Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: May 7, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Pathway Court Multi-Family

Requests:

1. Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential
2. Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential
3. Preliminary and Final Planned Unit Development and Variations for a 312-unit apartment complex

Petitioner: Jordan Michalkiewicz, petitioner
295, 345, and 395 Pathway Court

PZC Recommendation: The Planning and Zoning Commission made a motion to approve the petitioner's request that failed 2-4. The PZC have not sent an approval motion forward.

City Council Discretion:

A. To deny the petitioner's requests as presented at the Planning and Zoning Commission (PZC) meeting.
B. To approve the petitioner's requests as presented at the PZC meeting.

Staff Contact: Elizabeth Maxwell, City Planner

Background:

- The properties are vacant and were originally part of the Immanuel Lutheran Subdivision. The lots are zoned R-2 Single Family Residential.
- In 2019, Immanuel Lutheran Church requested a Final Plat amendment to alter the condition of approval that required financial participation regarding the railroad track removal and Congress Parkway intersection improvement. The amended condition is listed below, which requires a development agreement for the four lots, which would outline their participation in the cost of the future improvements. That development agreement was approved September 3, 2020.

2. ~~The owner(s), their heirs and assigns, of the four lots within the Immanuel Lutheran Church Subdivision, shall not object to a Special Service Area (SSA) being created on the properties and their participation in any future SSA to connect Teckler Boulevard with Congress Parkway (and all associated costs), if this connection is approved via a future development approval. A covenant running with the land shall be recorded on all four lots with this plat condition.~~ **The four (4) lots within the subdivision will be subject to a development agreement that will be recorded on the four lots to fund public improvements. The second access point, currently Congress Parkway, may change in the future due to the Union Pacific Railroad participation or not.**

- The future cost of improvements would be for the intersection of Congress and Teckler across Main Street.
- The developer is requesting a Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential, and Preliminary and Final Planned Unit Development and Variations for a 312-unit apartment complex.

PZC Highlights:

- The public and the PZC members raised several concerns about the project. The concerns were traffic, density, and changing the Comprehensive Plan and Rezoning for the use itself.
- **Traffic**
  - The petitioner used the City's Traffic Consultant Gewalt Hamilton to perform a traffic study.
  - Peak Traffic. The chart below shows the peak traffic based on day and time. The highest number of vehicles per peak hour would be coming home in the evening during weekdays. This would equate to 1.6 cars per minute.

Table 2: Trip Generation Calculations

Land Use	Units	ITE Code	Weekday Peak Hours						Saturday		
			Morning			Evening			Midday		
			In	Out	Sum	In	Out	Sum	In	Out	Sum
Apartment Complex - Low Rise Housing											
Immanuel Lutheran Apartments	312 Units	220	29	91	120	98	57	155	64	64	128
Total New Trips:			29	91	120	98	57	155	64	64	128

Source: ITE Trip Generation Manual, 11th Edition

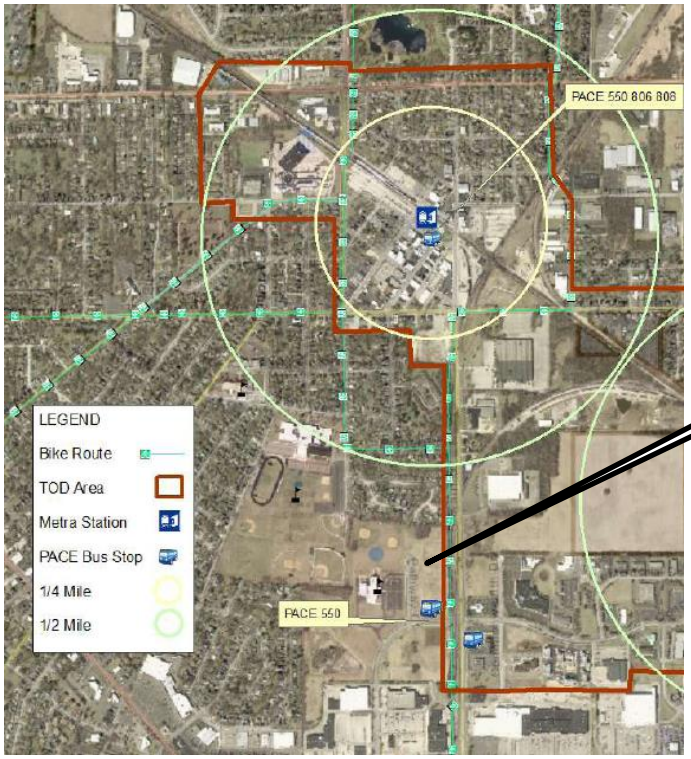
  - The capacity analysis results indicate that the increase from project site-generated traffic does not include significant delay additions to the surrounding intersections. No offsite improvements are required. The traffic study recommends that
    - Install stop signs along the two proposed site entrances onto Teckler Boulevard and Pathway Court for traffic exiting the site.
    - Maintain the existing all-way stop at Teckler Boulevard and Pathway Court traffic pattern through the new site access configuration.

- Density
  - The petitioner is requesting 13.1 dwelling units per acre.
  - The City has recently approved several other multi-family projects that range in higher densities, Enclave is 21 du/ac, Springs is 15.4 du/ac, and Congress Apartments is 14 du/ac. See the full table below:

Enclave (2023)	21 du/acre	Colony Square (1975)	14.8 du/acre
Springs (2021)	15.4 du/acre	Congress Apts (2024)	14 du/acre
DKI senior (2017)	8 du/acre	Uteg Apts (1960)	22.54 du/acre
Darlington Apts (1986)	17.13	Skyridge (1985)	10.7 du/acre
Gable Point (2012)	20 du/acre	Pedcor (2012)	10 du/acre

  - If the project was reduced to 9 units per acre based on the proposed R-3B zoning it would allow 220 units.
- Multi-Family zoning
  - The property is just outside our ½ mile Transit Oriented Development focus area. These properties are still very close to both train stations and along the PACE bus route. See the map below.
  - This project can still support many of the objectives in the Plan.
    - Provide a greater range of housing options for people at all life stages and background within proximity to the Crystal Lake and Pingree Road Metra Stations.
    - Promote visually attractive facades.

Transit Oriented Development Map



The PZC recommended **approval (2-4), which did not pass** of the petitioner's request for the Comprehensive Land Use Plan Amendment, Rezoning, and Preliminary and Final Planned Unit Development.

City Council Discretion:

To deny the petitioner's requests as presented at the Planning and Zoning Commission (PZC) meeting. a Resolution for Denial is in the packet.

To approve the petitioner's requests as presented at the PZC meeting, an Ordinance for Approval is in the packet.

Should the Council make a motion to approve the request, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (3LP Acquisitions LLC, received 2/8/24)
   B. Landscape Plan (The Sigma Group, dated 3/1/24, received 3/5/24)
   C. Engineering Plans (The Sigma Group, dated 3/1/24, received 3/5/24)
   D. Architecture (AG Architecture, dated 1/29/2, received 3/5/24)
   E. Traffic Impact Study (Gewalt Hamilton, dated 3/1/24, received 3/21/24)
   F. Preliminary Wetland Determination (A3E, dated 3/5/24, received 3/5/24

2. Landscape
   A. Provide a tree removal survey. Tree replacement shall meet the required replacement inches.
   B. The Teckler Boulevard right-of-way shall remain paved asphalt. The plans shall be updated with the permit submittal that the right-of-way is not altered.

3. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development, the City's Stormwater Consultant, and the Traffic Consultant Final Report.

4. These lots are subject to Ordinance 7598 and the subsequent Development Agreement for future roadway costs.

Appendix:

- Appendix A Objection Letters
- Appendix B Support Letter
- Appendix C Traffic Impact Study
- Appendix D Developer Market Study

Votes Required to Pass: A simple majority (4 votes).

Acknowledgement Form

Regarding the Comprehensive Land Use Plan Amendment, Rezoning, and Preliminary/Final PUD for the Pathway Court multi-family development, please check one of the choices and sign below.

☒ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: _____ Date: 4/5/2024
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (3LP Acquisitions LLC, received 2/8/24)
   B. Landscape Plan (The Sigma Group, dated 3/1/24, received 3/5/24)
   C. Engineering Plans (The Sigma Group, dated 3/1/24, received 3/5/24)
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   B. The Teckler Boulevard right-of-way shall remain paved asphalt. The plans shall be updated with the permit submittal that the right-of-way is not altered.

3. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development, the City's Stormwater Consultant, and the Traffic Consultant Final Report.

PIQ MAP
295, 345 and 395 Pathway Court



Developer Prepared Response to Findings of Fact

#2024-15 Pathway Court Apartments 295, 345, and 395 Pathway Court – Preliminary/Final PUD, Comprehensive Land Use Plan Map Amendment, and Rezoning for an Apartment Development

Find of Fact: Section 2-400 B General Standards Criteria

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare. Meets Does not meet

The development will provide residents and potential new residents of Crystal Lake with housing options that are perfectly situated next to retail, shopping, grocery, restaurants, close proximity to two METRA stations, multiple bus stops, employment, and the downtown. In addition, Immanuel Lutheran will have a vested interested in the success of the project via part ownership in the completed project. This will allow Immanuel Lutheran to expand services and offerings to the community.

The location of the development provides a natural buffer for the single-family residential to the north from the retail to the south. With Pathway Court remaining a dead end, traffic will remain as-is for the single-family, with no traffic coming from the development.

2. The use will not be detrimental to area property values.

As a high-quality, class A, market-rate multi-family complex, the development will have a positive impact to property values. The property value of the site itself will likely increase from $0 to $12,150,000 in assessed value upon stabilization.

3. The use will comply with the zoning districts regulations. Meets Does not meet

The development will comply with the R-3B zoning district regulations except for density and length of building. Both of these variances are further described within the application. The density and length of building allow this project to be feasible considering the quality of design, exterior finishes, interior finishes, amenities, and green space.

4. The use will not negatively impact traffic circulation. Meets Does not meet

Gewalt Hamilton Associates, Inc. (GHA) was engaged by the City of Crystal Lake. This independent third-party engineer studied four intersections that this development will impact. The report indicated negligible impact and had two recommendations seen below.

- Propose stop signs along the two proposed site entrances onto Teckler Boulevard and Pathway Court for traffic exiting the site.
- Maintain the existing all way stop at Teckler Boulevard and Pathway Court traffic pattern through the new site access configuration.

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems. Meets Does not meet

The development will utilize public utilities, but will not have a negative impact.

6. The use will not negatively impact the environment or be unsightly. Meets Does not meet

The design of the development was thoughtfully curated with the assistance of the City of Crystal Lake staff. It incorporates high end exterior finishes of multiple colored and textured cement board and stone. These high-end finishes are carried into the interior with private balconies, stainless steel appliance, upgraded cabinetry, luxury plank flooring, upgraded countertops, and in unit washer and dryers. The development will include a club house with swimming pool, fitness center, and community room. Outside amenities include ample green space, connectivity to the Prairie Trail, and dog run.

A wetland delineation is in progress. The preliminary findings are that a wetland is located on the furthest north point of the site. The development has adjusted the walking path to meet set back requirements. Although most of the stormwater will be routed to the detention pond on the west side of Teckler Blvd., the development also includes two large compensatory ponds. This will ensure no negative impact comes from the development

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards. Meets Does not meet

The Landscape Design for the development exceeds the minimum requirement per zoning. The entire development has carefully considered the single-family residential to the north. In addition to keeping the majority of tree line on the north end of the site, the development will also add a number of plantings along the north side of the site. These plantings will include evergreens to provide additional separation and year-round greenery from the single-family neighborhood. The remainder of the site will incorporate more than 275 new trees, planting beds around all buildings, and a significant amount of green space creating a tranquil surrounding for residents.

As mentioned above, there is a small wetland area on the north side of the site. The development will not disturb this area and no impervious improvements will be developed within the setback.

8. The use will meet requirements of all regulating governmental agencies. Meets Does not meet

Yes, the development will meet all regulating governmental agencies.

9. The use will conform to any conditions approved as part of the issued Special Use Permit. Meets Does not meet

Yes, the development will conform to all required conditions.

10. The use will conform to the regulations established for specific special uses, where applicable. Meets Does not meet

Yes, the development will confirm to all regulations established for specific special uses.

Find of Fact: Section 4-500 C Development Standards and 4-500 D Criteria

1. Implements the vision and land use policies of the Comprehensive Plan.

Meets Does not meet

The development requires the rezone of the property from R-2 Single Family Residential to R-3B PUD Multi-Family Residential. Although the underlying zoning will require a change, the development meets main goals of the comprehensive plan, including "Encourage a diversity of high-quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character." and "Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development."

The proposed density, 13.0 du/acre, falls below more recent approvals. The Courtyard at Congress Station, 14.0 du/acre, Springs at Three Oaks, 15.4 du/acre, and Enclave Crystal Lake, 21.0 du/acre, are all significantly denser the proposed development.

The development creates a community and townhome feel. The residential buildings are two-story and all direct entry. The exterior design has multiple undulations, private patios, multiple colored and textured cement board, stone, walking paths, green space, and landscaping.

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.

Meets Does not meet

The development will be a class A, market-rate multi-family community with townhome feel. The single-family residential neighborhood to the north was carefully considered when planning the site. Public utilities will not be negatively impacted. The site will utilize the water retention basin on the west side of Teckler Blvd. for drainage. In addition, two large compensatory drainage areas are located on the north and south to ensure no negative impact to neighboring properties.

3. PUDs must provide transitional uses to blend with adjacent development.

Meets Does not meet

Pathway Court purposefully does not connect with Sunset Terrace or Hill Drive to eliminate the possibility of traffic. Almost all of the trees on the north property line will be kept and more will be planted, including evergreens to provide privacy even during winter months. The development of multi-family is a natural buffer/transition from retail (south), institutional (west), commercial (east) to the neighborhood north.

4. PUD phases must be logically sequenced.

Meets Does not meet

The development will not be considered a phased development. The construction itself may appear phased with footings and foundations on a set of buildings starting and moving onto a next set, while vertical construction starts on the first and so on and so for until the entire site is developed. It is NOT

the intention of the developer to construct one portion of the development, halt for an extended period, and begin again.

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.

Meets Does not meet

The development requires the rezone of the property from R-2 Single Family Residential to R-3B PUD Multi-Family Residential. Although the underlying zoning will require a change, the development meets main goals of the comprehensive plan, including "Encourage a diversity of high-quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character." and "Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development."

The proposed density, 13.0 du/acre, falls below more recent approvals. The Courtyard at Congress Station, 14.0 du/acre, Springs at Three Oaks, 15.4 du/acre, and Enclave Crystal Lake, 21.0 du/acre, are all significantly denser the proposed development.

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.

Meets Does not meet

All dimensional standards are listed within the PUD plan.

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.

Meets Does not meet

Yes, all on-site and other required public improvements will be established and a utility plan indicating all proposed easements will be provided.

8. Any private infrastructure shall comply with the city standards.

Meets Does not meet

All utilities on-site will be public as designed in conjunction with Staff.

9. The PUD plan shall establish the responsibility of the applicant/developer.

Meets Does not meet

Yes, the PUD plan will establish the responsibilities of the applicant/developer.

10. A bond or letter of credit shall be posted to cover required fees or public improvements.

Meets Does not meet

No off-site public improvements shall be required for the development and all required fees shall be paid by developer in advance of building permits.

Developer Prepared Response to Phasing and Marketing Timeline

It is very typical for larger multi-family projects to take 6-16 months to fully stabilize depending on the number of units and their delivery timing. If a 250-unit 5-story building was delivered all at once, it may take up to 16 -months to lease up to stabilized. If it is a 250-unit multi-building, multiple delivery times, similar to ours, it may only take 6-months from the time of delivery of the last building.

The Enclave was delivered in November 2023, which is a poor time to deliver a multi-family project. It is the winter when no one wants to move and additionally most rentals run 12-month leases with expirations at the end of summer or Sept. The prime leasing time period is late spring to end of summer. The Enclave is 50% leased with only 1 month of prime leasing. I would expect this to pick up over the next 1-2 months.

The Pathway Court Apartment project's **construction schedule** is approximately 24-months in total. 312-units **will not** be delivered all at once at the end of the 24-months. The construction will be phased in the sense of delivers, but construction will not stop and start. As of right now, the plan is to start on the south parcel and then work north after this area is completed.

- Month 1 Site Work
- Month 10 Delivery of Club House and first building (20-units)
- Month 11 Delivery of building 2
- Month 12 Delivery of building 3
- Month 13 Delivery of building 4
- Month 14 Delivery of building 5
- Month 15 Delivery of building 6
- Month 16 Delivery of building 7
- Month 17 Delivery of building 8
- Month 18 Delivery of building 9
- Month 19 Delivery of building 10
- Month 20 Delivery of building 11
- Month 21 Delivery of building 12
- Month 22 Delivery of building 13
- Month 23 Delivery of building 14
- Month 24 Delivery of building 15 (Completion)

Leasing for this project will take place starting with the first building deliver, expected to be Month 10. Leasing activity will continue as building come online (1 per month). We do not expect to be fully stabilized (~95% occupancy) until Month 30, which is 6-months after delivery of the last building and 20 months from the first building. **These lease up schedule is consistent with the market study completed by Tracy Cross.** If the project is able to break ground this fall, we would not expect to be fully stabilized until Spring 2027.

Regarding lease up and other projects, our market study shows strong demand for the Crystal Lake Market Area. **The study expected a need for 335 units annually over the next 5-years (1,675-units total)** to just meet a balanced market. As indicated in my email for the CCB meeting last week, rental household units for Crystal Lake proper is well below the area average, which is consistent with lower

supply. If more product was available, the percentage of rental household would increase because of the demand in the market.

Regarding condos, there is very limited ability for it in financing and capital market. There is even more limitation on general contractors willing to build it.

Please do not hesitate to reach out with questions.

Thank you,

Jordan Michalkiewicz | VP of Development & Acquisition
jmichalkiewicz@threeleafdevelopment.com
OFFICE: **414-775-0TLP(0857)** CELL: **920-573-6214**

504 W. Juneau Avenue
Milwaukee, WI 53203

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT TO HIGH DENSITY RESIDENTIAL, REZONING TO R-3B MULTI-FAMILY RESIDENTIAL AND A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR A 312 UNIT MULTI-FAMILY PROJECT AT 295, 345, AND 395 PATHWAY COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-15) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family to R-3B Multi-Family, and a Preliminary and Final Planned Unit Development with Variations for a 312-unit multi-family apartment development for Pathway Court Multi-Family at 295, 345, and 395 Pathway Court (the "Subject Property"); and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on March 15, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on April 3, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development, and

WHEREAS, on April 3, 2024, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development move forward with a 2-4 vote, as documented in the minutes, and

WHEREAS, notwithstanding the recommendation of the Planning and Zoning Commission, the City Council has determined that the granting of the Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development to authorize the proposed Pathway Court development of the Subject Property in accordance with the terms of this Ordinance is in the best interests of the City of Crystal Lake that the property legally described herein below be classified and zoned as indicated; and

WHEREAS, the City Council has authority under its home rule powers and the laws and statutes of the State of Illinois to approve this Ordinance in accordance with the terms and conditions of this Ordinance; and

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Ord. No.
File No.

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development be issued as presented by the petitioner, subject to and in accordance with the terms and conditions set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family to R-3B Multi-Family, and a Preliminary and Final Planned Unit Development with Variations for a 312-unit multi-family apartment development for Pathway Court Multi-Family on the Subject Property [being 295, 345, and 395 Pathway Court (19-05-281-001, 19-05-427-001, 19-05-428-001), Crystal Lake, Illinois] is hereby approved, , subject to the terms and conditions set forth in Section II of this Ordinance.

Section II: The Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development granted pursuant to Sections I of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall be deemed a violation of the UDO. Further, any violation of the terms of the following conditions or any other provision of this Ordinance shall authorize the City Council, without further public notice or hearing, to terminate the approvals granted in this Ordinance by adopting an ordinance terminating such approvals:

1. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

2. Compliance with Laws. Except as otherwise expressly provided in this Ordinance, the UDO and City Code and all other applicable ordinances and regulations of the City shall continue to apply to the Proposed Use and the Subject Property. The development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

3. Approval of Plans and Related Materials in Application. The plans set forth in the Application, to-wit:

   A. Application (3LP Acquisitions LLC, received 2/8/24)
   B. Landscape Plan (The Sigma Group, dated 3/1/24, received 3/5/24)

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C. Engineering Plans (The Sigma Group, dated 3/1/24, received 3/5/24)
D. Architecture (AG Architecture, dated 1/29/2, received 3/5/24)
E. Traffic Impact Study (Gewalt Hamilton, dated 3/1/24, received 3/21/24)
F. Preliminary Wetland Determination (A3E, dated 3/5/24, received 3/5/24

are hereby approved subject to such modifications as may be necessary to comply with the additional terms and conditions of this Section as determined by the City Manager or the Manager's designee.

4. Landscape
   A. Provide a tree removal survey. Tree replacement shall meet the required replacement inches.
   B. The Teckler Boulevard right-of-way shall remain paved asphalt. The plans shall be updated with the permit submittal that the right-of-way is not altered.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development, the City's Stormwater Consultant, and the Traffic Consultant Final Report.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Amendment, Rezoning and Preliminary and Final Planned Unit Development in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 16th day of April, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

Draft

Ord. No.
File No.

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: April 16, 2024
Approved: April 16, 2024
4856-7703-3915, v. 2

Draft

CITY OF CRYSTAL LAKE

A RESOLUTION DENYING APPLICATION PLN-2024-15 FOR COMPREHENSIVE LAND USE PLAN AMENDMENT TO HIGH DENSITY RESIDENTIAL, REZONING TO R-3B MULTI-FAMILY RESIDENTIAL AND A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR A 312 UNIT MULTI-FAMILY PROJECT AT 295, 345, AND 395 PATHWAY COURT (19-05-281-001, 19-05-427-001, 19-05-428-001)

WHEREAS, the City of Crystal Lake ("***City***") received an application ("***Application***") from 3LP Acquisitions LLC ("***Applicant***") for: (i) Comprehensive Land Use Map Amendment to High Density Residential, (2) Rezoning to R-3B Multi-Family Residential, (3) a Preliminary and Final Planned Unit Development 312-unit Proposed Multi-Family development (*"**Zoning Request**"*), relating to the property commonly known as 295, 345, and 395 Pathway Court (19-05-281-001, 19-05-427-001, 19-05-428-001) ("***Property***"); and

WHERAS, the Application would permit the development of the Property with 15 multi-family buildings with 312 units, along with additional amenities such as a clubhouse and dog park (the "***Proposed Multi-Family Development***"); and

WHEREAS, in accordance with the City of Crystal Lake Unified Development Ordinance Code (the "***UDO***") and pursuant to proper notice, the City's Planning and Zoning Commission (the "***PZC***") conducted a public hearing commencing and concluding on April 3, 2024 regarding the Application for the Zoning Request; and

WHEREAS, at the conclusion of the public hearing, the PZC voted 2-4 that the Application for the Zoning Request be approved, resulting in the Application failing to receive a favorable recommendation from the PZC; and

Draft

WHEREAS, the City Council of the City (the "***City Council***") has reviewed the Application for the Proposed Multi-Family Development on the Property, the testimony and written comments submitted during the public hearing, the recommendation of the PZC, and the presentation, testimony, and such other comments received by the City Council; and

WHEREAS, based on all the information and evidence received (the "***Record***"), the City Council has determined that the Application to authorize the Proposed Multi-Family Development on the Property is not in conformity with the standards and criteria set forth in the UDO and City Code and should be denied; and

WHEREAS, the City Council desires to formally set forth its determination and adopt certain findings of fact in support thereof, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, COUNTY OF MCHENRY, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Resolution as if fully set forth herein.

SECTION TWO: Findings of Fact. In light of the information and evidence presented in the Record, the City Council hereby finds that the Application does not satisfy the applicable criteria, including without limitation the following:

1. The existing uses and zoning of nearby properties do not support the rezoning.

2. The Record does not demonstrate any community need for the Proposed Multi-Family Development use.

3. The Record does not demonstrate that the Proposed Multi-Family Development is necessary or desirable on the Property.

4. The Record did not demonstrate that the Proposed Multi-Family Development use would not be detrimental to area property values so as to support the Zoning Request.

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SECTION THREE: Denial of Application. Based upon the findings in Section Two, the City hereby denies the Application for the Zoning Request relating to the Proposed Multi-Family Development on the Property.

SECTION FOUR: Effective Date. That this Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 16th day of April, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: April 16, 2024
Approved: April 16, 2024
4877-9699-3723, v. 2

Draft

#2024-15 Pathway Court Apartments
295, 345, and 395 Pathway Court – Preliminary/Final PUD, Comprehensive Land Use Plan Map Amendment, and Rezoning for an Apartment Development
Project Review for Planning and Zoning Commission

Meeting Date: April 3, 2024

Requests:
1) Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential
2) Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential
3) Preliminary and Final Planned Unit Development and Variations for a 312 unit apartment complex

Location: 295, 345 and 395 Pathway Court

Acreage: Approximately 24 acres

Existing Zoning: R-2 Single Family Residential

Proposed Zoning: R-3B PUD Multi-Family Residential

Surrounding Properties:

North:	R-2 Single Family Residential
South:	B-2 PUD General Commercial
East:	(across Main Street) B-2 PUD General Commercial
West:	R-2 Single Family Residential (Immanuel Lutheran Church and school)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The properties are vacant and were originally part of the Immanuel Lutheran Subdivision. The lots are zoned R-2 Single Family Residential.
- The petitioner presented this idea at a conceptual hearing in December. There was mixed discussion on the product type and density.
- The petitioner is proposing 15 apartment buildings for a total of 312 units.
- The project also features a clubhouse with fitness center and pool amenities for the residents, a dog run area, open space, sidewalks and paths throughout and connecting to the Prairie Trail and 40 garage spaces.

Development Analysis:

General

- Requests:
  - Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential.
  - Rezoning: The site would be rezoned from R-2 Single-Family Residential to R-3B PUD Multi-Family Residential.
  - A Preliminary and Final Planned Unit Development with Variations to construct 15 apartment buildings.
- Zoning: The site would be rezoned to R-3B PUD Multi-Family. This allows up to nine units per acre. A variation to allow up to 13.1 dwelling units per acre is requested. This is the appropriate zoning for apartments.
- Land Use: The land use map would be changed to High Density Residential. This land use designation would be appropriate for this use.

- Site Plan:
  - The site is three separate parcels. Two of the parcels are contiguous and one is south of the Teckler Boulevard right of way.
  - There are 15 two-story buildings. There are four 23-unit buildings and 11 20-unit buildings. Each building has a mix of one, two, and three bedroom units. There would be a total of 177 one-bedroom units, 105 two-bedroom units, and 30 three-bedroom units.
  - The buildings are laid out to enclose the majority of the parking areas in the three or four building groupings to better hide the parking.
  - Main access into the development is off Pathway Court. A second means of access comes from the south stub road adjacent to the shopping center and Main Street.

- Landscape Plan:
  - The main portion of the lots are tree free, but some tree removal will take place. The petitioner will be removing trees. The total inches removed is 59.6 inches. This would require 24 replacement trees.
  - Each building will have landscape planted around the foundation for the homeowners.
  - Screening between the units and amenities, the roadways, and other uses will be critical. A condition has been added to enhance the landscape plan.
  - Landscape buffers are required between different uses. The developer is leaving the existing treeline and maintaining a 50-foot plus buffer from this development to the single-family residential property to the north.
- Elevations:
  - The apartment buildings are all two-story and feature a combination of peaked roofs, columns, window types and materials.

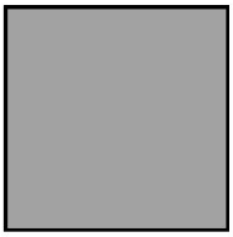
- The color palette is dark greys and wood colors with the lighter stone accent walls and columns.



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" O.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT



S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

- The elevations **meet** the design standards with the exception of building length.

- Engineering Plans:
  - Detention is provided offsite as part of the original subdivision. Additional green space and stormwater improvements are provided on this property.
  - The preliminary wetland delineation show no wetland on the property. Further review during the growing season is necessary. The possible wetland would not change or alter the petitioner's site plan.
  - The engineering meets all our requirements.

- Traffic Impact Analysis:
  - The analysis found that the increase from project site-generated traffic does not include significant delay additions to the surrounding intersections.
  - The traffic analysis has two recommendations:
    - Install stop signs along the two proposed site entrances onto Teckler Boulevard and Pathway Court for traffic exiting the site.
    - Maintain the existing all-way stop at Teckler Boulevard and Pathway Court traffic pattern through the new site access configuration.

Findings of Fact:

Preliminary and Final Planned Unit Development/Special Use Permit

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of 312 apartment units. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☒ *Does not meet*

2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☒ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☒ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☒ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☒ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☒ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☒ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☒ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☒ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☒ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☒ Meets ☐ Does not meet

PLANNED UNIT DEVELOPMENT VARIATION

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. The proposed amendment enhances the character of the center and allows for a new and unique design for these tenants.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

VARIATIONS
The petitioner is requesting two variations as part of the Planned Unit Development:

- Article 3-200 Maximum Net Density. The maximum density for the R-3B zoning district is nine units per acre. This is a typical zoning density of townhome developments, which was the development type encouraged at the time of writing the UDO. Over the past several years apartment developments have come in which exceed the nine units per acre. The petitioner is requesting 13.1 dwelling units per acre.

- Article 4-900 2b.(ii) IV. The maximum length of a multi-family building shall be 200 feet. The petitioner is requesting 210'-10" feet for the 20-unit building and 238'-4" for the 23-unit building.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Urban Residential. The Comprehensive Land Use Plan would be changed to High Density Residential, which allows for existing and future higher density townhomes and apartment residential buildings. The following goals are applicable to this request:

Land Use – Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character.

Supporting Actions – Encourage a diversity of housing types throughout the City, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future City residents.

Success Indicators – Approval of multi-family residential developments.

Supporting Actions – Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of City services.

Success Indicators – Number of building permits issued for new construction on infill lots.
Housing – Multi-Family Housing

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

Success Indicators – Promote the construction of a variety of multi-family housing products.

Success Indicators – Number of new multi-family housing permits broken into categories for apartments, townhomes, and condominiums.

Supporting Actions – Promote well designed unique multi-family communities.

Success Indicators – Number of new multi-family subdivisions with open space or connected to services or each other.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

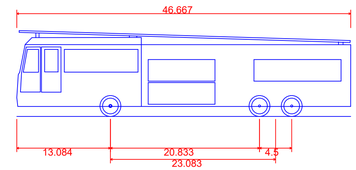
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (3LP Acquisitions LLC, received 2/8/24)
   B. Landscape Plan (The Sigma Group, dated 3/1/24, received 3/5/24)
   C. Engineering Plans (The Sigma Group, dated 3/1/24, received 3/5/24)
   D. Architecture (AG Architecture, dated 1/29/2, received 3/5/24)
   E. Traffic Impact Study (Gewalt Hamilton, dated 3/1/24, received 3/21/24)
   F. Preliminary Wetland Determination (A3E, dated 3/5/24, received 3/5/24

2. Landscape
   A. Provide a tree removal survey. Tree replacement shall meet the required replacement inches.
   B. The Teckler Boulevard right-of-way shall remain paved asphalt. The plans shall be updated with the permit submittal that the right-of-way is not altered.

3. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development, the City's Stormwater Consultant, and the Traffic Consultant Final Report.

2024.03.01





Crystal Lake Fire Truck	
Overall Length	46.667ft
Overall Width	8.333ft
Overall Body Height	12.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	48.000ft

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- E C401 — CURB & GUTTER (ACCEPT)
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THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL FIRE TRUCK TURNING EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
EX 1.0

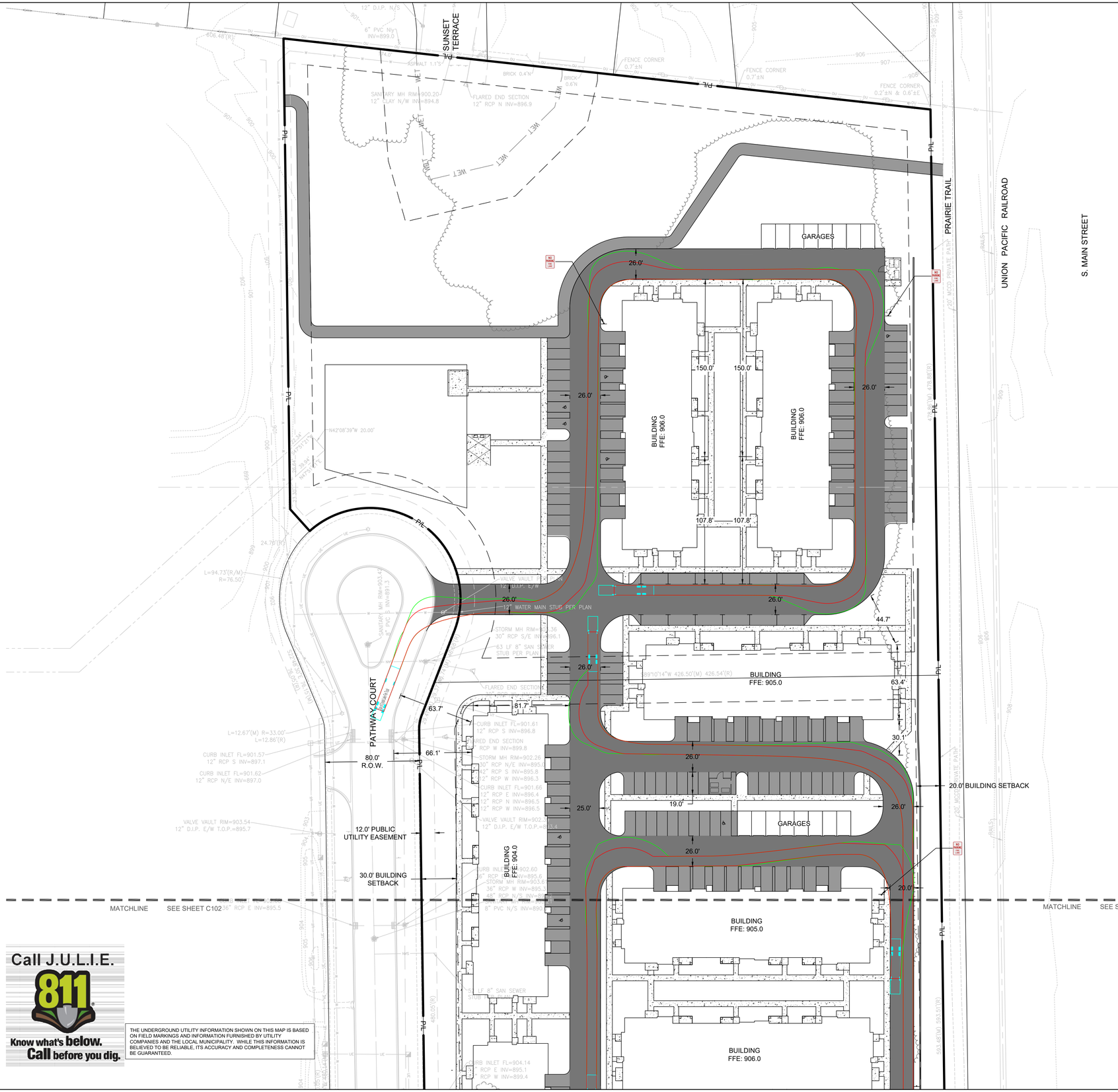
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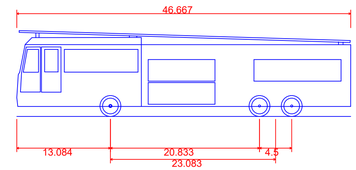
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MGARNER
EX 1.0
22360

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2024.03.01





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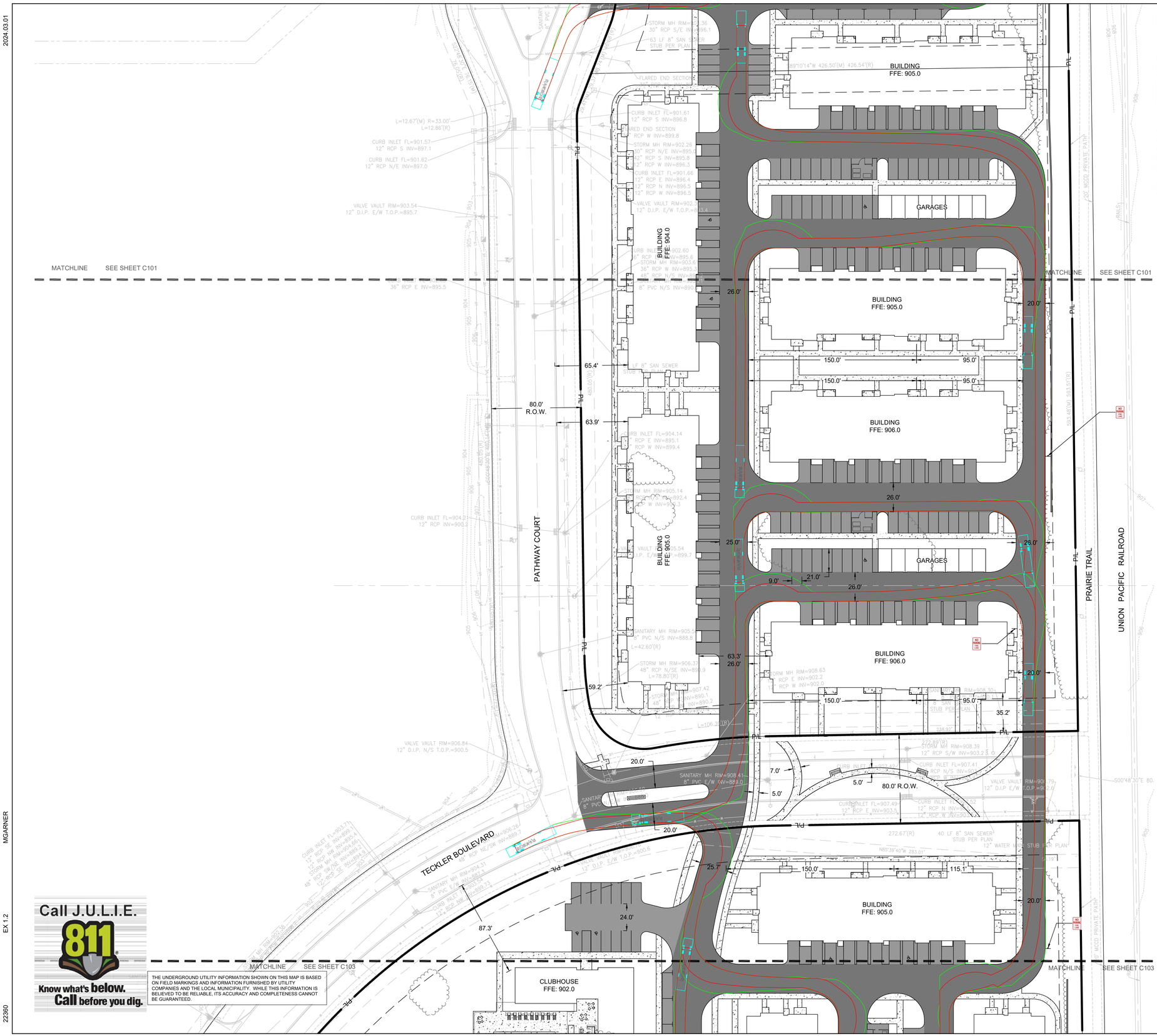
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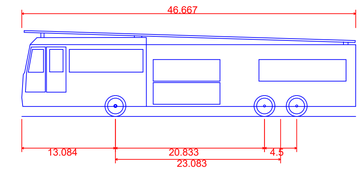
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SHEET NO:	EX 1.1

MGARNER
EX 1.1
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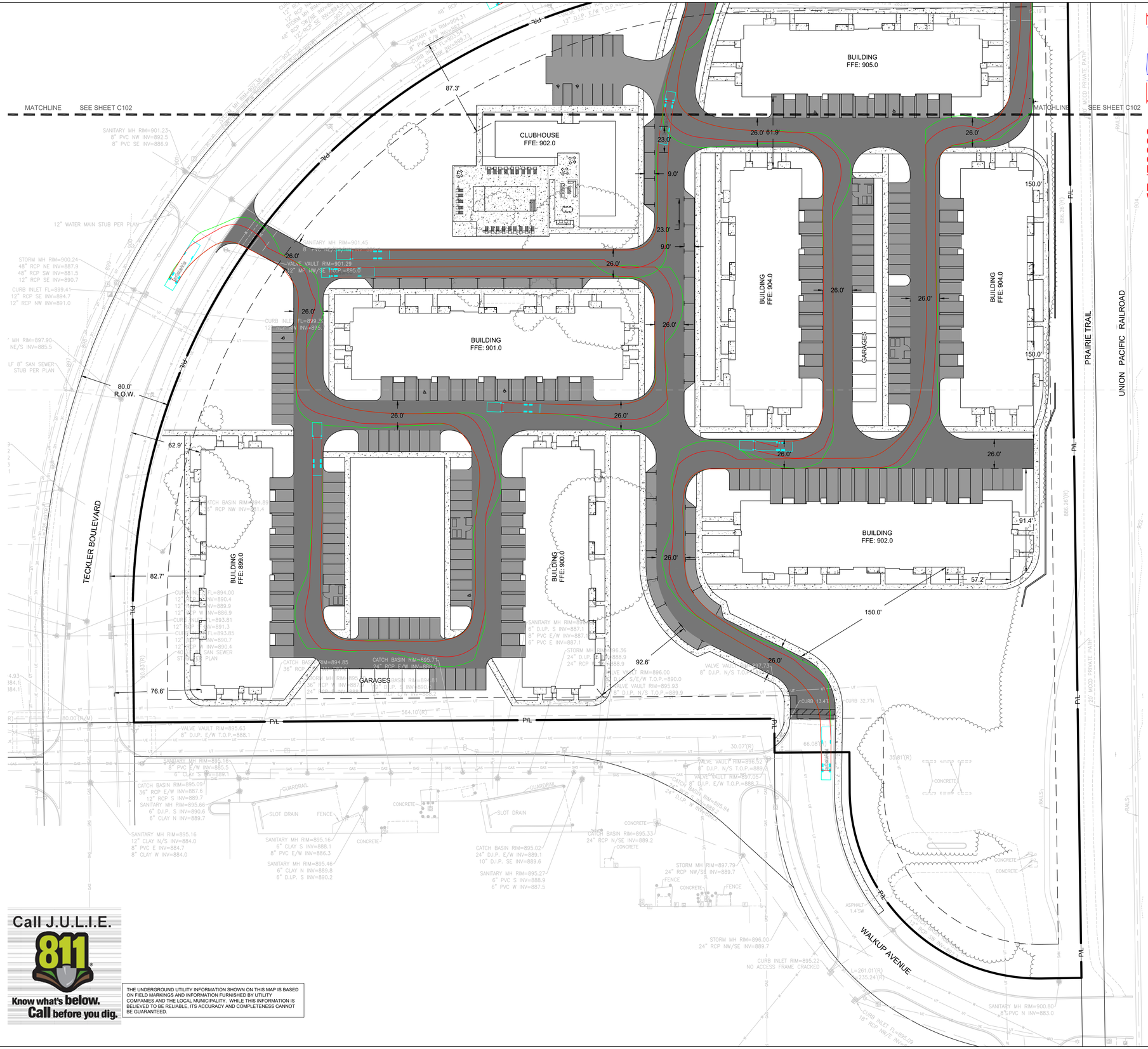
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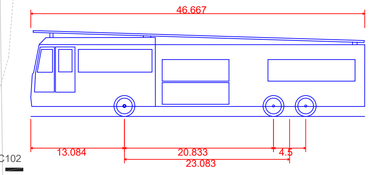
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SHEET NO:	EX 1.2

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APPROVED BY:	----

SHEET NO: EX 1.3

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IMMANUEL LUTHERAN RESIDENTIAL

295 & 345 PATHWAY CT, 395 TECKLER BLVD, CRYSTAL LAKE, IL

CIVIL ENGINEERING PLANS

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

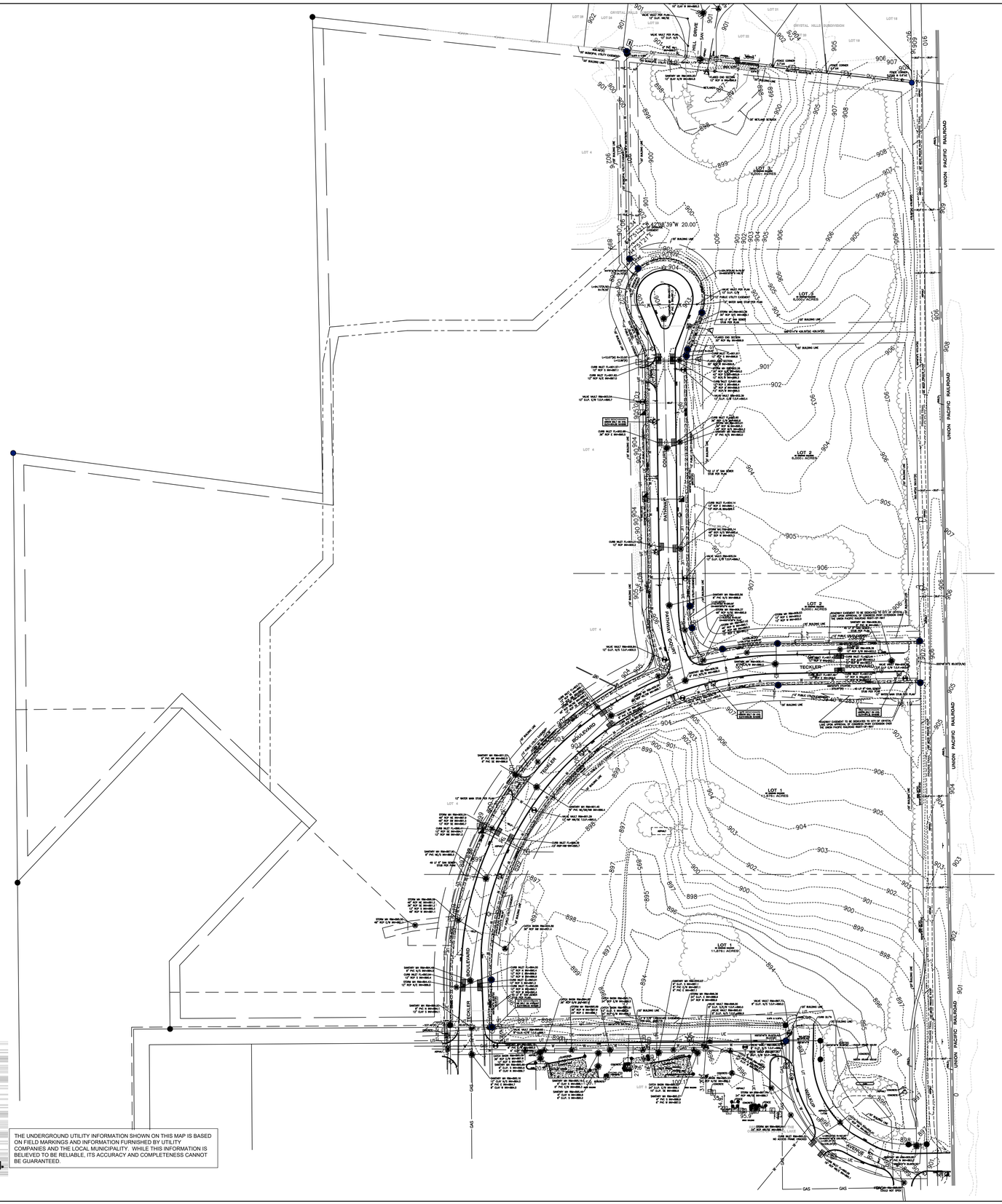
SITE LOCATION MAP:

1" = 500'

SHEET INDEX

SHEET NO.	DESCRIPTION
	Cover
C001	Site Survey
C002	Site Preparation & Erosion Control
C100	Overall Site Plan
C101	Site Plan
C102	Site Plan
C103	Site Plan
C200	Overall Grading Plan
C201	Grading Plan
C202	Grading Plan
C203	Grading Plan
C300	Overall Utility Plan
C301	Utility Plan
C302	Utility Plan
C303	Utility Plan
C400	Erosion Control Details
C401	Pavement Details
C402	Utility Details
C403	Utility Details
C404	Utility Details
C500	Specifications
C501	Specifications

2024.03.01



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
TELEPHONE MANHOLE	SPIKE/NAIL
CLEANOUT	MONUMENT
CATCH BASIN	BENCHMARK
CATCH BASIN (ROUND)	SIGN
ROOF DRAIN	PARKING METER
CULVERT END	FLAG POLE
HYDRANT	8" DECIDUOUS TREE
WATER VALVE	8" CONIFEROUS TREE
GAS VALVE	BUSH
GAS METER	POST
ELECTRIC METER	SOIL BORING
UTILITY PEDESTAL	TRAFFIC SIGNAL
HANDHOLE	LIGHT POLE
VENT	UTILITY POLE
MONITORING WELL	GUY WIRE
	GUY POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY VANDERSTAPPEN LAND SURVEYING ON 01/02/24.

4. DATUM FOR THE PROJECT SURVEY IS IL EAST ZONE NAD83 (2011). BENCHMARK FOR THE PROJECT SURVEY IS MCHENRY COUNTY GEODETIC CONTROL STATION "CRYSTAL LAKE 2A".

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

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GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

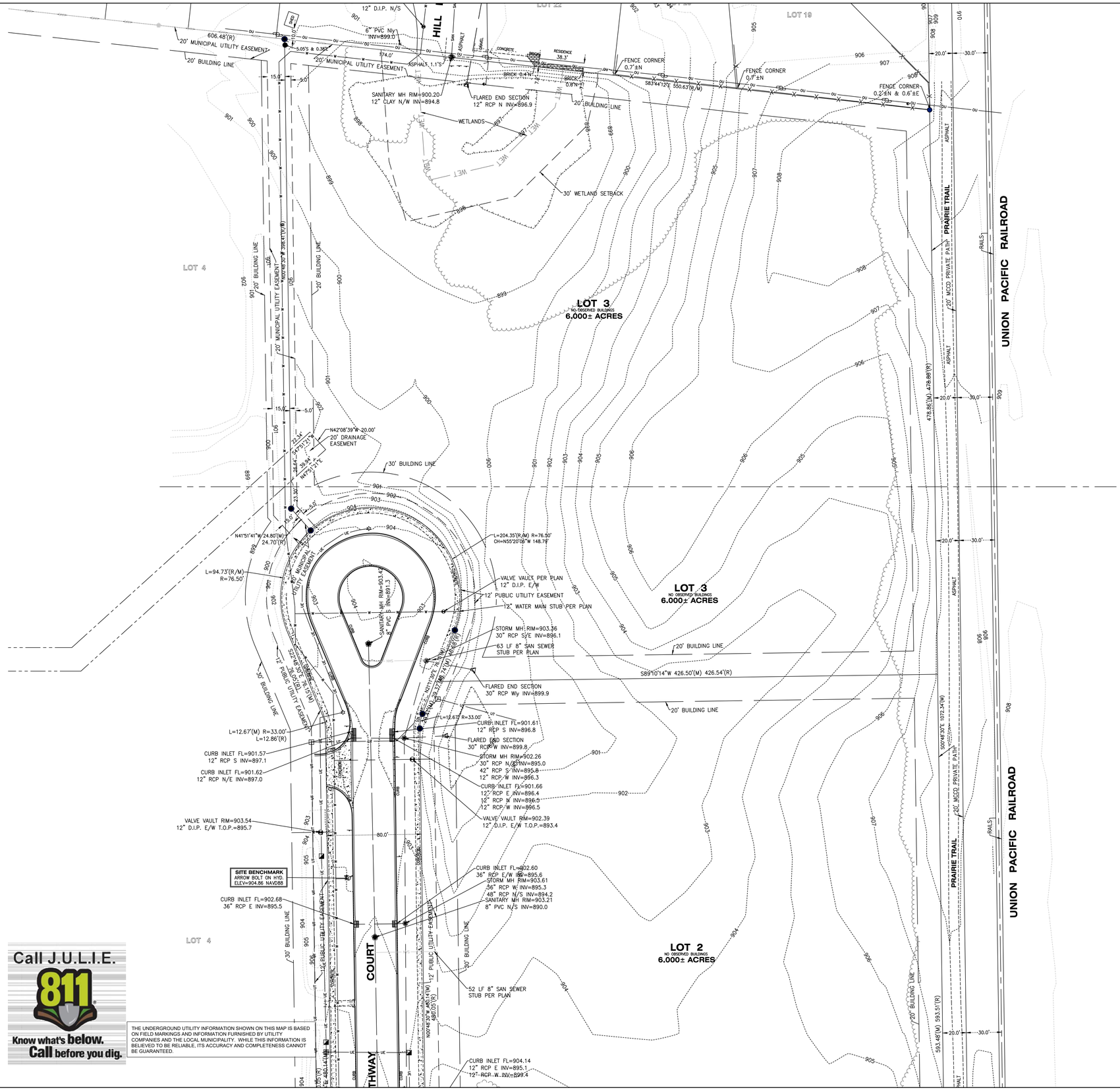
ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C001

MGARNER
C001
22360

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LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
TELEPHONE MANHOLE	SPIKE/NAIL
CLEANOUT	MONUMENT
CATCH BASIN	BENCHMARK
CATCH BASIN (ROUND)	SIGN
ROOF DRAIN	PARKING METER
CULVERT END	FLAG POLE
HYDRANT	8" DECIDUOUS TREE
WATER VALVE	8" CONIFEROUS TREE
GAS VALVE	BUSH
GAS METER	POST
ELECTRIC METER	SOIL BORING
UTILITY PEDESTAL	TRAFFIC SIGNAL
HANDHOLE	LIGHT POLE
VENT	UTILITY POLE
MONITORING WELL	GUY WIRE
	GUY POLE

GENERAL NOTES:

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4. DATUM FOR THE PROJECT SURVEY IS IL EAST ZONE NAD83 (2011). BENCHMARK FOR THE PROJECT SURVEY IS MCHENRY COUNTY GEODETIC CONTROL STATION "CRYSTAL LAKE 2A".

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

Call J.U.L.I.E. 811 Know what's below. Call before you dig.

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THE SIGMA GROUP
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1300 West Canal Street
Milwaukee, WI 53233
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GRAPHIC SCALE
0 40 80

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

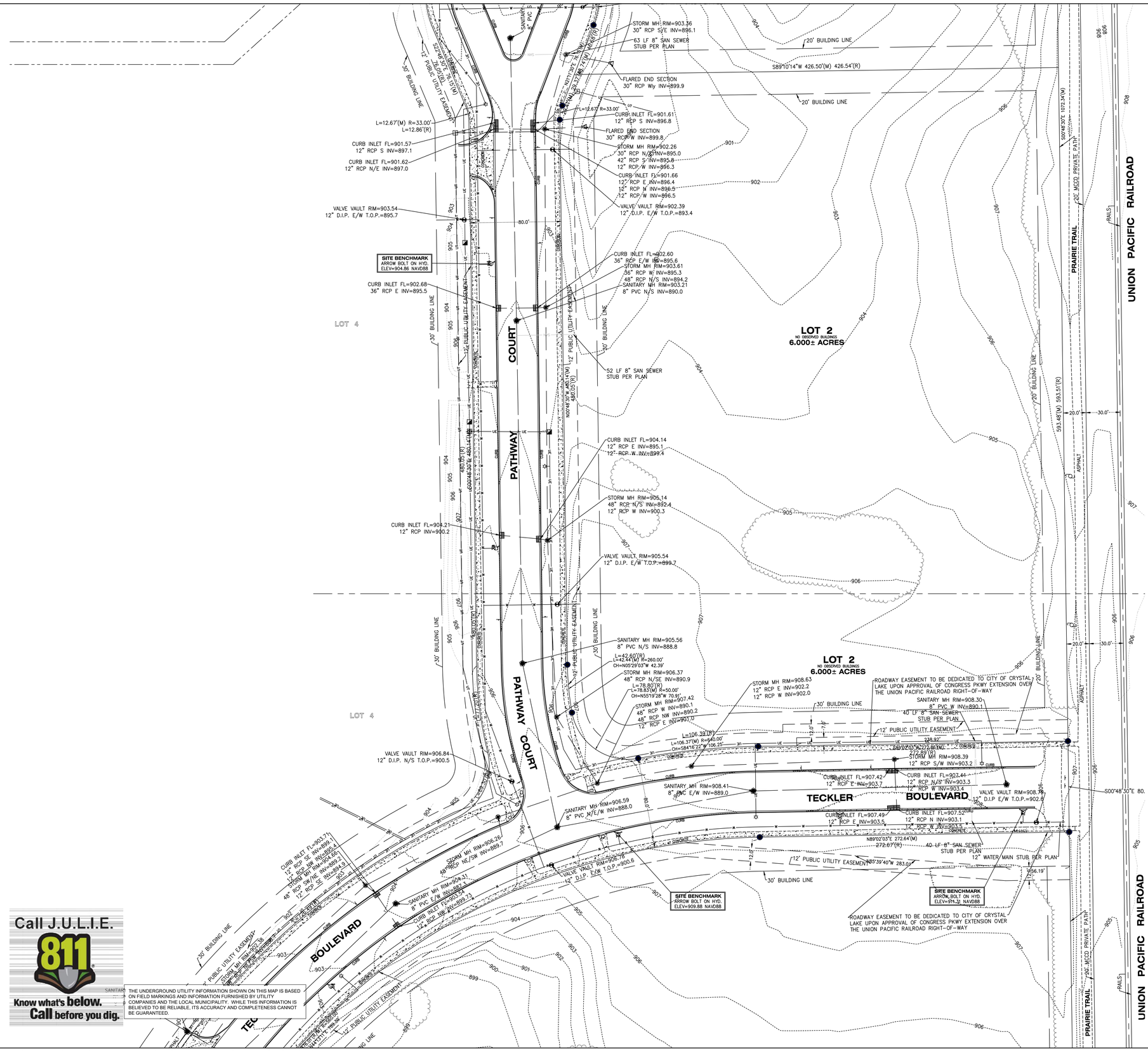
ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C002

2024.03.01
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C002
22360
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2024.03.01



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LEGEND:

SECTION 1/4 SECTION LINE	UNKNOWN MANHOLE
PROPERTY LINE	SANITARY MANHOLE
EASEMENT	STORM MANHOLE
CHAIN LINK FENCE	ELECTRIC MANHOLE
GUARD RAIL	TELEPHONE MANHOLE
METAL FENCE	CLEANOUT
WOOD FENCE	CATCH BASIN
TREE LINE	CATCH BASIN (ROUND)
OH — OVERHEAD UTILITY LINE	ROOF DRAIN
E — ELECTRIC	CULVERT END
T — TELEPHONE	HYDRANT
FO — FIBER OPTIC	WATER VALVE
CTV — CABLE TV	GAS VALVE
SAN — SANITARY SEWER	GAS METER
FS — FORCE MAIN	ELECTRIC METER
ST — STORM SEWER	UTILITY PEDESTAL
W — WATER MAIN	HANDHOLE
G — GAS	VENT
670 — EXISTING CONTOUR	MONITORING WELL
WET — WETLAND	IRON PIPE FOUND/SET
FP — FLOODPLAIN	REBAR FOUND/SET
	CHISELED CROSS FOUND/SET
	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT
	BENCHMARK
	SIGN
	PARKING METER
	FLAG POLE
	8" DECIDUOUS TREE
	8" CONIFEROUS TREE
	BUSH
	POST
	SOIL BORING
	TRAFFIC SIGNAL
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUY POLE

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GRAPHIC SCALE
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IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

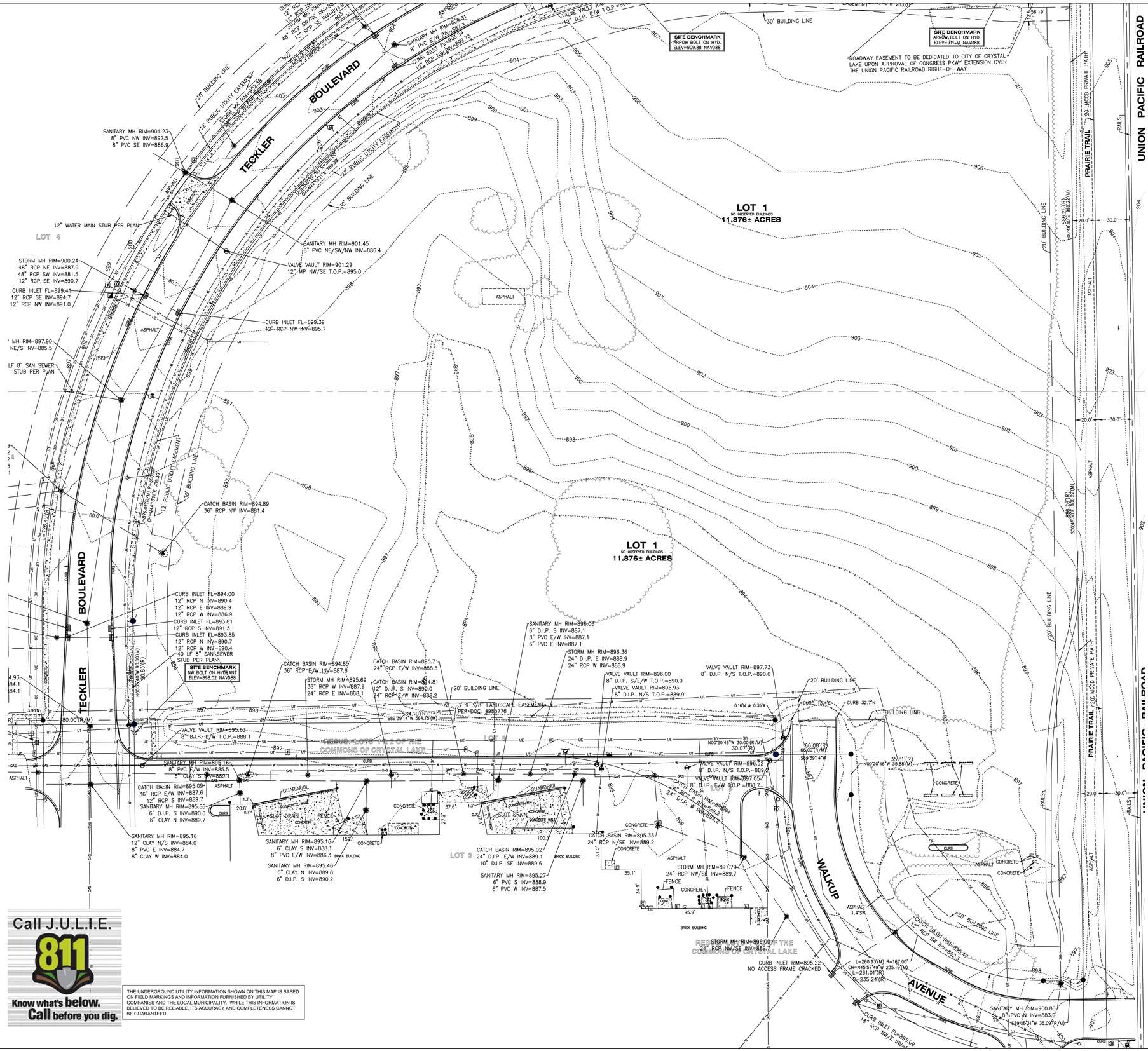
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C003

MGARNER
C003
22360

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2024.03.01



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
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CLEANOUT	MONUMENT
CATCH BASIN	BENCHMARK
CATCH BASIN (ROUND)	SIGN
ROOF DRAIN	PARKING METER
CULVERT END	FLAG POLE
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GAS VALVE	BUSH
GAS METER	POST
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HANDHOLE	LIGHT POLE
VENT	UTILITY POLE
MONITORING WELL	GUY WIRE
	GUY POLE

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295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

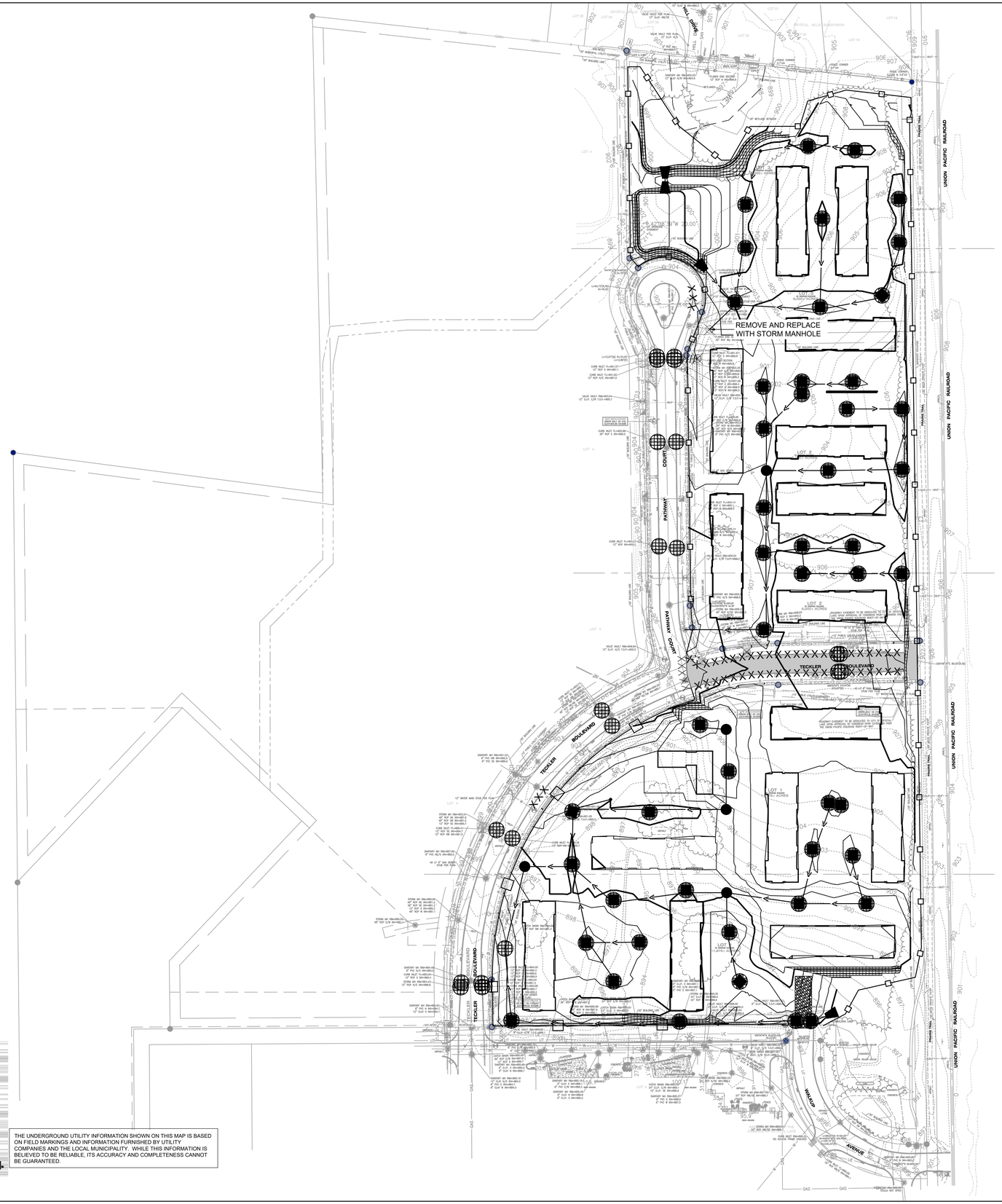
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C004

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2024.03.01



LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (C C400)
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- CURB REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

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5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PREPARATION & EROSION CONTROL

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

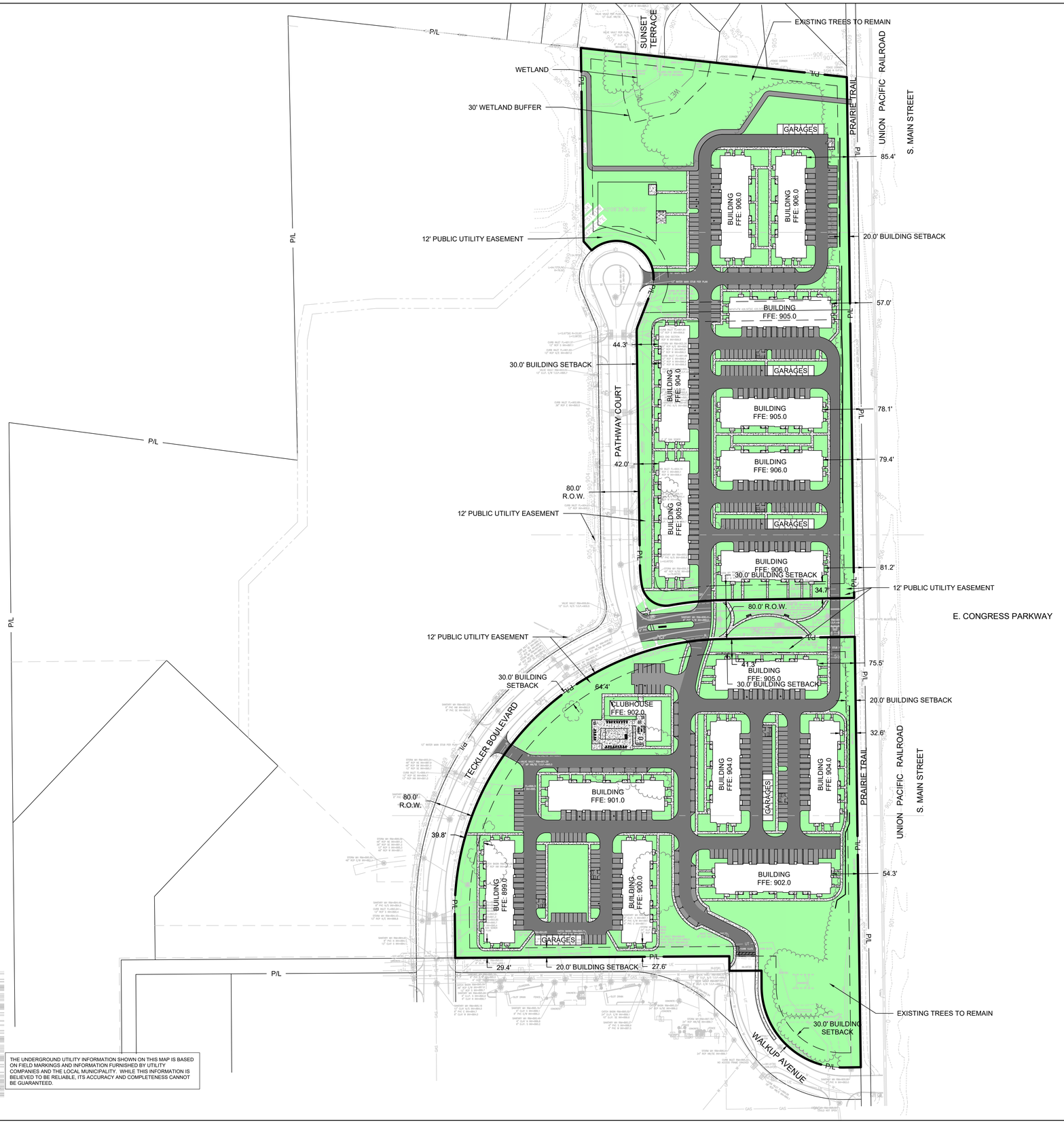
NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C005

MGARNER C005 22360

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2024.03.01



LOTS 2 & 3 (NORTH)			
SITE AREA	522665	11.999 AC	
PROPOSED IMPERVIOUS AREA	281455	6.461 AC	53.8 %
PROPOSED GREENSPACE AREA	241210	5.537 AC	46.2 %

LOT 1 (SOUTH)			
SITE AREA	517339	11.876 AC	
PROPOSED IMPERVIOUS AREA	290671	6.673 AC	56.2 %
PROPOSED GREENSPACE AREA	226667.79	5.204 AC	43.8 %

R.O.W.			
SITE AREA (DISTURBED)	37965	0.872 AC	
EXISTING IMPERVIOUS AREA	21177	0.486 AC	
PROPOSED IMPERVIOUS AREA	16102	0.370 AC	42.4 %
PROPOSED GREENSPACE AREA	21863	0.502 AC	57.6 %

SITE INFORMATION			
SITE AREA	1077969	24.747 AC	
SITE DISTURBED AREA	1077969	24.747 AC	
EXISTING IMPERVIOUS AREA	21177	0.486 AC	
PROPOSED IMPERVIOUS AREA	593303	13.620 AC	55.0 %
PROPOSED GREENSPACE AREA	484665	11.126 AC	45.0 %

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

GENERAL NOTES:

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N

GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

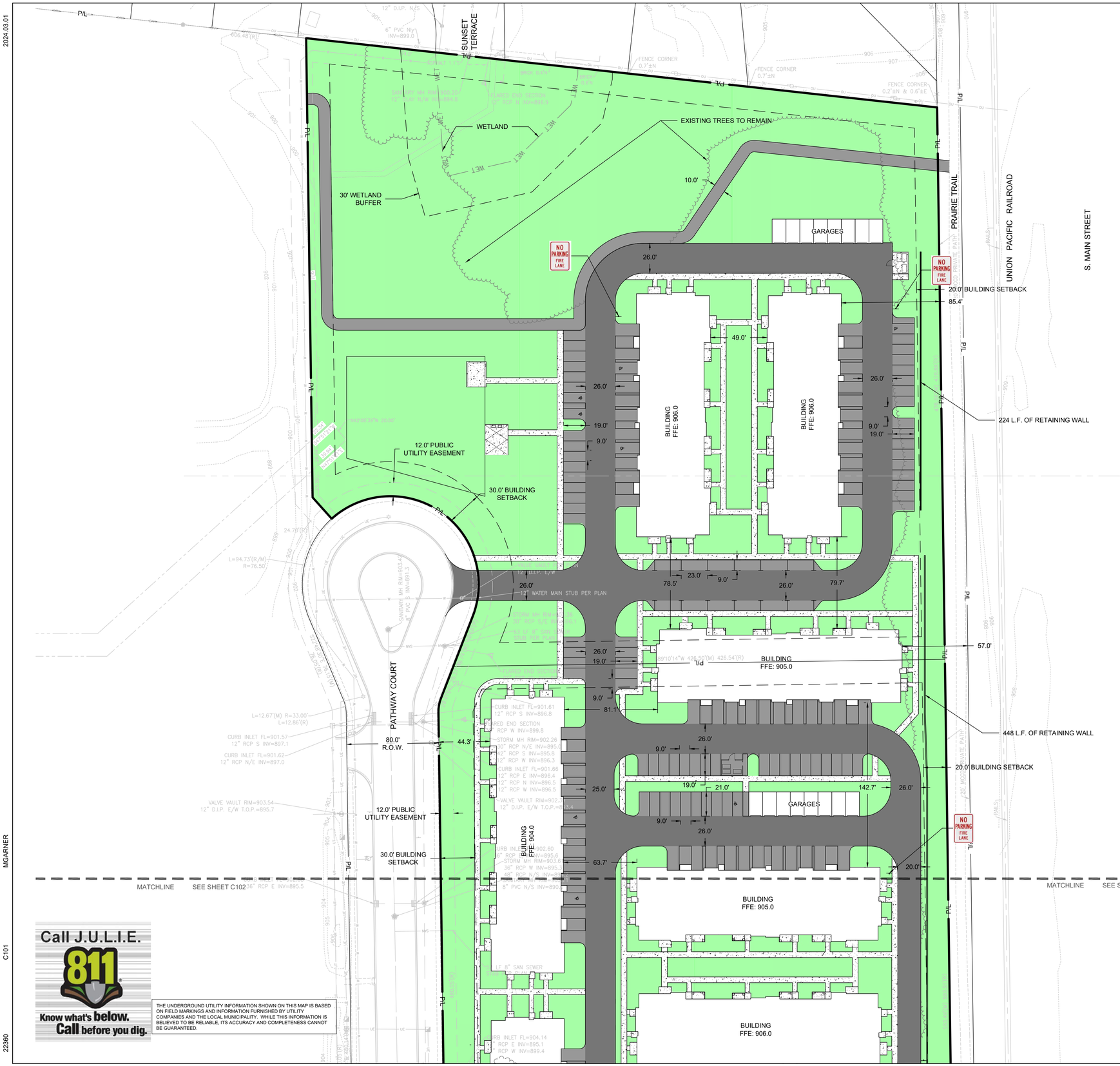
NO.	REVISION	DATE

PROJECT NO:	22360
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PLOT DATE:	2024.03.01
DRAWN BY:	----
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C100

MGARNER C100 22360

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MGARNER

C101

22360

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GRAPHIC SCALE 0 40 80

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CRYSTAL LAKE, IL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

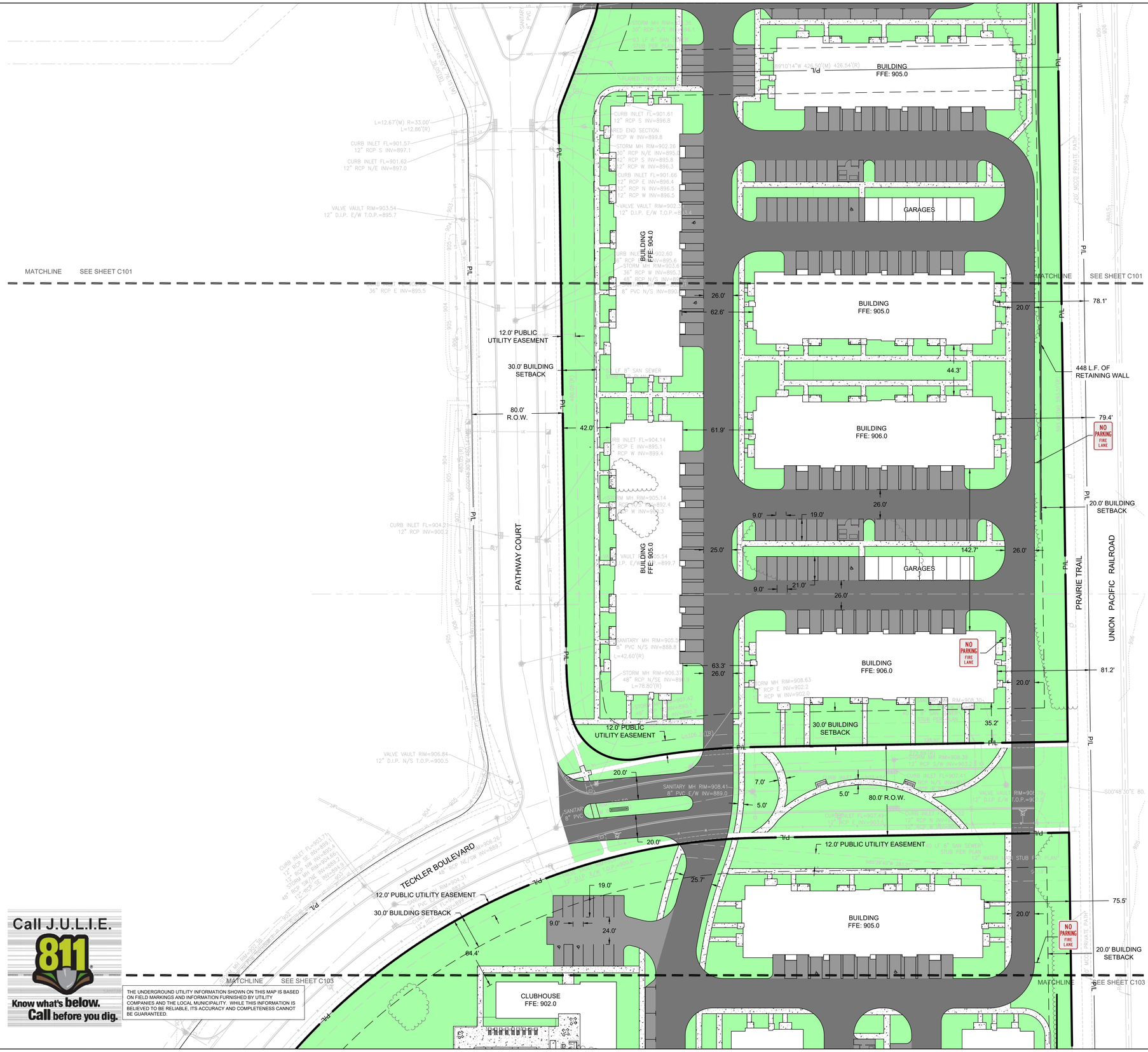
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DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C101

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GRAPHIC SCALE
0 40 80

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Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

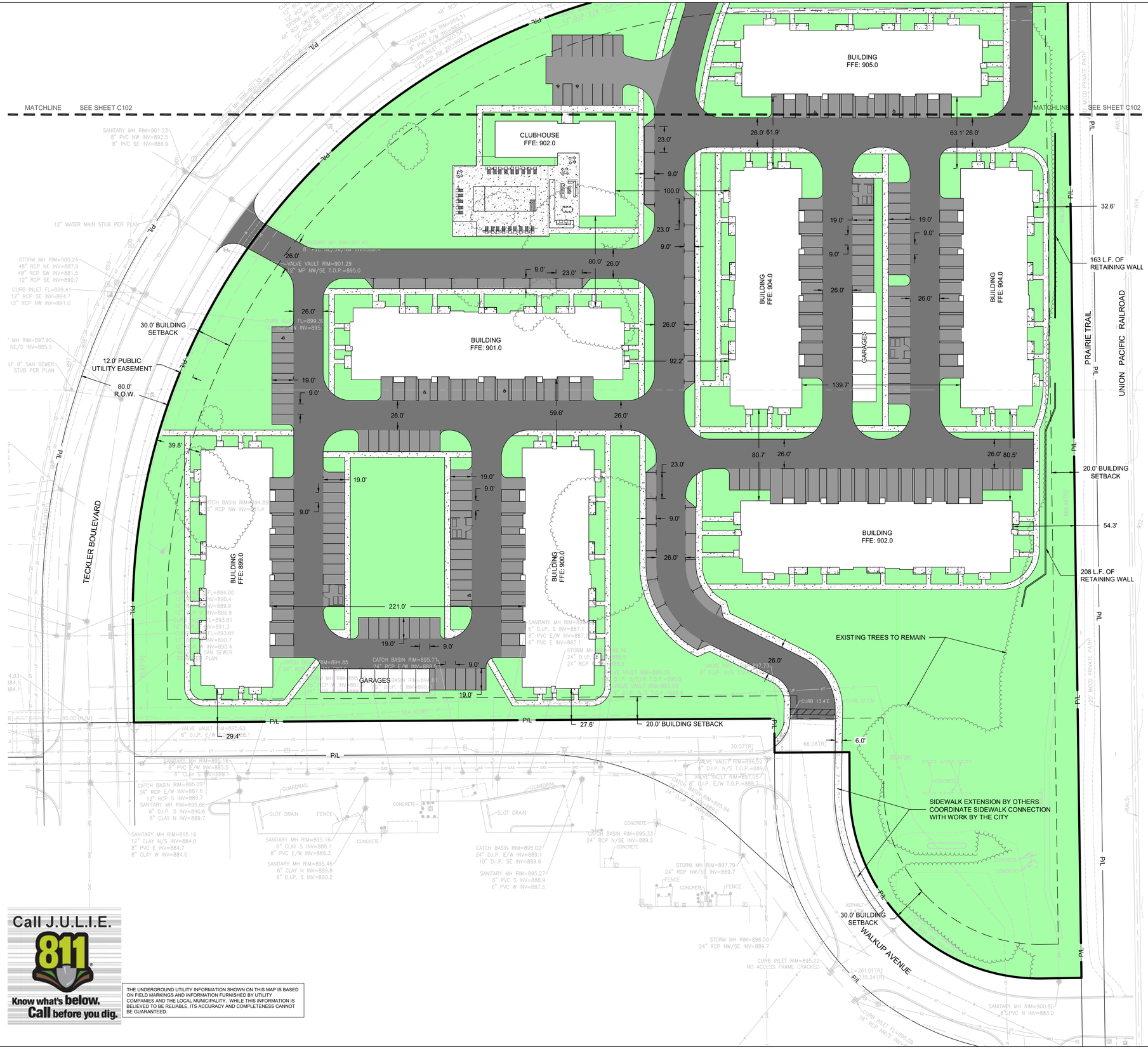
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C102

2024.03.01 MGARNER C102 22360

I:\Three Leaf Development\22360 - Crystal Lake Residential\060 CAD\030_Production Sheets\100_Civil\C100 Site Plan.dwg

2024.03.01



LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

GENERAL NOTES:

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GRAPHIC SCALE 0 40 80

IMMANUEL LUTHERAN RESIDENTIAL
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SITE PLAN

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ISSUANCE	DATE

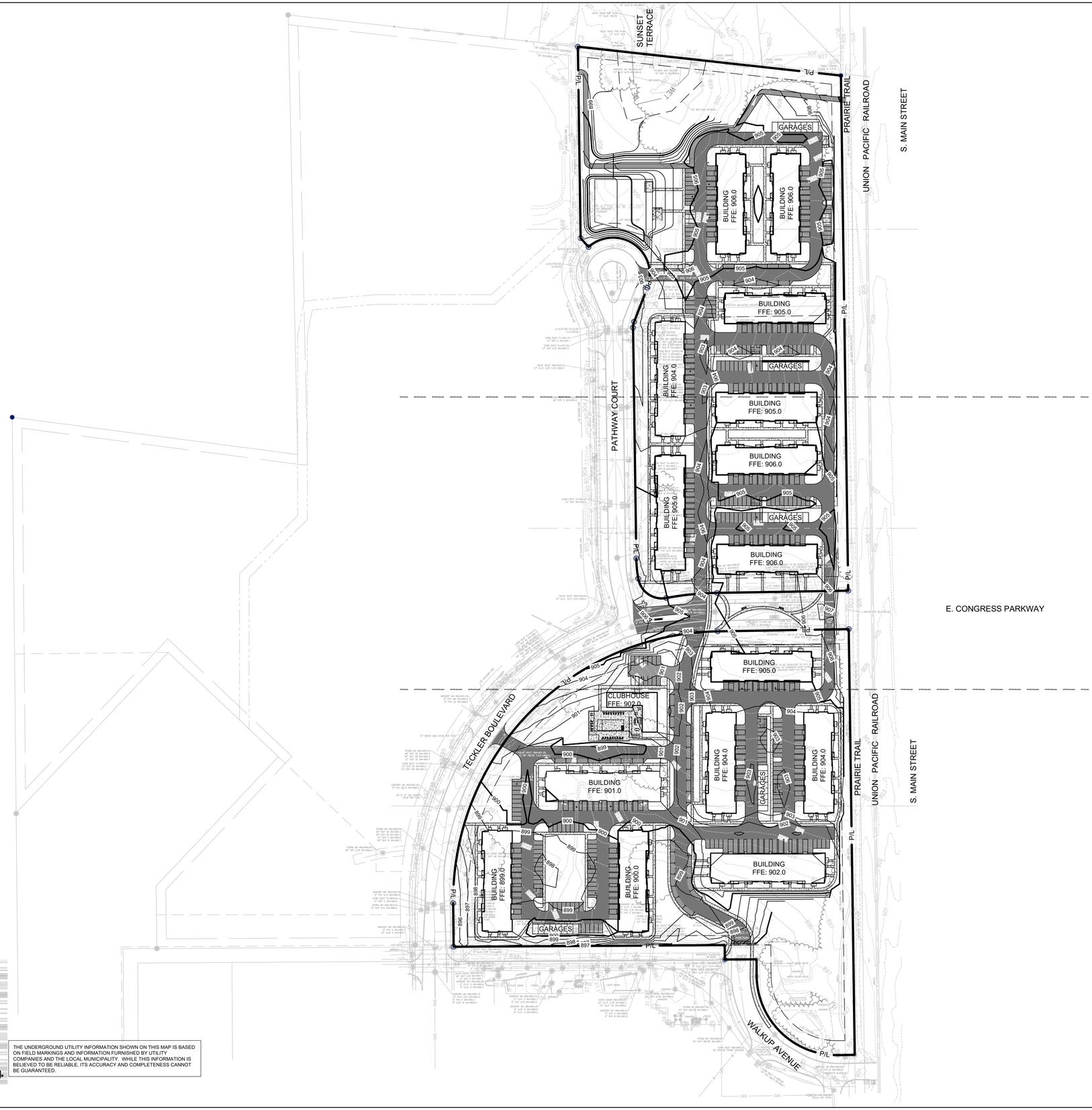
NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C103

MGARNER C103 22360

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2024.03.01



LEGEND:

- A C401 — 5" THICK CONCRETE WALK
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- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)
- GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C, 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- TW: 100.00 BW: 100.00 — PROPOSED TOP OF WALL AT FINISHED GRADE PROPOSED BOTTOM OF WALL AT FINISHED GRADE
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GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

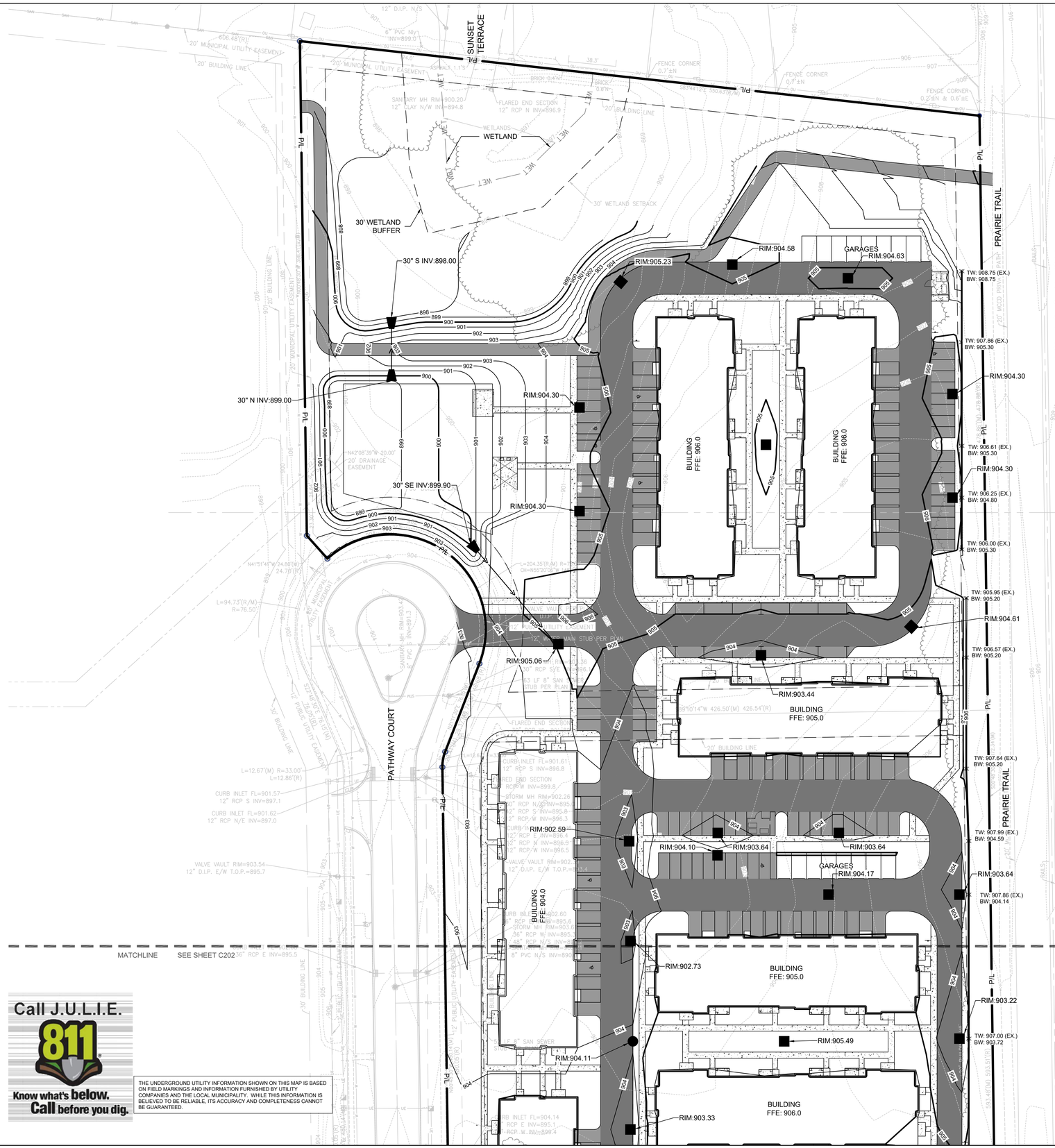
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DESIGN DATE:	----
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DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C200

MGARNER
C200
22360

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2024.03.01



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GRAPHIC SCALE 0 40 80

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295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C201

MGARNER C201 22360

I:\Three Leaf Development\22360 - Crystal Lake Residential\060 CAD\030_Production Sheets\100_Civil\C200 Grading Plan.dwg

2024.03.01

MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C203

RIM:902.59
RIM:904.10
RIM:903.64
RIM:903.64
GARAGES
RIM:904.17
TW: 907.99 (EX.)
BW: 904.59
RIM:903.64
TW: 907.86 (EX.)
BW: 904.14
BUILDING
FFE: 904.0
RIM:902.73
BUILDING
FFE: 905.0
RIM:903.22
RIM:905.49
TW: 907.00 (EX.)
BW: 903.72
RIM:904.11
BUILDING
FFE: 906.0
RIM:903.33
RIM:904.26
RIM:904.26
TW: 905.19 (EX.)
BW: 906.10
RIM:903.43
BUILDING
FFE: 905.0
GARAGES
RIM:904.86
RIM:904.86
RIM:904.06
BUILDING
FFE: 906.0
RIM:903.34
RIM:900.55
RIM:901.44
BUILDING
FFE: 905.0
CLUBHOUSE
FFE: 902.0
RIM:900.87
RIM:900.90
RIM:898.80
RIM:901.53
RIM:902.73
RIM:902.76
BUILDING
FFE: 904.0
BUILDING
FFE: 904.0
TW: 907.15 (EX.)
BW: 907.00
TW: 906.63 (EX.)
BW: 904.00
TW: 905.89 (EX.)
BW: 904.00
TW: 905.02 (EX.)
BW: 904.00
PATHWAY COURT
TECKLER BOULEVARD
PRAIRIE TRAIL
UNION PACIFIC RAILROAD
P/L
30' BUILDING LINE
ROADWAY EASEMENT TO BE DEDICATED TO CITY OF CRYSTAL LAKE UPON APPROVAL OF CONGRESS PKWY EXTENSION OVER THE UNION PACIFIC RAILROAD RIGHT-OF-WAY
12' PUBLIC UTILITY EASEMENT
40' LF 8" SAN. STUB PER PLAN
12" WATER STUB PER PLAN
CURB INLET FL=901.62
12" RCP N/E INV=897.0
VALVE VAULT RIM=903.54
12" D.I.P. E/W T.O.P.=895.7
CURB INLET FL=902.60
12" RCP E INV=895.6
STORM MH RIM=903.6
36" RCP W INV=895.
48" RCP N/S INV=890.
8" PVC N/S INV=890.
36" RCP E INV=895.5
CURB INLET FL=904.14
12" RCP E INV=895.1
12" RCP W INV=894.4
STORM MH RIM=905.14
12" RCP E INV=892.4
12" RCP W INV=893.3
CURB INLET FL=904.27
12" RCP INV=900.2
VALVE VAULT RIM=905.54
12" D.I.P. E/W T.O.P.=899.7
SANITARY MH RIM=905.5
8" PVC N/S INV=888.8
L=42.60'(R)
L=42.44'(M) R=260.00'
CH=N05°29'03"W 42.39'
STORM MH RIM=906.3
48" RCP N/SE INV=8
L=78.80'(R)
L=106.37'(M) R=260.00'
CH=N12°45'00"W 106.09'
VALVE VAULT RIM=906.84
12" D.I.P. N/S T.O.P.=900.5
SANITARY MH RIM=908.41
8" PVC E/W INV=889.0
SANITARY MH RIM=901.23
8" PVC NW INV=892.5
8" PVC SE INV=886.9
VALVE VAULT RIM=901.29
12" D.I.P. NW/SE T.O.P.=895.0
CURB INLET FL=907.42
12" RCP E INV=903.5
CURB INLET FL=907.49
12" RCP N INV=90
12" RCP W INV=90
VALVE VAULT RIM=90
12" D.I.P. E/W T.O.P.=90
CURB INLET FL=903.71
12" RCP SE INV=899.4
12" RCP SW INV=899.2
48" RCP NW INV=894.61
12" RCP SE INV=894.3
SANITARY MH RIM=904.37
8" PVC E/W INV=892.
CURB INLET FL=903.23
12" RCP NW INV=899.0
12" RCP SW INV=899.0
48" RCP NE/SW INV=889.7
CURB INLET FL=906.30
12" RCP INV=895.
CURB INLET FL=906.14
12" RCP INV=895.
CURB INLET FL=906.30
12" RCP INV=895.
S00°48'30"W 593.48'(M)
593.51'(R)
N89°39'40"W 283.07'
272.67'(R)
S00°48'30"W 593.48'(M)
593.51'(R)
N89°39'40"W 283.07'
272.67'(R)
CURB INLET FL=906.26
12" RCP INV=899.7
CURB INLET FL=906.7
12" RCP INV=899.7
CURB INLET FL=906.3
12" RCP INV=895.
VALVE VAULT RIM=906.
12" D.I.P. E/W T.O.P.=
MCD PRIVATE PATH
MGARNER
C202
22360

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GRADING PLAN

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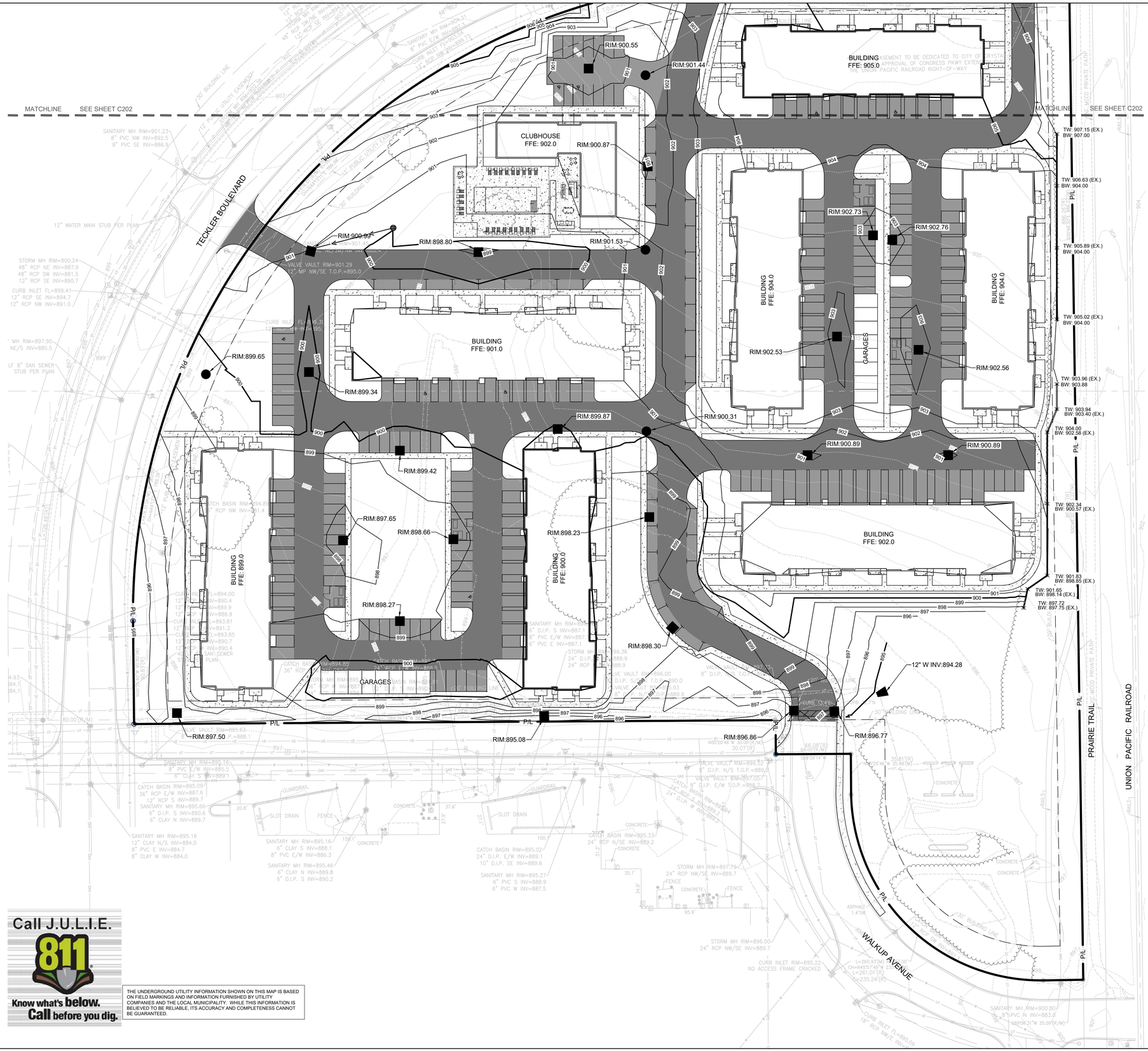
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CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C202

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2024.03.01



LEGEND:

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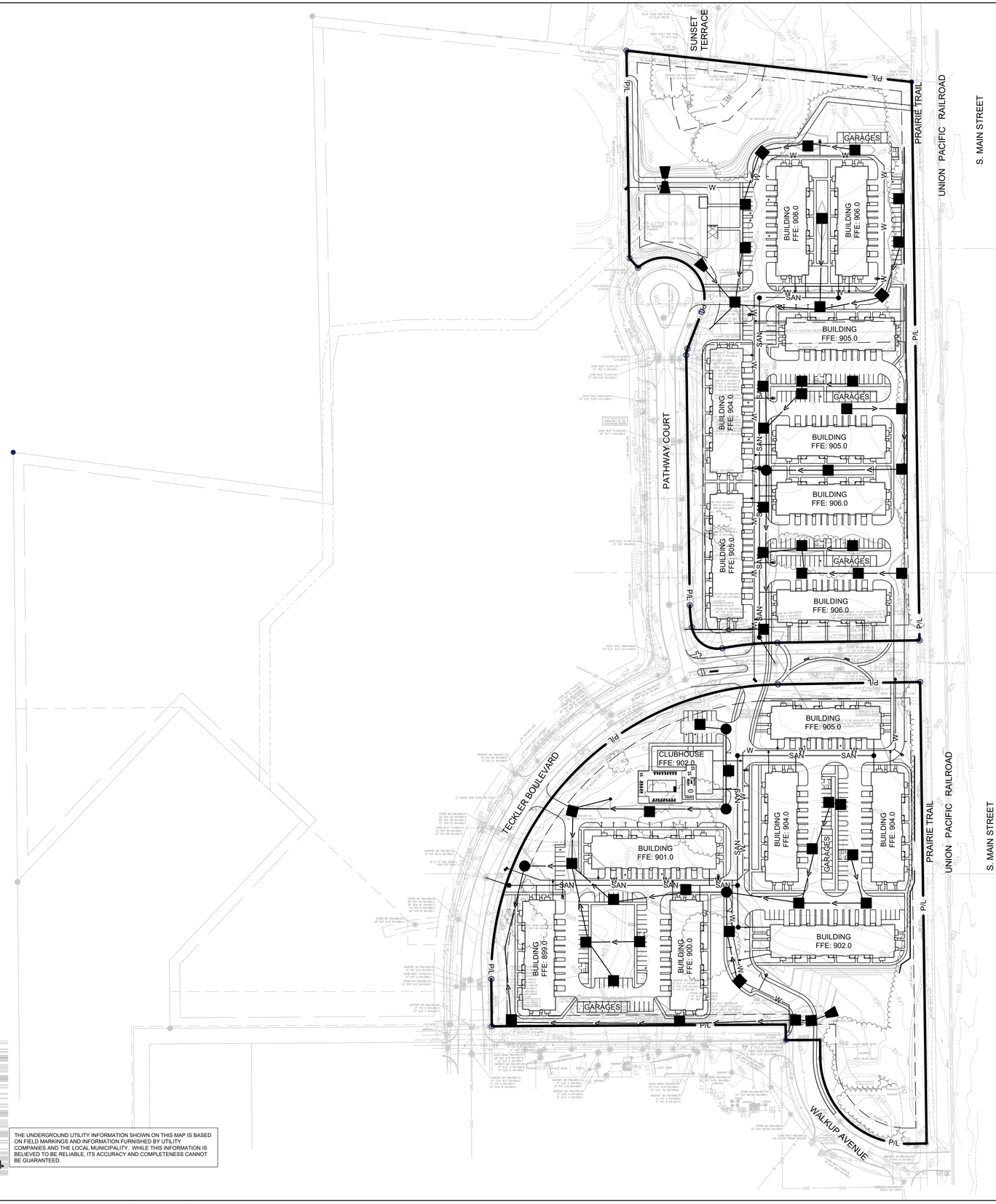
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SHEET NO:
C203

MGARNER
C203
22360

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2024.03.01



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED HYDRANT/SERVICE VALVE
- PROPOSED VALVE VAULT

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GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

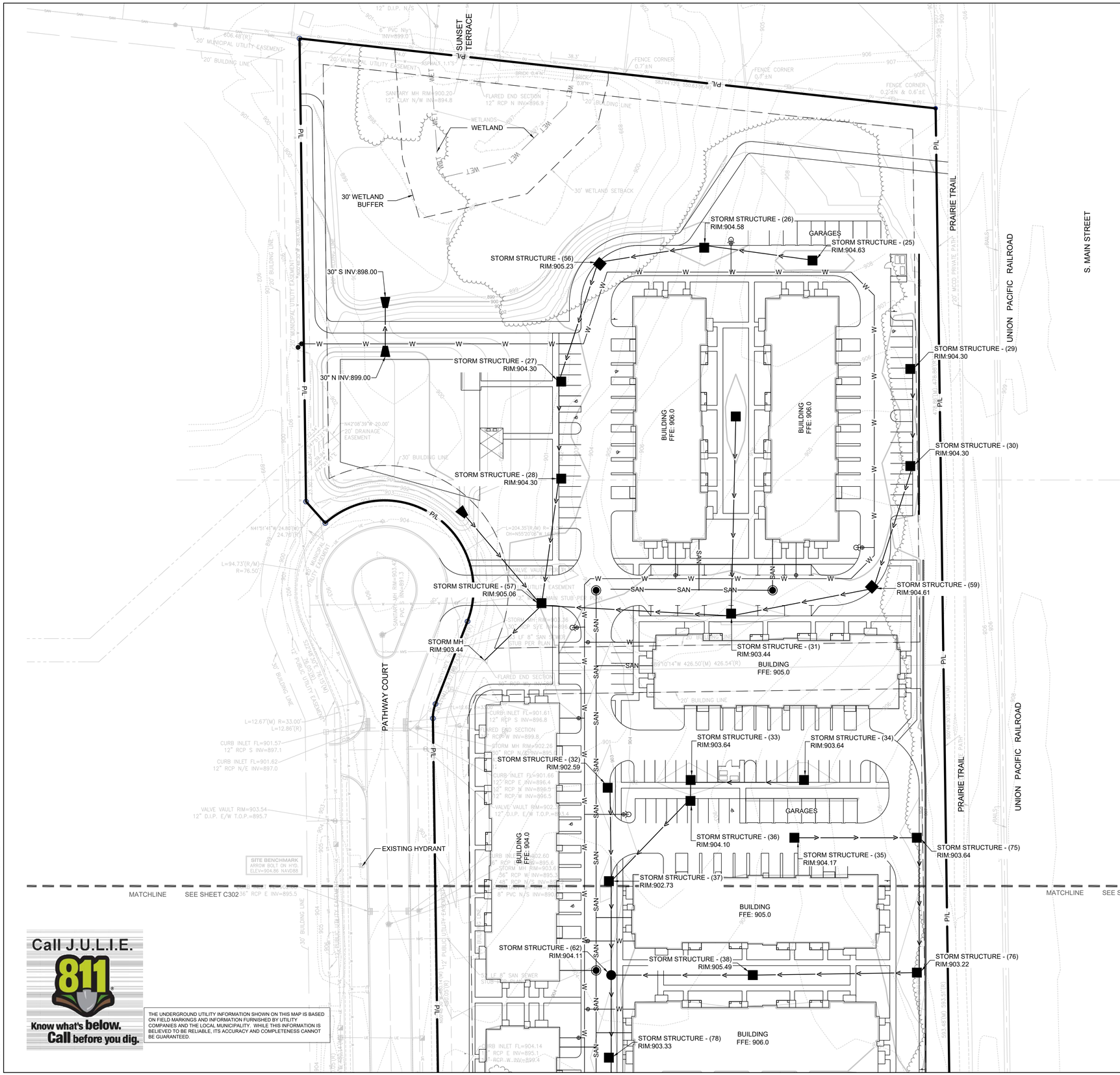
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C300

MGARNER C300 22360

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2024.03.01



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- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
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IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C301

MGARNER C301 22360

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2024.03.01

STORM MH RIM:903.44

STORM STRUCTURE - (31) RIM:903.44

BUILDING FFE: 905.0

STORM STRUCTURE - (33) RIM:903.64

STORM STRUCTURE - (34) RIM:903.64

STORM STRUCTURE - (32) RIM:902.59

GARAGES

STORM STRUCTURE - (36) RIM:904.10

STORM STRUCTURE - (35) RIM:904.17

STORM STRUCTURE - (75) RIM:903.64

EXISTING HYDRANT

SITE BENCHMARK ARROW BOLT ON HYD. ELEV=904.86 NAVD88

MATCHLINE SEE SHEET C301

STORM STRUCTURE - (37) RIM:902.73

BUILDING FFE: 904.0

BUILDING FFE: 905.0

STORM STRUCTURE - (62) RIM:904.11

STORM STRUCTURE - (38) RIM:905.49

STORM STRUCTURE - (76) RIM:903.22

STORM STRUCTURE - (78) RIM:903.33

BUILDING FFE: 906.0

STORM STRUCTURE - (39) RIM:904.26

STORM STRUCTURE - (40) RIM:904.26

STORM STRUCTURE - (65) RIM:903.43

PATHWAY COURT

BUILDING FFE: 905.0

GARAGES

STORM STRUCTURE - (77) RIM:904.06

STORM STRUCTURE - (42) RIM:904.86

STORM STRUCTURE - (41) RIM:904.86

BUILDING FFE: 906.0

STORM EX MH 1.0 RIM:???

STORM STRUCTURE - (66) RIM:903.34

EXISTING HYDRANT

EXISTING HYDRANT

TECKLER BOULEVARD

STORM STRUCTURE - (80) RIM:900.55

STORM STRUCTURE - (81) RIM:901.44

BUILDING FFE: 905.0

CLUBHOUSE FFE: 902.0

STORM STRUCTURE - (82) RIM:900.87

MATCHLINE SEE SHEET C303

MATCHLINE SEE SHEET C303

P/L

PRAIRIE TRAIL

UNION PACIFIC RAILROAD

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GRAPHIC SCALE 0 40 80

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

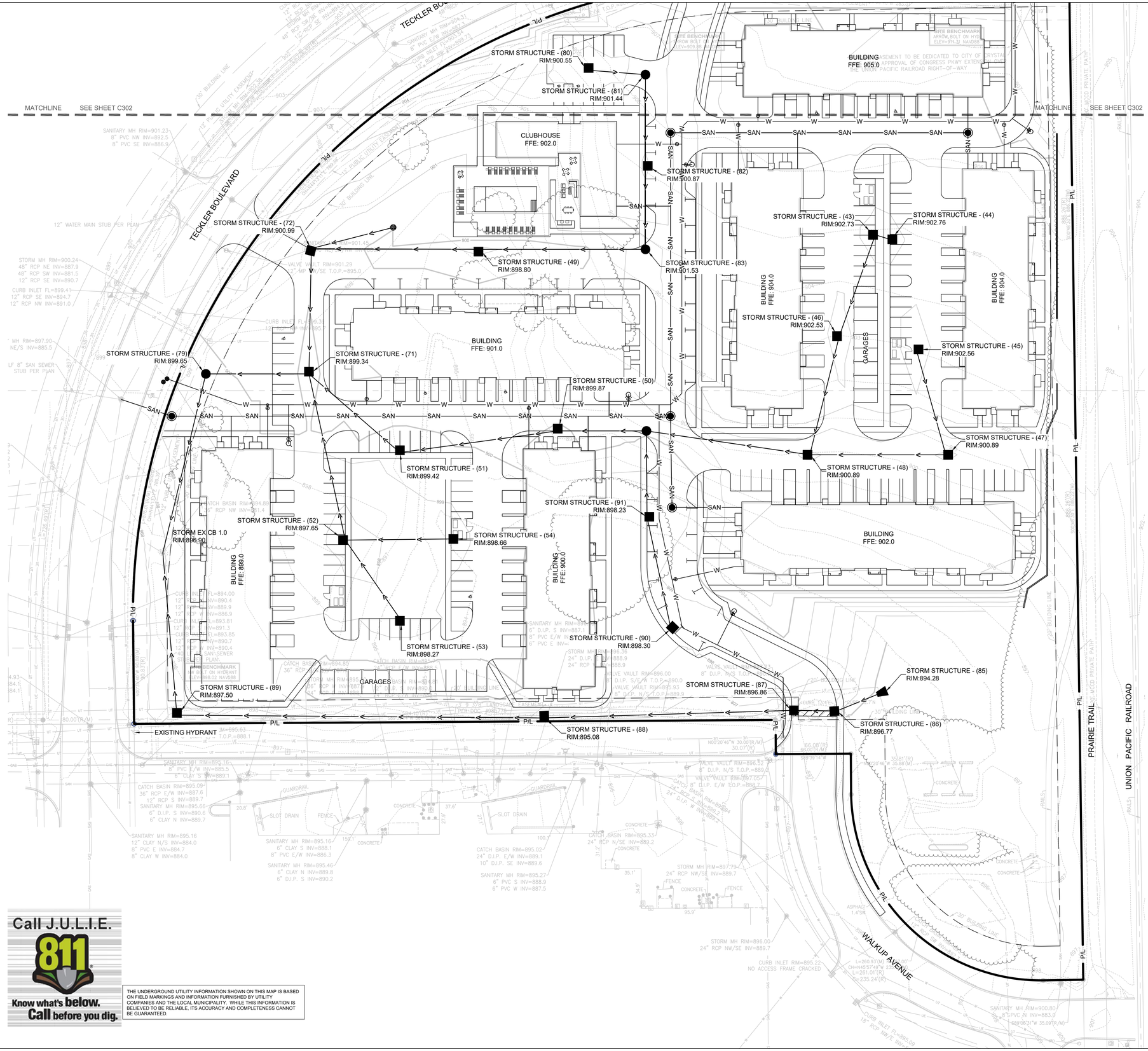
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C302

MCARNER C302 22360

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2024.03.01



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2024.03.01

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

GE-02b

TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

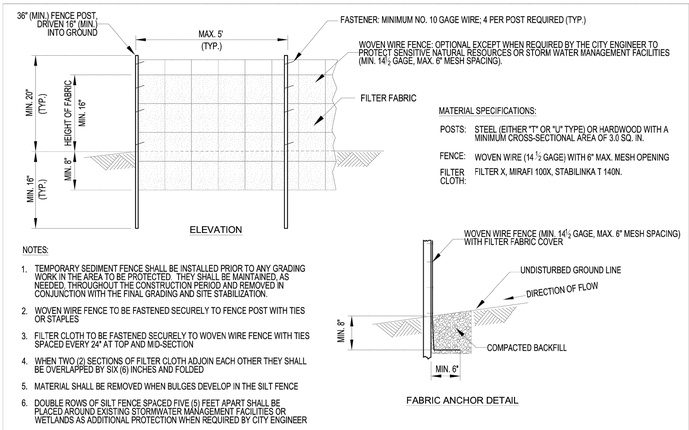
EROSION CONTROL:

1. All specified erosion control measures shall be installed and maintained per the requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES permit.
2. All slopes 4:1 or steeper shall be sodded or blanketed immediately after mass earthwork.
3. All overland flow routes to be stabilized by sod or blanket.
4. Erosion control measures to be inspected and approved by City Engineering Division prior to additional work on site.
5. Continuous monitoring of erosion control measures is required. Maintain records of weekly reports per the City of Crystal Lake Stormwater Ordinance.
6. The Contractor shall implement any additional erosion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stormwater Ordinance.
7. All storm sewer catch basins, sumps and/or retention basins provided are to be cleaned at the end of construction of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
8. Rip-rap material RR 2 (6") - RR4 (16") shall be in accordance with Article 281
9. Projects of 1 Acre or greater must obtain an NPDES permit prior to commencement of any construction activity.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02b	
2. 02/25/2020		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

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EC-01



NOTES:

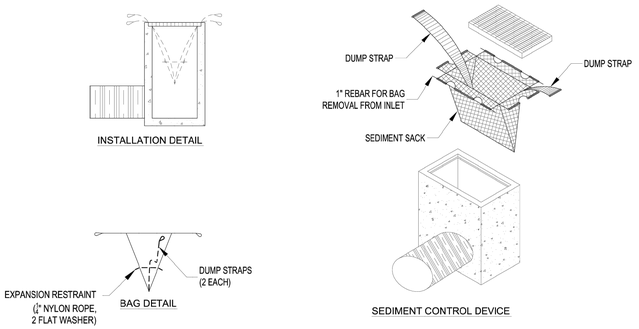
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	SILT FENCE	EC-01	
2.		Date: 12/4/2012	
3.		Drawn DD	Checked AW
4.			

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A SILT FENCE - COCL EC-01
SCALE:NTS

EC-04

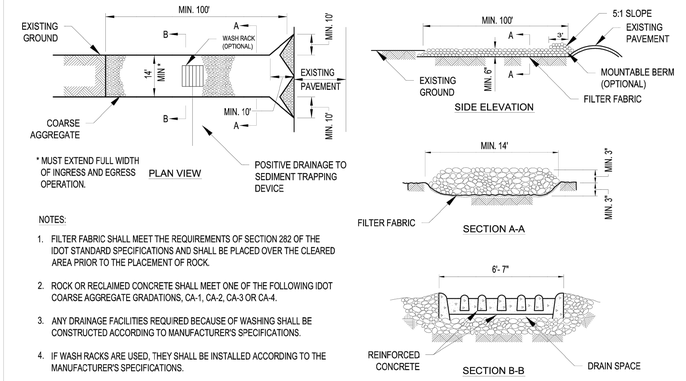


Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	INLET SEDIMENT CONTROL DEVICE	EC-04	
2.		Date: 11/2/2007	
3.		Drawn EM	Checked AW
4.			

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B INLET SEDIMENT CONTROL DEVICE - COCL EC-04
SCALE:NTS

EC-02



NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	
2.		Date: 07/31/2012	
3.		Drawn DD	Checked AW
4.			

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C CONSTRUCTION ENTRANCE - COCL EC-02
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

EROSION CONTROL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

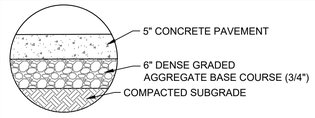
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C400

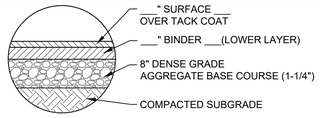
MGARNER
C400
22360

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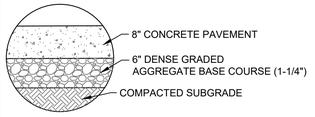
2024.03.01



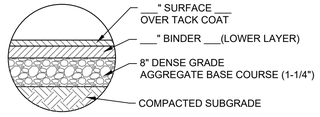
A CONCRETE SIDEWALK SECTION
SCALE:NTS



C ASPHALT PAVEMENT SECTION
SCALE:NTS

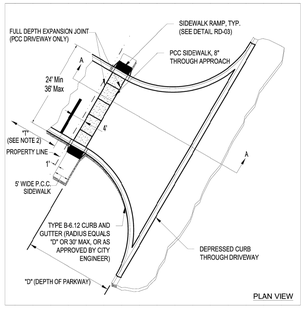


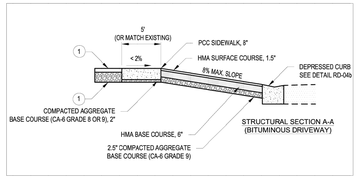
B CONCRETE PAVEMENT SECTION
SCALE:NTS

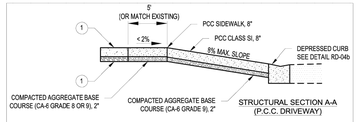


D ASPHALT PAVEMENT SECTION - HD
SCALE:NTS

RD-01a







NOTES:

1. MAX. CONSTRUCTED APPROACH GRADE = 8%. APPROACH SHALL BE DESIGNED AT 6% UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FOR THICKNESS OF PAVEMENT "T", VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE A MINIMUM OF 9 INCHES. FOR HMA BASE COURSE PAVEMENT SECTIONS THE GUTTER FLAG SHALL BE SAME THICKNESS AS PAVEMENT STRUCTURE.
3. TRANSITION FROM FULL CURB TO DEPRESSED CURB IN 2 LINEAL FEET, WHEN APPLICABLE.

LEGEND:

(1) FOR PARKING LOT SEE UNIFIED DEVELOPMENT ORDINANCE, APPENDIX SECTION A-700.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	DRIVEWAY: COMMERCIAL APPROACH	RD-01a	
2. 02/25/2020		Date: 01/30/15	
3. 08/18/2023 JRG - Update curb radius and transitions details		Drawn DD	Checked AW
4.			

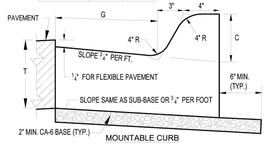
City of Crystal Lake Illinois

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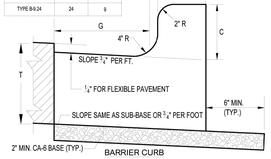
G DRIVEWAY COMMERCIAL APPROACH
SCALE:NTS

RD-05a

MOUNTABLE CURB DIMENSIONS FOR "G" AND "C"		
CURB TYPE	"G" (INCHES)	"C" (INCHES)
TYPE M-6.24	24	6
TYPE M-6.18	18	6
TYPE M-6.12	12	6
TYPE M-6.06	6	6
TYPE M-4.12	12	4
TYPE M-3.24	24	3



BARRIER CURB DIMENSIONS FOR "G" AND "C"		
CURB TYPE	"G" (INCHES)	"C" (INCHES)
TYPE B-6.24	24	6
TYPE B-6.18	18	6
TYPE B-6.12	12	6
TYPE B-9.24	24	9
TYPE B-9.12	12	9
TYPE B-9.18	18	9



NOTES:

THICKNESS - T - THICKNESS OF PAVEMENT WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE OR RIGID PAVEMENT. THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE 9". ALSO, TIE BARS SHALL BE OMITTED.

DRAINAGE OPENINGS - AT ALL LOCATIONS WHERE METAL CASTINGS ARE TO BE INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PRE FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER, SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF 5 FT. FROM EACH SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL CASTING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 REBARS (L = 12' + CASTING LENGTH + 12") SHALL BE INCORPORATED IN THE CONTINUOUS OF CONCRETE GUTTER IN FRONT OF THE CASTING.

TRANSITIONS - THE TRANSITION FROM FULL HEIGHT CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.

(2) - NO. 4 STEEL REINFORCING BARS SHALL BE INCORPORATED OVER TRENCH CROSSINGS IF REQUIRED BY THE CITY ENGINEER.

JOINTS - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606.06 OF THE STANDARD SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS:

CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN THE CURB OR CURB AND GUTTER IN PROLONGATION WITH JOINTS IN ADJACENT P.C.C. PAVEMENT OR BASE COURSE.

WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" THICK PRE FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT POINTS OF CURVATURE FOR SHORT RADIUS CURVES AND AT CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 15 FEET.

ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 1" x DIA. X 18" COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.

ALL CONSTRUCTION JOINTS SHALL BE PROVIDED WITH ¾" DIA. DEFORMED STEEL TIE BARS 30" LONG CONFORMING TO AASHTO M-31 OR M-53. TIE BARS SHALL BE PLACED ON 9'" CENTERS (MINIMUM 2 PER JOINT).

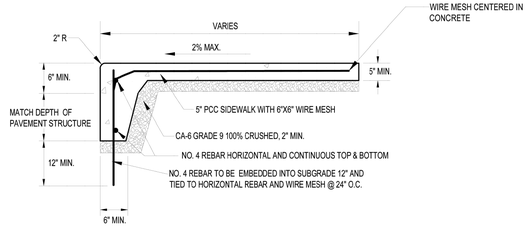
EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 100 FEET.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB: CONCRETE CURB AND GUTTER	RD-05a	
2. KL 1/25/2021 M-4.12 ADDED		Date: 08/21/2018	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

E CONCRETE CURB AND GUTTER
SCALE:NTS

RD-05c



NOTES:

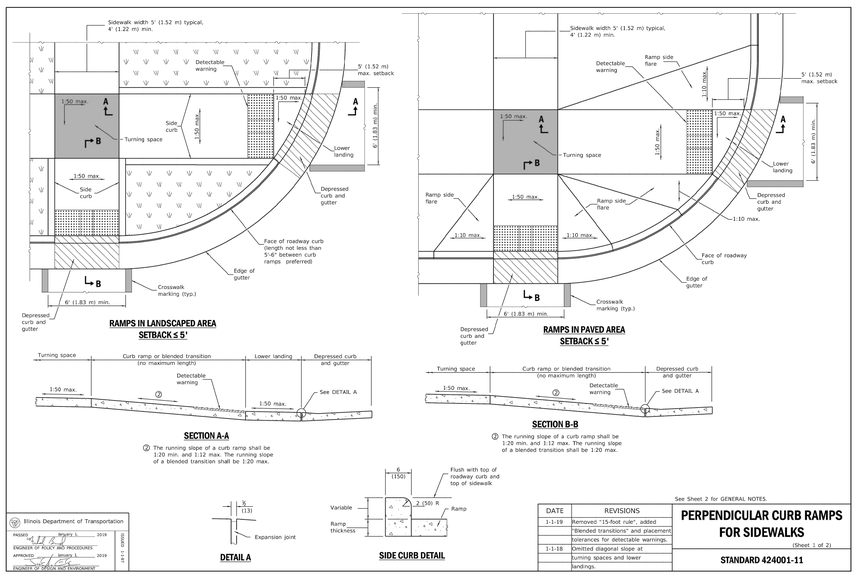
1. CLASS SI CONCRETE SHALL BE USED THROUGHOUT (UNLESS OTHERWISE NOTED)
2. ALL REBAR AND WIRE MESH SHALL BE SURROUNDED BY 2" MINIMUM THICKNESS OF CONCRETE
3. REBAR AND WIRE MESH TO BE INSPECTED PRIOR TO CONCRETE POUR

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CURB: SIDEWALK WITH INTEGRAL CURB	RD-05c	
2. 4/30/2021 KL 5" PCC THICKNESS		Date: 05/19/2015	
3.		Drawn JH	Checked AW
4.			

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS

F SIDEWALK WITH INTEGRAL CURB
SCALE:NTS

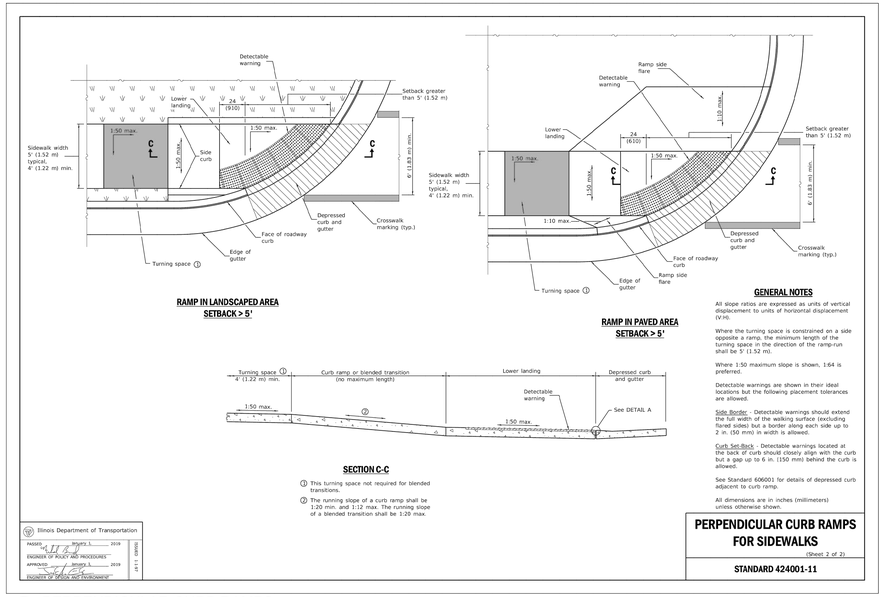


Illinois Department of Transportation
PASSED Wyatt L. 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED Wyatt L. 2019
ENGINEER OF LOCAL ROAD PROGRAMMING
03/05/19 1:18 P

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)
STANDARD 424001-11

H PERPENDICULAR CURB RAMPS
SCALE:NTS



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED Wyatt L. 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED Wyatt L. 2019
ENGINEER OF LOCAL ROAD PROGRAMMING
03/05/19 1:18 P

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)
STANDARD 424001-11

I PERPENDICULAR CURB RAMPS
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

PAVEMENT DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C401

MGARNER
C401
22360

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2024.03.01

GE-02c

SANITARY SEWER:

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by the City.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 26.
4. Joints shall be either the solvent weld type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
5. A thicker walled pipe such as SDR 18 may be specified by the engineer depending on design and/or field conditions.
6. PVC plastic sewer pipe and fittings of sizes 18-inch through 36-inch shall conform to the latest revised specification requirements of ASTM F679 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212.
7. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
8. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
9. Gasket-type waterstop collars consist of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.
10. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
11. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
12. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Air testing shall be performed in accordance with the latest Standard Specifications for Water and Sewer.
13. The Contractor shall subject all newly constructed sanitary manholes to the Negative Pressure (Vacuum) Test in accordance with ASTM C 1244.The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.
14. Cast Iron Soil Pipe: service weight cast iron soil pipe and fittings conforming C.I.S.P.I. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 01/25/2021 KL Vacuum Test Note 13 3. 4.	STANDARD NOTES AND SPECIFICATIONS	GE-02c Date: 01/30/15	Drawn DD Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron.
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-06.
   b) Ductile iron fittings shall conform to ANSI/AWA C153/A21.53 with mechanical joint gaskets.
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
5. Ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. All water mains shall be subjected to a 2 hour pressure and leakage test by the Contractor in accordance with City Detail UW-09A and UW-09B. Water mains shall be chlorinated in accordance with City Detail UW-09A.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.
10. For repairs to existing PVC watermains, see details UW-12 and UW-13

PAVING:

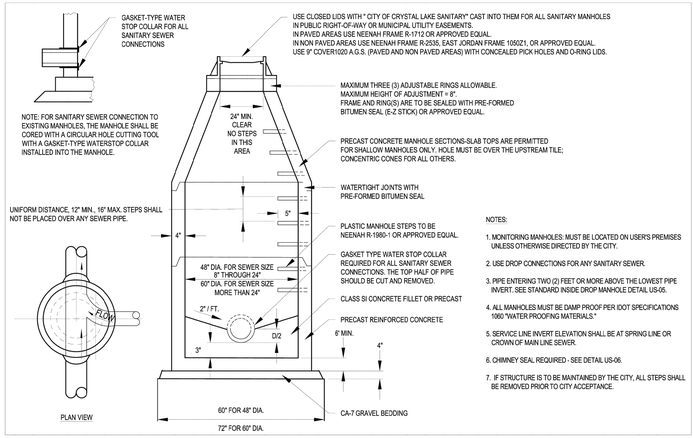
1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ¾ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where recuired) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. KL 01/25/2021 Torque Specification 3. 02/06/2023 JRG - Update Water Main Note 8 4. 07/14/2023 JRG - Update Water Main Notes 1, 5, 10	STANDARD NOTES AND SPECIFICATIONS	GE-02d Date: 01/30/15	Drawn DD Checked AW

City of Crystal Lake Illinois

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US-04



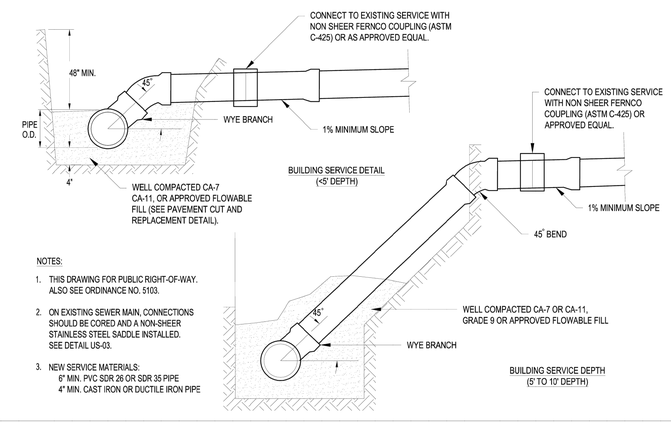
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 08/21/2018 3. JRG NOTE 7. 8-18-2023 4.	STANDARD SANITARY AND MONITORING MANHOLE	US-04 Date: 06/12/2015	Drawn JH Checked VR

City of Crystal Lake Illinois

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A SANITARY MANHOLE
SCALE:NTS

US-01



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	SANITARY SERVICE RISER (DEPTH <10')	US-01 Date: 06/10/2015	Drawn JH Checked VR

City of Crystal Lake Illinois

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B SANITARY SERVICE RISER
SCALE:NTS

UW-04

PART DESCRIPTION	MUELLER CAT. NO.	FORD CAT. NO.	A.Y. McDONALD CAT. NO.	SERVICE SIZE
CORP. STOP	B-25008	FB1000-Q	4701BQ	
DOUBLE STRAP SERVICE SADDLE	BR 2 S 0684 CC	202BS-750-CC	3855 6	
	BR 2 S 0899 CC	202BS-962-CC	3855 8	
	BR 2 S 1104 CC	202BS-1212-CC	3855 10	
	BR 2 S 1314 CC	202BS-1438-CC	3855 12	
STOP CURB	B-25155	B44-M-Q	61040	
CURB BOX	H-10300	EM2-60-56	5614	1"
	H-10300-99002	EM2-60-57	5615	1.5" & 2"

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 01/25/2021 KL Eliminate 1.25" Services 3. 4.	WATER SERVICE INSTALLATION FOR DUCTILE AND CAST IRON WATER MAIN	UW-04 Date: 03/17/2014	Drawn DD Checked VR

City of Crystal Lake Illinois

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C WATER SERVICE INSTALLATION
SCALE:NTS

UW-06

FIRE HYDRANTS SHALL BE FROM THE FOLLOWING LIST, AS APPROVED BY THE CITY:

- MUELLER SUPER CENTURION 250 FIRE HYDRANT, A423 (5 1/4" BARREL) WITH MUELLER VALVES/HARDWARE AND AUXILIARY VALVE 6" GATE VALVE NO. 2361RESILIENT WEDGE - ALL HYDRANTS AND PARTS MUST BE OEM AND COMPLY WITH NO LEAD REQUIREMENTS.
- WATEROUS WB-67-250 HYDRANT (5 1/4" PACER) WITH SERIES 2500-1 RESILIENT WEDGE GATEVALVE - ALL HYDRANTS AND PARTS MUST COMPLY WITH NO LEAD REQUIREMENTS

LEGEND:

1. PROVIDE CLASS SI CONCRETE BASE AND BLOCKING AGAINST UNDISTURBED EARTH
2. DRAIN SUMP TO BE 3^{3} 4 CUBIC YARD OF ^{3} 4" WASHED STONE
3. CONCRETE SUPPORT
4. CONCRETE BLOCK OR BRICK SUPPORT
5. RUBBER VALVE BOX STABILIZER
6. USE MEGALUG RESTRAINTS WITH GRADE 304 STAINLESS STEEL NUTS AND BOLTS AT ALL MECHANICAL JOINTS.
7. CONCRETE BLOCKING
8. 4^{1} ½" PORT TO FACE PAVEMENT OR AS DIRECTED BY CITY ENGINEER
9. ALL NEWLY INSTALLED HYDRANTS MUST HAVE 2.4 MILS AMERICO AT PRIMER OR EQUAL AND FINISH COAT SHERWIN WILLIAMS POLANE B MIN 4.1 MILS = 6.5 MILS TOTAL DRY FILM THICKNESS. COLOR (SAFETY RED)
10. MIN. 48" BETWEEN HYDRANT AND ANY VERTICAL OBSTRUCTIONS.
11. MIN. 72" BETWEEN HYDRANT AND ANY LANDSCAPING WITH A MATURE HEIGHT GREATER THAN 12".
12. ALL UNDERGROUND HARDWARE MUST BE STAINLESS STEEL INCLUDING NUTS, BOLTS, AND WASHERS.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 01/25/2021 KL Mueller Super Centurion 250 FH Specification 3. 4.	FIRE HYDRANT	UW-06 Date: 06/01/2015	Drawn JH Checked VR

City of Crystal Lake Illinois

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D FIRE HYDRANT
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
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CRYSTAL LAKE, IL

UTILITY DETAILS

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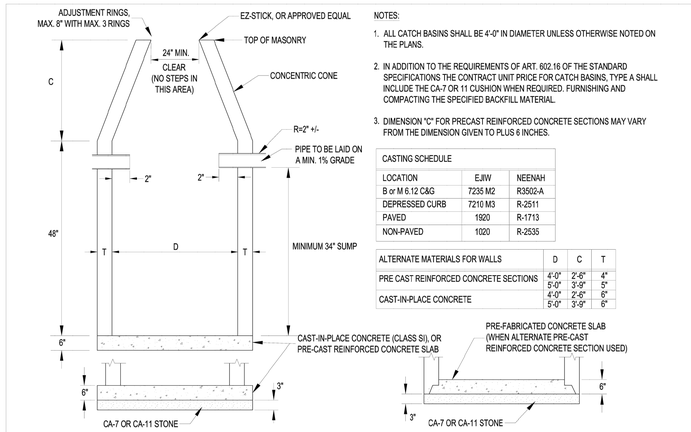
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C402

MGARNER
C402
22360

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2024.03.01



NOTES:

1. ALL CATCH BASINS SHALL BE 4'-0" IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
2. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED. FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.
3. DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

ALTERNATE MATERIALS FOR WALLS	D	C	T
PRE CAST REINFORCED CONCRETE SECTIONS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
CAST-IN-PLACE CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

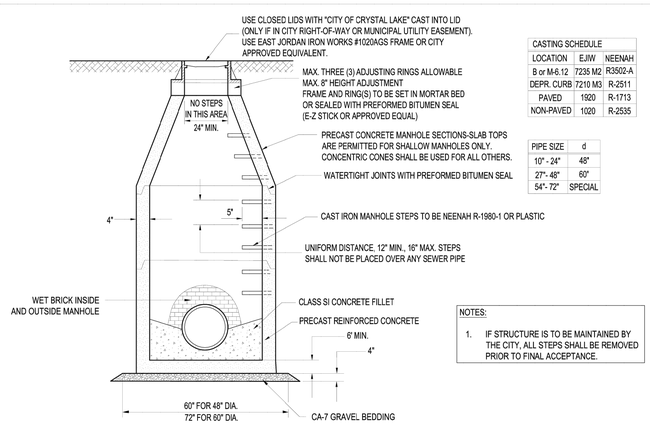
UD-01b

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CATCH BASIN TYPE A	UD-01b
2. 08/18/2023		Date: 09/18/2012
3.		Drawn DD / Checked AW
4.		

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City of Crystal Lake Illinois

A CATCH BASIN TYPE A
SCALE:NTS



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12	7235 M2	R3502-A
DEPR. CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

PIPE SIZE	d
10" - 24"	48"
27"- 48"	60"
54"- 72"	SPECIAL

NOTES:

1. IF STRUCTURE IS TO BE MAINTAINED BY THE CITY, ALL STEPS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE.

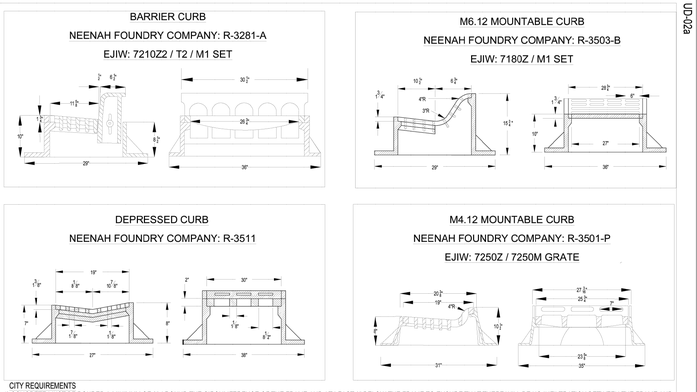
UD-01d

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	STORM MANHOLE TYPE A	UD-01d
2. 08/18/2023 JRG NOTE 1		Date: 05/19/2015
3.		Drawn JH / Checked AW
4.		

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City of Crystal Lake Illinois

B STORM MANHOLE TYPE A
SCALE:NTS



CITY REQUIREMENTS
1) CONCRETE MUST BE POURED A MINIMUM OF 6" AROUND THE CIRCUMFERENCE OF THE FRAME AND AT LEAST 6" BELOW THE FRAME TO ENSURE THAT THERE WILL BE NO INFILTRATION BETWEEN THE FRAME AND STRUCTURE.
2) FRAMES SHALL BE SET IN LINE WITH THE EDGE OF PAVEMENT.

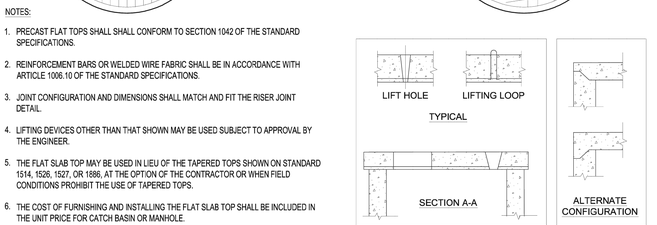
UD-02a

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CURB INLET FRAME AND GRATE	UD-02a
2. 01/25/2021 KL ADDED R-3281-A, R-3503-B, AND R3501-P		Date: 5/28/2015
3.		Drawn JH / Checked AW
4.		

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City of Crystal Lake Illinois

C CURB INLET FRAME AND GRATE
SCALE:NTS



NOTES:

1. PRECAST FLAT TOPS SHALL SHALL CONFORM TO SECTION 1042 OF THE STANDARD SPECIFICATIONS.
2. REINFORCEMENT BARS OR WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS.
3. JOINT CONFIGURATION AND DIMENSIONS SHALL MATCH AND FIT THE RISER JOINT DETAIL.
4. LIFTING DEVICES OTHER THAN THAT SHOWN MAY BE USED SUBJECT TO APPROVAL BY THE ENGINEER.
5. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS SHOWN ON STANDARD 1514, 1526, 1527, OR 1886, AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.
6. THE COST OF FURNISHING AND INSTALLING THE FLAT SLAB TOP SHALL BE INCLUDED IN THE UNIT PRICE FOR CATCH BASIN OR MANHOLE.

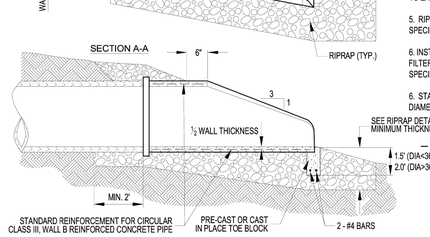
UD-02b

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	ECCENTRIC FLAT TOPS FOR CURB INLET STORM MANHOLES	UD-02b
2.		Date: 01/30/15
3.		Drawn DD / Checked AW
4.		

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D FLAT TOP FOR CURB INLET MANHOLE
SCALE:NTS



NOTES:

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.
6. STANDARD IDOT GALVANIZED GRATE REQUIRED FOR 15" DIAMETER AND LARGER.

UD-02d

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	FLARED END SECTION (PRECAST CONCRETE PIPE)	UD-02d
2. 8/27/2015		Date: 04/15/2007
3.		Drawn DD / Checked AW
4.		

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City of Crystal Lake Illinois

E FLAIRED END SECTION
SCALE:NTS

ROCK RIPRAP SPECIFICATIONS AND BEDDING

IDOT GRADATION	MAXIMUM ROCK SIZE (lb)*	EQUIVALENT DIAMETER (SPHERICAL)(in)*	MINIMUM BEDDING THICKNESS (in)	MINIMUM THICKNESS (in)
RR-3	50	10	-	8
RR-4	150	15	6	16
RR-5	400	21	8	22
RR-6	600	24	10	26
RR-7	1000	28	12	30

*ASSUMES A MINIMUM SPECIFIC GRAVITY OF 2.450 AND A MINIMUM UNIT WEIGHT OF 153 lb/cf

ROCK RIPRAP SIZE REQUIREMENTS AND THICKNESS

CULVERT DIAMETER (in)	MINIMUM TAILWATER				MAXIMUM TAILWATER			
	MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps		MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps	
	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)
12	RR-3	10	RR-3	12	RR-3	12	RR-3	15
18	RR-3	14	RR-4	16	RR-3	12	RR-3	16
24	RR-3	16	RR-4	20	RR-3	14	RR-4	17
30	RR-3	18	RR-4	22	RR-3	16	RR-4	20
36	RR-4	20	RR-5	24	RR-3	16	RR-4	22
48	RR-4	24	RR-6	28	RR-4	20	RR-4	24
60	RR-5	32	RR-6	36	RR-4	22	RR-5	26
72	RR-6	40	RR-6	44	RR-5	24	RR-5	29
96	RR-7	50	RR-7	54	RR-5	26	RR-5	32

NOTES:

1. IF TAILWATER DEPTH FROM THE PIPE INVERT IS LESS THAN HALF THE DIAMETER OF THE PIPE, THEN MINIMUM TAILWATER CONDITIONS EXIST.
2. ADAPTED FROM THE ILLINOIS URBAN MANUAL

NOTES:

1. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
2. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

UD-02e

Revised:	Drawing Name	Drawing Number
1.	RIPRAP DETAILS	UD-02e
2.		Date: 08/27/2015
3.		Drawn DD / Checked AW
4.		

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City of Crystal Lake Illinois

F RIPRAP
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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CRYSTAL LAKE, IL

UTILITY DETAILS

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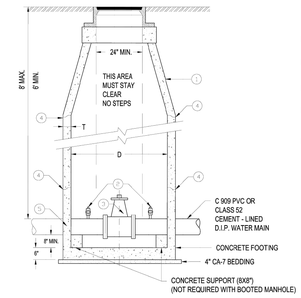
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.03.01
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C403

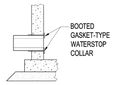
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UW-01



DIAMETER OF WATER MAIN	VAULT SIZE DIAMETER	VAULT SIZE WALL THICKNESS
4" AND 6"	4 FT.	4"
UP TO 12"	5 FT.	5"
16" AND OVER	6 FT.	6"



LEGEND:

1. CONCENTRIC CONES REQUIRED
2. 1" (MIN) MUELLER, A.Y. McDONALD, OR FORD NO LEAD CORPORATION STOP EACH SIDE OF VALVE MUST BE A COMPRESSION FITTING.
3. MUELLER 2361 OR AMERICAN FLOW CONTROL 2930-1 RESILIENT SEAT GATE VALVE
4. WATERTIGHT JOINTS USING EZ-STIK PREMIUM BUTYL SEALANT ASTM C990 OR EQUAL FOR FRAMES ADJUSTING RINGS AND BARREL SECTIONS.
5. GASKET-TYPE WATERSTOP COLLAR FOR ALL WATER MAIN CONNECTIONS

NOTES:

1. ALL MANHOLES MUST BE DAMP PROOF PER IDOT SPECIFICATIONS 1060.

2. DRAIN FOR VALVE VAULT SHALL BE CONSTRUCTED ONLY WHEN SHOWN ON THE PLANS.

3. CAST IRON MANHOLE FRAME & COVER SIMILAR TO NEENAH R-1712, OR EQUAL WITH STANDARD DUTY, NON-ROCKING TYPE LIDS WITH "CITY OF CRYSTAL LAKE WATER" CAST INTO LID. (NEENAH R-2535, OR EQUAL MAY BE USED IN GRASSY AREAS)

4. HDPE PLASTIC MANHOLE ADJUSTING RINGS CONFORMING TO THE REQUIREMENTS OF HS26 OF THE AASHTO STANDARD SPECIFICATIONS AND ASTM D1248-84. ALL ADJUSTING RINGS SHALL BE STABALIZED AGAINST ULTRA VIOLET LIGHT. ADJUSTING RING HEIGHT NOT TO EXCEED 8" WITH A MAXIMUM OF THREE (3) ADJUSTMENT RINGS. THE ANNULAR SPACE BETWEEN RINGS AND CONE BASIN, THE RINGS AND THE RINGS COVER FRAME SHALL BE SEALED UTILIZING AND APPROVED BUTYL SEALANT. ALL ADJUSTMENT FOR MATCHING ROAD GRADE SHALL BE MADE UTILIZING A MOLDED AND INDEXED SLOPE RING.

5. ALL UNDERGROUND NUTS, BOLTS & WASHERS MUST BE STAINLESS STEEL.

6. VALVE VAULT REQUIRED FOR WATER SERVICES GREATER THAN OR EQUAL TO 4". SEE VAULT SIZE TABLE.

7. STEPS WITHIN VAULT TO BE REMOVED PRIOR TO CITY ACCEPTANCE.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	STANDARD VALVE VAULT	UW-01
2. 08/18/2023 - JRG 1" CORP AND STEPS REMOVED		Date: 05/29/2015
3.		Drawn JH / Checked VR
4.		City of Crystal Lake Illinois

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A VALVE VAULT
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
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UTILITY DETAILS

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2024.03.01

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
   a. CLASS 52
   b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
   c. PUSH-ON GASKET PIPE
   d. PLAIN RUBBER GASKETS
   e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
8. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFI

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CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

SEGMENTAL RETAINING WALL:

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.
2. MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.
3. DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) - (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.
4. SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSA-LOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.
5. COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.
6. SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH.
7. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.
8. CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.
9. SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN ± 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES.
10. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.
11. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.
12. THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL, P.E.-STAMPED RETAINING WALL PLANS.
13. MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP,GW, SP, & SW) AND SHALL BE A MINIMUM OF 6 INCHES IN DEPTH. LEAN CONCRETE WITH A STRENGTH OF 200-300 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
14. DRAINAGE AGGREGATE SHALL BE ANGULAR, CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

15. THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.
16. THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL, P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

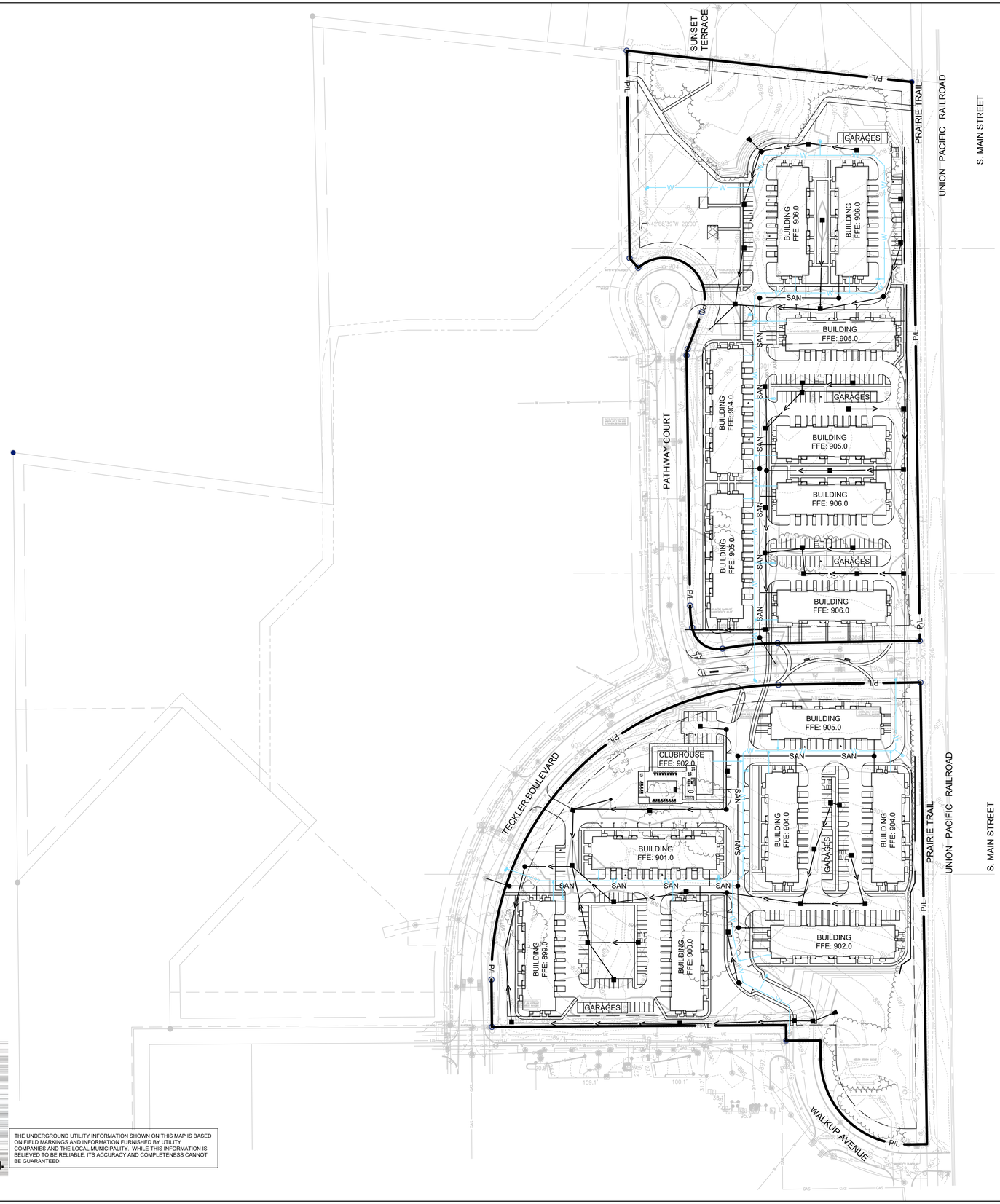
SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

17. THE MAXIMUM PARTICLE SIZE OF POORLY-GRADED GRAVELS (GP) (NO FINES) SHOULD NOT EXCEED 3/4 INCH UNLESS EXPRESSLY APPROVED BY THE WALL DESIGN ENGINEER AND THE LONG-TERM DESIGN STRENGTH (LTDS) OF THE GEOSYNTHETIC IS REDUCED TO ACCOUNT FOR ADDITIONAL INSTALLATION DAMAGE FROM PARTICLES LARGER THAN THIS MAXIMUM.
18. THE PLASTICITY OF THE FINE FRACTION SHALL BE LESS THAN 20.
19. THE PH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 3 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.
20. DRAINAGE GEOTEXTILE SHALL CONSIST OF GEOSYNTHETIC SPECIFICALLY MANUFACTURED FOR USE AS A PERMEABLE SOIL FILTER THAT RETAINS SOIL WHILE STILL ALLOWING WATER TO PASS THROUGHOUT THE LIFE OF THE STRUCTURE. THE TYPE AND PLACEMENT OF THE GEOTEXTILE FILTER MATERIAL SHALL BE AS REQUIRED BY THE WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS.
21. THE DESIGN ANALYSIS FOR THE FINAL, P.E.-STAMPED RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER SHALL CONSIDER THE EXTERNAL STABILITY AGAINST SLIDING AND OVERTURNING, INTERNAL STABILITY AND FACIAL STABILITY OF THE REINFORCED SOIL MASS, AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE AND THESE SPECIFICATIONS. THE INTERNAL AND EXTERNAL STABILITY ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH THE "NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION" USING THE RECOMMENDED MINIMUM FACTORS OF SAFETY IN THIS MANUAL.
22. EXTERNAL STABILITY ANALYSIS FOR BEARING CAPACITY, GLOBAL STABILITY, AND TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PERFORM BEARING CAPACITY, SETTLEMENT ESTIMATES, AND GLOBAL STABILITY ANALYSIS BASED ON THE FINAL WALL DESIGN PROVIDED BY THE WALL DESIGN ENGINEER AND COORDINATE ANY REQUIRED CHANGES WITH THE WALL DESIGN ENGINEER.
23. THE GEOSYNTHETIC PLACEMENT IN THE WALL DESIGN SHALL HAVE 100% CONTINUOUS COVERAGE PARALLEL TO THE WALL FACE. GAPPING BETWEEN HORIZONTALLY ADJACENT LAYERS OF GEOSYNTHETIC (PARTIAL COVERAGE) WILL NOT BE ALLOWED.
24. CONTRACTOR'S FIELD CONSTRUCTION SUPERVISOR SHALL HAVE DEMONSTRATED EXPERIENCE AND BE QUALIFIED TO DIRECT ALL WORK AT THE SITE.
25. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION. OVER-EXCAVATION SHALL BE FILLED WITH COMPACTED INFILL MATERIAL, OR AS DIRECTED BY THE WALL DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
26. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR.
27. FOLLOWING THE EXCAVATION, THE FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S ENGINEER TO ASSURE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOILS NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH INFILL SOILS, AS DIRECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER.
28. FOUNDATION SOIL SHALL BE PROOF-ROLLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND INSPECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF LEVELING PAD MATERIALS.
29. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE FINAL, P.E.-SEALED RETAINING WALL PLANS WITH A MINIMUM THICKNESS OF 6 INCHES. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
30. GRANULAR LEVELING PAD MATERIAL SHALL BE COMPACTED TO PROVIDE A FIRM, LEVEL BEARING SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. WELL-GRADED SAND CAN BE USED TO SMOOTH THE TOP 1/4 INCH TO 1/2 INCH OF THE LEVELING PAD. COMPACTION WILL BE WITH MECHANICAL PLATE COMPACTORS TO ACHIEVE 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698).
31. ALL SRW UNITS SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL, P.E.-SEALED WALL PLANS AND DETAILS OR AS DIRECTED BY THE WALL DESIGN ENGINEER. THE SRW UNITS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN IN ANY CONFLICT BETWEEN THE TWO REQUIREMENTS.
32. FIRST COURSE OF SRW UNITS SHALL BE PLACED ON THE LEVELING PAD. THE UNITS SHALL BE LEVELED SIDE-TO-SIDE, FRONT-TO-REAR AND WITH ADJACENT UNITS, AND ALIGNED TO ENSURE INTIMATE CONTACT WITH THE LEVELING PAD. THE FIRST COURSE IS THE MOST IMPORTANT TO ENSURE ACCURATE AND ACCEPTABLE RESULTS. NO GAPS SHALL BE LEFT BETWEEN THE FRONT OF ADJACENT UNITS. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE TO THE BACK OF THE UNITS.
33. ALL EXCESS DEBRIS SHALL BE CLEANED FROM TOP OF UNITS AND THE NEXT COURSE OF UNITS INSTALLED ON TOP OF THE UNITS BELOW.

SEGMENTAL RETAINING WALL CONT.:

34. CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE NEEDED.
36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED BY OVERLAPPING SUCCESSIVE COURSES.
37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT INSTALLATION.
38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.
39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR TO THE WALL FACE.
40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED. ALONG THE LENGTH OF THE WALL, HORIZONTALLY ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.
41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW SPEEDS (LESS THAN 5 MPH).
42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS BETWEEN AND BEHIND UNITS (A MINIMUM OF 1 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS OTHERWISE NOTED ON THE FINAL WALL PLANS).
44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM 50-FOOT SPACING ALONG THE WALL FACE.
45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN -1% POINT TO +3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.
46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. COMPACTION WITHIN THE 3 FEET BEHIND THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, PLATE, OR ROLLER.
47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.
48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER WALL COMPLETION, TEMPORAR

2024.02.23



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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
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60014

OVERALL UTILITY PLAN

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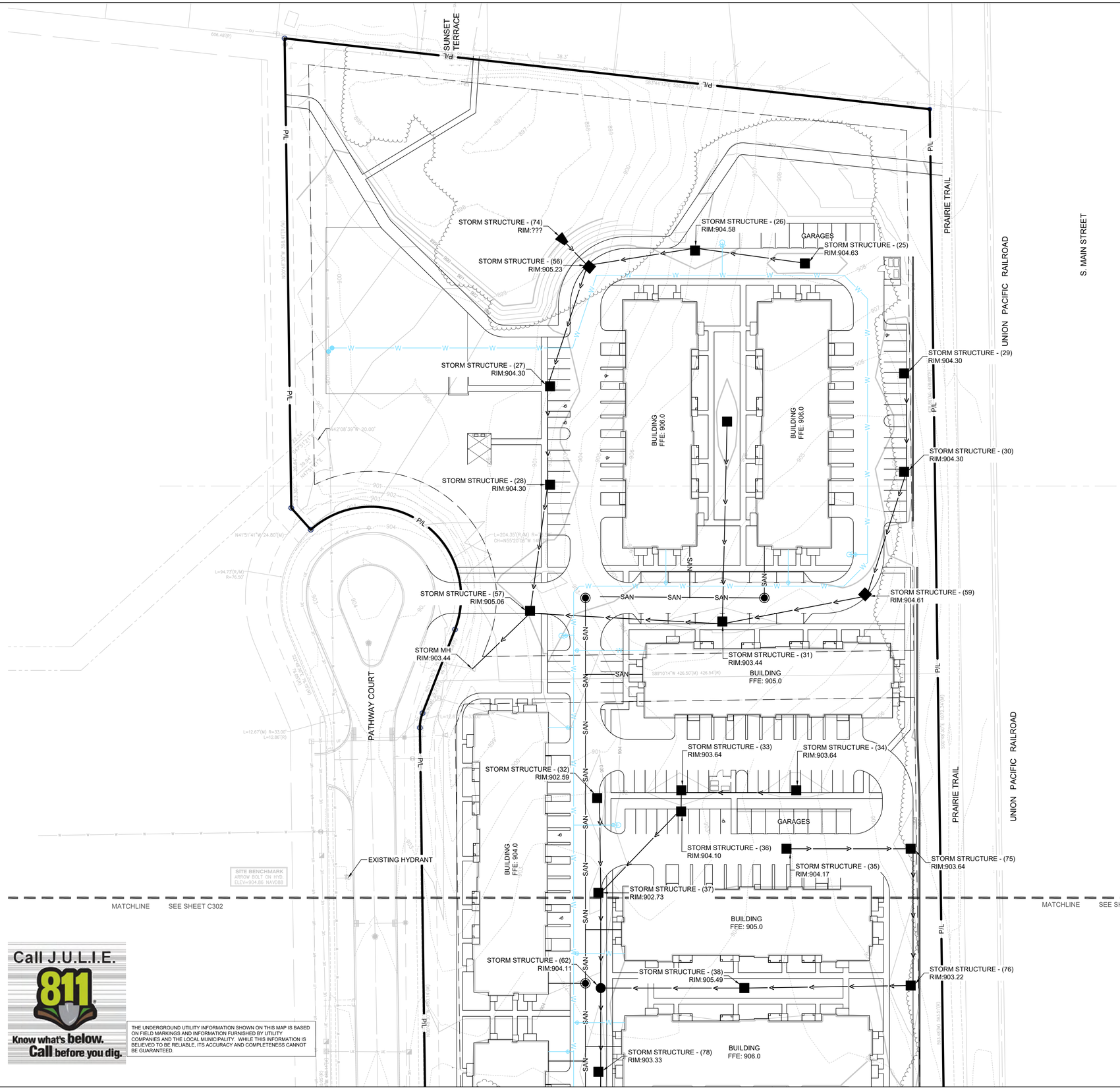
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APPROVED BY:	----

SHEET NO: C300

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C301

22360

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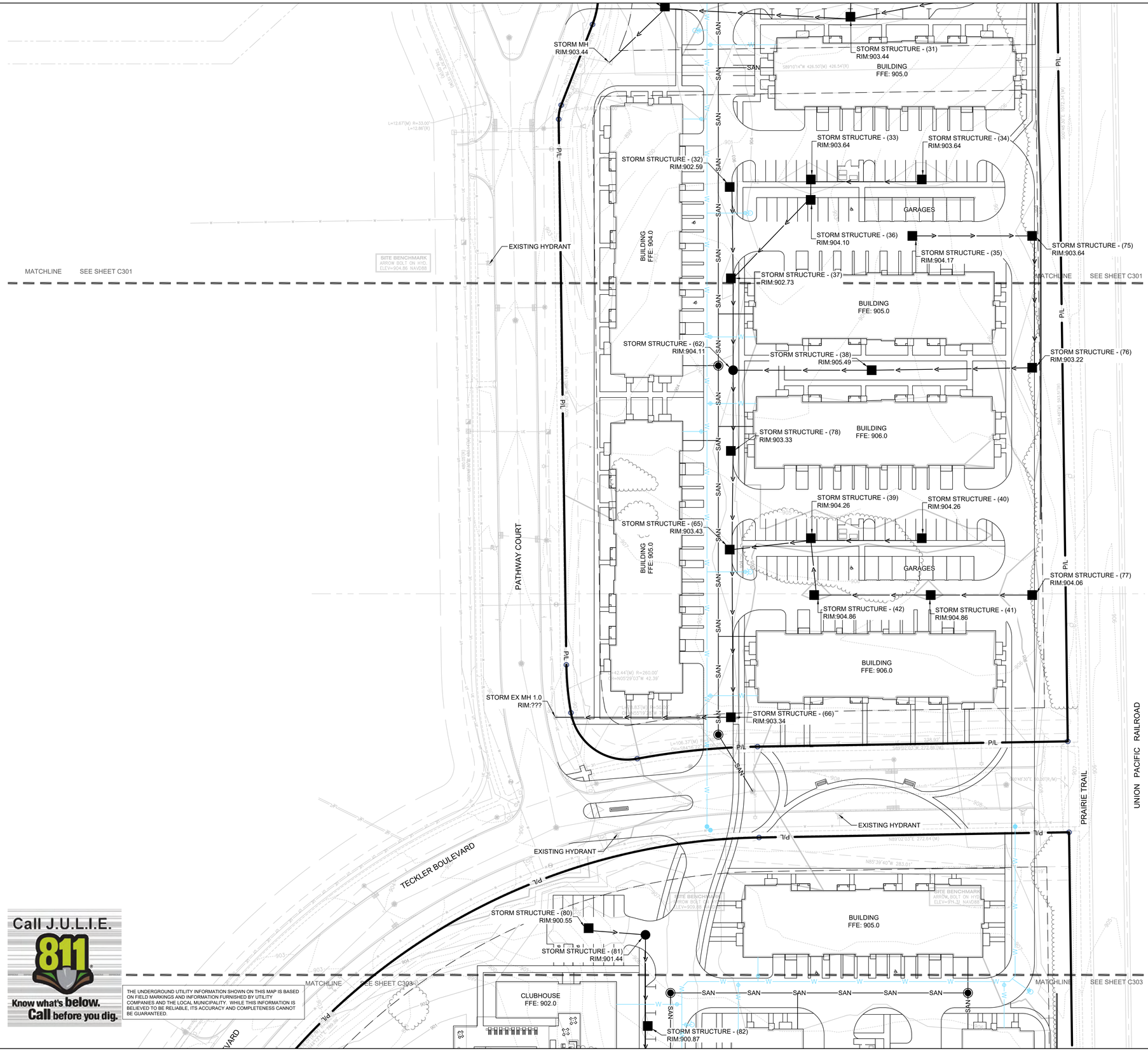
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SHEET NO:
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UTILITY PLAN

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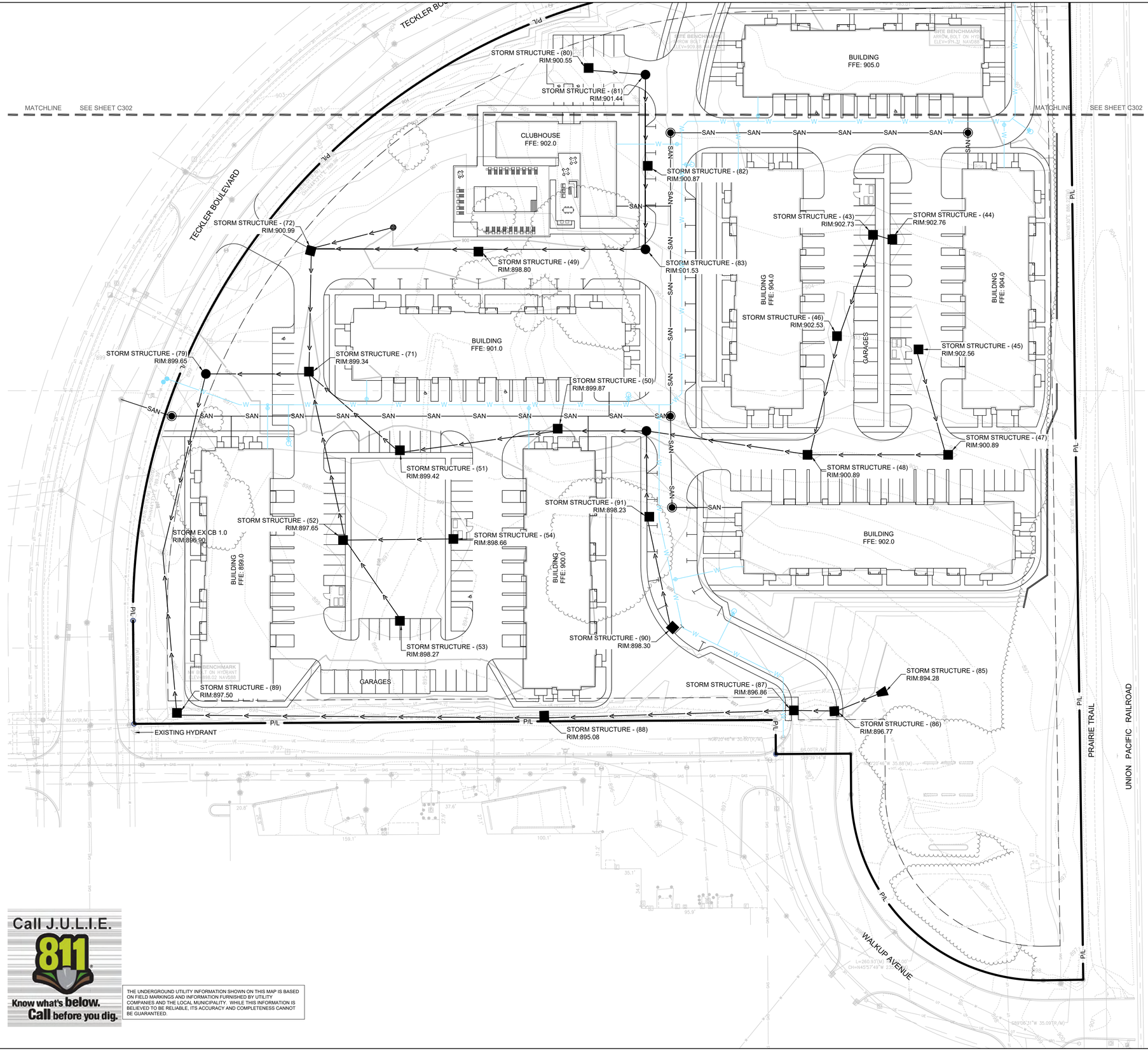
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GE-02c

SANITARY SEWER:

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by the City.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 26.
4. Joints shall be either the solvent weld type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
5. A thicker walled pipe such as SDR 18 may be specified by the engineer depending on design and/or field conditions.
6. PVC plastic sewer pipe and fittings of sizes 18-inch through 36-inch shall conform to the latest revised specification requirements of ASTM F679 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212.
7. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
8. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
9. Gasket-type waterstop collars consist of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.
10. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
11. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
12. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Air testing shall be performed in accordance with the latest Standard Specifications for Water and Sewer.
13. The Contractor shall subject all newly constructed sanitary manholes to the Negative Pressure (Vacuum) Test in accordance with ASTM C 1244.The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.
14. Cast Iron Soil Pipe: service weight cast iron soil pipe and fittings conforming C.I.S.P.I. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 01/25/2021 KL Vacuum Test Note 13 3. 4.	STANDARD NOTES AND SPECIFICATIONS	GE-02c Date: 01/30/15 Drawn DD Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron.
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-06.
   b) Ductile iron fittings shall conform to ANSI/AWWA C153/A21.53 with mechanical joint gaskets.
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
5. Ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. All water mains shall be subjected to a 2 hour pressure and leakage test by the Contractor in accordance with City Detail UW-09A and UW-09B. Water mains shall be chlorinated in accordance with City Detail UW-09A.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.
10. For repairs to existing PVC watermains, see details UW-12 and UW-13

PAVING:

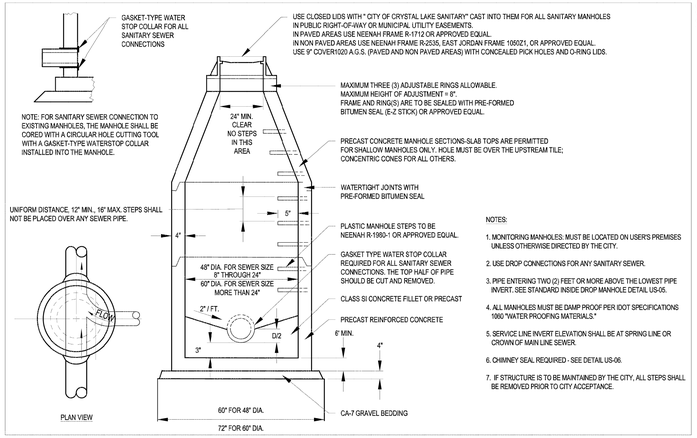
1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ½ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where recuired) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. KL 01/25/2021 Torque Specification 3. 02/06/2023 JRG - Update Water Main Note 8 4. 07/14/2023 JRG - Update Water Main Notes 1, 5, 10	STANDARD NOTES AND SPECIFICATIONS	GE-02d Date: 01/30/15 Drawn DD Checked AW

City of Crystal Lake Illinois

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US-04



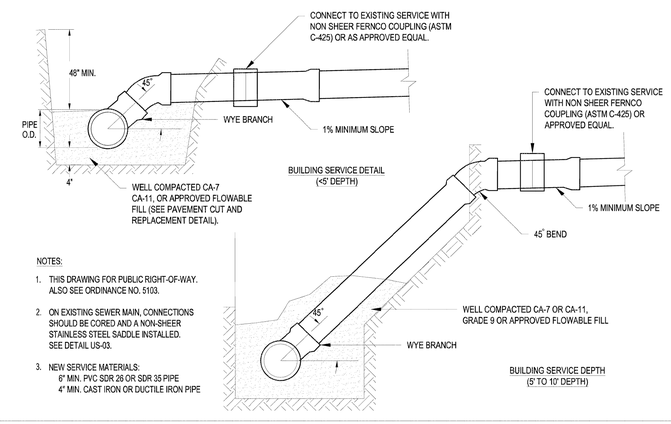
Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 08/21/2018 3. JRG NOTE 7. 8-18-2023 4.	STANDARD SANITARY AND MONITORING MANHOLE	US-04 Date: 06/12/2015 Drawn JH Checked VR

City of Crystal Lake Illinois

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A SANITARY MANHOLE
SCALE:NTS

US-01



Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 3. 4.	SANITARY SERVICE RISER (DEPTH <10')	US-01 Date: 06/10/2015 Drawn JH Checked VR

City of Crystal Lake Illinois

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B SANITARY SERVICE RISER
SCALE:NTS

UW-04

PART DESCRIPTION	MUELLER CAT. NO.	FORD CAT. NO.	A.Y. McDONALD CAT. NO.	SERVICE SIZE
CORP. STOP	B-25008	FB1000-Q	4701BQ	
DOUBLE STRAP SERVICE SADDLE	BR 2 S 0684 CC	202BS-750-CC	3855 6	
	BR 2 S 0899 CC	202BS-962-CC	3855 8	
	BR 2 S 1104 CC	202BS-1212-CC	3855 10	
	BR 2 S 1314 CC	202BS-1436-CC	3855 12	
STOP CURB	B-25155	B44-M-Q	6104Q	
CURB BOX	H-10300	EM2-60-56	5614	1"
	H-10300-99002	EM2-60-57	5615	1.5" & 2"

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 01/25/2021 KL Eliminate 1.25" Services 3. 4.	WATER SERVICE INSTALLATION FOR DUCTILE AND CAST IRON WATER MAIN	UW-04 Date: 03/17/2014 Drawn DD Checked VR

City of Crystal Lake Illinois

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C WATER SERVICE INSTALLATION
SCALE:NTS

UW-06

FIRE HYDRANTS SHALL BE FROM THE FOLLOWING LIST, AS APPROVED BY THE CITY:

- MUELLER SUPER CENTURION 250 FIRE HYDRANT, A423 (5 1/4" BARREL) WITH MUELLER VALVES/HARDWARE AND AUXILIARY VALVE 6" GATE VALVE NO. 2361RESILIENT WEDGE - ALL HYDRANTS AND PARTS MUST BE OEM AND COMPLY WITH NO LEAD REQUIREMENTS.
- WATEROUS WB-67-250 HYDRANT (5 1/4" PACER) WITH SERIES 2500-1 RESILIENT WEDGE GATEVALVE - ALL HYDRANTS AND PARTS MUST COMPLY WITH NO LEAD REQUIREMENTS

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 01/25/2021 KL Mueller Super Centurion 250 FH Specification 3. 4.	FIRE HYDRANT	UW-06 Date: 06/01/2015 Drawn JH Checked VR

City of Crystal Lake Illinois

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D FIRE HYDRANT
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
CRYSTAL LAKE, IL
60014

UTILITY DETAILS

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ISSUANCE	DATE

NO.	REVISION	DATE

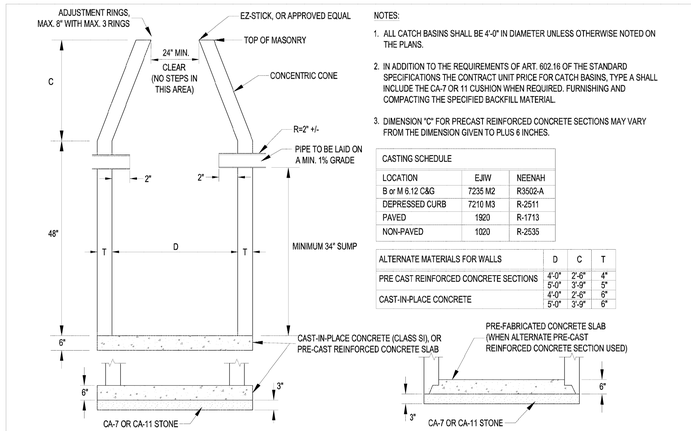
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DESIGN DATE:	----
PLOT DATE:	2024.02.22
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C402

MGARNER
C402
22360

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2024.02.22



NOTES:

1. ALL CATCH BASINS SHALL BE 4'-0" IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
2. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED. FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.
3. DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

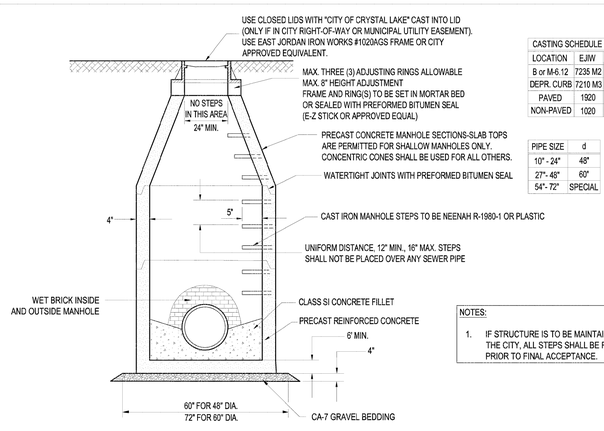
ALTERNATE MATERIALS FOR WALLS	D	C	T
PRE CAST REINFORCED CONCRETE SECTIONS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
CAST-IN-PLACE CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

UD-01b

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1. 06/12/2015	CATCH BASIN TYPE A	UD-01b	
2. 08/18/2023		Date: 09/18/2012	
3.		Drawn DD / Checked AW	
4.			

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A CATCH BASIN TYPE A
SCALE:NTS



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12	7235 M2	R3502-A
DEPR. CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

PIPE SIZE	d
10" - 24"	48"
27"- 48"	60"
54"- 72"	SPECIAL

NOTES:

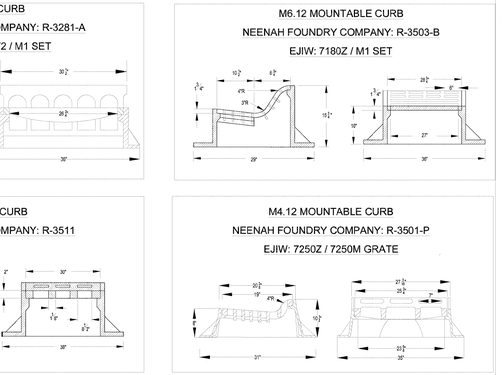
1. IF STRUCTURE IS TO BE MAINTAINED BY THE CITY, ALL STEPS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE.

UD-01d

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1. 06/12/2015	STORM MANHOLE TYPE A	UD-01d	
2. 08/18/2023 JRG NOTE 1		Date: 05/19/2015	
3.		Drawn JH / Checked AW	
4.			

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B STORM MANHOLE TYPE A
SCALE:NTS



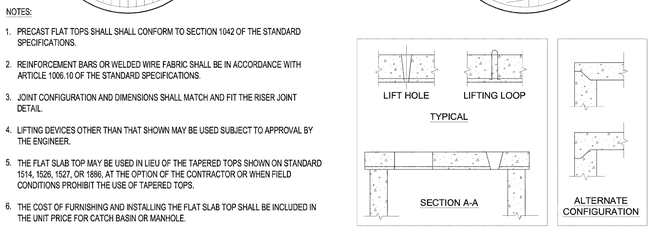
CITY REQUIREMENTS
1) CONCRETE MUST BE POURED A MINIMUM OF 6" AROUND THE CIRCUMFERENCE OF THE FRAME AND AT LEAST 6" BELOW THE FRAME TO ENSURE THAT THERE WILL BE NO INFILTRATION BETWEEN THE FRAME AND STRUCTURE.
2) FRAMES SHALL BE SET IN LINE WITH THE EDGE OF PAVEMENT.

UD-02a

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1. 06/12/2015	CURB INLET FRAME AND GRATE	UD-02a	
2. 01/25/2021 KL ADDED R-3281-A, R-3503-B, AND R3501-P		Date: 5/28/2015	
3.		Drawn JH / Checked AW	
4.			

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C CURB INLET FRAME AND GRATE
SCALE:NTS



NOTES:

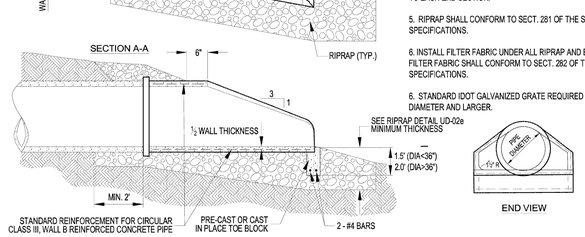
1. PRECAST FLAT TOPS SHALL SHALL CONFORM TO SECTION 1042 OF THE STANDARD SPECIFICATIONS.
2. REINFORCEMENT BARS OR WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS.
3. JOINT CONFIGURATION AND DIMENSIONS SHALL MATCH AND FIT THE RISER JOINT DETAIL
4. LIFTING DEVICES OTHER THAN THAT SHOWN MAY BE USED SUBJECT TO APPROVAL BY THE ENGINEER.
5. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS SHOWN ON STANDARD 1514, 1526, 1527, OR 1886, AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.
6. THE COST OF FURNISHING AND INSTALLING THE FLAT SLAB TOP SHALL BE INCLUDED IN THE UNIT PRICE FOR CATCH BASIN OR MANHOLE.

UD-02b

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1. 06/12/2015	ECCENTRIC FLAT TOPS FOR CURB INLET STORM MANHOLES	UD-02b	
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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D FLAT TOP FOR CURB INLET MANHOLE
SCALE:NTS



NOTES:

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.
6. STANDARD IDOT GALVANIZED GRATE REQUIRED FOR 15" DIAMETER AND LARGER.

UD-02d

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1. 06/12/2015	FLARED END SECTION (PRECAST CONCRETE PIPE)	UD-02d	
2. 8/27/2015		Date: 04/15/2007	
3.		Drawn DD / Checked AW	
4.			

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E FLAIRED END SECTION
SCALE:NTS

ROCK RIPRAP SPECIFICATIONS AND BEDDING

IDOT GRADATION	MAXIMUM ROCK SIZE (lb)*	EQUIVALENT DIAMETER (SPHERICAL)(in)*	MINIMUM BEDDING THICKNESS (in)	MINIMUM THICKNESS (in)
RR-3	50	10	-	8
RR-4	150	15	6	16
RR-5	400	21	8	22
RR-6	600	24	10	26
RR-7	1000	28	12	30

*ASSUMES A MINIMUM SPECIFIC GRAVITY OF 2.450 AND A MINIMUM UNIT WEIGHT OF 153 lb/cf

ROCK RIPRAP SIZE REQUIREMENTS AND THICKNESS

CULVERT DIAMETER (in)	MINIMUM TAILWATER				MAXIMUM TAILWATER			
	MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps		MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps	
	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)
12	RR-3	10	RR-3	12	RR-3	12	RR-3	15
18	RR-3	14	RR-4	16	RR-3	12	RR-3	16
24	RR-3	16	RR-4	20	RR-3	14	RR-4	17
30	RR-3	18	RR-4	22	RR-3	16	RR-4	20
36	RR-4	20	RR-5	24	RR-3	16	RR-4	22
48	RR-4	24	RR-6	28	RR-4	20	RR-4	24
60	RR-5	32	RR-8	38	RR-4	22	RR-5	26
72	RR-6	40	RR-6	44	RR-5	24	RR-5	29
96	RR-7	50	RR-7	54	RR-5	26	RR-5	32

NOTES:

1. IF TAILWATER DEPTH FROM THE PIPE INVERT IS LESS THAN HALF THE DIAMETER OF THE PIPE, THEN MINIMUM TAILWATER CONDITIONS EXIST.
2. ADAPTED FROM THE ILLINOIS URBAN MANUAL

NOTES:

1. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
2. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

UD-02e

Revised:	Drawing Name	Drawing Number	City of Crystal Lake Illinois
1.	RIPRAP DETAILS	UD-02e	
2.		Date: 08/27/2015	
3.		Drawn DD / Checked AW	
4.			

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F RIPRAP
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
CRYSTAL LAKE, IL
60014

UTILITY DETAILS

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ISSUANCE	DATE

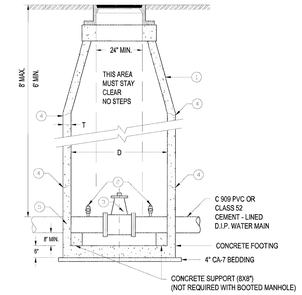
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CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C403

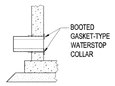
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22360

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UW-01



DIAMETER OF WATER MAIN	VAULT SIZE DIAMETER	VAULT SIZE WALL THICKNESS
4" AND 6"	4 FT.	4"
UP TO 12"	5 FT.	5"
16" AND OVER	6 FT.	6"



LEGEND:

1. CONCENTRIC CONES REQUIRED
2. 1" (MIN) MUELLER, A.Y. McDONALD, OR FORD NO LEAD CORPORATION STOP EACH SIDE OF VALVE MUST BE A COMPRESSION FITTING.
3. MUELLER 2361 OR AMERICAN FLOW CONTROL 2930-1 RESILIENT SEAT GATE VALVE
4. WATERTIGHT JOINTS USING EZ-STIK PREMIUM BUTYL SEALANT ASTM C990 OR EQUAL FOR FRAMES ADJUSTING RINGS AND BARREL SECTIONS.
5. GASKET-TYPE WATERSTOP COLLAR FOR ALL WATER MAIN CONNECTIONS

NOTES:

1. ALL MANHOLES MUST BE DAMP PROOF PER IDOT SPECIFICATIONS 1060.

2. DRAIN FOR VALVE VAULT SHALL BE CONSTRUCTED ONLY WHEN SHOWN ON THE PLANS.

3. CAST IRON MANHOLE FRAME & COVER SIMILAR TO NEENAH R-1712, OR EQUAL WITH STANDARD DUTY, NON-ROCKING TYPE LIDS WITH "CITY OF CRYSTAL LAKE WATER" CAST INTO LID. (NEENAH R-2535, OR EQUAL MAY BE USED IN GRASSY AREAS)

4. HDPE PLASTIC MANHOLE ADJUSTING RINGS CONFORMING TO THE REQUIREMENTS OF HS26 OF THE AASHTO STANDARD SPECIFICATIONS AND ASTM D1248-84. ALL ADJUSTING RINGS SHALL BE STABALIZED AGAINST ULTRA VIOLET LIGHT. ADJUSTING RING HEIGHT NOT TO EXCEED 8" WITH A MAXIMUM OF THREE (3) ADJUSTMENT RINGS. THE ANNULAR SPACE BETWEEN RINGS AND CONE BASIN, THE RINGS AND THE RINGS COVER FRAME SHALL BE SEALED UTILIZING AND APPROVED BUTYL SEALANT. ALL ADJUSTMENT FOR MATCHING ROAD GRADE SHALL BE MADE UTILIZING A MOLDED AND INDEXED SLOPE RING.

5. ALL UNDERGROUND NUTS, BOLTS & WASHERS MUST BE STAINLESS STEEL.

6. VALVE VAULT REQUIRED FOR WATER SERVICES GREATER THAN OR EQUAL TO 4". SEE VAULT SIZE TABLE.

7. STEPS WITHIN VAULT TO BE REMOVED PRIOR TO CITY ACCEPTANCE.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	STANDARD VALVE VAULT	UW-01
2. 08/18/2023 - JRG 1" CORP AND STEPS REMOVED		Date: 05/29/2015
3.		Drawn JH / Checked VR
4.		City of Crystal Lake Illinois

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A VALVE VAULT
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

IMMANUEL LUTHERAN RESIDENTIAL
CRYSTAL LAKE, IL
60014

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SHEET NO:
C404

2024.02.22
MGARNER
C404
22360

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Pathway Court Development

Crystal Lake, Illinois

ARCHITECT

AG Architecture
1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL

The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233
P: 414-643-4200

DEVELOPER

Three Leaf Partners
504 W Juneau Ave
Milwaukee, WI 53203
P: 414-775-0857

PUD REVIEW

240301
JANUARY 29, 2024 REV: 3/04/2024

AG ARCHITECTURE
Bright Vision. Bold Communities.



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE SUMMARY

TWO STORY WALK-UP BUILDINGS WITH 20 AND 23 UNITS PER BUILDING

(4) 23 UNIT -BUILDING AREAS

FIRST FLOOR: 13,485 SQFT
SECOND FLOOR: 13,209 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	14	56
TWO BED	7	28
THREE BED	2	8
TOTAL	23	92

(11) 20 UNIT -BUILDING AREAS

FIRST FLOOR: 12,050 SQFT
SECOND FLOOR: 12,050 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	11	121
TWO BED	7	77
THREE BED	2	22
TOTAL	20	220

PROJECT TOTAL	312

REQUIRED PARKING

1.5 PER ONE BED UNIT	265.5
2 PER 2 BED UNIT	210
2 PER 3 BED UNIT	60
.25 PER UNIT-GUEST	78
TOTAL	613.5 PARKING SPACES

# OF STALLS PROVIDED	615

PARKING

ENCLOSED	213 STALLS
SITE STALLS	402 STALLS
TOTAL	615 STALLS (1.97 STALLS/UNIT)
CLUBHOUSE	13 STALLS

SITE AREA

23.8 ACRES
13.1 UNITS/ACRE

SITE PLAN

MARCH 04 2024

A01 ARCHITECTURE



SITE ENTRY

ARCHITECTURE

23 UNIT - PATHWAY COURT

ARCHITECTURE

20 UNIT

ARCHITECTURE

ENHANCED RIGHT OF WAY

ARCHITECTURE

SITE AMENITIES | DOG RUN AND GRILL STATIONS

ARCHITECTURE

CLUBHOUSE

ARCHITECTURE



CLUBHOUSE

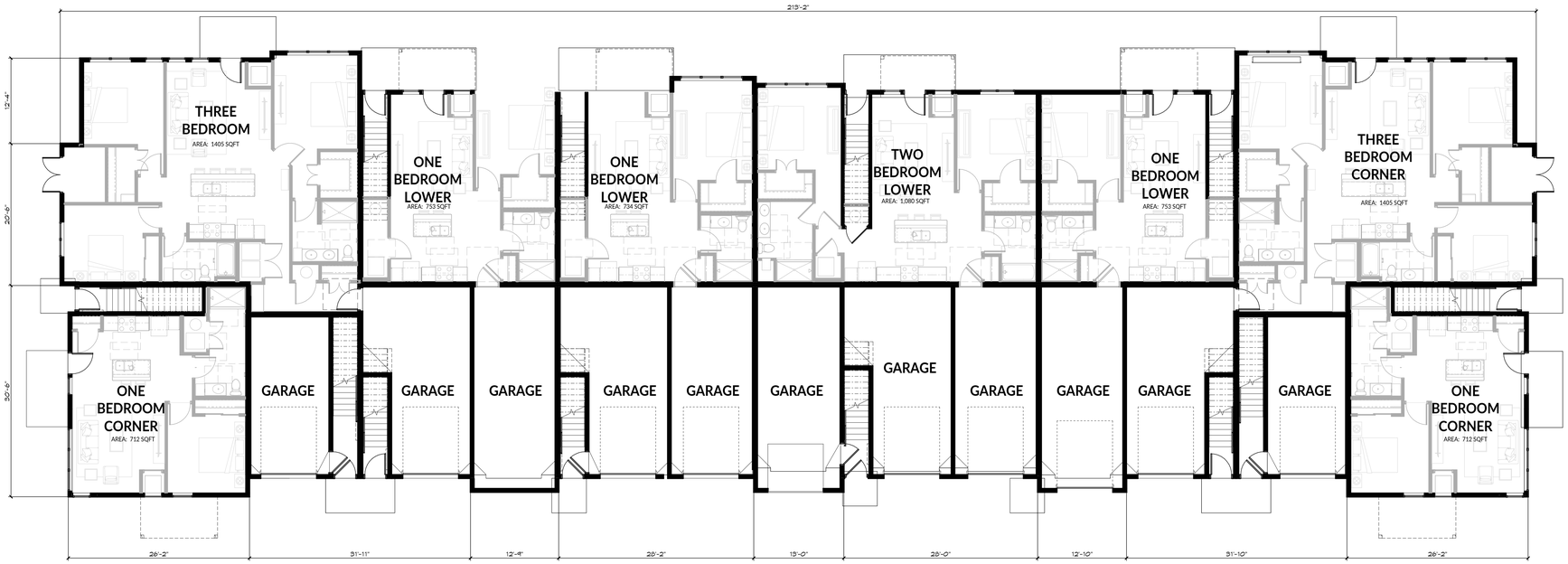
ARCHITECTURE

CLUBHOUSE - POOL DECK

ARCHITECTURE

CLUBHOUSE | OUTDOOR AMENITIES

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

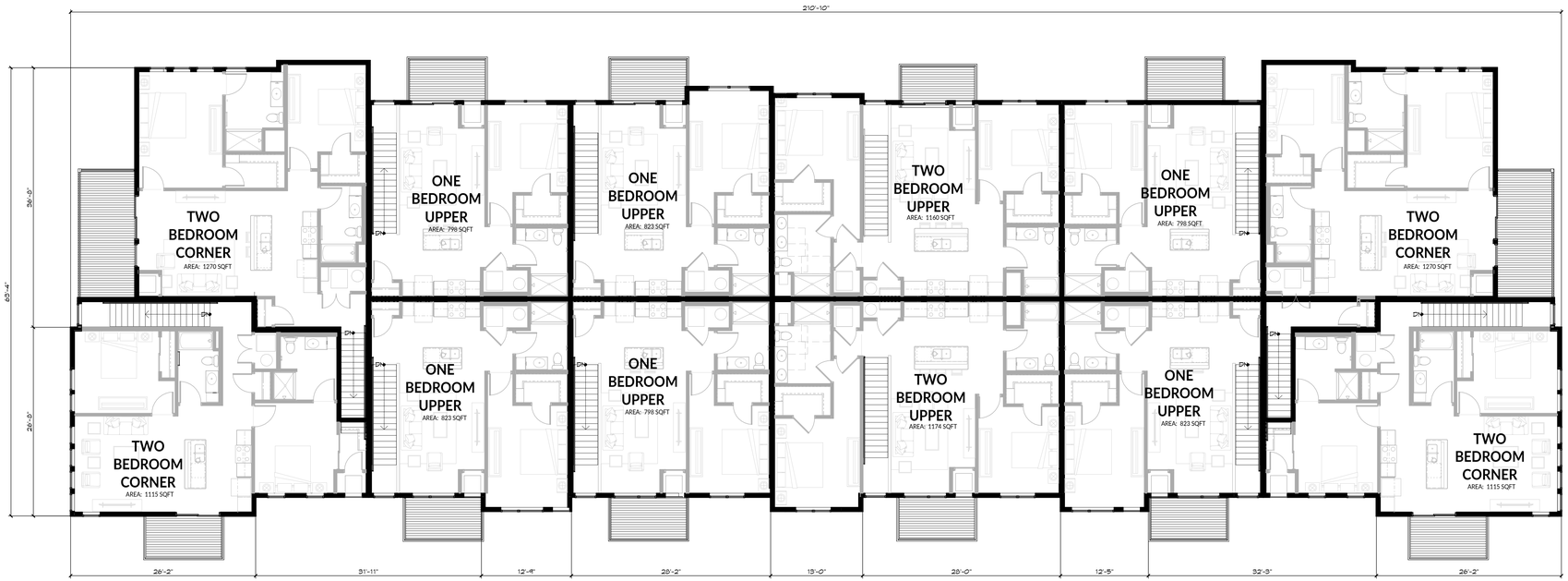
PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 1

JAN 29, 2023

1/8" = 1'-0"

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 2

JAN 29, 2023

1/8" = 1'-0"

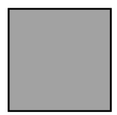
ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

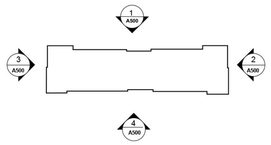


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500

LEFT ELEVATION 2 A500

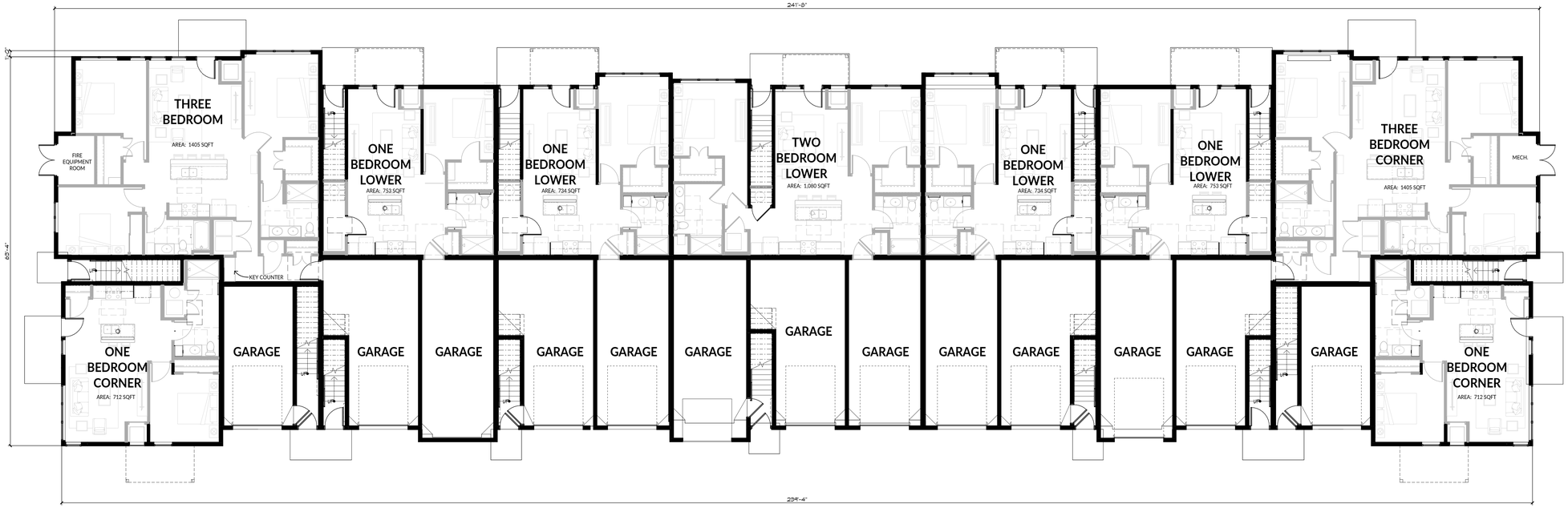


FRONT ELEVATION 1 A500

20 UNIT | CONCEPTUAL ELEVATIONS

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A500**



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS LEVEL 1

JAN 29, 2023

1/8" = 1'-0"

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS LEVEL 2

JAN 29, 2023

1/8" = 1'-0"

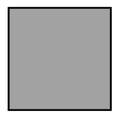
ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

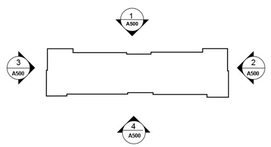


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

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GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR

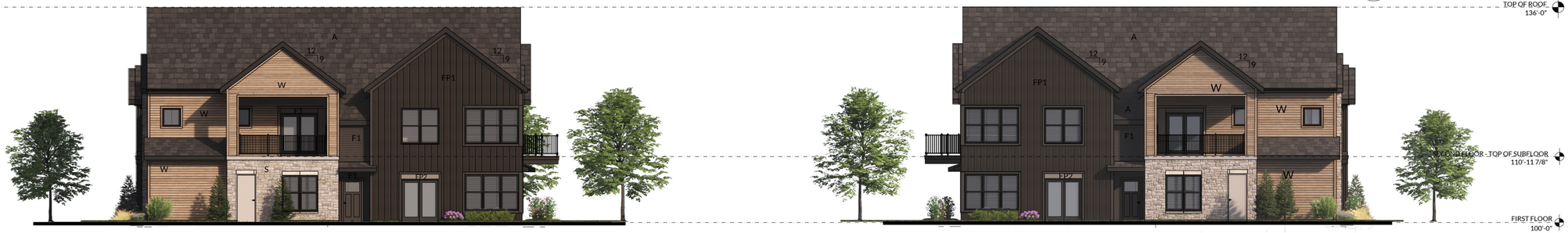


KEY PLAN



GARAGE ELEVATION

GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500

LEFT ELEVATION 2 A500

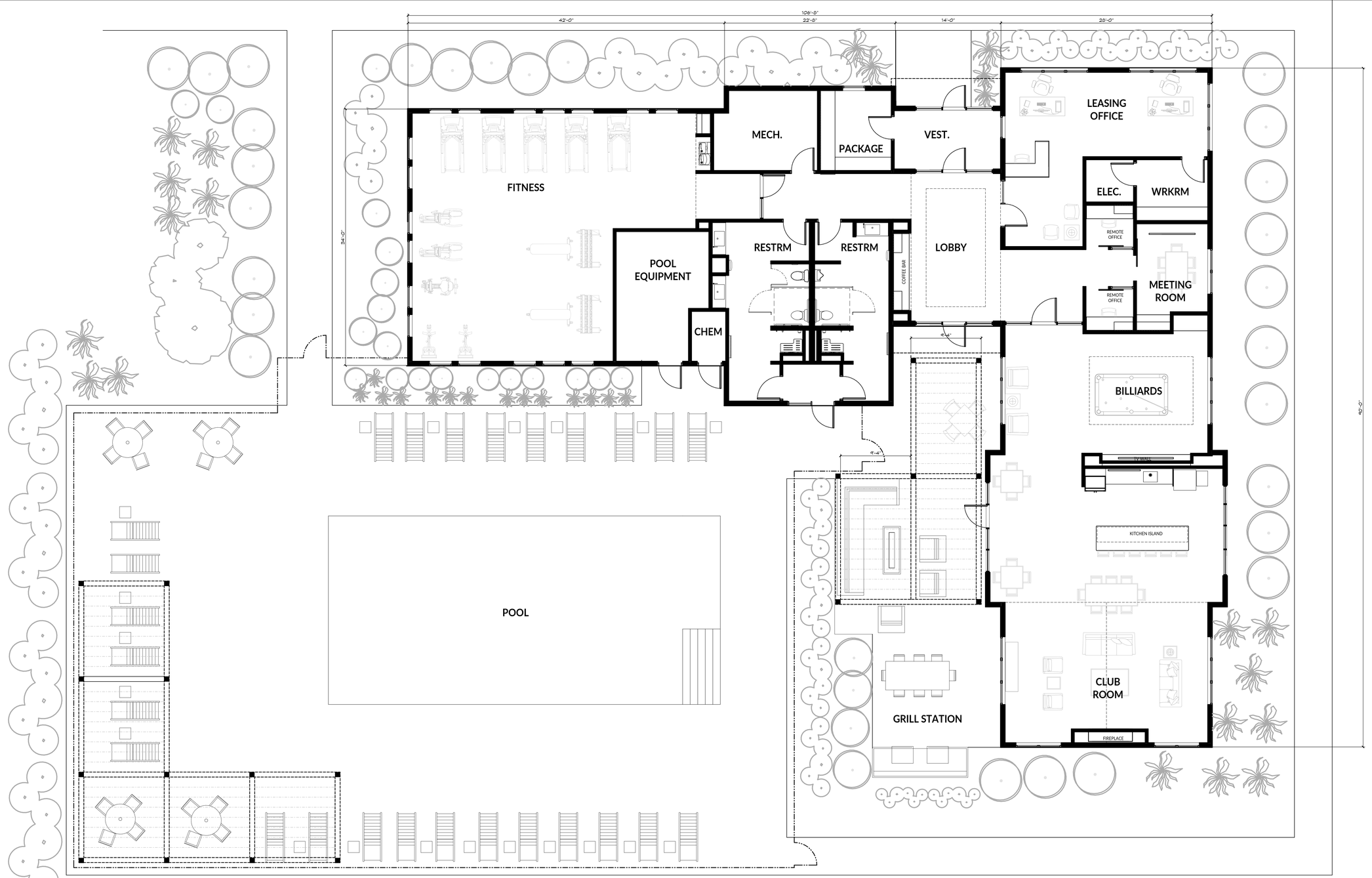


FRONT ELEVATION 1 A500

23 UNIT | CONCEPTUAL ELEVATIONS

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A501**



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

3/16"=1'-0" CLUBHOUSE PLAN

JAN 29, 2023

AA200 ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

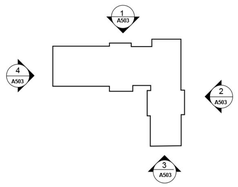


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



WEST ELEVATION 4 A503



SOUTH ELEVATION 3 A503



EAST ELEVATION 2 A503



NORTH ELEVATION 1 A503

CLUBHOUSE | **ELEVATIONS**

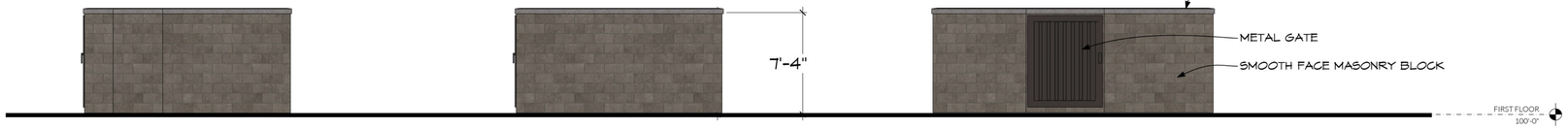
PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A503**

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" O.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
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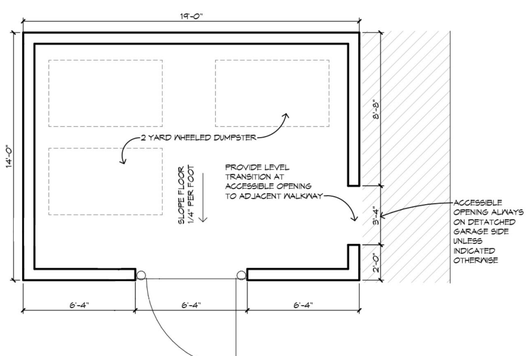
GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



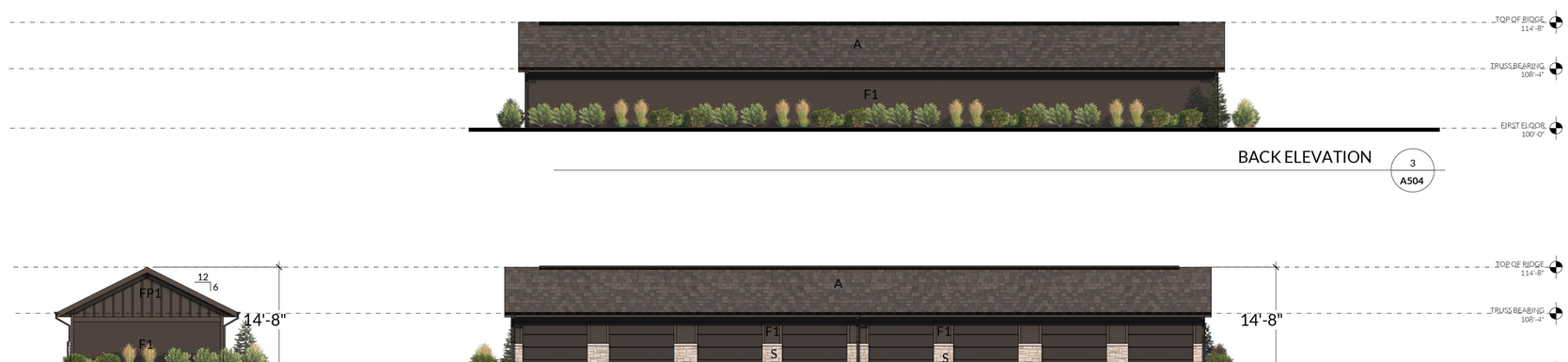
TRASH ENCLOSURE SIDE ELEVATION — 7 / A504

TRASH ENCLOSURE BACK ELEVATION — 6 / A504

TRASH ENCLOSURE FRONT ELEVATION — 5 / A504



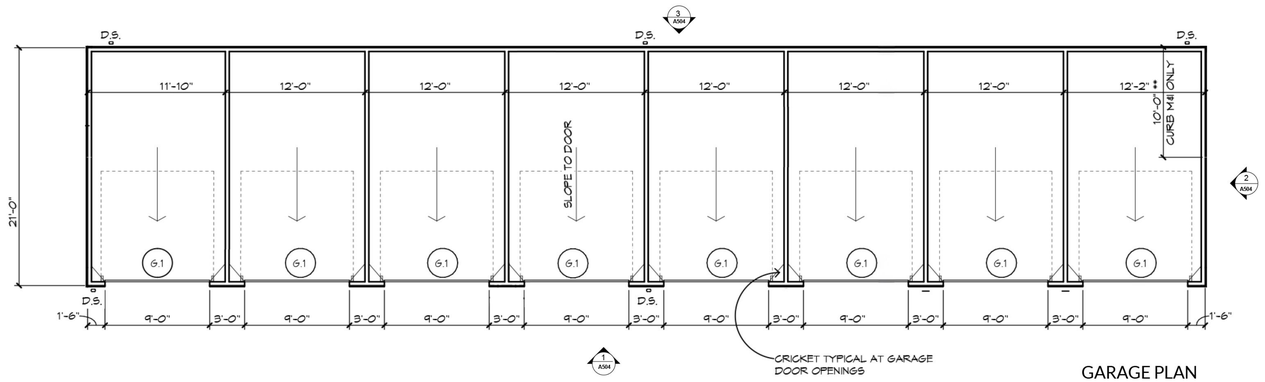
TRASH ENCLOSURE PLAN



BACK ELEVATION — 3 / A504

SIDE ELEVATION — 2 / A504

FRONT ELEVATION — 1 / A504



GARAGE PLAN

SITE STRUCTURES | **ELEVATIONS**

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A504**