#2024-225
McHenry County Health Building PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: January 15, 2025

Request: Final Planned Unit Development Amendment to allow changes to the site and exterior facade

Location: 100 N. Virginia Street

Acreage: Approximately 3 acres

Existing Zoning: W Watershed

Surrounding Properties:
North: W Watershed
South: W Watershed
East: Across Route 14, O Office
West: W Watershed

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- In 1992, Jewel Hahn wanted to develop this parcel and the adjacent properties. During the review, the plans were failed. The petitioner filed a lawsuit. A Settlement Agreement determined that a limited scope of development with maximum hard-surface coverage limits was allowed.
- The State Farm building was constructed shortly thereafter at the maximum 68,000 square feet of hard-surface coverage. The building and site were constructed per the approved plans.
- In 2012 right-of-way taking for Route 14 occurred reducing the size of the parcel, so that now the coverage does exceed that maximum, but not due to expansion of the site or building.
- The proposal is for changes to the architectural materials and site layout, an increase in hard-surface coverage and to allow a building addition.

Development Analysis:

Land Use/Zoning

- The site is zoned W, Watershed and subject to a settlement agreement. Watershed allows development through a Planned Unit Development approval.
- The land use map shows the area as Office. This is an appropriate land use designation for the Health Department and Animal Control building.

- The project was approved as a planned unit development. Changes to the approved site and architecture, as well as variations from the UDO require a PUD amendment.

Site/Landscape Plan:

- New parking will be added in the center green space and the west side parking will be modified to allow for the addition and new drive-in bay.
- The building will include new office space at the front, the eastern side of the building closest to Route 14. A new landscape bed will be installed around this area.
- The parking lot layout is changing and new landscape islands will be added at the ends of the rows and adjacent to the drive lane.
- Currently, the hard surface coverage is 68,592 square feet. The proposed hard-surface coverage would be 71,190 square feet. This is approximately 55% of the site. There is no maximum hard-surface coverage for Watershed zoned properties, they are all site specific.

Architecture/Elevations:

- The current façade is red brick with a silver metal mansard roof over window and doorways.
- Renovations to a building comprising 50% or more of the façade area shall meet the design standards. The front façade needs to meet the design standards.
- The proposed changes include adding a grey fiber cement (fiber cement is made from cellulose like wood pulp and cement) and thin brick veneer for the new additions. This is not considered traditional masonry.
- The west elevation will modify the exiting drive in bays for interior space and have one new bay constructed.
- The eastern elevation will have the new corner addition with the grey fiber cement siding.
- The front or north façade will be broken up between the existing red brick and the new elements with the grey fiber cement siding.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the site, landscape, and elevations. Also this increases the hard-surface coverage to 71,190 square feet. 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.

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.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-900 Design Standards to allow fiber cement board as principal exterior material, reducing traditional masonry elements to less than 60%.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office, which allows for existing and future office and service uses. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the City to complement commercial and manufacturing uses.

This can be accomplished with the following supporting action:

Supporting Action: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McHenry County, received 12/19/24)
   B. Site Plan (Kluber, Inc., dated 09/24/24, received 12/26/24)
   C. Landscape Plan (Kluber, Inc., dated 10/17/24, received 12/26/24)
   D. Elevations (Kluber, Inc., dated 09/24/24, received 12/26/24)
   E. Perspective Plan (Kluber, Inc., dated 06/26/24, received 12/26/24)
   F. Engineering Plans (Kluber, Inc., dated 09/24/24, received 12/26/24)
   G. Impervious Exhibit (Kluber, Inc. dated 12/16/24, received 12/23/24)

2. Architecture

A. At least 60% of the building shall be traditional masonry like brick or stone. Amend the façade to utilize brick or stone rather than siding.

3. Landscape
   A. All proposed landscape areas and existing landscape beds adjacent to the building or foundation base landscape, shall contain a mixture of evergreen bushes and flowers. No more than 10% of landscape areas can be non-living material, such as mulch. Work with staff to add additional materials to be sure to comply with landscape requirements.
   B. Landscape areas shall be modified to meet the Watershed Ordinance requirements to install water quality treatment measures including rain gardens and/or bio-swales.

4. Petitioner shall provide documentation that the detention basin is adequate to handle the increased hard-surface, as well as existing hard-surface allowed by the Settlement Agreement.

5. The petitioner must address all of the review comments and requirements of the Fire, Engineering, Public Works, and Community Development Departments.

PIQ MAP
100 N. Virginia Street



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Anne Marrin for Mchenry County

Address: 2200 N Seminary Ave.

Woodstock IL. 60098

Phone: 815-334-4574

E-mail: AEMarrin@mchenrycountyil.gov

Project Name & Description: Three additions, renovations,

some rooftop A/C replacement, entire re-roof,

some parking added N. of building, some parking/island re-work, W. of Building.

Project is at an existing McHenry County facility - Health Dept. and Animal Control.

Project Address/Location: 100 N. Virginia St. Crystal Lake, IL60014

Signature

ANNE MARRIN 12-19-24

Owner: Print and Sign name Date

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

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

IN THE MATTER OF THE PETITION OF

Kluber Architects on behalf of McHenry County, A Body Politic

LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Kluber Architects on behalf of McHenry County, A Body Politic, for a Final Planned Unit Development Amendment, relating to the property located at 100 N. Virginia Street, Crystal Lake, Illinois 60014. PINs: 14-31-451-039.

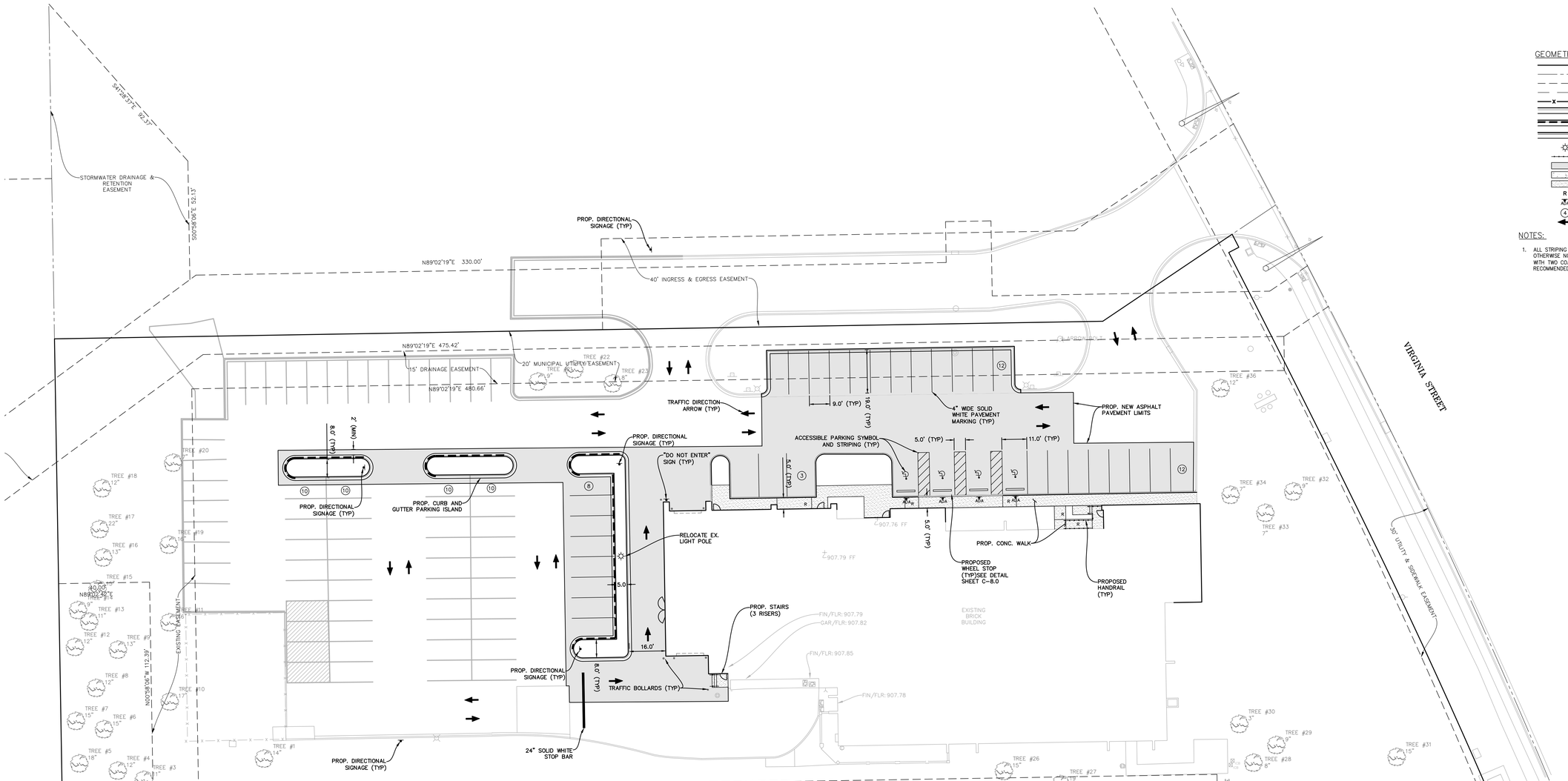
This application is filed for the purpose of seeking a Final Planned Unit Development Amendment for a building addition that results in a hard surface coverage up to 71,200 square feet, a deviation from the allowed 68,000 square feet per the previous approval and any other variations as necessary to approve the plans as presented, pursuant to Article 3, Article 4, and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday January 15, 2025 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald December 28, 2024) 2216318

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

GEOMETRY PLAN LEGEND

- PROPERTY LINE
- LOT LINE ADJACENT / R.O.W.
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROP. FENCE
- PROP. CURB & GUTTER
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. CURB (DEPRESSED)
- PROP. LIGHT POLE (RELOCATED)
- PROP. HANDRAIL
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. CONCRETE WALK
- PROP. RAMP
- PROP. ADA SIGN
- PROP. PARKING COUNT
- TRAFFIC DIRECTION ARROW

NOTES:

1. ALL STRIPING SHALL BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE.

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60506
tel. 630.406.1213

Bloomington, Illinois 61704
tel. 309.430.6460
www.kluberinc.com

ENGINEERING RESOURCE ASSOCIATES
3313 WEST HIGGINS ROAD, SUITE 850
HOFFMAN ESTATES, ILLINOIS 60169
PHONE: (630) 781-1818
FAX: (630) 781-1829
www.ercconsultants.com

CRYSTAL LAKE FACILITY RENOVATION

MCHENRY COUNTY
100 N VIRGINIA STREET
CRYSTAL LAKE, IL 60014

Updated by: mdarey 8/30/2024

G:\PROJECTS\Kluberfiles\Architect+Engineers\W24081.00 McHenryCo Crystal Lake Public Health Facility Renovation\CADD\SHEET\SITE DEVELOPMENT\W24081 C04.0 Site Plan.dwg

ISSUED	
1	09/24/24 BID DOCUMENTS

JOB NO.	W24081.00
DRAWN	MOD
CHECKED	BAS
APPROVED	JPG

SHEET TITLE

GEOMETRIC PLAN

SHEET NUMBER

C-4.0

It's smart It's free It's the law

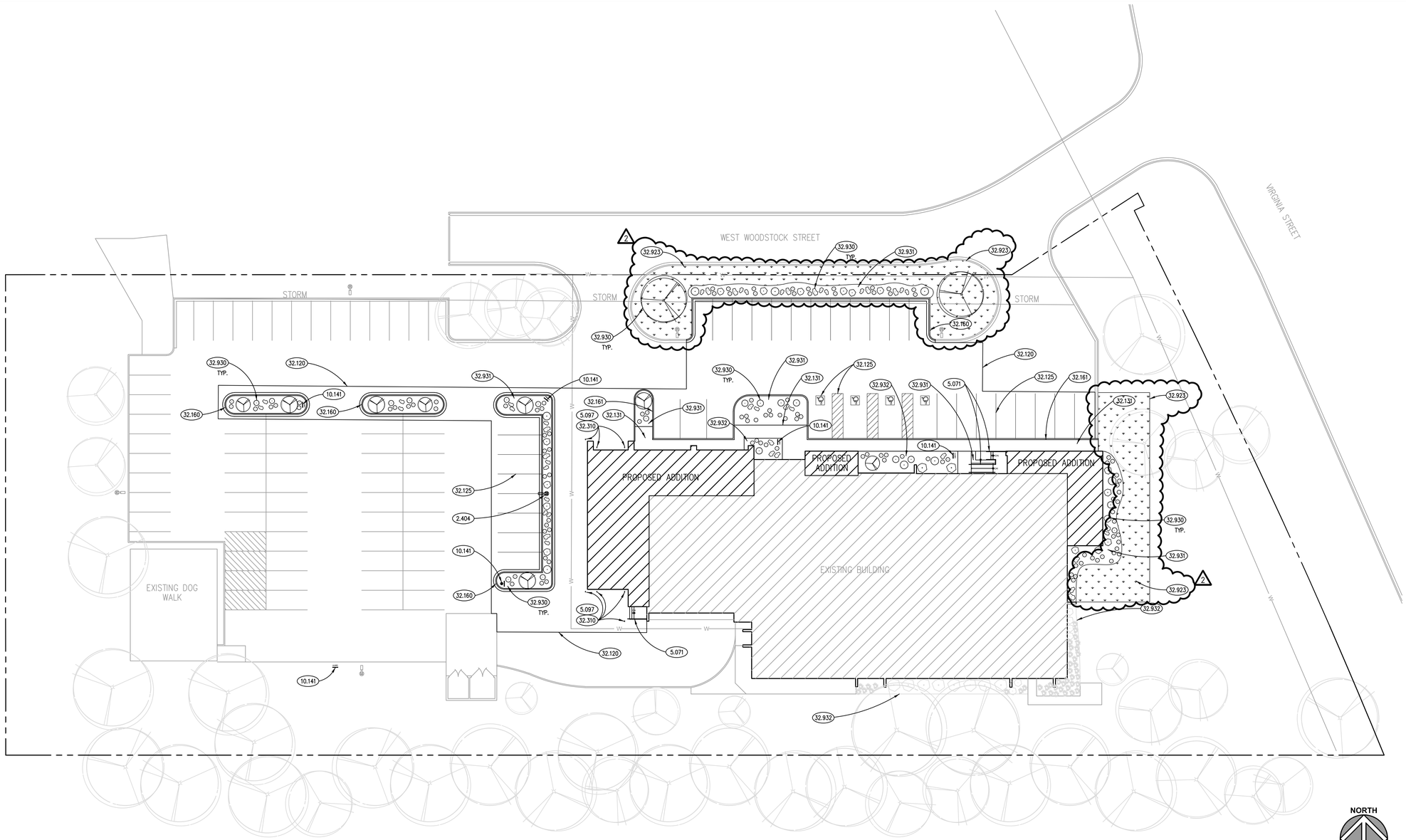
Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

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SITE PLAN (1)

SCALE: 1" = 20'-0"

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

2.404 SALVAGE AND RELOCATE EXISTING LIGHT POST; REMOVE EXISTING CONCRETE BASE IN ITS ENTIRETY, REFER TO CIVIL DRAWNGS.

5.071 METAL FABRICATION: EXTERIOR STEEL HANDRAIL ASSEMBLY; 1 1/2" NOM. DIA. GALVANIZED STEEL PIPE WITH VERTICAL END POSTS CORE DRILLED AND SET INTO CONCRETE SLAB A MINIMUM OF 12" DEEP. PROVIDE ADA COMPLIANT TOP AND BOTTOM HANDRAIL EXTENSIONS WITH RADIUS BENDS RETURNING TO VERTICAL SUPPORT POSTS TO FORM A U-SHAPED BEND. ALL CONNECTIONS SHALL BE FULLY WELDED. SLOPE HANDRAIL TO MATCH STAIR PROFILE. PROVIDE EXTERIOR GRADE POR-ROK TO ANCHOR POSTS INSIDE CONCRETE SLAB CORES. TOP POR-ROK WITH SELF LEVELING SEALANT. SEE G201 FOR INTERMEDIATE BALUSTER/RAIL AND EXTENSION DETAILING. PRIME AND TWO COAT ENAMEL PAINT. COLOR AS SELECTED BY ARCHITECT.

5.097 METAL FABRICATION: STEEL BOLLARD; 6" O.D., CONCRETE FILLED.

10.141 GROUND MOUNTED DIRECTIONAL SIGNAGE; PANEL 30" WIDE X 20" TALL ON 42" HIGH SUPPORT POST; VERBAGE AND GRAPHICS TO BE DETERMINED; REFER TO ALLOWANCES AND SPECIFICATIONS.

32.120 ASPHALT PAVING: REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
32.125 ASPHALT PAVING MARKING: REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
32.131 CONCRETE PAVING: PEDESTRIAN WALK; REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
32.160 CONCRETE CURB AND GUTTER: REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
32.161 CONCRETE BARRIER CURB: REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
32.310 PLASTIC COVER MANUFACTURED BY POST GUARD; 7" DOME TOP BOLLARD COVER – SLIP ON TYPE; REFER TO SPECIFICATIONS.

2

32.923 LAWN/GRASSED AREA: SODDED.

32.930 PLANTED LANDSCAPED AREA: REFER TO ALLOWANCES.
32.931 HARDWOOD MULCH: 6" DEEP – TYPICAL.
32.932 HARDWOOD MULCH: 2" DEEP OVER EXISTING MULCH.

GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. COORDINATE INFORMATION ON THIS DRAWING WITH INFORMATION CONTAINED ON CIVIL DRAWINGS.

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CRYSTAL LAKE FACILITY RENOVATION

MCHENRY COUNTY
100 N. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

ISSUED

09/24/24	BID DOCUMENTS	
1	10/15/24	ADDENDUM NO. 1
2	10/17/24	ADDENDUM NO.2

JOB NO. 24-248-1541
DRAWN NCO
CHECKED CJH
APPROVED CJH

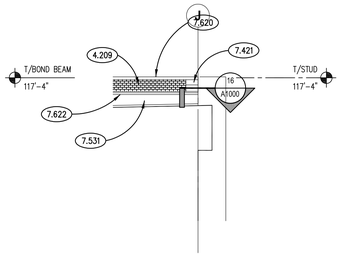
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SITE PLAN

SHEET NUMBER
A010

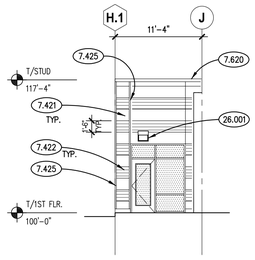
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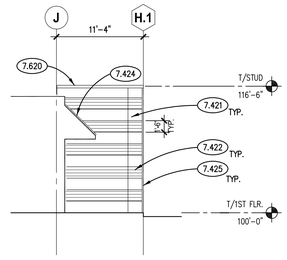
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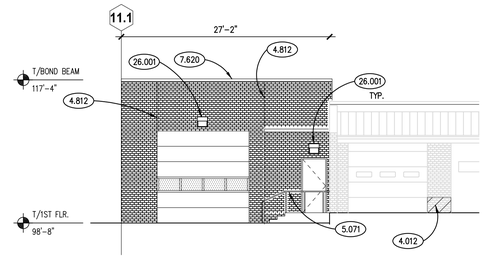
PARTIAL ROOF ELEV. (9)
SCALE: 1/8" = 1'-0"



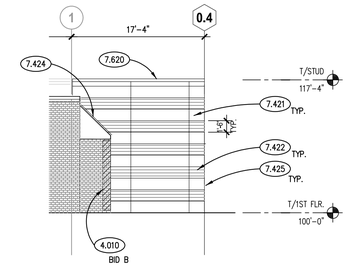
PARTIAL WEST ELEVATION (7)
SCALE: 1/8" = 1'-0"



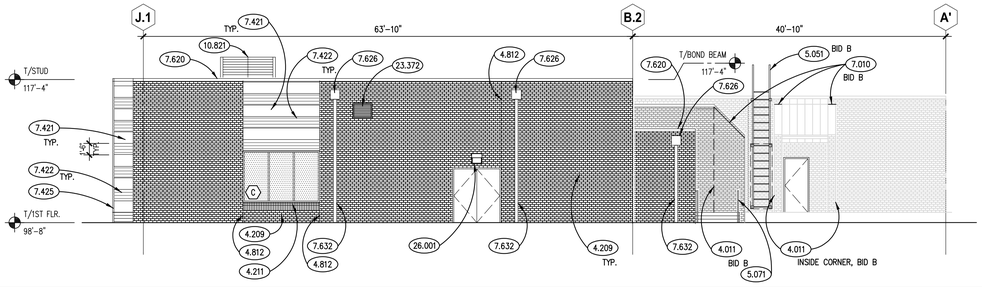
PARTIAL EAST ELEVATION (6)
SCALE: 1/8" = 1'-0"



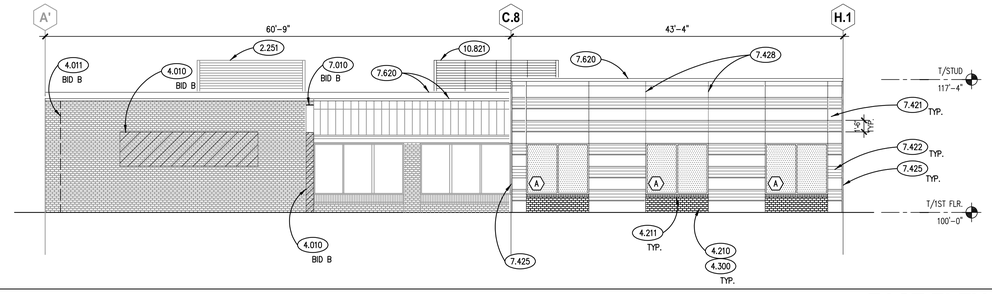
PARTIAL SOUTH ELEVATION (5)
SCALE: 1/8" = 1'-0"



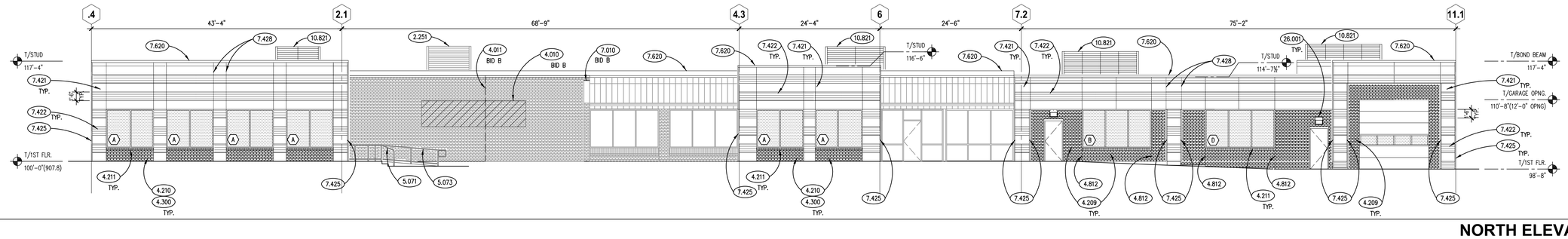
PARTIAL SOUTH ELEVATION (4)
SCALE: 1/8" = 1'-0"



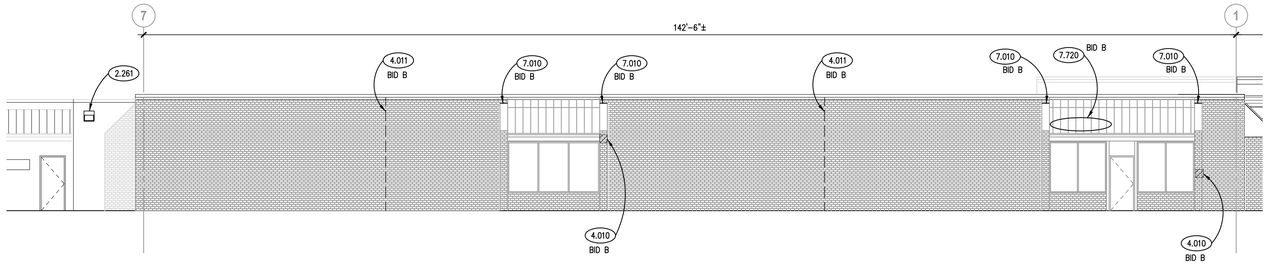
WEST ELEVATION (3)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (2)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (1)
SCALE: 1/8" = 1'-0"



PARTIAL SOUTH ELEVATION (8)
SCALE: 1/8" = 1'-0"

KEYNOTES

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2.251 EXISTING MECHANICAL ROOF SCREEN TO REMAIN.
2.261 RELOCATE EXISTING LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS.

4.010 REMOVE AND REPLACE EXISTING DAMAGED OR DETERIORATED BRICK MASONRY.
4.011 REMOVE AND REPLACE DAMAGED SEALANT AT MASONRY CONTROL JOINT.
4.012 REPOINT EXISTING DETERIORATED MORTAR JOINTS.
4.209 BRICK MASONRY: TYPE B-1; MODULAR TYPE; RUNNING BOND; REFER TO SPECIFICATIONS.
4.210 BRICK MASONRY: TYPE B-2; THIN MODULAR TYPE; RUNNING BOND; REFER TO SPECIFICATIONS.
4.211 BRICK MASONRY: ROWLOCK; WITH DRIP EDGE.
4.300 INSULATED CONCRETE BOARD: REFER TO SPECIFICATIONS.
4.812 MASONRY ASSEMBLY: MASONRY CONTROL JOINT.

5.051 METAL FABRICATION: ROOF ACCESS LADDER; LOCKING TYPE; REFER TO SPECIFICATIONS.
5.071 METAL FABRICATION: EXTERIOR STEEL HANDRAIL ASSEMBLY; 1 1/2" NOM. DIA. GALVANIZED STEEL PIPE WITH VERTICAL END POSTS CORE DRILLED AND SET INTO CONCRETE SLAB A MINIMUM OF 12" DEEP. PROVIDE ADA COMPLIANT TOP AND BOTTOM HANDRAIL EXTENSIONS WITH RADIUS BENDS RETURNING TO VERTICAL SUPPORT POSTS TO FORM A U-SHAPED BEND. ALL CONNECTIONS SHALL BE FULLY WELDED. SLOPE HANDRAIL TO MATCH STAIR PROFILE. PROVIDE EXTERIOR GRADE POR-ROK TO ANCHOR POSTS INSIDE CONCRETE SLAB CORES. TOP POR-ROK WITH SELF LEVELING SEALANT. SEE G201 FOR INTERMEDIATE BALUSTER/RAIL AND EXTENSION DETAILING. PRIME AND TWO COAT ENAMEL PAINT. COLOR AS SELECTED BY ARCHITECT.
5.073 METAL FABRICATION: INTERIOR STEEL HANDRAIL ASSEMBLY; 1 1/2" NOM. DIA. GALVANIZED STEEL PIPE WITH VERTICAL END POSTS CORE DRILLED AND SET INTO CONCRETE SLAB A MINIMUM OF 12" DEEP. PROVIDE ADA COMPLIANT TOP AND BOTTOM HANDRAIL EXTENSIONS WITH RADIUS BENDS RETURNING TO VERTICAL SUPPORT POSTS TO FORM A U-SHAPED BEND. ALL CONNECTIONS SHALL BE FULLY WELDED. SLOPE HANDRAIL TO MATCH RAMP PROFILE. PROVIDE EXTERIOR GRADE POR-ROK TO ANCHOR POSTS INSIDE CONCRETE SLAB CORES. TOP POR-ROK WITH SELF LEVELING SEALANT. SEE G201 FOR EXTENSION DETAILING. PRIME AND TWO COAT ENAMEL PAINT. COLOR AS SELECTED BY ARCHITECT.

7.010 REMOVE AND REPLACE DAMAGED SEALANT AT METAL-TO-BRICK CONDITION.
7.421 COMPOSITE WALL PANEL: SMOOTH STYLE; REFER TO SPECIFICATIONS.
7.422 COMPOSITE WALL PANEL: RIBBED SYTLE; REFER TO SPECIFICATIONS.
7.424 COMPOSITE WALL PANEL ACCESSORY: J-TRIM.
7.425 COMPOSITE WALL PANEL ACCESSORY: OUTSIDE CORNER TRIM.
7.428 COMPOSITE WALL PANEL ACCESSORY: H-MOLD.
7.531 ELASTOMERIC MEMBRANE ROOFING MATERIAL: EPDM MEMBRANE.
7.620 METAL COPING FLASHING: THICKNESS AND FINISH AS SPECIFIED.
7.622 METAL COUNTERFLASHING: MATERIAL, THICKNESS AND FINISH AS SPECIFIED.
7.626 SCUPPER THROUGH WALL: 15"W X 15"H; CONSTRUCT IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL FIGURE 1-27A.
7.632 METAL DOWNSPOUT: MATERIAL, THICKNESS AND FINISH AS SPECIFIED.
7.720 SNOW GUARD: REPLACE DAMAGED OR MISSING IN LOCATION INDICATED; REFER TO SPECIFICATIONS.

10.821 LOUVERED EQUIPMENT SCREEN AND SUPPORT FRAMING; ATTACHED TO ROOFTOP UNIT; REFER TO SPECIFICATIONS.

23.372 MECHANICAL LOUVER: REFER TO MECHANICAL DRAWINGS.

26.001 LIGHT FIXTURE: REFER TO ELECTRICAL DRAWINGS.

GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. REFER TO ROOF PLAN DRAWING A320 FOR ELEVATIONS OF OVERFLOW SCUPPERS.
3. APPLY SPECIFIED MASONRY SEALER TO BRICK MASONRY AND CONCRETE UNIT MASONRY EXPOSED TO WEATHER.
4. COORDINATE LOCATIONS OF WALL-MOUNTED MECHANICAL, PLUMBING AND ELECTRICAL ITEMS TO ENSURE NO OVERLAP.

Kluber Architects + Engineers
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CRYSTAL LAKE FACILITY RENOVATION

MCHENRY COUNTY
100 N. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

ISSUED

ISSUED
BID DOCUMENTS
09/24/24

JOB NO.	24-248-1541
DRAWN	PJT
CHECKED	CJH
APPROVED	CJH

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER
A700

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

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Existing color and material pallet




Proposed fiber cement panels with a metal panel look.
Existing mansard roof to remain.
New mech. unit & new roof screen.
Proposed fiber cement panels with a metal panel look.
New brick Veneer to match existing as possible.
New 12'x12' insulated overhead garage door.

Proposed fiber cement panels with a metal panel look.



Brick veneer base below windows to match existing.



Existing contextual elements.



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McHENRY COUNTY - CRYSTAL LAKE HEALTH RENOVATION

100 N VIRGINIA STREET
CRYSTAL LAKE, IL 60014
JOB NO. W24081.00
SEPTEMBER 24, 2024
TYPE OF SUBMITTAL: CONSTRUCTION DRAWINGS

INDEX TO DRAWINGS	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	CONSTRUCTION NOTES
C-3.0	EXISTING CONDITIONS & DEMOLITION
C-4.0	GEOMETRIC PLAN
C-5.0	UTILITY PLAN
C-6.0	GRADING PLAN
C-6.1	GRADING PLAN-DETAIL
C-7.0	SOIL EROSION & SEDIMENT CONTROL PLAN
C-7.1	SOIL EROSION & SEDIMENT CONTROL PLAN-DETAIL
C-7.2	SOIL EROSION & SEDIMENT CONTROL PLAN-SPECS
C-8.0	CONSTRUCTION DETAILS
C-8.1	CONSTRUCTION DETAILS



LOCATION MAP

COUNTY:
McHENRY
TOWNSHIP: 44N
RANGE: 8E
SECTION: 31

ZONING - VILLAGE OF CRYSTAL LAKE
W - WATERSHED

PREPARED FOR:
KLUBER ARCHITECTS & ENGINEERS
41 W BENTON ST
AURORA, IL
(630)406-1213

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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DATE: 9/30/24

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EXPIRES NOVEMBER 30, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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GENERAL NOTES:

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE.

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (800) 892-0123, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
   a. IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION.
   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
   c. "THE MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE"
   d. ILLINOIS URBAN MANUAL, LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

10. THE CONTRACTOR IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.

11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

13. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).

14. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.

15. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRANTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT . THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRANTS.

16. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM: 1) ALL RIM AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.

17. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.36.

18. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.

19. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

20. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.

21. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.

22. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS

23. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

STORM SEWER:

1. STORM SEWER PIPE MATERIAL SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443

3. VERTICAL SEPARATION:

3.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

3.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

3.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR:

3.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

3.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

3.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.

6. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

7. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

8. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

9. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

SANITARY SEWER:

1. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321-89. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS COMPLYING WITH ASTM F-477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.

2. EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7. PROCESSED MATERIAL PRODUCED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PARTICLE SIZE, SHAPE AND GRADATION IN ACCORDANCE WITH ASTM D-2321-89, SECTION 9, TABLE 1.

3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.

4. PICKHOLES IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THE ONE INCH IN DIAMETER AND SHALL BE OF THE CONCEALED TYPE.

5. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT.

6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE- ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

7. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

8. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

9. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

10. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF PIPE.

11. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.

13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.

14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED: A.) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.

15. MANHOLE FRAMES SHALL BE NEENAH NO. R-1710 / WATERTIGHT LID OR EAST JORDAN IRON WORKS 1020AGS. ALL CLOSED LIDS SHALL HAVE A CONCEALED PICK HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "CITY OF CRYSTAL LAKE", UNLESS OTHERWISE NOTED.

16. SANITARY MAINS AND WATER MAIN VAULTS SHALL BE EAST JORDAN IRON WORKS NO. 1020 AND EMBOSSED WITH "CITY OF BRAIDWOOD" AND "SANITARY" OR "WATER", RESPECTFULLY.

17. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

18. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH CITY SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISED, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.

19. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. ALL TEST MUST BE CONDUCTED IN THE PRESENCE OF AN EMPLOYEE OF THE CITY AND THE ENGINEER'S REPRESENTATIVES.

20. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT, SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH CITY REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEE ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BE REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

2. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE CITY AND/OR COUNTY ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE CITY ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE CITY ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.

5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE ARES NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3' +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALLTHE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

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CRYSTAL LAKE FACILITY RENOVATION

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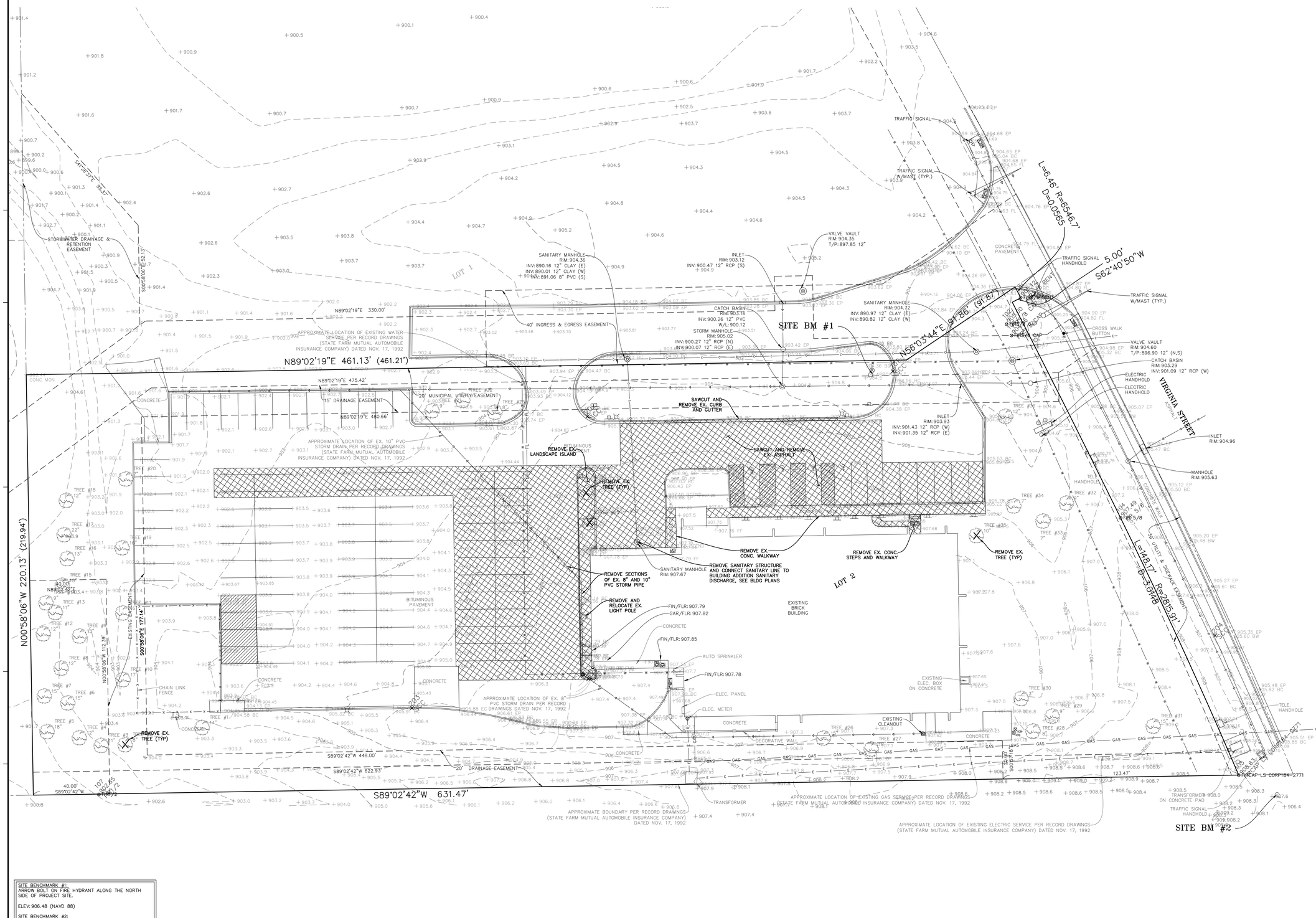
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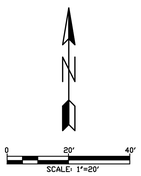
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EX. CONDITIONS LEGEND

- PROPERTY LINE
- LOT LINE ADJACENT / R.O.W
- EASEMENT LINE
- BUILDING SETBACK LINE
- EX. SANITARY LINE
- EX. STORM LINE
- EX. WATER LINE
- EX. UNDERGROUND CABLE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND GAS
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. OVERHEAD WIRE
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSED CURB
- EX. CONTOURS
- EX. SANITARY MANHOLE
- EX. STORM CATCH BASIN
- EX. STORM FLARED END SECTION
- EX. STORM INLET
- EX. STORM MANHOLE
- EX. VALVE VAULT
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. TREE / VEGETATION LINE
- EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
- EX. BUSH

DEMO LEGEND

- DEMO EX. UTILITY/FENCE
- SAWCUT EX. CURB
- REMOVE EX. TREE/SHRUB
- DEMO EX. BUILDING
- DEMO EX. ASPHALT/CONCRETE

ABBREVIATIONS

A	ARC LENGTH
ACU	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
B/	BOTTOM OF
CH	CHORD
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
IBT	ILLINOIS BELL TELE. EASEMENT
INV	INVERT
MB	MAILBOX
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
T/	TOP OF
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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EXISTING CONDITIONS & DEMOLITION

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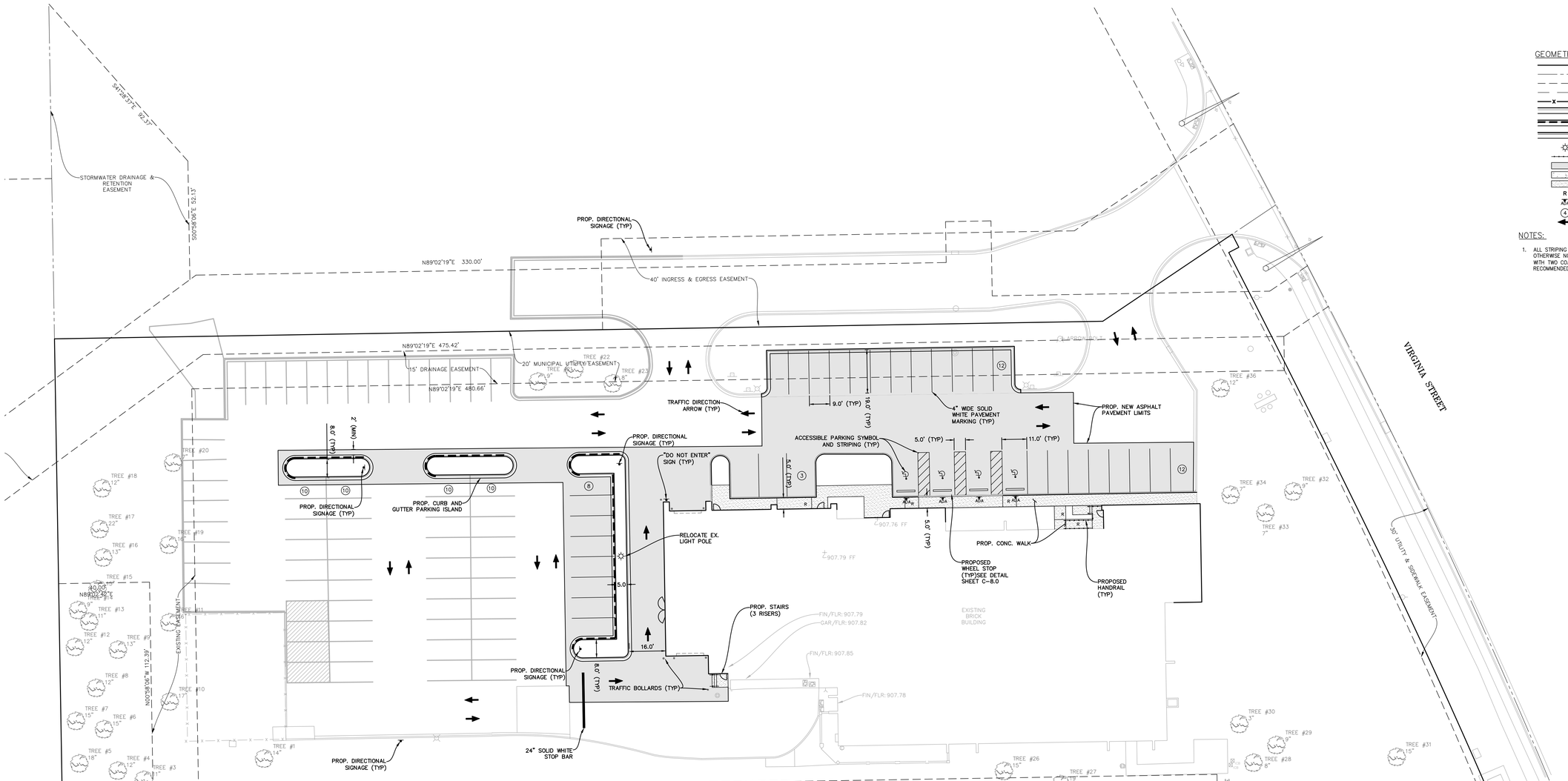
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0 20' 40'
SCALE: 1"=20'

GEOMETRY PLAN LEGEND

- PROPERTY LINE
- LOT LINE ADJACENT / R.O.W.
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROP. FENCE
- PROP. CURB & GUTTER
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. CURB (DEPRESSED)
- PROP. LIGHT POLE (RELOCATED)
- PROP. HANDRAIL
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. CONCRETE WALK
- PROP. RAMP
- PROP. ADA SIGN
- PROP. PARKING COUNT
- TRAFFIC DIRECTION ARROW

NOTES:

1. ALL STRIPING SHALL BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE.

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GEOMETRIC PLAN

SHEET NUMBER

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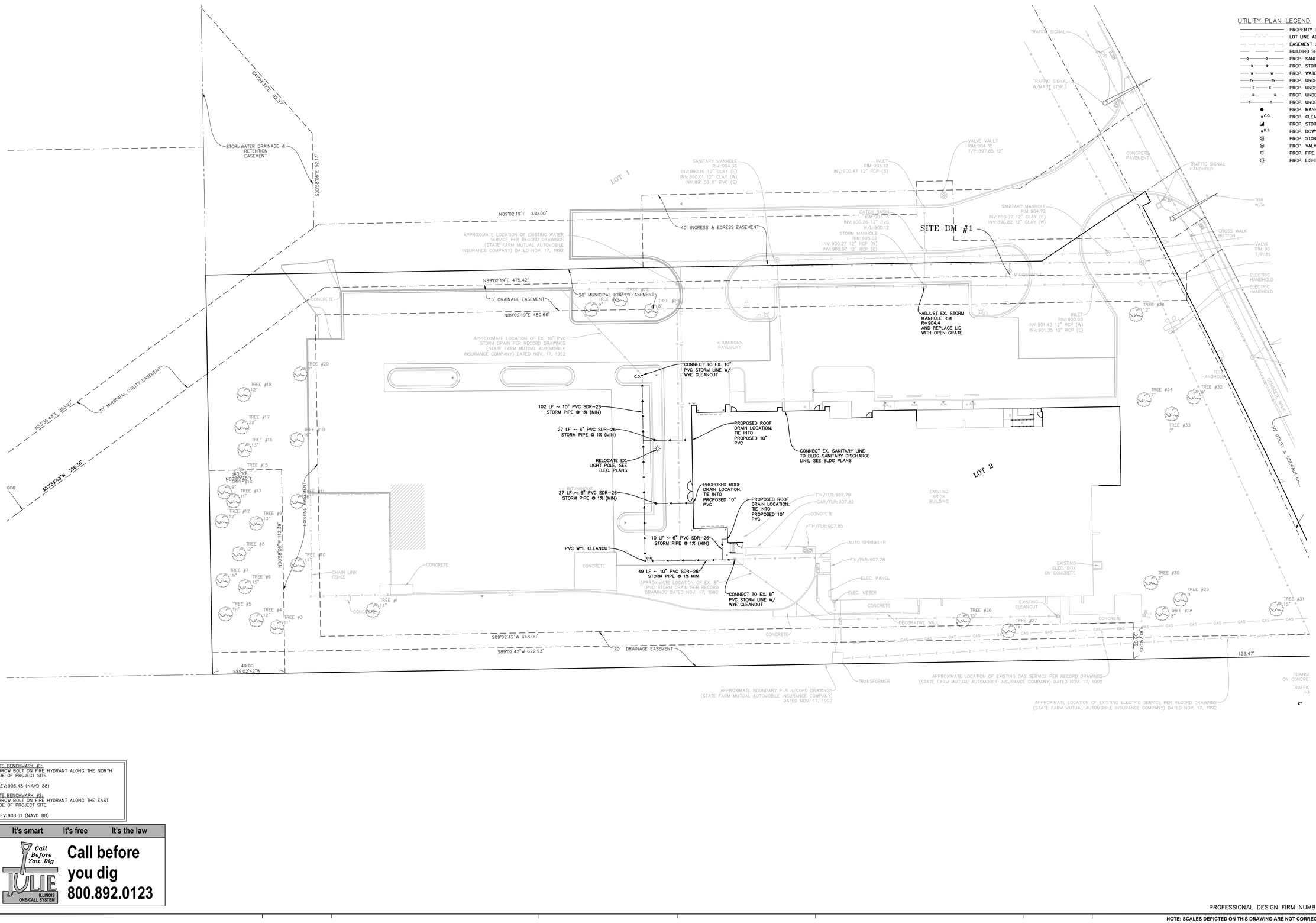
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SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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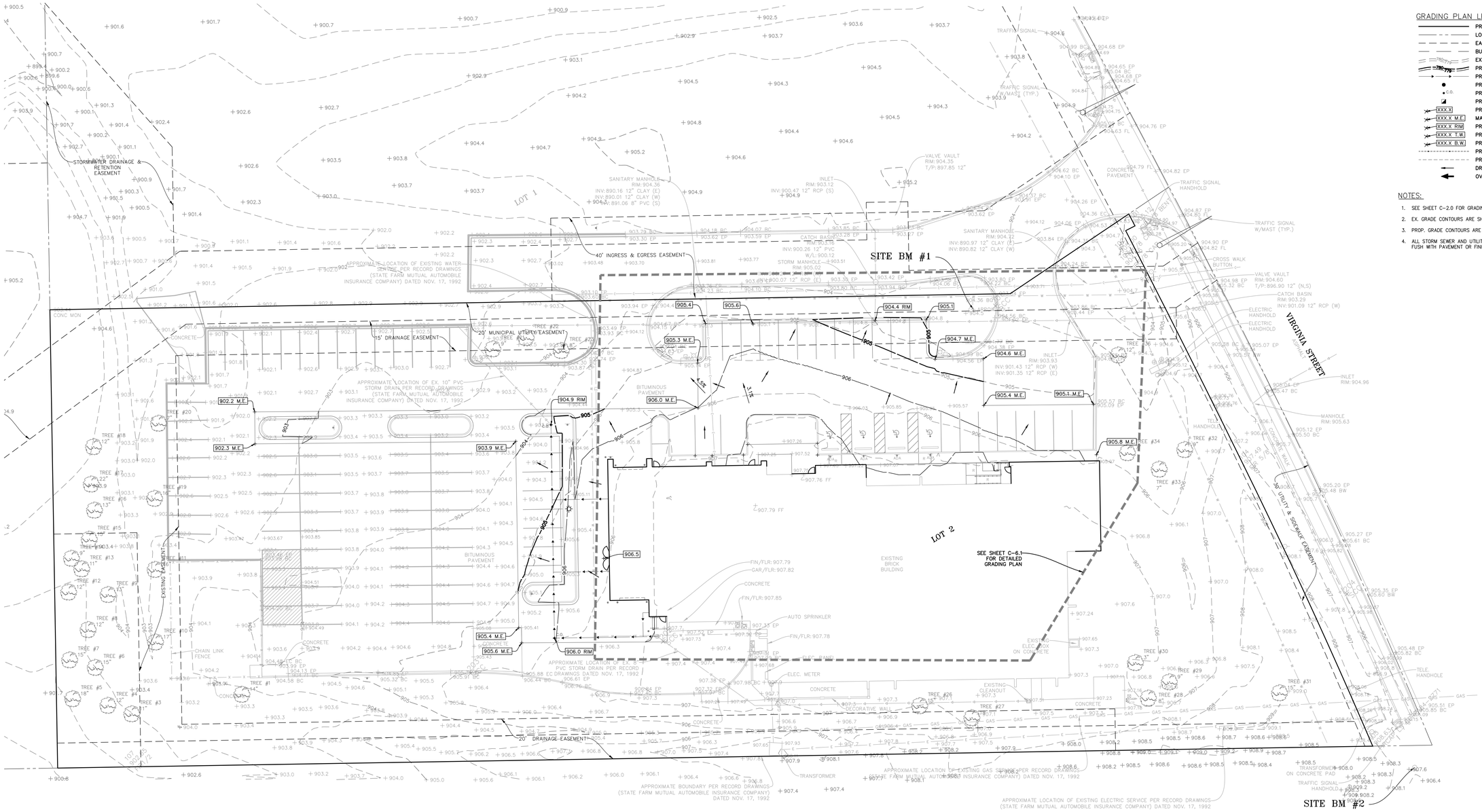
UTILITY PLAN

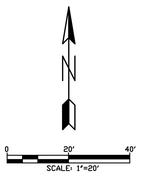
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GRADING PLAN LEGEND

- PROPERTY LINE
- LOT LINE ADJACENT / R.O.W.
- EASEMENT LINE
- BUILDING SETBACK LINE
- EX. CONTOURS
- PROP. CONTOURS
- PROP. STORM LINE
- PROP. MANHOLE
- PROP. CLEANOUT
- PROP. STORM CATCH BASIN
- PROP. SPOT ELEV.
- MATCH EX. ELEV.
- PROP. RIM ELEV.
- PROP. TOP OF WALL ELEV.
- PROP. BOTTOM OF WALL ELEV.
- PROP. DRAINAGE SWALE
- PROP. RIDGE LINE / HIGH POINT
- DRAINAGE FLOW
- OVERFLOW ROUTE

NOTES:

1. SEE SHEET C-2.0 FOR GRADING NOTES
2. EX. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
3. PROP. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
4. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FUSH WITH PAVEMENT OR FINISH GRADE.

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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GRADING PLAN

SHEET NUMBER

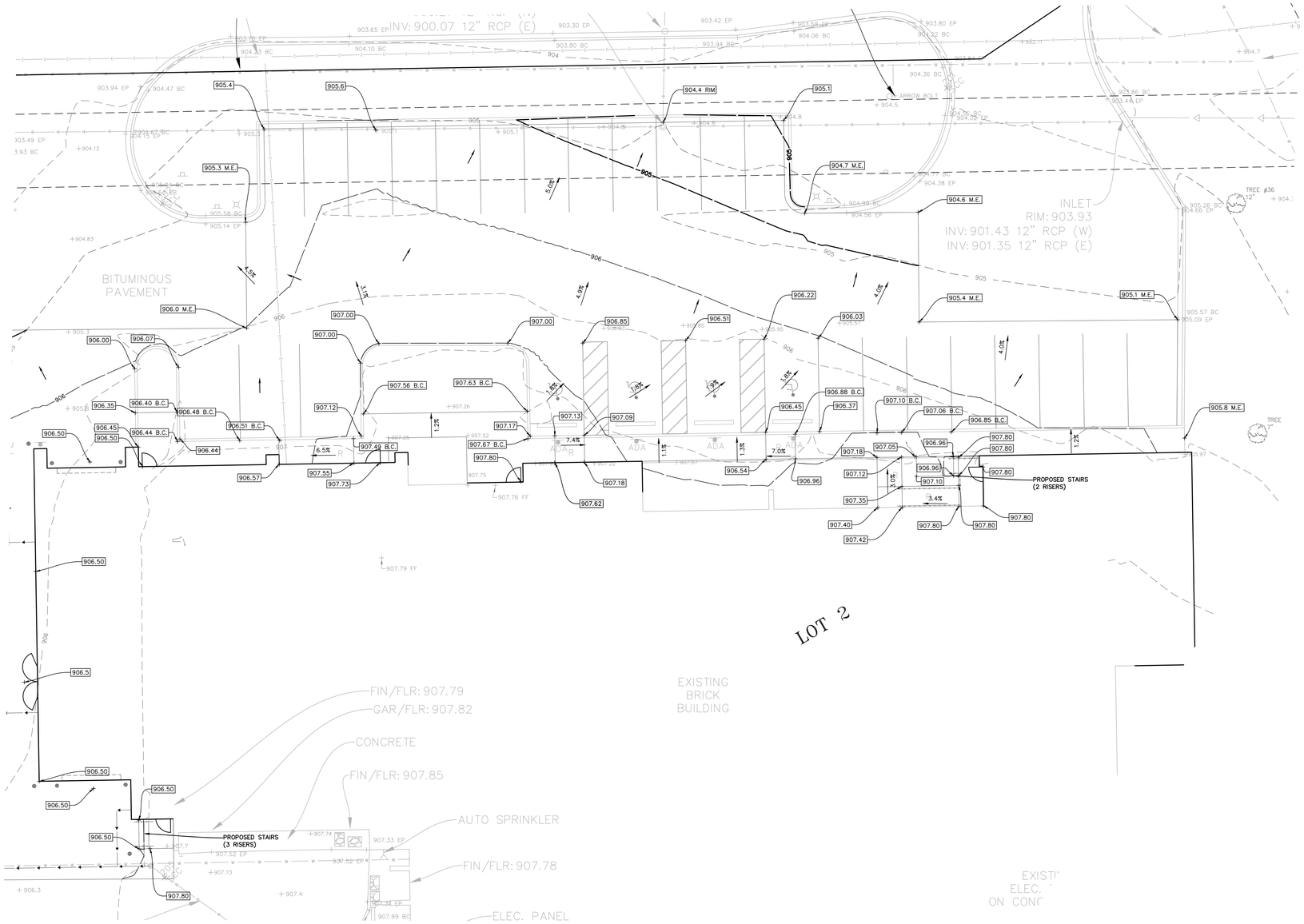
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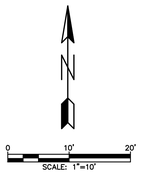
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GRADING PLAN LEGEND

- PROPERTY LINE
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- EASEMENT LINE
- BUILDING SETBACK LINE
- EX. CONTOURS
- PROP. CONTOURS
- PROP. STORM LINE
- PROP. MANHOLE
- PROP. CLEANOUT
- PROP. STORM CATCH BASIN
- XXX.X — PROP. SPOT ELEV.
- XXX.X M.E. — MATCH EX. ELEV.
- XXX.X RIM — PROP. RIM ELEV.
- XXX.X B.C. — PROP. BACK OF CURB ELEV.
- XXX.X B.W. — PROP. BOTTOM OF WALL ELEV.
- PROP. DRAINAGE SWALE
- PROP. RIDGE LINE / HIGH POINT
- DRAINAGE FLOW
- OVERFLOW ROUTE

NOTES:

1. SEE SHEET C-2.0 FOR GRADING NOTES
2. EX. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
3. PROP. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
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SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

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ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

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GRADING PLAN-DETAIL

SHEET NUMBER

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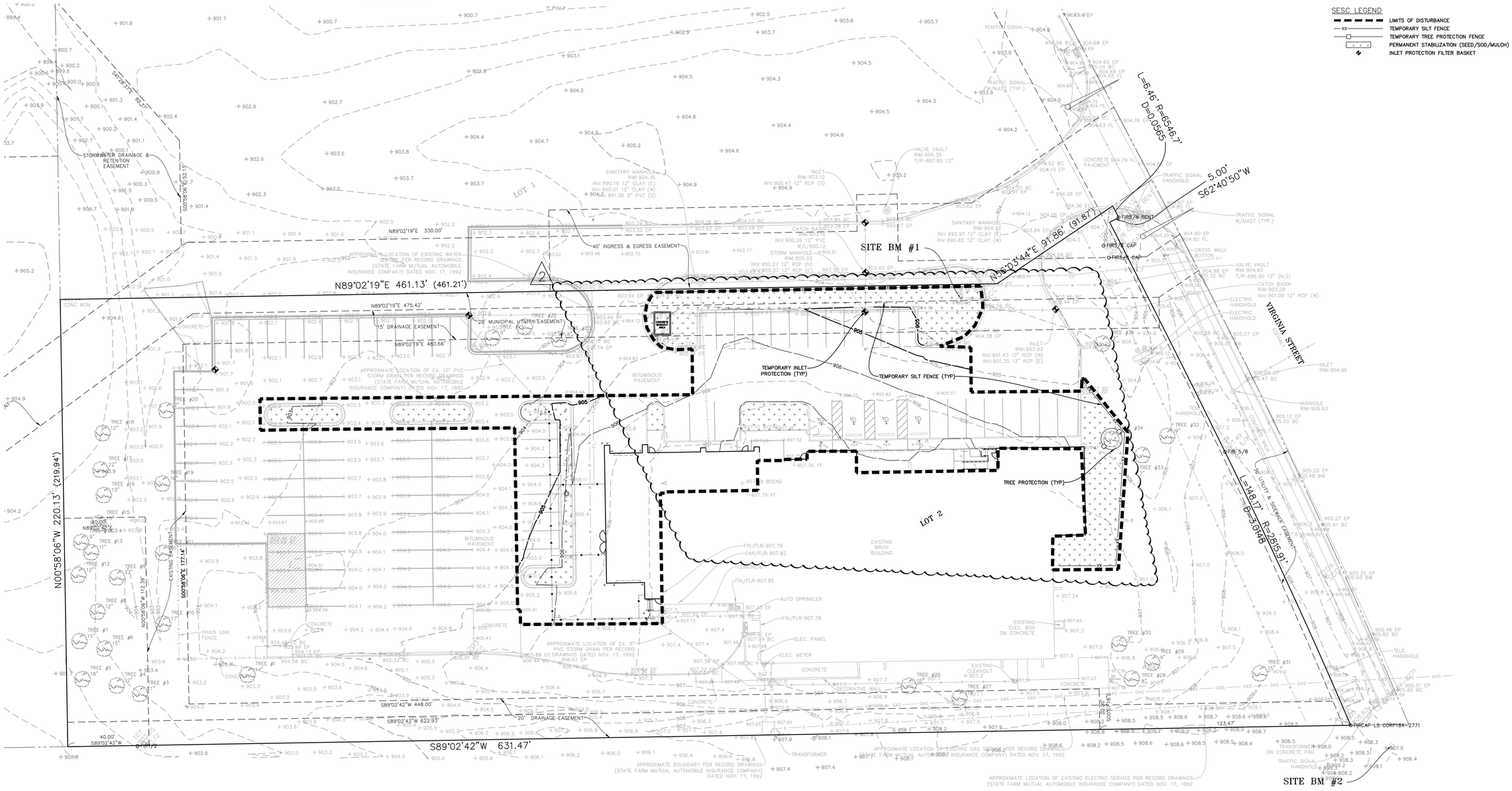
NOTES:

1. SEE SHEET C-7.1 FOR EROSION CONTROL DETAILS.
2. THE LOCATIONS OF CONSTRUCTION STAGING AREA AND TOPSOIL STOCKPILE AREA ARE SUBJECT TO CHANGE PER CONTRACTOR. STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE. CONSTRUCTION TRAILERS, TEMPORARY PARKING, AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS, SUPPLIES, AND STOCKPILES SHALL BE PLACED IN THIS AREA IF NEEDED. TOPSOIL STOCKPILE AREA SHALL BE ENCLOSED WITH SILT FENCE.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING AN EXISTING STORM DRAINAGE SYSTEM. SEE SHEET C-7.1 FOR CONSTRUCTION EXIT DETAIL.
4. ALL SOIL DISTURBANCE SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

CONSTRUCTION SEQUENCE SCHEDULE:

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL (SESC) MEASURES
   1.1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
   1.2. INSTALL SILT FENCE
   1.3. INSTALL INLET FILTER PROTECTION AT EXISTING STORM STRUCTURES
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. REMOVE EXISTING BUILDING AND STRUCTURES.
4. CONTAIN STOCKPILE LOCATIONS WITHIN THE SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
5. START CONSTRUCTION OF BUILDING PAD AND UTILITIES.
6. INSTALL INLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
7. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. INSTALL PAVEMENT.
9. PERMANENTLY STABILIZE ALL AREAS.
10. REMOVE ALL TEMORARY SESC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS DAY AFTER EVERY 0.5 IN. OR GREATER RAINFALL EVENT.



SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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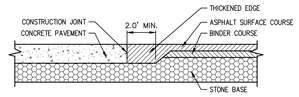
SOIL EROSION & SEDIMENT CONTROL PLAN

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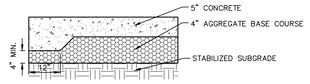
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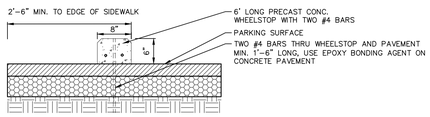
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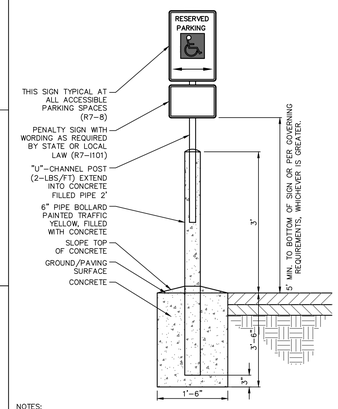
CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE



THICKENED EDGE OF PAVING
NOT TO SCALE

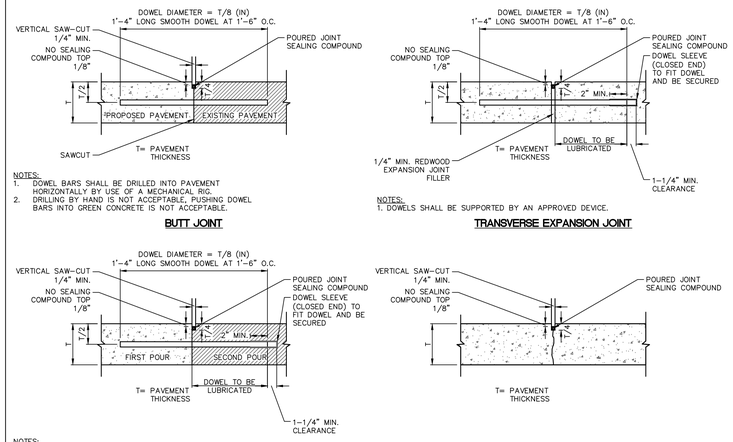


CONCRETE WHEEL STOP
NOT TO SCALE



NOTES:
1. SIGNS PLACED IN LANDSCAPE AREAS OR SIDEWALKS MUST BE SET BACK 2' FROM FACE OF CURB TO FRONT SIDE OF SUPPORTING POLE.

ACCESSIBLE PARKING SIGN AND POST
NOT TO SCALE



NOTES:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

NOTES:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

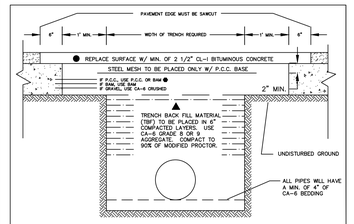
TRANSVERSE EXPANSION JOINT

NOTES:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

CONTRACTION JOINT

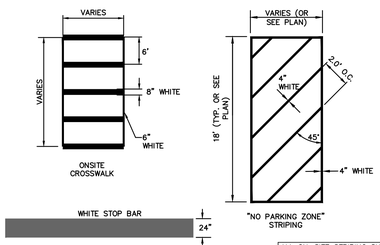
CONCRETE JOINT DETAILS
NOT TO SCALE



- TEMPORARY STREET PATCHES DURING WINTER CONSTRUCTION SHALL BE 4" P.C. CONCRETE, IDOT CLASS SI OR A MIN. 3" OF UPM (COLD PATCH). PERMANENT PATCHES SHALL BE COMPLETED WHEN PAVING MATERIALS ARE AVAILABLE.
- BAM MUST BE AUTHORIZED BY THE CITY ENGINEER.
- ▲ FOR CERTAIN UTILITY STREET CUTS, THE CITY ENGINEER MAY AUTHORIZE OR REQUIRE THE USE OF A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) AS PER THE IDOT SPECIAL PROVISIONS.

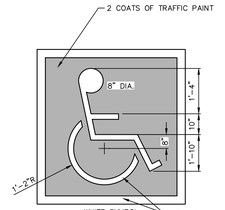
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COMMUNITY DEVELOPMENT DIVISION	REVISIONS	DESIGN BY:
ENGINEERING DEPARTMENT	BY / DATE / PICTURE	DRAWN BY: TCH
APPROVED: William F. Bragan 06-05 CITY ENGINEER		CHECK BY:

T-8



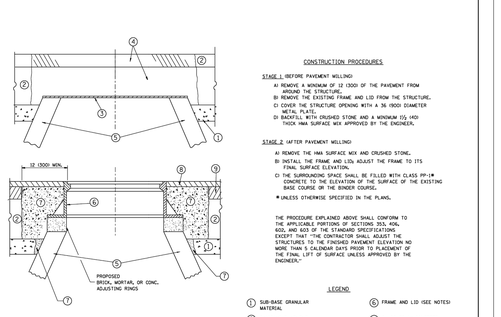
ALL ON-SITE STRIPING SHALL BE YELLOW, APART FROM ADA BLUE STRIPING, UNLESS OTHERWISE NOTED.

PARKING LOT STRIPING DETAILS
NOT TO SCALE



NOTES:
1. SYMBOL TO BE PAINTED IN ALL ACCESSIBLE SPACES DENOTED ON PLANS

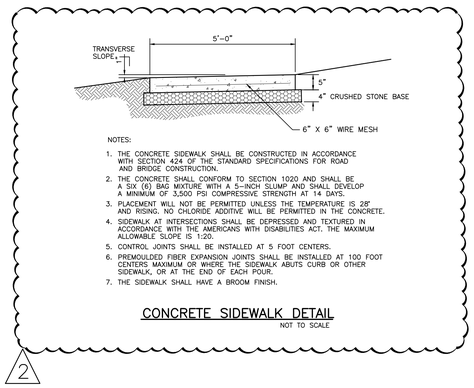
ADA PARKING SYMBOL
NOT TO SCALE



DETAILS FOR FRAMES AND LIDS ADJUSTMENT WITH MILLING

ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN

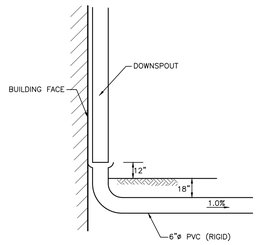
FILE NAME =	USER NAME =	DESIGNED - R. SHAH	REVISED - R. WIDEMAN 05-14-04	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	DETAILS FOR FRAMES AND LIDS ADJUSTMENT WITH MILLING	F.A.I. RTE. 3730	SECTION 32629N-1	COUNTY COOK	TOTAL SHEET NO. 121	SHEET NO. 120
		DRAWN	REVISED - R. BORG 03-01-07				85600-03 (BD-8)	CONTRACT NO. 60720		
	PLOT SCALE = 100.0000 ' / in.	CHECKED -	REVISED - R. BORG 03-09-11			SCALE: NONE	SHEET NO. 1 OF 1 SHEETS	STA.	TO STA.	FED. ROAD DIST. NO. 1 (ILLINOIS) AID PROJECT
	PLOT DATE = 6/22/2006	DATE - 10-25-94	REVISED - R. BORG 12-06-11							



NOTES:
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A SIX (6) BAG MIXTURE WITH A 5-INCH SLUMP AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28° AND RISING. NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
4. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
5. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
6. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
7. THE SIDEWALK SHALL HAVE A BROOM FINISH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

2



DOWNSPOUTS SHALL EITHER SPLASH TO GRADE, OR CONNECT TO STORM SEWER SYSTEM WHEN SHOWN.

DOWNSPOUT DETAIL
NOT TO SCALE

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

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MCHENRY COUNTY
100 N VIRGINIA STREET
CRYSTAL LAKE, IL 60014

ISSUED	
1	09/25/24 BID DOCUMENTS
2	10/17/24 ADDENDUM NO. 2

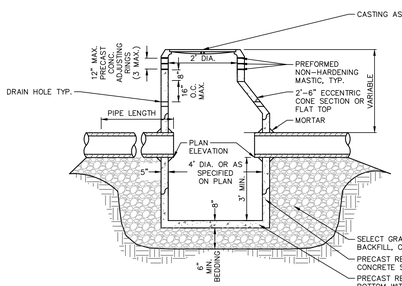
JOB NO.	W24081.00
DRAWN	MOD
CHECKED	BAS
APPROVED	JPG

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C-8.0

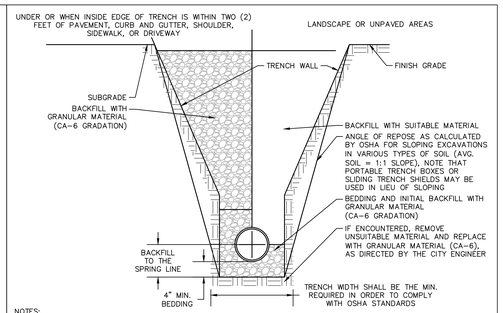
G:\PROJECTS\Kluber Architects+Engineers\W24081.00 McHenry Co Crystal Lake Public Health Facility Renovation\CADD\SHEETS\SITE DEVELOPMENT\W24081 C-8.0 Construction Details.dwg Updated by: mdevey 8/30/2024

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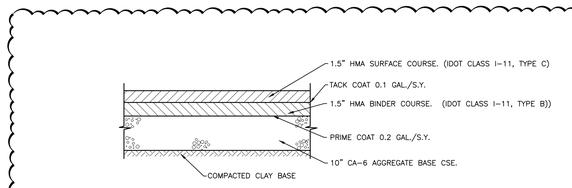
NOTES:
1. PROVIDE SELECT GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" COARSE AGGREGATE CA-6 GRADATION, OR AS OTHERWISE DIRECTED BY THE MUNICIPAL ENGINEER.
2. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION.
3. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
4. APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL (RUB-R-NEK OR EZ STICK) TO EACH JOINT TO PREVENT INFLOW.
5. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, A MAXIMUM OF TWO PRECAST CONCRETE RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 8 INCHES.
6. THE RING(S) AND FRAME SHALL BE SET IN A BED OF PREFORMED NON-HARDENING MASTIC (RUB-R-NEK OR APPROVED EQUAL).
7. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT.
8. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
9. ONLY PLASTIC POLYMER STEPS SHALL BE USED. WHEN MANHOLE DEPTH IS OVER 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
10. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
11. FOR MANHOLE DIAMETER LARGER THAN 4 FEET, INCREASE THICKNESS OF MANHOLE WALL TO 6 INCHES.

CATCH BASIN TYPE A
NOT TO SCALE

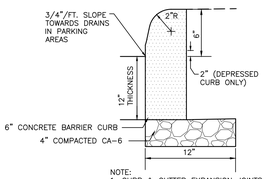


NOTES:
1. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A SAFE MANNER AT ALL TIMES AND SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. ALL BACKFILL MATERIAL UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 8 INCHES THICK (LOOSE MEASURE). THE MATERIAL IN EACH LAYER SHALL BE FIRMLY COMPACTED BY RAMMING OR TAMPING WITH TOOLS APPROVED BY THE CITY ENGINEER IN SUCH A MANNER AS NOT TO DISTURB OR INJURE THE PIPE. THE BACKFILLING ABOVE THIS HEIGHT SHALL BE DONE AS NOTED BELOW.
3. GRANULAR BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 2, ABOVE. THE USE OF JETTING SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOIL INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
4. BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOILS INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL OR STONE MEETING THE REQUIREMENTS OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COURSE AGGREGATE (CA-6 GRADATION).
6. THE BEDDING THICKNESS SHALL BE EQUAL TO ONE-QUARTER (¼) OF THE OUTSIDE DIAMETER OF THE PIPE BUT NOT LESS THAN FOUR (4) INCHES.

SEWER TRENCH SECTION
NOT TO SCALE



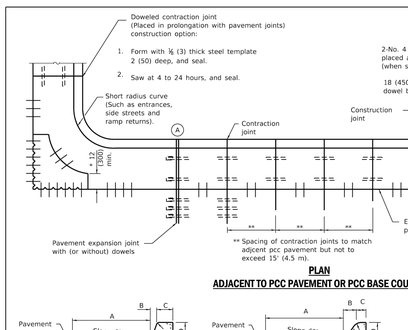
BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE



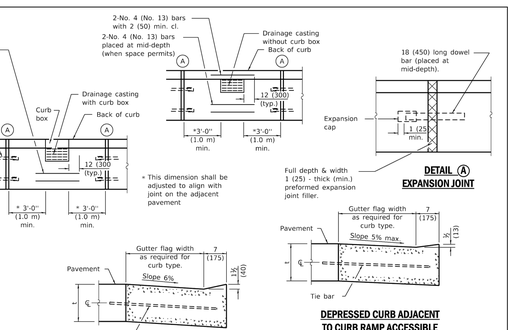
NOTE:
1. CURB & GUTTER EXPANSION JOINTS TO BE 60' O.C. AND WHERE ABUTTING EXIST. CONCRETE. CONTRACTION JOINTS SHALL BE SAWCUT 20' O.C.

BARRIER CURB
NOT TO SCALE

2



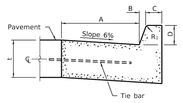
PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



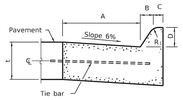
DETAIL Ⓐ EXPANSION JOINT

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



BARRIER CURB

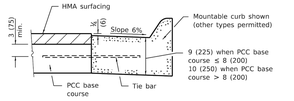


MOUNTABLE CURB

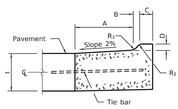
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 ✱	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	9	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	9	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	9	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

✱ For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	4	3	4	2	NA
(M-10.15)	(150)	(100)	(75)	(100)	(75)	
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

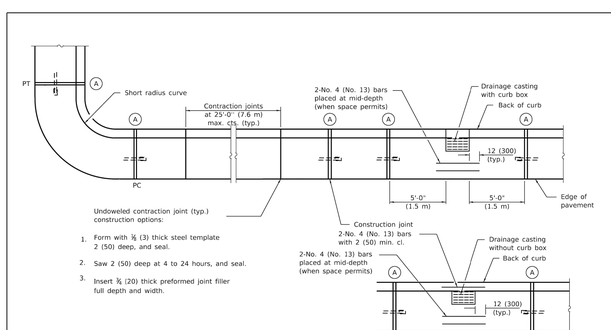
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

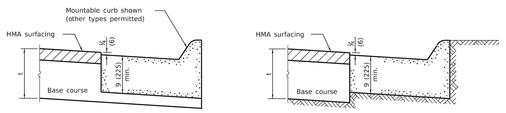
Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-22

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08



PLAN

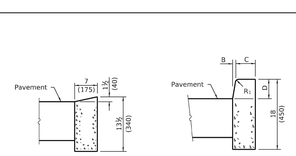


ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

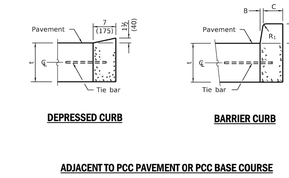
Illinois Department of Transportation
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ENGINEER OF POLICY AND PROCEDURES
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ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-22



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

DATE	REVISIONS
09/24/24	IDOT DOCUMENTS
10/17/24	ADDENDUM NO. 2

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-08

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

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CHECKED	BAS
APPROVED	JPG

SHEET TITLE

CONSTRUCTION DETAILS

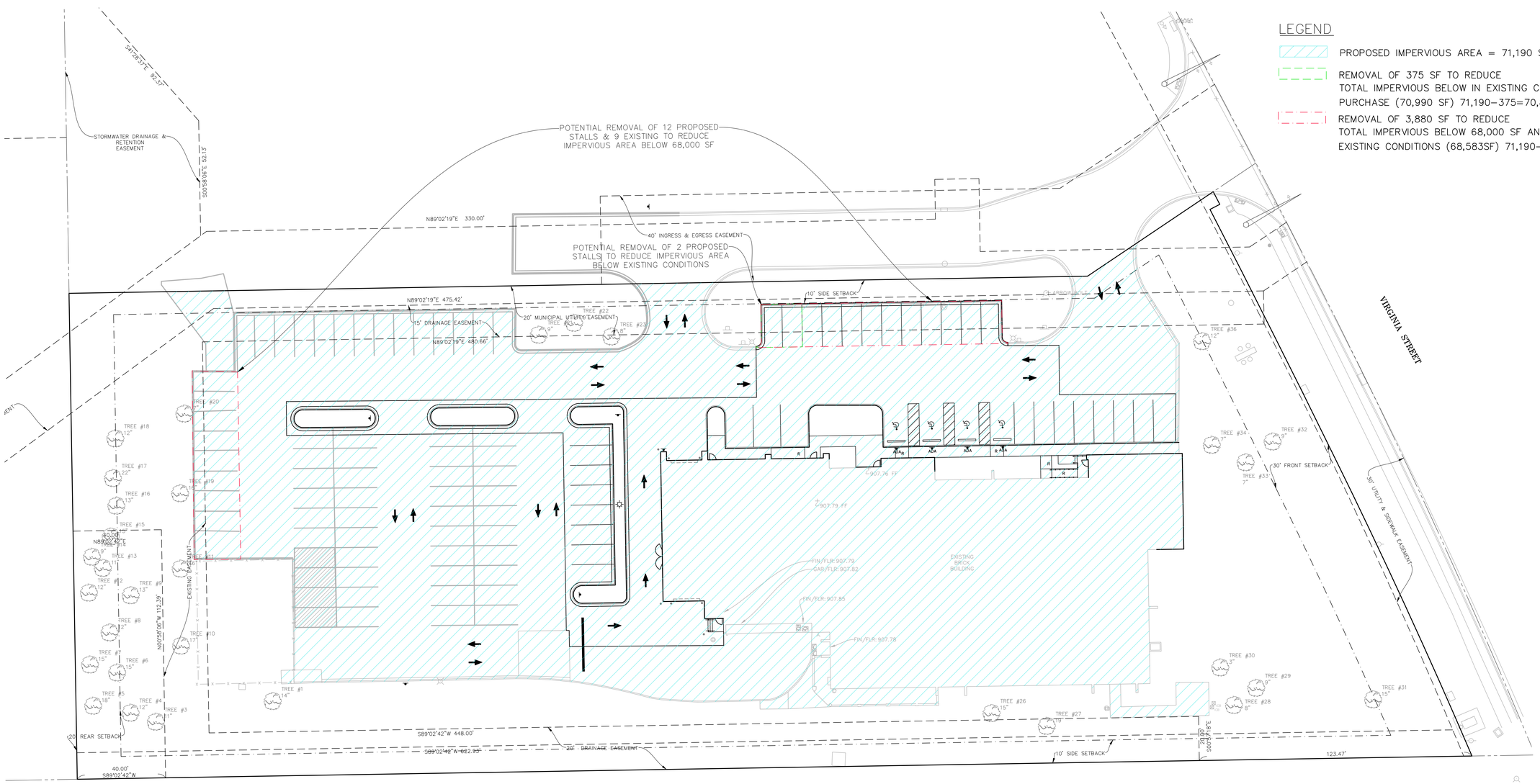
SHEET NUMBER

C-8.1

Updated by: mdavey 8/30/2024

G:\PROJECTS\Kluber Architects+Engineers\W24081.00 McHenry Co Crystal Lake Public Health Facility Renovation\CADD\SHEET\SITE DEVELOPMENT\W24081 C-8.0 Construction Details.dwg

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ISSUED		
1	EXHIBITS	12/16/2024

JOB NO.	W24081.00
DRAWN	MOD
CHECKED	BAS
APPROVED	JPG

SHEET TITLE

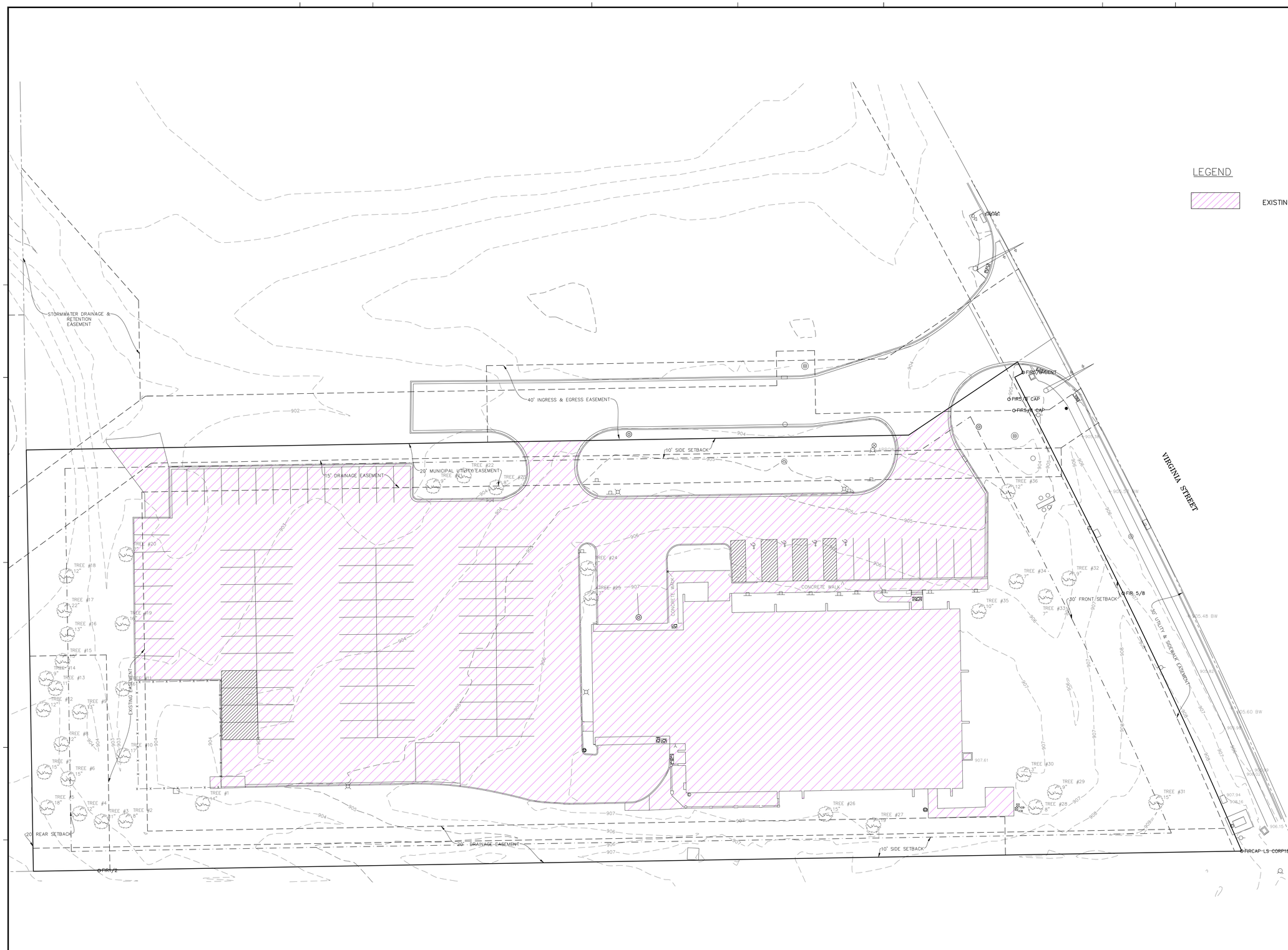
PROPOSED IMPERVIOUS AREA EXHIBIT

SHEET NUMBER

EXH-2.0

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SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF PROJECT SITE.

ELEV: 906.48 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF PROJECT SITE.

ELEV: 908.61 (NAVD 88)

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100 N VIRGINIA STREET
CRYSTAL LAKE, IL 60014

1	EXHIBITS	12/16/2024

ISSUED

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CHECKED	BAS
APPROVED	JPG

SHEET TITLE

EXISTING IMPERVIOUS AREA EXHIBIT (TODAY)

SHEET NUMBER

EXH-1.1

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