HDPE	ASTM D-1248 OR ASTM D-3350	ASTM D-2657
HDPE D11		
HDPE D17		
VCP		
VCP (NO-BELL)		
RCP	ASTM C-76	ASTM C-443
ACP		ASTM D1869
RCP CL IV		
RCP CL V		
DIP	ANSI A-21.51	AWWA C-104

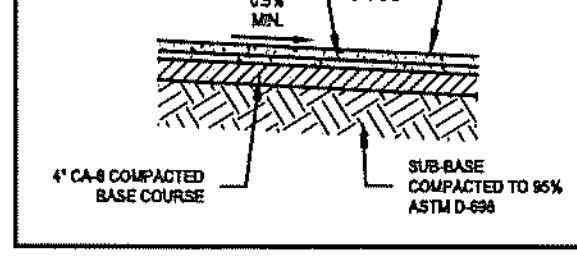
WATER MAIN / WATER SERVICE STRUCTURE

FRAME & GRATE	SPECIFICATIONS	
FIRE HYDRANT	PER LOCAL MUNICIPALITY	
PRESSURE CONNECTION		
B-BOX		
VAULT VALVE		
CLOSED LID		
PIPE	**MATERIAL**	**JOINT**
PVC		AWWA C-900
PVC SDR21		
PVC SDR26		
PVC D18 WQ		
HDPE		
HDPE D11		
HDPE D17		
DIP	AWWAA C-151	AWWA C-104
DIP CL52		

NEW PAVEMENT ABUTTING EXISTING PAVEMENT



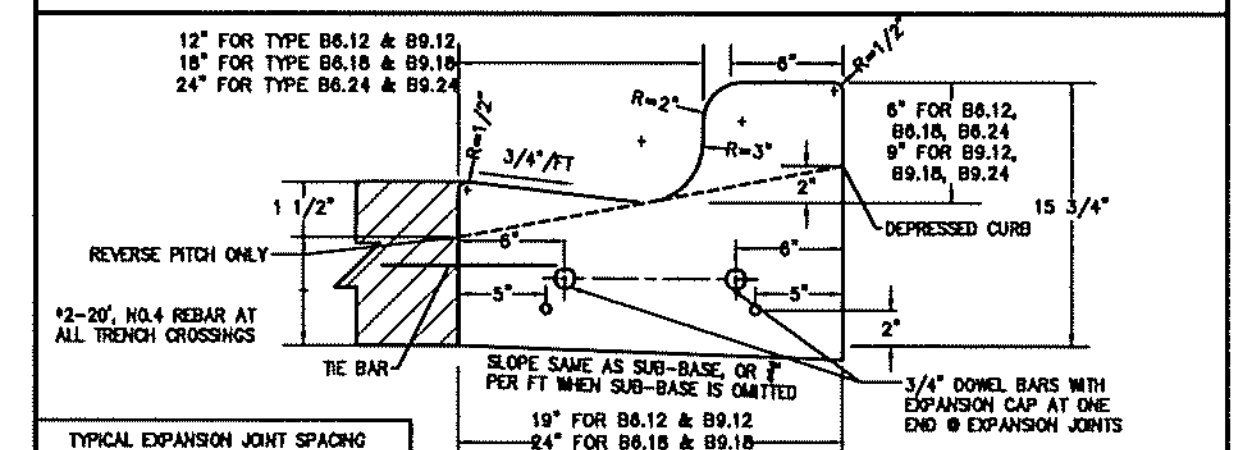
CONCRETE PAVEMENT SECTION (6")



GENERAL NOTES:

1. CONCRETE SHALL BE 3500 PSI, SIX (6) BAG MIX PCC.
2. REINFORCEMENT SHALL BE 6" x 6" NO. 10 WELDED WIRE FABRIC.
3. CONSTRUCTION JOINTS SHALL BE ½" DEPTH AND 20' ON CENTER.
4. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION.
5. WHEN CONCRETE PAVEMENT ABUTS A CONCRETE WALK OR OTHER CONCRETE PAVEMENT, CONTINUOUS EXPANSION JOINT, WITH ⅝" SLIP DOWELS AT 48" O.C. SHALL BE INSTALLED.

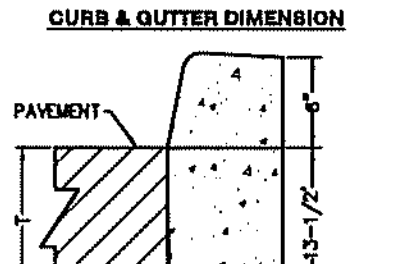
CONCRETE CURB & GUTTER



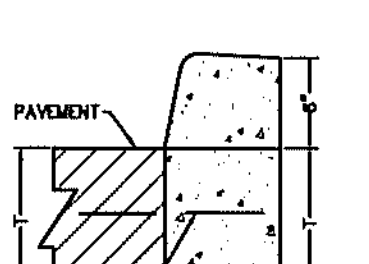
CURB & GUTTER DIMENSION

TYPICAL EXPANSION JOINT SPACING CURB AND GUTTER

POUR TEMP. (DEG. F°)	EXPANSION JOINT (SPACING FT.)
40 MIN.	70'
50	80'
55	90'
60	95'
65	105'
70	115
75	125'
80	145'
85	160'
90 MAX.	190'



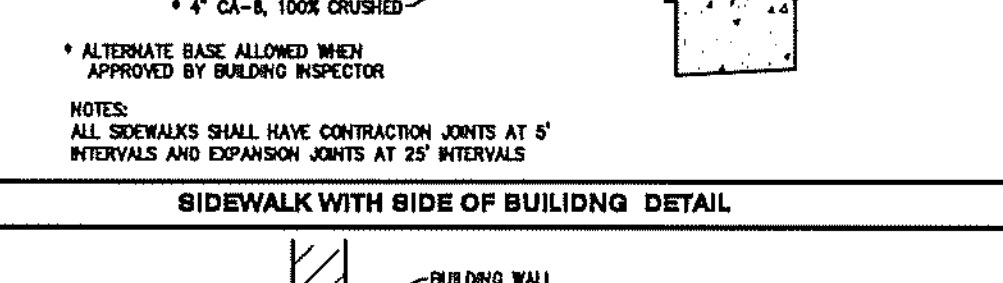
ADJACENT TO FLEXIBLE PAVEMENT



ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX, WITH 5 TO 7% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY-FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.12.
3. 2- 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREMOLDED EXPANSION JOINTS TO BE PLACED AT ALL P.C.'S, P.T.'S AND AS INDICATED.
4. EXPANSION JOINTS, AS DETAILED HEREIN, SHALL BE CONSTRUCTED AT A MINIMUM SPACING AS INDICATED.
5. ALL CURBS SHALL BE CURED AND PROTECTED TO THE REQUIREMENTS OF ARTICLE 420.18 (WHEN REQUIRED) AND 1020.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS CS 309 WITH WHITE FUGITIVE DYE AS PER TYPE II MEMBRANE CURING.
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W. R. MEADOWS TIAH OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY AT APPLICATION.
7. THE MINIMUM LONGITUDINAL CURB SHALL BE 0.5% FOR NON-REVERSE PITCH CURB.
8. CUTS IN THE CURB WILL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
9. CURB AND GUTTER SHALL HAVE A LIGHT BROOM FINISH.
10. CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA-6 AGGREGATE BASE.
11. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND TRAIL TEES IN .COMPLIANCE WITH ILLINOIS ACCESSIBILITY STANDARDS.
12. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS.
13. THE MINIMUM CURB AND GUTTER REPLACEMENT SHALL BE 10 FEET AND SHALL BE NO LESS THAN JOINT TO JOINT EXCEPT WHERE RECOMMENDED BY THE VILLAGE ENGINEER.
14. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT REQUIREMENTS WHEN WEATHER CONDITIONS DICTATE.
15. ALL WEATHER AND CONCRETE CONDITIONS SHALL MEET IDOT REQUIREMENTS.
16. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY.
17. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY POUR.
18. THICKNESS – T – THICKNESS OF PAVEMENT IS 9". WHEN CURB & GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, THE TIE BARS SHALL ALSO BE OMITTED.
19. DRAINAGE OPENINGS – AT ALL LOCATIONS WHERE METAL CASINGS ARE TO BE INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PREFORMED JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER, SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF 10 FT. FROM EACH SIDE OF THE METAL CASING. WHEN THE WIDTH OF THE METAL CASING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 – NO. 4 REBARS "L – 12" + CASING LENGTH + 12") SHALL BE INCORPORATED IN THE CONTINUOUS PORTION OF CONCRETE GUTTER IN FRONT OF THE CASTING.
20. TRANSITIONS – THE TRANSITION FORM FULL HEIGHT OF CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.
21. JOINTS – IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606 OF THE STANDARD SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS.
22. WHEN CURB & GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" THICK PREFORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION FOR THE CURB AND GUTTER SHALL BE INSTALLED EVERY 90' MAX., AT POINTS OF CURVATURE FOR SHORT RADIUS CURVES AND AT CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE SAWCUT WITHIN 24 HOURS BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 15 FEET.
23. ALL EXPANSION JOINTS SHALL BE PLACED 5 FEET EITHER SIDE OF EVERY DRAINAGE STRUCTURE LOCATED WITHIN THE CURB AND GUTTER. ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 1 ¼ DIA. X 18" COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 1006.11(8) OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.
24. CURB & GUTTER LOCATED OVER UTILITY CROSSINGS AND AT DEPRESSIONS FOR SIDEWALKS SHALL BE REINFORCED WITH 2-NO. 4 BARS ON 12" CENTERS AT A LENGTH OF 20' AS APPROVED BY THE ENGINEER.
25. ALL CONSTRUCTION JOINTS SHALL BE PROVIDED WITH ¾" DIA. DEFORMED STEEL TIE BARS 30' LONG CONFORMING TO AASHTO M-31 OF M-53. TIE BARS SHALL BE PLACED ON 9'± CENTERS (MINIMUM 2 PER JOINT).

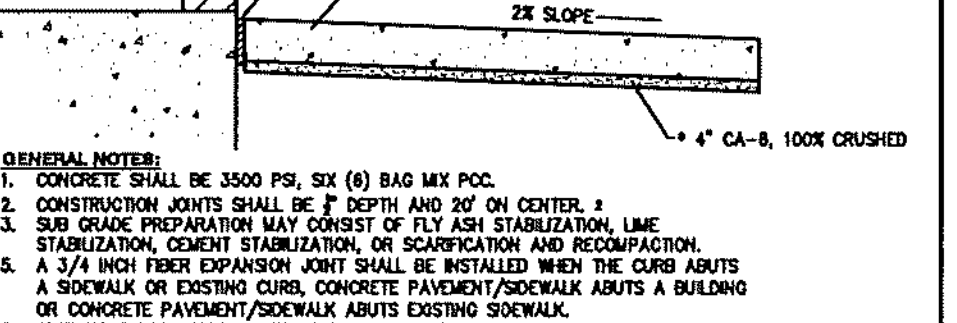
SIDEWALK WITH CURB DETAIL



* ALTERNATE BASE ALLOWED WHEN APPROVED BY BUILDING INSPECTOR

NOTES:
ALL SIDEWALKS SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS

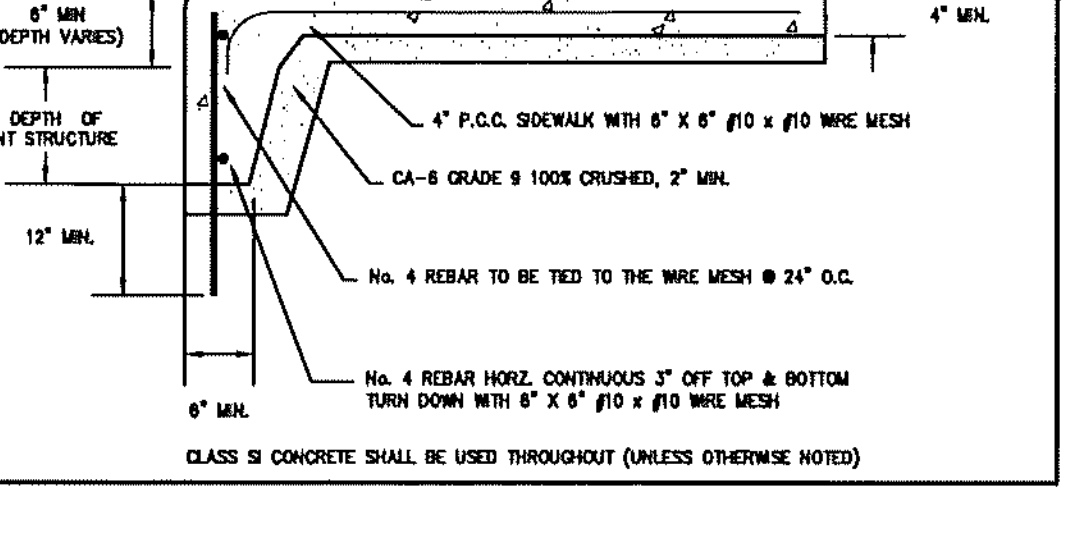
SIDEWALK WITH SIDE OF BUILIDNG DETAIL



GENERAL NOTES:

1. CONCRETE SHALL BE 3500 PSI, SIX (6) BAG MIX PCC.
2. CONSTRUCTION JOINTS SHALL BE ½" DEPTH AND 20' ON CENTER.
3. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION.
5. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB, CONCRETE PAVEMENT/SIDEWALK ABUTS A BUILDING OR CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.
6. ALTERNATE BASE ALLOWED WHEN APPROVED BY BUILDING INSPECTOR.

TURN DOWN EDGE SIDEWALK



CLASS SI CONCRETE SHALL BE USED THROUGHOUT (UNLESS OTHERWISE NOTED)

REVISIONS

DATE	NO.	

FEDERAL STREET OFFICE BUILDING
402LT FEDERAL DRIVE
CRYSTAL LAKE, IL
NOTES AND SPECIFICATIONS

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By: MJC
Drawn By: SAH
Checked By: MJC
Date: 05-17-2018
Job Number: CE180009
Sheet Number: C5

FOR ZONING REVIEW - NOT FOR CONSTRUCTION

MUTUAL INGRESS & EGRESS EASEMENT AGREEMENT

This Agreement by and between Kapadia & Sons, LTD, an Illinois corporation ("Kapadia"), as own3r of both Parcel 1 and Parcel 2, as described on Exhibit A, dated on the date noted below.

Whereas, Kapadia owns both Parcel 1 and Parcel 2 (Kapadia, and any future owners of both or either parcel, are referred to herein as the "Parcel Owners"); and

Whereas Parcel 1 and Parcel 2 were platted/resubdivided to show a mutual ingress & egress easement for the respective parcels, recorded in McHenry County, Illinois as document No. 2013R0058730 (the ingress and egress easement created by that document is herein referred to as (the "Easement")); and

Whereas no document was ever recorded outlining the maintenance or other obligations of the respective Parcel Owners relative to the Easement;

Now, therefore, Kapadia agrees, for the benefit of the future owners of Parcel 1 and Parcel 2, as follows:

1) The recitals above are incorporated herein, as if fully set forth;
2) Each Parcel Owner shall be financially responsible for maintaining in good repair that part of the Easement which falls within the boundaries of the parcel they own;
3) Nothing set forth herein shall prevent the Parcel Owners from cooperating with one another to maintain or repair the Easement;
4) Each Parcel Owner shall use commercially reasonable efforts to ensure that the portion of the Easement lying on their own parcel is not obstructed and does not fall into unreasonable repair, so as to prevent commercial traffic from reaching the neighboring parcel. In the event of scheduled repairs or other necessary obstructions, the Parcel Owner (or his agents) scheduling such repairs or obstructions shall give the other Parcel owner at least two weeks advance notice of such expected obstructions or repairs, provided, however, that in an emergency, each Parcel Owner shall give the other Parcel Owner as much notice as is possible under the circumstances.
5) This agreement shall run with the land, and shall accrue for the benefit of future assigns and owners of each Parcel.

Dated this 25th day of August, 2016

Kapadia & Sons, LTD, an Illinois corporation
as Sole owner of both Parcel 1 and Parcel 2.

By: _____
Shabbir Kapadia

Exhibit A

Parcel 1

LOT 1 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.

Parcel 2

LOT 2 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.