

#2011-06 Banner Apartments Senior Housing Project Review for Planning and Zoning Commission

Meeting Dates: February 16, 2011

Requests: 1. Final Planned Unit Development Amendment for a senior

independent living development.

2. Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

3. Plat of Resubdivision

Location: Station Drive (345-375 Station Drive)

Acreage: Approximately 5.8 acres (4.17 acre site excluding roadway)

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties: North: B-2 PUD General Commercial (future Al and Joe's Deli)

South: B-2 PUD General Commercial (Centegra MOB)

East: M, Manufacturing

West: B-2 PUD General Commercial (Office Buildings)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

The site is approximately 4 acres on Station Drive adjacent to the Centegra Medical Office Building and the future Al and Joe's Deli. A previous planned unit development for an office complex was approved for the site. This request would be to amend that PUD to allow the continuing care retirement community, without nursing facilities. This is an independent senior living apartment complex.

Land Use Analysis:

SITE

The site is currently zoned B-2 PUD. B-2 Commercial generally permits retail and office uses. The City classifies the proposed use as a continuing care retirement community without nursing facilities, which requires a Use Variation within the B-2 zoning district. The building is three-stories with a surface parking lot. The site is below the building impervious and overall site impervious coverage limits. The developer chose this location because it is near the Pingree Road Metra Train Station. The site is also located near medical office buildings, retail and service

providers and recreational areas. Around the site is a series of sidewalks which lead out to Station Drive. They also provide access to the Tenant Gardens and outdoor patio.

PARKING

The site is providing a total of 85 parking spaces. The parking requirement for retirement communities is between 0.75 spaces per unit up to a maximum of 1.25 spaces per unit. This project is providing 1.07 spaces per unit. Along the front of the building is a drop off lane and with angled parking. This drop off lane will need to be widened to accommodate emergency rescue equipment.

ELEVATIONS

The building's exterior elevations are primarily comprised of masonry materials. Around the base of the building and at both entries is cultured stone. Along the Station Drive elevations the remaining portion of the first floor and the entire second floor is constructed with brick. The third floor is 5" fiber cement lap siding. The interior elevations have 7" fiber cement lap siding along the second floor and 5" fiber cement lap siding along the third floor. Several of the residential units have projecting bays, which add visual interest to the exterior elevations and create a more residential appearance. All windows are aluminum single-hung. The roof is a 6/12 pitch with hip roof elements over the projecting bay areas.

FLOOR PLAN

The building is an "L" shape with three residential floors. There is a mix of one and three-bedroom units. Sixteen of the units will be three-bedroom units and 63 of the units will be one-bedroom. The first floor houses many of the resident facilities including the community room, business center, mailboxes and fitness room. The second and third floors are a mix of one and three-bedroom units. Laundry facilities are provided on each floor. Two elevators and three stairwells are planned to safely move the residents through the building.

LANDSCAPE PLAN

The landscape plan illustrates street trees along Station Drive. Trees are also within the foundation base landscape of the building, in parking lot islands and around the exterior of the building and parking lot. Numerous shrubs, ground cover and flowers are proposed throughout the site. Along the parking areas are several bio-swales intended to clean the water before it reaches the storm sewer system.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the construction of the retirement community with a variation in the B-2 PUD zoning district. 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.	which will further the public convenience and general welfare. Does not meet
2.	The use will not be detrimental to area property values.
3.	The use will comply with the zoning districts regulations.
4.	The use will not negatively impact traffic circulation.
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.
6.	The use will not negatively impact the environment or be unsightly.
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.
8.	The use will meet requirements of all regulating governmental agencies.
9.	The use will conform to any conditions approved as part of the issued Special Use Permit. Meets
10.	The use will conform to the regulations established for specific special uses, where applicable \square <i>Meets</i> \square <i>Does not meet</i>
	addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.
	 Implements the vision and land use policies of the Comprehensive Plan. Meets

2.	Shall not result in substantial adverse effect on adjacent property, natural resources, nfrastructure, public sites or other matter of public health, safety and welfare.
3.	PUD's 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
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.
8.	Any private infrastructure shall comply with the city standards.
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

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. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD

The petitioner is asking for a variation in conjunction with their PUD request. It is to allow a three-story building at 38 feet in height as measured at the midway point of the roof, from the allowed two-story 28 feet height maximum. This building is adjacent to the Centegra Medical Arts Building, which is 48 feet high.

Findings of Fact:

USE VARIATION

As illustrated previously in the Land Use Table, this type of residential use is not a permitted use within the B-2 zoning district. B-2 zoning is intended for general business uses. It is evident from recent applications that the nature of this area is changing from the envisioned commercial corridor to more office and low impact residential uses. The proposed project would be independent living for persons 55 years of age and better. This location would allow them to use the existing medical office, retail, recreational and mass transit services in the vicinity.

PLAT OF RESUBDIVISION

The petitioner is requesting a Plat of Resubdivision. This will divide off a portion of this lot on the northwest side of the site. It will also allow the developer to dedicate appropriate MUE's for this project. The lot still meets all of the bulk requirements for the B-2 zoning.

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 (Tom Suminski, received 1/27/2011).
 - B. Preliminary Plat of Resubdivision (iG Consulting, Inc, dated 01/19/11, received 1/27/11).
 - C. Site Plan (Worn Jerabek Architects, dated 1/26/11, received 1/27/11).
 - D. Landscape Plan (Williams Design Group, dated 1/26/11, received 1/27/11).
 - E. Engineering Plans (iG consulting, Inc. dated 1/26/11, received 1/27/11)

2. Site Plan

- A. Aerial apparatus access roads shall be 26 feet in width within a minimum of 15 feet and a maximum of 30 feet from the building. The south access and the west access will need to increase in width.
- B. The fre apparatus access should not be greater than 250 feet to any portion of the building from an approved fire apparatus access. The fire access lane may need to be extended to meet this requirement.
- C. Except for the designated parking areas, the access roads shall be posted "No-parking Fire Lane and Station Drive will need "No-Parking Fire Lane" on the side with the fire hydrants.

- D. Provide an auto-turn exhibit indicating that a fire truck can access the entrance closest to Exchange Drive. Due to the proximity of the entrance to Exchange Drive, the entrance must remain one-way inbound.
- E. The one-way entrance off Station Drive shall not be moved closer to Exchange Drive.
- F. Illustrate the location for the trash enclosure, ensure it is readily accessible to a waste hauling truck.

3. Architecture

- A. Provide actual material samples and colors for the elevation materials at the Planning and Zoning Commission and City Council meetings.
- B. To provide better definition in the elevations all windows shall have a stone top cap and bottom sill.

4. Plat of Resubdivision

- A. Revise the plat so that Outlot 1 is not shown within Lot 1.
- B. Create a separate outlot labeled Outlot 3 for the Roadway Access/ Landscape/ Private Utility Easement.
- C. Provide a final copy of the revised CC&R's
- 5. The following Variation is hereby granted as part of the PUD:
 - A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a building at 38 feet exceeding the maximum height of 28 feet, a variation of 10 feet.
- 6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use	Only
File#_	

Project Title: Senior Residences of Crystal Lake

Action Requested	
Annexation Comprehensive Plan Amendment Conceptual PUD Review Final PUD X Final PUD Amendment	 Preliminary PUD Preliminary Plat of Subdivision Rezoning Special Use Permit Variation
Final Plat of Subdivision	Other
Petitioner Information	Owner Information (if different)
Name: B-Dev, LLC c/o Tom Suminski	Name: Congress Parkway Ventures LLC c/o Rick Delisle
Address: 500 Skokie Blvd., Suite 600	Address: 1400 Rockland Road
Northbrook, IL 60062	Libertyville, IL 60048
Phone: 847-656-5130	Phone: 847-812-8180
Fax: 847-480-5760	773-409-5354 Fax:
kyle.peterson@bannerapartments.com	E-mail: rdelisle@lee-associates.com
Property Information	quested to allow for the construction of a
three story independent se	enior housing community.
Project Address/Location: 345-375 Station Driv	ve (NW corner of Exchange Dr. and Station Dr.)
PIN Number(s):	

Development Team	Please is	nclude address, phone, fax and e-mail
B-Dev. LLC Developer: Fx:847-480-	or Affiliate 500 Skokie Blvd., Suite 500 N 5760, kyle.peterson@bannerapartments	orthbrook. IL 60062 Ph:847-501-5450. .com
Worn Jerabs Ph:312-642- Architect:	ek Architects, P.C. 212 W. Superior Stree 5587, Fx: 312-642-4189, heidid@wjawo	et, Stel 600 Chicago, IL 60654 rks.com
Fred Langtry Fx:847-480- Attorney:	y 500 Skokie Blvd., Suite 600 Northbl 5760, fred.iangtry@bannerapartmen	rook. IL 60062 Ph:847-501-5450, ts.com
	g 300 E. Marquardt Dr. Wneeiing. IL 1177, jerry@igconsuiting.net	60090 Ph:847-215-1133.
V Landscape Architect: ^E	Viliams Design Group 5615 N. Glenv Ph:773-942-7172, Fx:773-942-7172, _I	vood Ave. Chicago, IL 60660 paulwilliams@williamsdesign.org
Planner:		
IG Consulti Fx:847-215 Surveyor:	ng 300 E. Marquardt Dr. Wheeling, IL -1177, kevin@igconsulting.net	. 60090 Ph:847-215-1133,
Other:	i de la companya de	
Signatures Tom Suminski/ Vice Pre Managing Member of B		January 26th, 2011
PETITIONER: P	rint and Sign name (if different from owner)	Date
As owner of the proper Rick Delisle/ Member Congress Parkway Ventu	ty in question. A hereby authorize the	seeking of the above requested action. January 25th, 2011

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

Date

OWNER: Print and Sign name

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF B-Dev, LLC

LEGAL NOTICE

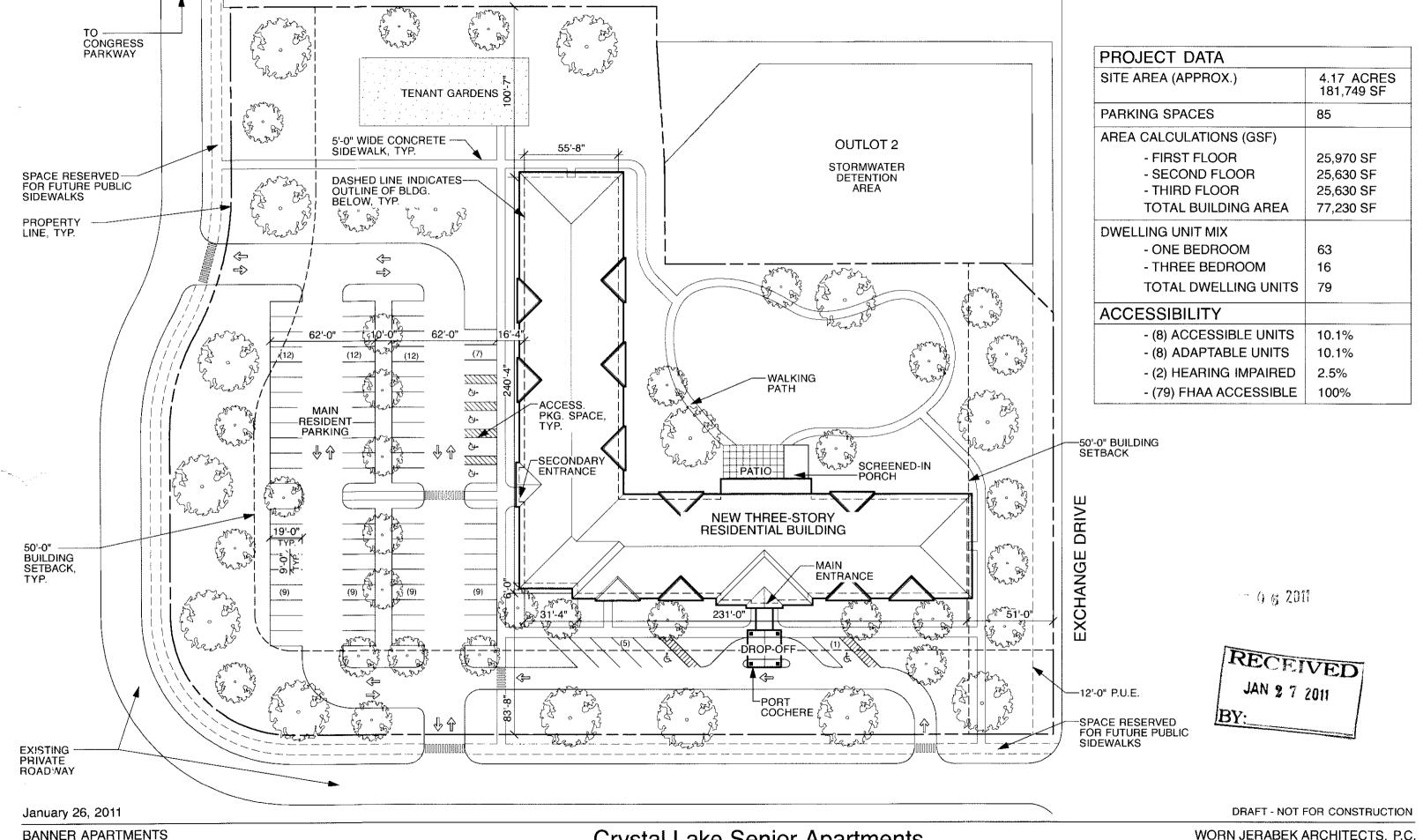
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by B-Dev, LLC represented by Kyle Peterson, on behalf of

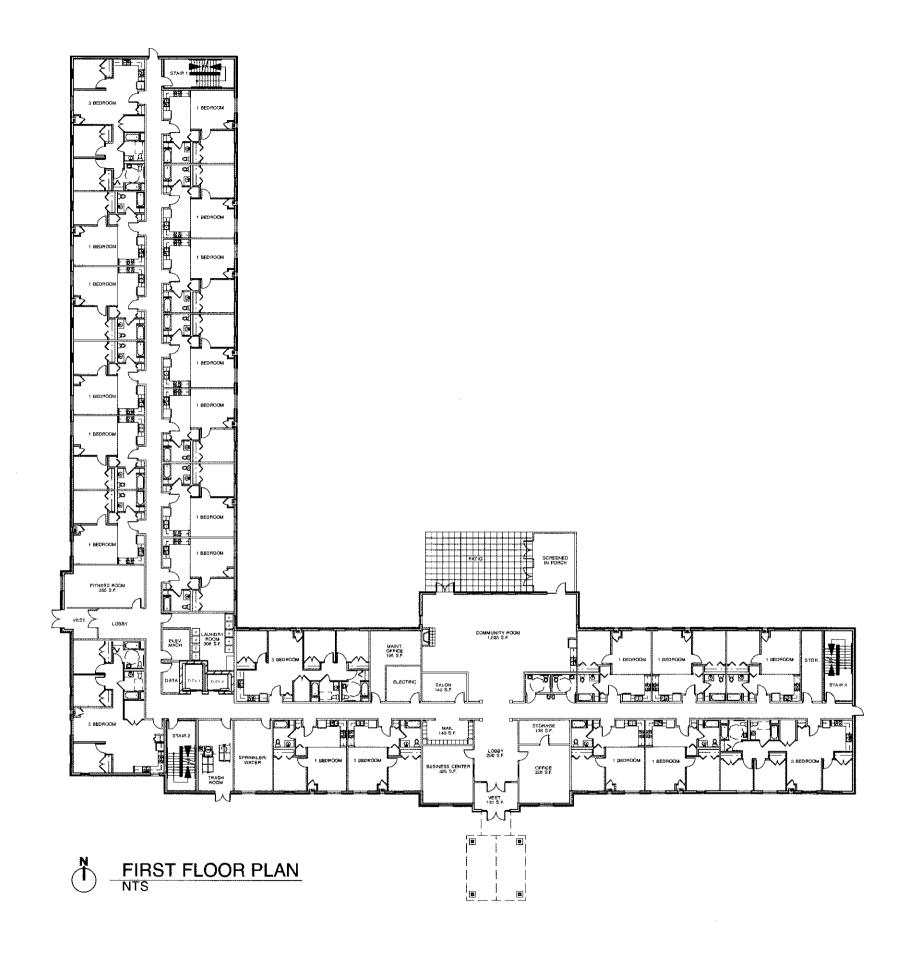
Congress Parkway Ventures LLC, for a Special Use Permit Amendment for a Planned Unit Development Amendment relating to the following described real estate commonly known as 345-375 Station Drive, Crystal Lake, Illinois 60014, PIN: 19-04-404-002.

This application is filed for the purposes of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval and Use Variation, to allow a continuing care retirement community within the B-2 PUD zoning district, pursuant to Article 4-500 Planned Unit Development Standards B. General Standards and C. Development Standards of the Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 16, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

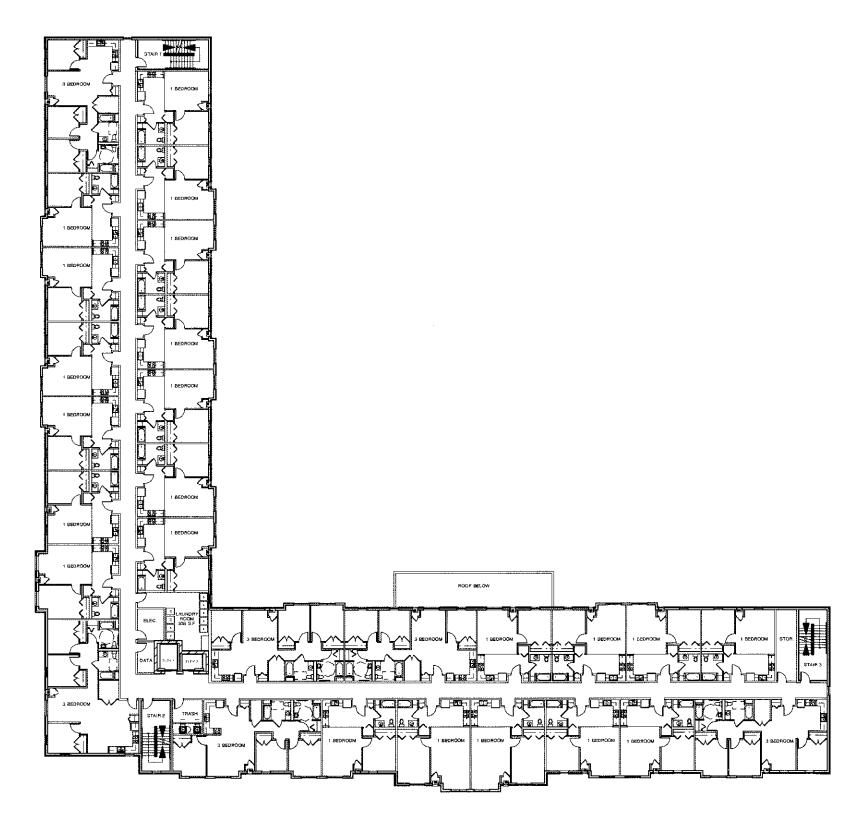
Tom Hayden, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald February 1, 2011)





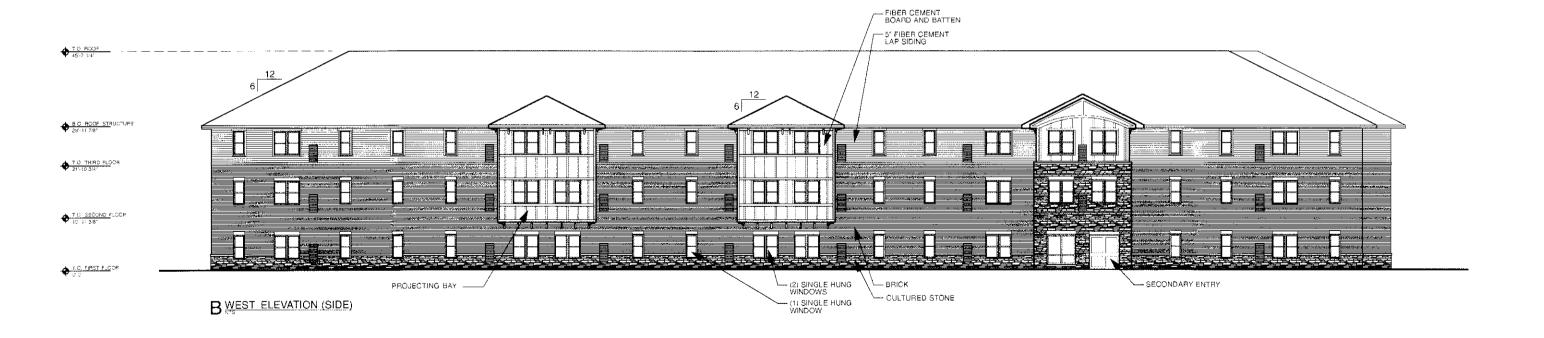
January 26, 2011

DRAFT - NOT FOR CONSTRUCTION









January 26, 2011

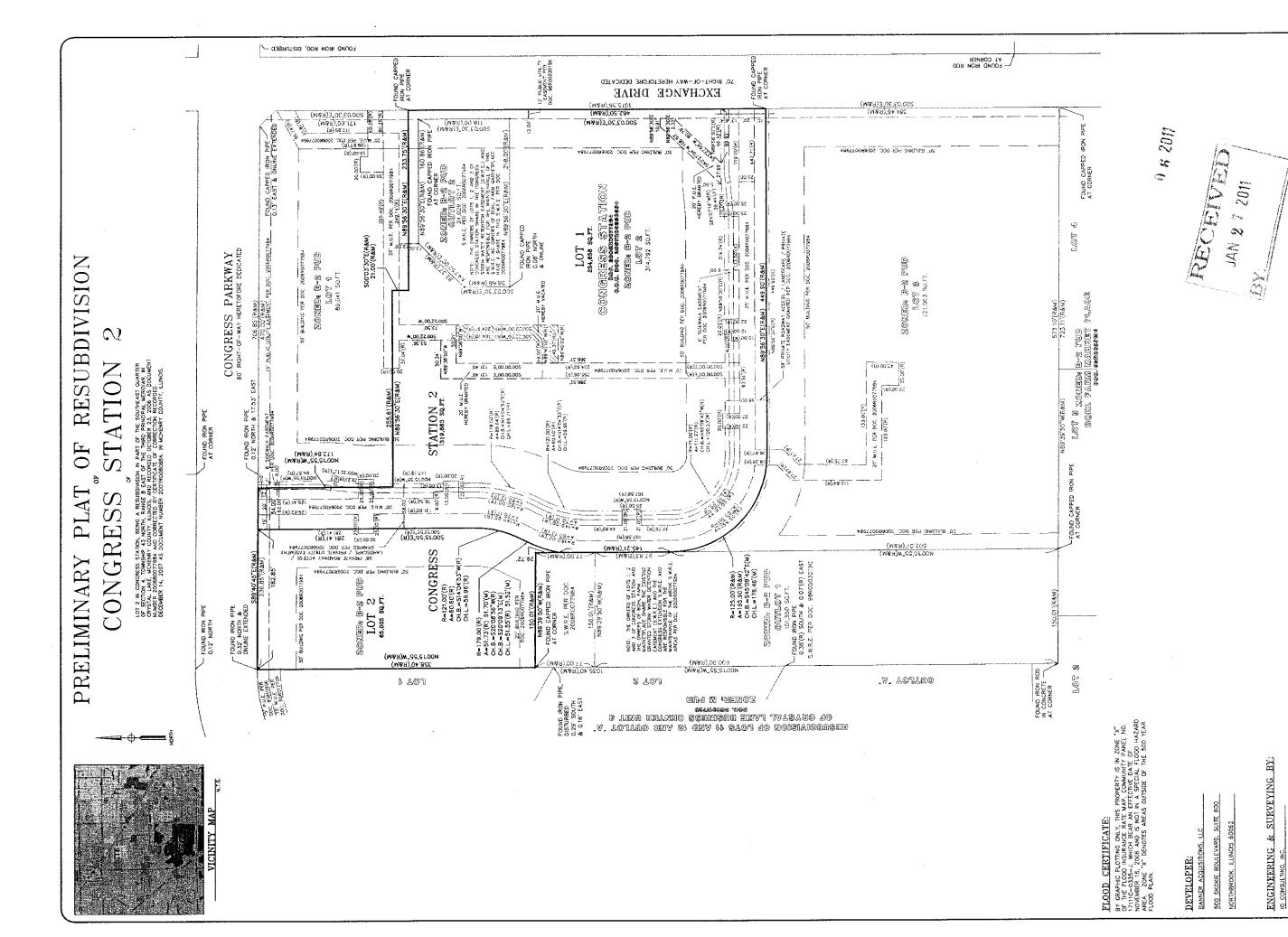
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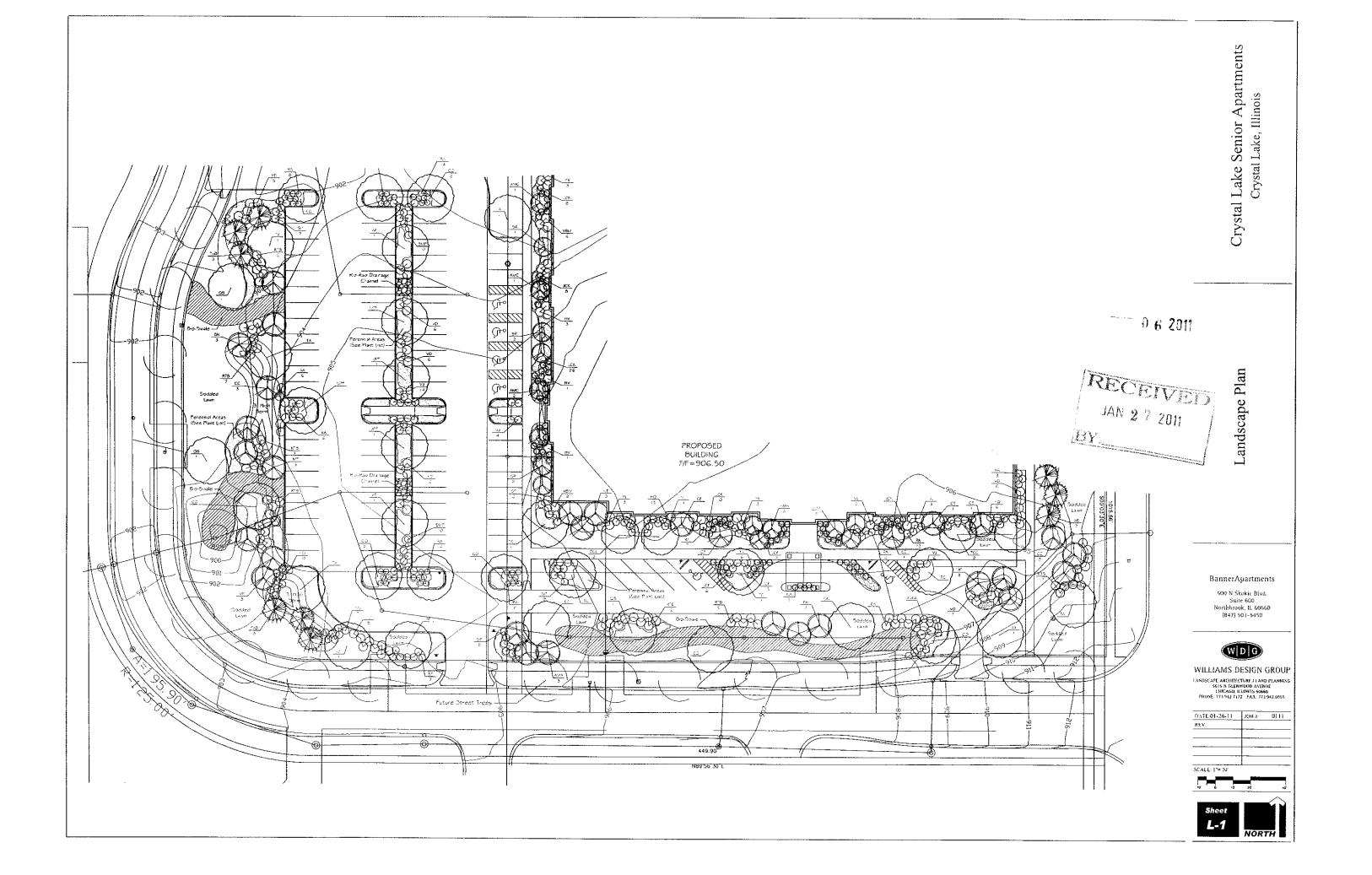


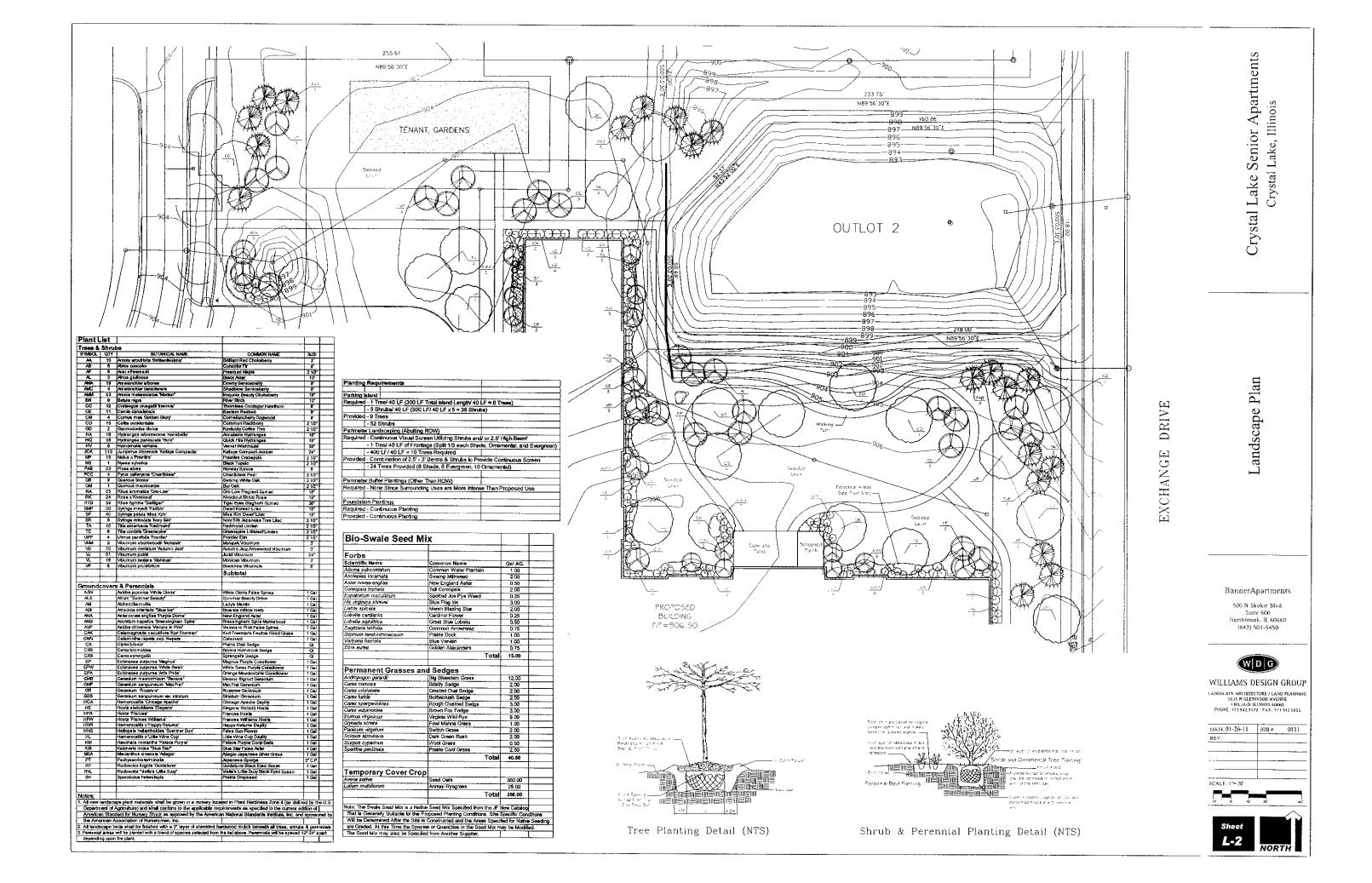
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GCONSULTING,

PRELIMINARY PLAT OF RESUBDIVISION CONGRESS STATION 2
CONGRESS PKWY & EXCHANGE DR. CRYSTAL LAKE, ILLINOIS

PROJECT NUMBER 11105





CRYSTAL LAKE SENIOR APARTMENTS **CONGRESS PARKWAY & EXCHANGE DRIVE** CRYSTAL LAKE, ILLINOIS

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LOCATION MAP Silk Oak La Crystal Lake Amy Dr. PROJECT

SECTIONS 4, TOWNSHIP 43 N, RANGE 8 E

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- 2 SITE CLEARING PLAN
- 3 GEOMETRIC PLAN
- 4 GRADING PLAN
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- 6 PROJECT NOTES AND SPECIFICATIONS
- 7 PROJECT NOTES AND SPECIFICATIONS
- 8 CONSTRUCTION STANDARDS
- 9 CONSTRUCTION STANDARDS

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THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO CONSTRUCTION.

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ENGINEER: KEVIN C. LEWIS

ILLINOIS REGISTRATION NO. 062-055368 EXPIRATION DATE: 11-30-2011 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID

WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF THE SEAL OF THE ENGINEER.

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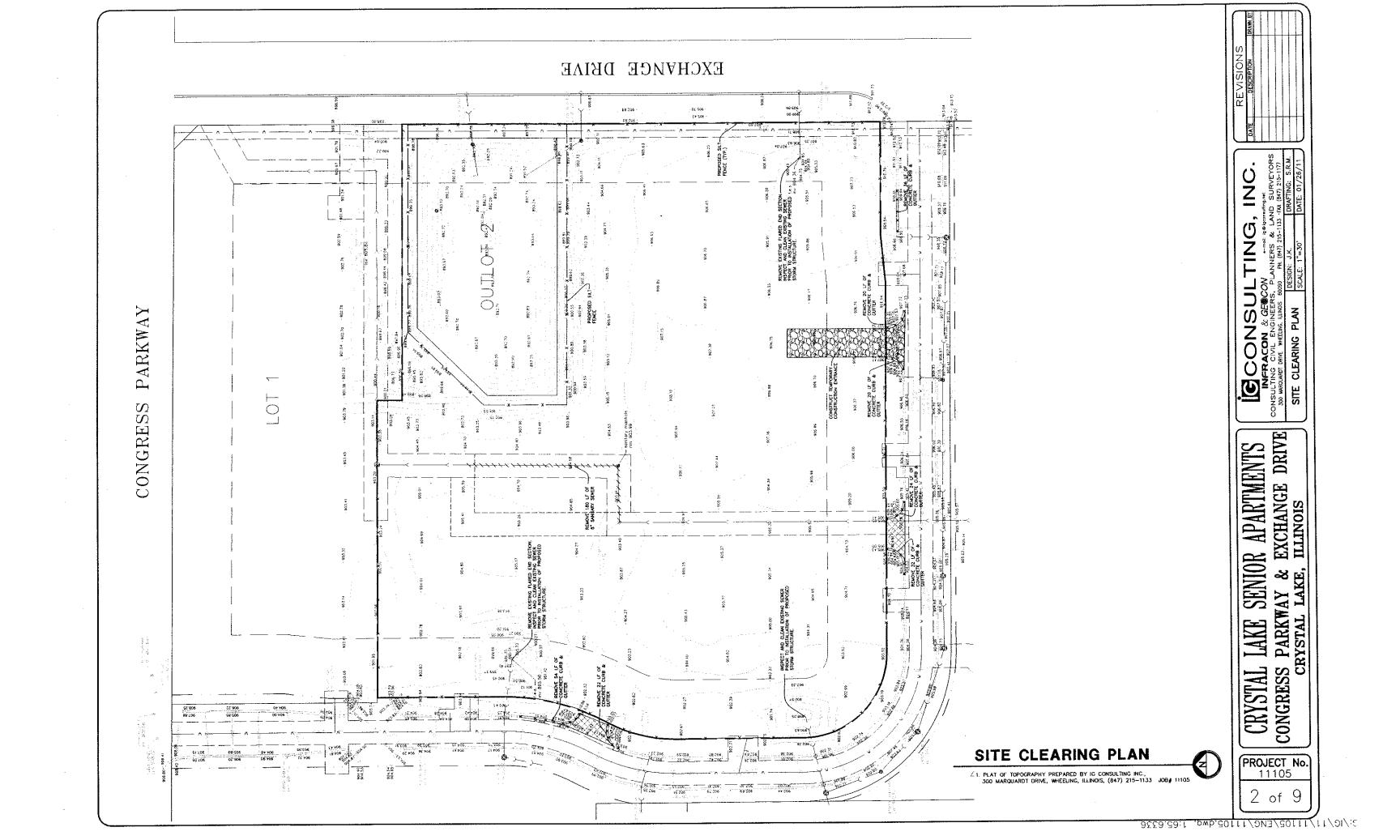
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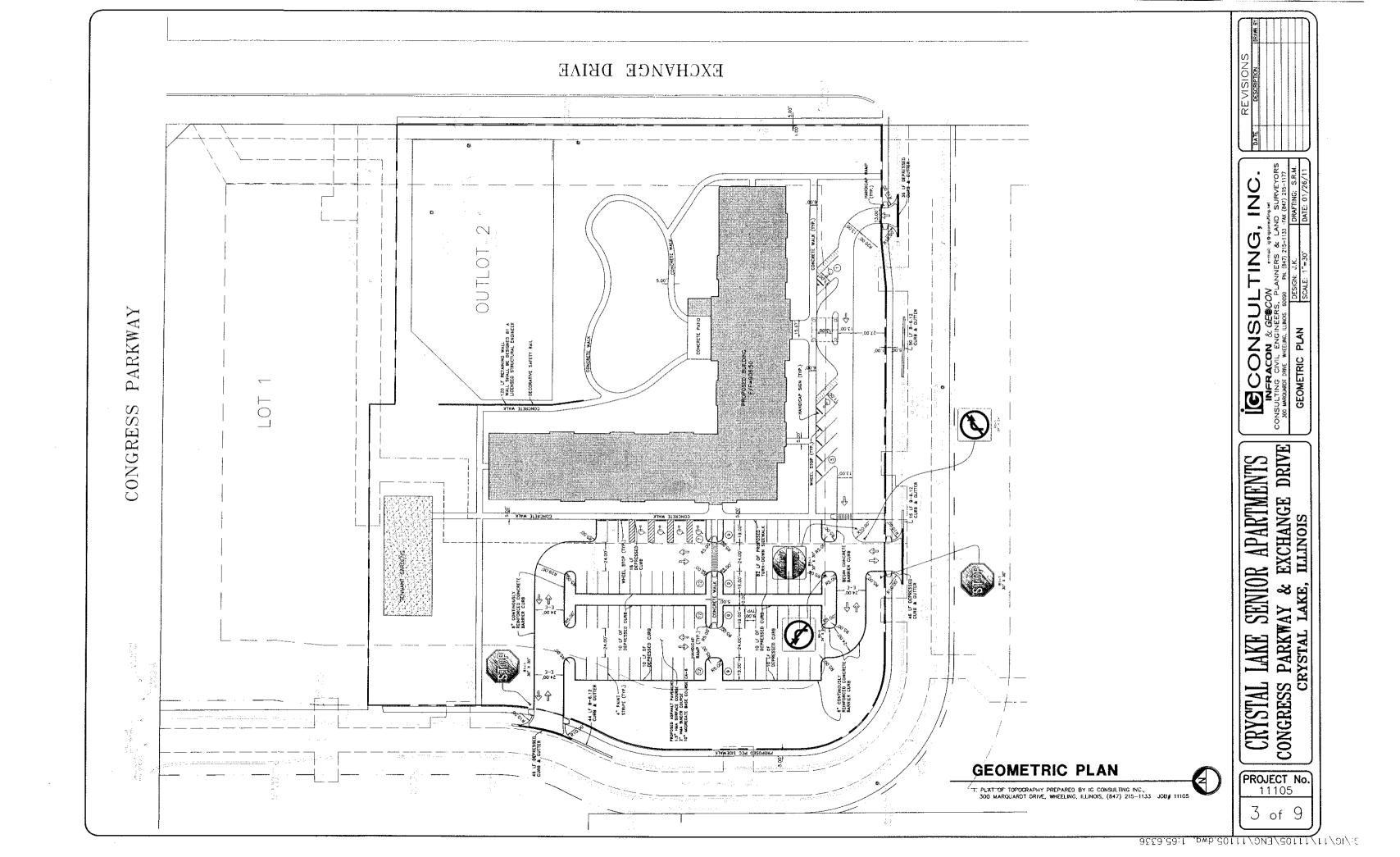
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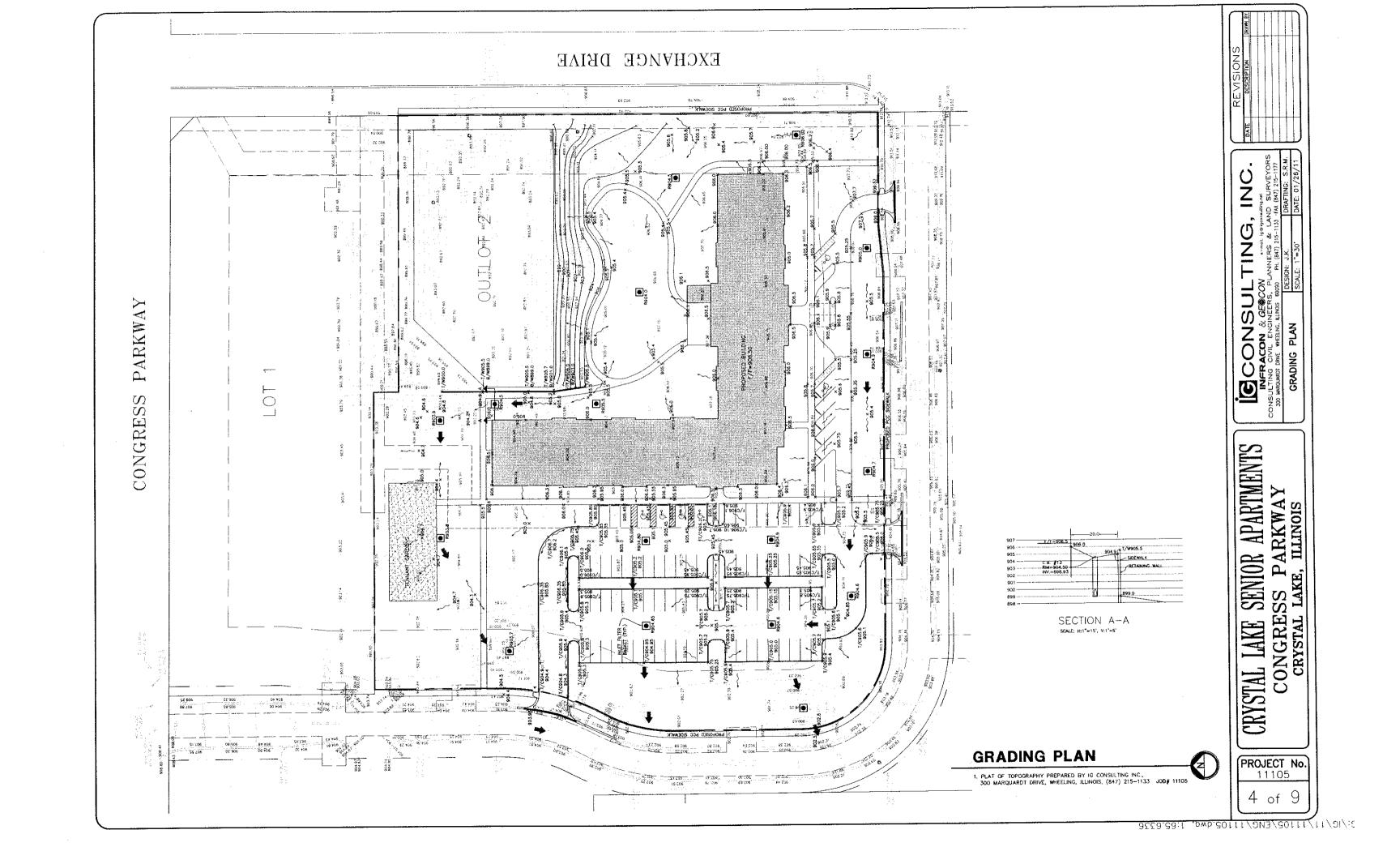
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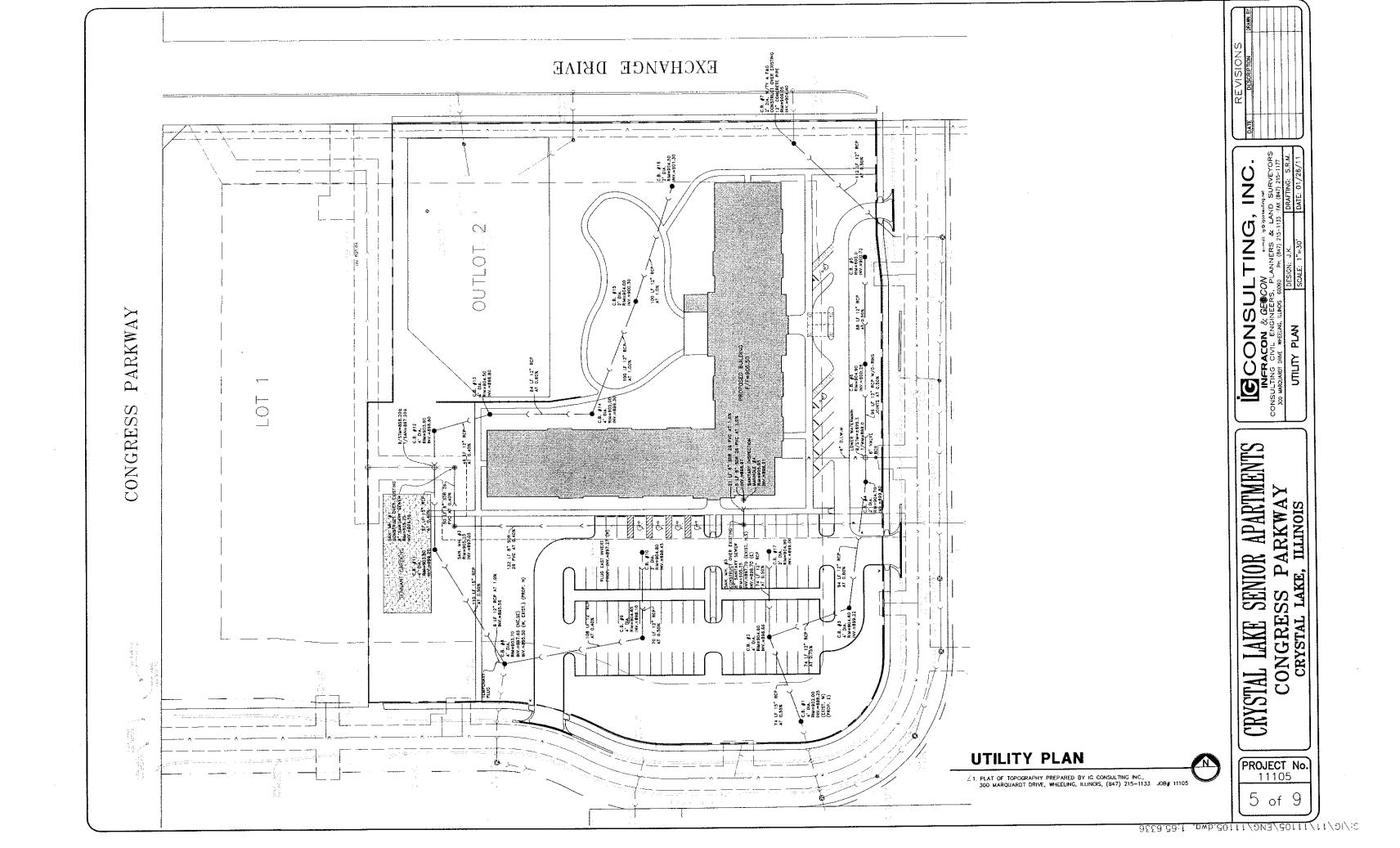
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- ANY SUIT, ERIGSION CONTROL MEASURES, IN ADOLTION TO THOSE DUILLINGO IN THE PLANS AND VINION ARE DEEMED INTERSTANT BY THE OWNER, ENGINEER, AND MILITIPALL DEMPMER SHALL BE IMPREMENTED IMMEDIALELY BY THE CONTRACTOR
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSON CONTROL DEVICES
- THE CONTRACTOR SHALL INSPECT AND DOCUMENT EROSION CONTROL MEASURES ON A WESKLY BASIS AND WITHOUTS HOURS AFTER ARY RAINFALL EVENT IN EXCESS OF ONE-HALF WITH BUT.
- STORM SEMENT STITEM.

 PLACORROBLES WITH THESE COMSTRUCTION PLANS, TEMPORARY STAMED HAY OR STRUKE SHALL BE INSTALLED AND MANTAINED AROUND STORM SEMES STOLETHES IN MAIL ARIAS OR AND PROPERTY UNS UNTIL MODERATION IS CHAPTED AND/OR CONSTRUCTION IS COMPLETE.
- ESTABLISHED STATES, CATCH BASINS, AND SUMPS PROVICED WITHIN THIS PROJECT AND THE CATCH BASINS, AND SUMPS PROVICED WITHIN THIS PROJECT AND PRIOR TO THAIL PROCEPTION. CLEANING WHAT FASO BE REQUIRED DIVINING THE COURSE OF CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SULT AND STRENG THAPS ARE NOT REPORTED THAN THE SULT AND STRENG THAPS ARE NOT REPORTED THAN THE SULT AND STRENG THAPS ARE NOT REPORTED THAN THE SULT AND STRENG THAPS ARE NOT REPORTED THAN THE SULT AND STRENG THAPS ARE NOT REPORTED TO STRENG THAPS ARE NOT REPORTED THAT THE STRENG THAP ARE NOT REPORTED THAT THE STRENG THAP ARE NOT REPORTED THAT THE STRENG THAT THE STRENG THAP ARE NOT REPORTED THAT THE STRENG THAP ARE NOT REPORTED THAT THE STRENG THAT THE STRENG THAP ARE NOT REPORTED THAT THE STRENG THAT THE STR
- TOPODE, STOCKPAES SHALL BE LOCATED TO AND DISCOSAL OF SAME STOCKPAEL OF THE STOCK OF THE STATE STOCKPAEL OF THE STATE STOCKPAEL OF THE STATE STOCKPAEL OF THE STOCKPAEL OF THE STOCKPAEL AND THE STOCKPAEL OF THE
- TEMPORARY SOIL STABLIZATION BANLL OCCUP INTENDED SOIL (1) BANT WITTH POLICY OF A DISTURBILL PAIC MELL TRAINING EL CONDET THAN THE TION DAYS.

 THAN LIFECULE SECRETION FOR PROBING OF THE SECRETION FOR THE SECRETION OF THE SECRETION SECRETION OF THE SECRETIC OF THE SECRETION OF TH
- THE TEMPORARY EROSION CONTROL MEASURES SHALL BE PLACED EFFECTIVELY UNIT ALL THE PERMANENT EROSION CONTROL ITEMS AND FULLY FUNCTIONAL.
- THE DUARANTEE PERIOD SHALL BEGIN AFTER ALL THE PERMANENT EROSION CONTROL NEASURES ARE TULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE. UNLESS SOIL ERDSION CONTROL ITEMS ARE SPECIFICALLY REFERRED TO AS BID ITEMS (SUICH AS TOPSION RESPREAD, SPECIMO, LTC.), THEY ARE TO BE CONSIDERED AS INDICINITAL TO THE COST OF THE CONTRACT.
- UPON COMPLETION OF TOPSOIL RESPREAD OPERATIONS, ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, OR LANDSCAPED AS NOTED ON THE PLAN.
- SEEDING AND MALCHING SHALL BE IN ACCORDANCE WITH SECTIONS 250 AND 251 OF THE STANDARD SPECIFICATIONS. SEED MIXTURE SHALL BE CLASS 1. SODDING SHALL BE IN ACCORDANCE WITH SECTION 252 OF THE J.D.O.T. STANDARD SPECIFICATIONS.

SITE PREPARATION AND EARTHWORK

- WORK DINDER THIS SECTION SHALL INCLUDE BUT NOT UNITED TO THE FOLLOWING:
- FOLLOWING

 CLEANING AND SENDONL OF ALL UNDESCRIPE FREE AND OTHER ACCEPTANCE CROWN ARTHUR AT A CONTINUE CROWN AND A
- STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER JESSCHATED STRUCTURAL AREAS.
- APEAS, STOCKNING OF TOPSOIL AT LOCATORS AS DIRECTED BY THE OWNER, TOPSOIL STOCKNING OF RUTHER USE, SHALL BE RELATINGLY PRICE OF TOPSOIL STOCKNING OF RUTHER USE, SHALL BE RELATINGLY PRICE OF TOPSOIL STOCKNING OF TOPSOIL STOCKNING OF TOPSOIL STOCKNING OF TOPSOIL STOCKNING OF THE RULINGLY CITY AND ANY TOPSOIL STOCKNING OF THE STOCKNING OF TOPSOIL STOCKNING OF THE STOCKNING OF THE STOCKNING OF TOPSOIL STOCKNING OF THE ST

- CLAY OUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, OR VEHAY, PARKING, BUILDING PAD, AND DIMER DESIGNATED APEAS
- PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND SCHALS REQUIRED ON THE CONSTRUCTION PLANS OF THE DESIGN SUBSPICE PROPERTY OF THE CONSTRUCTION PLANS OF THE DESIGN SUBSPICE PLANS OF THE CONSTRUCTION PLANS ARE T
- PLACEMENT AND COMPACTION OF NON-SPRUCTURAL FILLS. F REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUTABLE MATERIAL UPON COMPLETION OF MASS GRADING. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND LITEURES.
- BACKPILING OF CURBS AND/OR PAVENCY'S AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
- W. FINAL SHAPPYG AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTION SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED CRADE FLEVATIONS. SDK_EROSON CONTROL MEASURE IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, UNLESS SPECIFICALLY EXQLIDED IN THE CONSTRUCTION CONTRACT.
- THE DIMETRIES OFFICE IN THE DIMETRIES DIMETRIES (OF CAPITAL PROPERTY OF CAPITAL PROPER
- PRIOR TO DISCI OF HASS CRASING CPERATIONS AND IF INCLUDED IN THA CONTRACT THE EXAMINANCE OF FREEDOM OF THE CONTRACT RECORD AND A CONTRACT THE PRIOR OF THE PROPRIED ADDRESS HAVE THE CONTRACT THE PRIOR OF THE PROPRIED ADDRESS HAVE THE CONTRACT THE CONTRACT THE PRIOR OF THE PRI
- THE CHADING DEPARTORS ARE TO BE CLOSELY SUPERVISED AND INFECTIOR ST DE SYLLS FURNISES OF HAS REPRESENTATUE. AND TOULARLY DURING THE EMPTINA CHARLES AND THE STREET OF THE SYLLS AND SUPERVISED TO SOL CALLY. VALIDATE CHARLES AND THE SECRETARY AND CHARLES SOLS RETAINED OPERATIONS. SHALL OF UNITED THE REPORTABILITY OF THE SYLLS DOWN OF THE SYLLS OF UNITED THE REPORTABILITY OF THE SYLLS DOWN OF THE SYLLS OF THE SYLLS AND THE SYLLS DOWN OF T
- A GALLETE DOS PONNERS SHALL RECLARATE THE CASALATON OF THE POND AREA TO THE CASALATON OF THE POND AREA TO THE TIME THE FORE FORES MALE OF LAND THE MAN THE POND AREA TO THE TIME THE POND, SHALL BE ORDERED AS DRECTED BY THE SOLS EMPIRET OF, LINING CALL BLANDS, LESS TONION TO THE POND AREA TO THE TIME THE POND, SHALL BE ORDERED AS DRECTED BY THE SOLS EMPIRET OF, LINING CALL BLANDS, LESS TONION, LINING CALL BLANDS, LINING CALL B
- THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL MEAS ADJACENT TO INESS MERGAGNENTS SHALL BE GRADED TO ALLOW POSPING DRAINAGE.
- THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE THISHED GRADE. A MINIMUM OF SY (3) SKONES OF TOPSOIL IS TO BE PLACED REFORE FINISH GRADE FLEVATIONS ARE ACHIEVED. THE SELECTE STRUCTURE THE MATERIAL SHALL SE PLACED IN (5.45, EMPORAL LANGS SO THAT THE COMPACIES THICKNESS IS APPROMATED THIS SO THAT THE COMPACIES ASSISTANCE ABOUT TO COMPACI CHARLES THICKNESSES, THEN A SPECIFIE THICKNESS MAY BE SPECIFED. SUCH LATE SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND ADMINISTRATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO HIS MEMORY AND THE SECOND SHALL SET ORDINGULTURE MADERICATION TO THE SECOND SHALL SECOND SHALL SECOND SHALL SECOND SHALL SECOND SHALL

- REDURED SPECIFICATIONS (SEE SECTION JOILLOS OF SPELLE, IS SPECIFICATIONS).

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- PRIOR TO UTELY CONSTRUCTION, PROPOSED PAYEMENT AREAS, BUILDING PAGS, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE ROUTH-EXCANAING OF FALCO BY THE CONTRACTOR TO PLUS OR MINUS ONE (1) FOOT OF DETSON SUBGROUND ELEVATIONS.
- THE SURGRADE FOR PROPOSED STREET AND PAVEMENT APEAS SHALL BE PROOF-POLICE BY THE CONTRACTOR AND ANY UNSTABLE AREAS SHOUNTIMED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS SHOWNER. SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SAIR'S PRANCED OF PACTOR SHALL RESPONDED OF THE SURFACE APPROVMENTS, THE EXCAVARION CONTRACTOR SHALL RESPONDED A SW. (8) THOM LATER OF TOPSOIL ON ALL DESCRIPTED LANDSCAPE AREAS AND OTHER NON-STRUCTURAL AREAS PER PLAN
- RP-PAR MATERAL TO BE PROVIDED IN COLLABORATION AND THE EARTHWINE WITHOUT SHALL COMPANIE TO SECTION 155 OF THE LOCAL SECTION OF COUNTRY HAVE, IN ACCORDING WITH SECTION 155 OF THE LOCAL SECTION OF COUNTRY HAVE, IN ACCORDING WITH SECTION OF OF SAME STANDARD SHALL HAVE AND ACCORDING TO SAME STANDARD SHALL HAVE AND ACCORDING TO SAME STANDARD SHALL HAVE THE USED IN 17975/TED AND AS DRIVEN FOR WARRANDENIALT SENSING MEETS.
- ACLES TO SOME REPORTS, AVAILABLE AT THE OTTICE OF THE BROWNTR AND THE OWNER, ARE SOLLY FOR THE REPOWADER AND DUDANCE OF THE COMMITTIONS OWNER, ARE SOLLY FOR THE REPOWADER AND DUDANCE OF THE CONTRICTION THE ENGINEER OF THE CONTRICTION OF THE OWNER FOR THE CONTRICTION AND USE OWNER OWN
- T SHOWN ON THE PLAYS, OPEN AREAS TO BE SEEDED SHALL BE SEFECED IN ACCORDANCE WITH THE SDE EROSION CONTROL SPECIFICATIONS.

SEWER AND WATER

- ALL SCHER AND WATER MAN SHALL BE CONSTRUCTED IN ADCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SCHERE AND WATER MAN CONSTRUCTION IN ALMOST CLIPPONT EDITION, AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION CETALS AND ORDINANCES OF THE LOCAL LAMISTICTION
- ALL DELITY TRENOWS BENKATH PROPOSED OF EUSTING UTILITIES, APPROPESS OF EXISTING PAYMENT, DEPOPMENTS, SOFWALKS AND FOR A DISTANCE OF THE PETER OF ETHER SINCE OF SAME, AND FOR HELD WAS BEEN OF THE CONSTRUCTION AND SINCE AN
- WHI SECURICATIONS.
 ALL NATIONS OFFERS STONE STATES, ME SECURE SERVICES DIVILL SE
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- THE UNDERDREADED CONTRACTOR SYMLE DEPOSE OF CERTISE EXCAVA ED TENDE MATERIAL IN AN OPEREY FEMOUS 50 S NOT TO CREATE TO A CONTRACTOR OF THE TENDES TO SELECT TO A CONTRACT CONTRACTOR TO THE CONTRACTOR MATERIAL SHALL SE THE RESPONSIBILITY OF THE CARTH CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CARTH CONTRACTOR OF T
- THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DENATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR MATER SYSTEMS. ANY ORWATERING DESCOUNTERS SHALL BE INDIGENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
- SPHANDS
 STRUCTURES FOR SANIARY AND STORM SEMENS AND VALVE VARIETS FOR WATER MANNS SHALL BE IN ACCORDANCE WITH DRICK HAPPENS FAR FOR AND THE APPLICATE STANDARD SECTIONARY MICH. BRIDGE MANNS SHALL BE AND STORMARD SECTIONARY OF SHALL BE AND SHALL BE SHALL BE

- TRAMES AND LOS (OR GRATES) FOR SANTARY, MAITE MAIN, AND STORM SEWER STRUCTURES SHALL BE AS INDICATED WITHIN THESE IMPROVEMENT PLANS (SEE CONSTRUCTION STANDARDS).
- NUMBER, WHEAS CHRISTORS AND AND SANTARY SEMERS VALVE VALLET COMPRESSOR SHOULD TO WHET THEM THOSE WAS A VALUE TO WHET THE THOSE WAS A VALUE TO WAS A VALUE TO WAS A VALUE TO WAS A VALUE TO THE WAS A VALUE TO CONSIDER SHOULD CONTROL OF WAS A VALUE TO CONSIDERED SHOULD CONTROL OF WAS A VALUE OF THE VALUE TO THE WAS A VALUE OF THE VA

TOTAL THICKNESS OF P.C.C. ADJUSTING RINGS SHALL NOT EXCEED SIGHT (8) RICHES, UNLESS DIMERWISE NOTED.

- SANTARY RED, WATER MAIN BLUE, STORN GREEN.

 B-RIA MATTEN, TO BE REPORTED IN COMPANIES WHIT THE UNDERFROUND INFORMATION SHALL OMNOW TO SECTION TOS, AND IT JUDICATED ON THE FLUMS. SHALL GOING COMPOSE TO SECTION TOS. AND IT JUDICATED AND IT THE STANDARD SECTION MAIN MAKE A COMPOSE OF MAIN STORM SHALL OF SHALL OWNERS OF THE COMPOSE OF A SECTION OF A SE
- DWIRE.

 TELLY ADD IN INSPECTION OF SEWING. IF REQUIRED BY THE LOCAL JARGOSTION, DON'THAT LOCAL JARGOSTION OF JARGOSTION DIESE DESCRIPTION OF JARGOSTION DESCRIPTION DESCRIPTION DESCRIPTION DE LA PRODUCTION DE LOCAL DE LOCAL JARGOSTION DE L
- CONSTRUCTION MATERIALS: THE FOLLOWING SPECIFICATIONS SHALL APPLY "O MATERIALS OFMERALLY USED IN SAMETARY SEWEN CONSTRUCTION. THE MATERIALS SPECIFICALLY PERMITTED BY THE LOCAL JURISDICTION ARE IDENTIFIED ON THE TOORSTRUCTION STANDARDS' SPLETS OF THE PLAYS. MITRRIED CLAY PAPE, INCLUDING HOUSE SERVICES WIES AND TEES, SHALL CONFORM TO ASTAL G-700, WITH JOINTS CONFORMING TO ASTALL CHARGE.
- ABS OR PVC TRUSS PRPE AND ABS OR PVC SOLID WALL PIPE (SEPVICES) CONFIDENCE TO ASTAL DESIGNATIONS D-2650 AVC 0-2751, WITH SOLIGHT COMENT WILLIAM JOURNS IN ADDORPHANCE WITH ASTAL DESIGNATIONS D-2860 AND D-275
- DUCTHE IRON PIPE (CLASS 52 KIN.) CONFORMING TO ANSI A21:31 WTH JOINTS CONFORMING TO ANSI A21:11 (AMMA 015), AMMA 11). SOURCE CONTRIBUTED TO AND ACTUAL (AMERICAN). AMERICAN CONTRIBUTED CONTRIBUTED
- BAND-SEAL OR DIMENT TIPRIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTION STWEET PIPES OF ORSMICAS MATERIALS. WHEN CONNECTION TO AN EXISTING SEMEN MAN BY MEMOS COURSET THAN AN EXISTING WYS, TEL OR AN TOSTING MANOLE, OWE THE POLLOWING MEMOS SHALL BE USED.
- ORGULAR SAW-CUT OF SEWEN MAIN BY PROPER TOX.S ("SHEWER-TAP" MACHINE OR SMILAR) AND PROPER INSTALLATION OF HUB- MYE SADOLE, OR HUB-TE SADOLE, OR
- REMOVE AN ENTIRE SECTION OF PAPE (SREAKING ONLY THE POP OF DAVE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION
- ALL FLOOM DRAMS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE MYO THE SANITARY SEMER.
- ALL COMMISPOUTS, FOOTING ORANS, AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND. SINITIARY SEAVES SHALL BE LAID TO A MINIMUM CRADE OF ONE (*) PERCENT, THE END OF EACH SERVICE SHALL BE STALLS WITH A MANUFACTURER'S WITERIOUT PLUS. BANKERY SERVICE STUBS SHALL BE MARPED IN ACCESSIANCE WITH HORSE CONSTRUCTION MOTES.
- SEWER SERVICE RISER SHALL BE USED WHEN MAINSING SEWEP EXCEEDS THELVE (12) FEET IN DEPTH.
- NECESTREE COUPLINGS WITH STAINLESS STEEL BANDS SHALL BE USED 10 CONNECT SANITARY SERVICE LINES TO THE BUILDING PLUMPING OUTLE" ALL SWITZER SCHEEL SPELLINNES SERVICE INEXT STALL BE SERVICED TO COMPERATION THAT ON A RETERF AND A SPECIAND ESTIMATE TO SERVICE AND ESTIMATE AND SPALL NOT SERVICED THE SERVICE SPECIAL CONTRACTOR. ALLOWABLE INTURNATION SHALL NOT SERVICE THE CONTRACTOR SHALL COORDINATY ALL TISTING SO THAT IT CARE BE WINGSOM BY THE CONTRACTOR SHALL COORDINATY ALL TISTING SO THAT IT CARE BE WINGSOM BY THE CONTRACTOR EXPORTANT AND SANTARY OSTEROID, AS UPPERMANE.
- E DAS STARR PRE DRI ANS IRUSS PRE'S USUAL DE SANTARY SEMES, DE CONTRACTOR DALL PREVIOUS DELECTRISTICS AS DULUEE IN THE STANDARD SEMELL PREVIOUS DEFICIENT TESTS AS DULUEE IN THE STANDARD SEMECHANDING FOR NATION AND SEMES HAVE CONSTRUCTION IN LLINIOS, LATIST EDITION OR AS OTHERWISE REDURED BY THE LOCAL JUSTICIONAL DELECTRISTICS AND ASSOCIATION OF THE LOCAL DESCRIPTION DESCRIPTION OF THE LOCAL DE
- TRENCH CONDITIONS
- THE STATE OF THE S
- AUTHORIZED THE ENVIRONMENT OF THE BAPELL SHALL BE SUPPORTED THROUGHOUT ITS LEVEN BETWEEN PIPE BELLES ON COUNTYSTS. THE BELLES ON COUNTYSTS. THE BELLES ON COUNTYSTS. THE BELLES ON SHORT MORE THE BELLES ON SHORT MORE THE BELLES ON THE BELLES ON THE BELLES ON THE BELLES OF THE BELLES
- DEPONDES SIMILL BE KEPT RETRETERE AND AS DRY AS POSSIBLE DURING BEODING, LATING, MAD JOINTING AND FOR AS 100% J PETIDO AS REQUIED.

 AS SOON AS POSSIBLE ATTEMPT THE LEWERT SK MADE, SUFFICIENT REDDORD SHALL BE STATED AND COMPACTED ALLOWS EACH SIZE OF THE PRINCE AND COMPACTED ALLOWS EACH SIZE OF THE PRINCE AND COMPACTED ALLOWS EACH SIZE OF THE PRINCE AND ASSESSMENT OF THE PRINCE ASSESSMENT OF THE PRI
- I ALL TENDERS AND EXCAVIDORS SHALL BE SHOTHLED SHATEMATE AFTER
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- ALL RECORDS INSTRUMED TO A MODIT OF THENTY-FOUR (24) MOMES
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- 3) ALL BOOMEL WATERS, SHALL BE COMPACTED BY PREJMATE OR HERMATE DAY MEDIAND COMPACTED BY PREJMATE TO MORE OF THE CHARLES, TO MORE TO SHALL BE COMPACTED DESCRIPT, AND THE CHARLES, TO MORE TO SHALL BE CAMPACTED TO MAKE TO MAKE THE THE CHARLES OF THE PROPERTY OF SHEET AND PROPERTY OF SHEET AND PROPERTY OF SHEET AND THE COMPACTED TO MORE THAN (98) PERCENT OF AMAINTO THE OWNERS OF SHEET AND THE COMPACTED TO MORE THAN (98) PERCENT OF AMAINTO THE OWNERS OF SHEET AND THE COMPACTED TO MORE THAN (98) PERCENT OF AMAINTO THE OWNERS OF SHEET AND THE COMPACTED TO MORE THAN (98) PERCENT OF AMAINTO THE OWNERS OF SHEET AND THE OWNERS OF SH

- STORM SEWER CONSTRUCTION MATTERIES. THE FOLLOWING SPECIFICATIONS SHALL MAPPY TO MATTERIALS ORGANIZATION SPECIFICATION SPECIFICATION SPECIFICATION SPECIFICATION SPECIFICATION AND EXCHAUST SPECIFICATION SPECIFICA
- 7) PEINTORGED CONCRETE PIPE CONFORMING TO ASTIM C-75 AND JOHN'S CONFORMING TO ASTIM C-44-3, LISTIM ROBBER TOT-RING CASES TO JOHN'S EXCODED WARRE OFFORMING DISTINGTON ON THE PIPE AND SHARE THE PIPE CLASS SHALL BE NO LISTS THAN CLASS IN IF NO MIGHEN DESIGNATION IS SHOWN ON THE PLAN'S.
- POLYWAYL D-LORDE PLASTIC GRAVITY SEMER PIPE COMFORMING TO ASTM D-2751 WITH SOCKENT CEMONT JOINTS, PER THE SOR VALUE SHOWN IN THE CONSTRUCTION STANDARD SHEETS.
- HIGH DENSITY POLYETHYLENE CORRUCATED PIPE WITH SMOOTH INTERIOR LINER CONFORMING TO ASTR F-405 (WITH SMOOTH INTERIOR LINER) AND INSTALLED IN ACCORDANCE WITH ASTM D-2321.
- CORRUGATED STEEL CULVERT PRE CONFORMING TO ASTM A-750 AND INSTALLED IN ACCORDANCE WITH ASTM A-798 AND A-807.
- DUCTRE TRON PIPE (CLASS 52 MIN.) CONFORMING TO ANSI A21,51 MTH JOHNTS CONFORMING TO ANSI 21.11
- TRENCH CONDITIONS
- RICH CONDITIONS. INSTABLE SAND AND SUTY STRISOL SHALL BE COMPLETELY DEWARTHED WITH MELL POWER SHAPE DEWE DECEMBER. IN SUCH CASE, THE PRE-SHALL BE BEDOON IN A LAYER OF STOME UNDERSON FORTH MONES IN THOMPACES BEDOON IN A LAYER OF STOME UNDERSON STABLE CONCERNS STOME OF THE STAND STRIBUTY. STOME LINDERSON SHALL CONCERN WITH SECTION TO OF THE STAND AND STRIBUTY. STOME LINDERSON SHALL CONCERN WITH SECTION TO PROBLEM STAND OF THE STAND AND STRIBUTY. STOME LINDERSON SHALL CONCERN TO CONTINUE OF THE STAND AND STRIBUTY. SECTION STAND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES. SECTION STAND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES. THE STAND AND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES OF THE STAND AND STRIPES. THE STAND AND STRIPES OF THE STAND AND STRIPES.
- PROVIDED THE IN THE PROPULATION OF THE PROPULATION OF THE SUPPLICATION OF THE SUPPLICA
- 5) TREMONES SMALL BE KEPT WATER-TREE AND AS DITY AS POSSIBLE DURNIG BEDONE, LAYNIG, AND JOHNING AND TOK AS LOWG A POSTOD STREAM BEDONES SHALL BE PLACED AND COMPACTED AS COMES SUFFICIAL BEDONES SHALL BE PLACED AND COMPACTED AS CAME FACE SIDE OF THE PREF TO OFFSET CONDITIONS THAT MICHIEF TEMO TO MOVE THE PIPE OFF USE AND GRADE.
- ALL CATCH BASINE, SLAWES, AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF THE PROJECT PRIOR TO FINAL ACCEPTANCE, TLEANING AN ALSO BE RECORDED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT BY ITS DETERMINED THAT THE SAIT AND DEBUS TRANS ARE BUT TRANSCRIPT OF PROPERTY.
- WATER MAIN
- A CONSTRUCTION MATERIALS: THE FOLLOWING SPECIFICATIONS SHALL APPLIED MATERIALS GENERALLY USED IN WATER HAIN CONSTRUCTION. THE MATERIALS SPECIFICALLY PERMITTED BY THE LOCAL LARGEACTION APPLIED ON THE "CONSTRUCTION STANDARDS" SHEETS OF THE PLANS 1) DUTTLE IRON PIPE COMPORTING TO ANSI A-21.51 OR AWWA C-151.
 CASKLES AND CAST IRON ETHINGS SPAKE COMPONE TO ANSI A-2.51 OR AWWA C-103 AND C-117, PIPE SHALL COMPONE TO ANSI AZI 4 OR AWWA C-104. PIREONESS CLASS SHALL BE AS
- SPECIFIC IN THE CINCENSTRUCTION STRUCTURES SPECIFIC
 PROVINGES CONFIDENCE FOR THE STRUCTURE SPECIFIC CONFIDENCE
 (PRVC) SHALL CHREGEN TO MYS SEAMOLED IN AND ACTU STRUCKED
 B-1879 OF ANNA STRUCKED CHOOL PROVINGED IN AND ACTU STRUCKED
 CLASS 12456 (PrvC) 1200), CLASS 12450 (PrvC) 1220), AND CLASS
 124479 (CRC 4120) ARE ACCEPTIBLE AND ACTIOLATION PRESSURE
 STANDARDS BITTS (PrvC) AND FAIL (CRC); STANDARD DIMENSION
 BAND REPESSARE PLANCE (PRPC) SHALL BE AN ACCEPTIBLE AND
 ACTU STANDARDS 82241 (PrvC) AND ACTU TEVE (CPVC).
- 3) PORTLAND CEMENT CONCRETE PRECAST STRUCTURES IN ACCORDANCE WITH THE DETAILS GENETIFO IN THE CONSTRUCTION STANDARDS SHEETS. USS SHALL AS MARRHIED WITH "MATER" IN TWO (2) INCH MICH.
- PVC JOINTS SHALL BE ELASTOMETRIC SELLS USED FOR PUSH-ON JOINTS CONFORMING TO ASTM F-477.
- PRESIDENT AND THE METERS OF AND THE PROPERTY OF A STATE OF A STATE
- DIRECTION WITH TWO (2) SQUARE ORDERATION BUTS

 2) CART VALUES (TAPPING SEEVER AND HYDRAM VALUES COLIT) RESS.
 SPEDICARDAS COURS AND VALUES TROW TOTAL (4) WHICH THROUGH A
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- STALL DE, UT THE NUMBERS THE AND SHALL BE CHARBOES WITH THE O-THEN STREET SHALL SEE OF THE BREAK-PLANCE RESIDE WITH AND SHALL SEE OF THE BREAK-PLANCE RESIDE WITH AND SHALL SEE OF THE BREAK-PLANCE RESIDE WITH AND SHALL SEE OF THE SHALL SHALL
- B. WATER MAIN FITTINGS (GENES, ELBOWS, TES, INCREASERS, REDUCERS, ETC., MAY DE MAY NOT BE SPECIFICALLY RETEXENCED ON THE CONSTRUCTION OF U.M.S. HOWERER, THEY ARE TO BE CONSERRED AS MODERAL AND INCLUDED WITHE LINEAL FOOTAGE COST OF THE WATER MAIN.
- D. ALL WATER MAINS AND SERVICES SHALL BE LAID NOT LESS THAN 5.5 FEET, NOR DEEPER THAN 9.0 FEET BELOW FINISH GRADE.
- F. ALL WATER MARKS SHALL HAVE COMPACTED CA-8 GRANULAR BEDOING. A MINIMUM OF FOUR (4) WIDHS BELOW THE BOTTON OF THE PIPE FOR THE RULL ICNOTH. COST OF BEDOING SHALL BE MERSED WITH THE UNIT PROCE BOF FOR THE WATER MARK.
- 1) HORIZONTAL SEPARATION

- MATER MAINS MAY BE LAD CLOSER THAN TEN SEET 10 A SEMER WHEN
 LOCAL CONDITIONS PREMENT A LATERAL SEPARATION OF ITN FEET.
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- THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE STATE OF HILMORS PLANDING CODE, LATEST EDITION.
- 3. THE HORZONTAL AND MERTICAL SEPARATION BETWEEN WATER SERVICE LINES. AND ALL STORM SEWER, SANITARY SERVES, COMBINED SEWER OR ANY ORANI OR SEWER SERVICE COMMETTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIPED IN (1) AND (2) ABOVE.
- WATER PIPE DESCRIBED IN (1) ABOVE SHALL BE USED FOR SEWER SERVICE UNES WHEN IMMINUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.
- THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE STATE OF ILLINOIS PLUMBING CODE, LATEST EQITION.
- WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL, FIELDS AND, SEPACE BEDS BY A NINAMUM OF 25 FEET.
- ALL WAITR MANS SHALL BE SUBJECTED TO A PRESSURE TEST BY THE CONTRACTION HORDOSTATIC PRESSURE TEST AND LEAGUES SHALL BE FASSO ON THE RESOURCEMENTS OF THE STANDARD SECTIONARIES FOR MATTER AND SPACE MANN CONSTRUCTION OF LENGTH, LATEST EXHIBITION CONFERENCE PRESSURED OF THE LOCAL JAMPSOCTION.
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- CLASSING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. NO HONEY-DOMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

- SERVING CHEEK RECOVERS SHALL BE OF SET INCOMES AND DIMPISSORY AS SHOWN IN THE CONSTRUCTION SHALL BE OF SHALL BE AS A SHOWN IN THE CONSTRUCTION SHALL BE AS A SHOWN IN THE CONSTRUCTION SHALL BE A SHAL
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- Non-eheer staintess steel couplings shall be used when connecting sewer pipes of dissimilar patienties and pipes with no hub joints. When connecting to an existing sanitary sewer by mean other than an existing wye or manhole, contractor shall use a Shewer-Tap and hub-wye or hub-tae
- Unless an allernate method is approved, water stop gastes shall be provided at all senilary sewer manhole connections. Type and manufacturer to be approved by the City.
- 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 35.
- Joints shall be either the solvent weld type conforming to the latest revised specification regularements of ASTM D2564 and ASTM D2565, or elestromeric geniest type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
- 5. A thicker welfed pipe such as SDR 26 may be specified by the engineer depending on deelign
- PVC plastic sewer pipe and fittings of sizes 18-inch through 38-inch shall conform to the taken revised specification requirements of ASTM PS79 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and eastware contests to form a waterfield seel conforming to the latest revised specification
- 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.
- The handling and installation of pipe, assembly or joints, and menhole connections shall be in accordance with the manufacturer is recommendations.
- Gasket-type waterstop collers consist of a neoprene coller 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 providit infiltration into the sewer system.
- 10. PVC pipe shall be installed in accordance will 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 (5%) of the pipelis original internal diameter.

- 11. The Contractor shell provide the necessary tools and equipment and perform the work necessary to leet the deflection in the initial 1,200 feet of installed sewer and not less he case by the end of controller if it is then 1,200 and it is seen and it is not made and it is of the remember of the sever project it random locations selected by the engineers no source than 30 days after baciditing has been completed. In the event that deflection exceeds the maximum finit of the percent (5%), the Controller shall event year designation accounts are maintain minimal and a very process (2.9%) we consider that all other new flexibility to pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid bell having a dismeter equal to ninshy-fire persons (35%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection irritation is accorded, the contractor shall uncover the pipe, carefully replace compacted embedment and backlik material, and retest
- The Contractor shall subject all sentary severs, including service lines, to an air test.
 Allowable infiltration shall not exceed 100 gallons per inch diameter of pipe per mile. per day. Televising of testing, cost for televising, and testing shall be the
- 13. Cast from Soil Piper service weight cast from soil pipe and fittings conforming C.I.S.P.L. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Approved: City Engineer

1st, Chans

Victor C. Ramirez, P.E.

STANDARD NOTES AND SPECIFICATIONS Drawing Number GE-02c

Dete: 6/1/2007 Drawn Checked

Crystal Lake ILLINO18 LZ Engineering Division

Director of Engineering and Buildin

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 Engineering Division Inspection Services Coordinator at 815-358-3615).
- 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
- Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (sucept in cases of emergency). Non-emergency work on weakenuts or holidays is not permitted per City Code except under a separate permit from the City Engineer, limited to a period of not more than three
- Public/private stream shall be kept free of dirt and debris with regular eleaning, 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. JULIE shall be contacted for utility locations on site and in the adjacent rights of way.
- Contractor shall provide and mainfain femcing, barricades, baffic control signs, and other safeguerding measures during the course of all work to protect the public from the construction
- Matimals access to adjacent strivets during construction. No closing of streets unless exproved first obtained from the agency with jurisdiction (City Engineering Division, Michienry County Department of Transportation, Strots Department of Transportation, etc).
- 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 Engineering Division.
- The contractor shall give the City of Crystal Lake, Minols Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notion accluding Seturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has cessed and renew the two (2) working day notification
- 10. The Contractor shall be responsible for obtaining all required permits for construction stong or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all readways before construction begins.
- The owner is responsible for the cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.

- 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
- The proposed grading elevations shown on the plans are finished grade. / minimum of six (6) inches of topsoil is to be placed before finished grade.
- Embanisment makerial within parkway and open space areas shell be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Spacification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils angineer.
- 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.
- Proposed pevernent areas, building pads, driveweys and sidewalks and yardiopen space areas shall be excavated or filled to plus or minus 0.1 fool of design
- .6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved also plans and forwarded to the Engineering Division at least 24-hours prior to excevation. Provide bacidil compaction reports from a geotechnical neer and ze-built plans to the Engineering Division for any borrow pit area.
- Backfill shall be monitored by a geotechnical engineer on after with compaction reports forwarded to the Engineering Division for review.
- Water truck shall be on-eite at all times during mess-grading operations and be available as needed for the purposes of dust control or at the request of City
- Use of City fire hydrents is not allowed unless approved (separate from this
 permit) by the Public Works Department and a hydrent meter and RPZ is obtained
 from the City of Crystal Lake Wester Division. Only the City of Crystal Lake Water Division may operate yaives and hydrants.

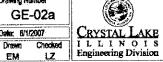
Approved: City Engineer

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Victor C. Ramirez, P.E.

Director of Engineering and Building

STANDARD NOTES AND SPECIFICATIONS Drawing Number GE-02a Date: 8/1/2007



TOPSOIL STOCKPILING:

- Location of any on-site lopacit stockgive shall be identified on the approved plans with sit fonce installed around the perimeter of the stockgive.
- Topsiol stockpiled for future use shall be reliablely free from large roots, sticks, weeds, brush, stones larger from one (1) inch diameter, or other filter and waste products including other extraneous materials not conductive to plant growth.
- 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 vards, in utility essements, or in the right-of-way tress.
- Topaoli stockpile shall be located in areas to avoid erosion of said stockpile to offsite areas. Topaoli stockpiles are to have a minimum three (3) foot high berm around the circumference of the pile so as to control erosion and runoff.
- If a stockpile is to remain in place for more than twelve (12) months. It is required that the stockpile be seeded so as to minimize soil erosion by both wind and water.

UNDERGROUND UTILITY:

- 1. The Contractor shall coordinate water main, water service, sanitary and atom; sewe inapections and testing with the City Engineering and Building Department at least 24
- All main line sentiary and storm sewer shall be cleaned and televised (provide a VHS videotape or DVD to the CityOs Public Works Department).
- 3. All membries or visites covers shall be imprinted DSANITARYD or USTORMD or DWATERU.
- Reference the latest edition of the Standard Specifications for Weter and Sewer Main
- Existing manholes to be circular cored and booted.

EROSION CONTROL

- All specified erosion control measures shall be installed and maintained per five requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES
- All alopes 4:1 or steeper shall be sodded or blanketed immediately after mass earthwork.
- 3. All overless flow routes to be stabilized by sod or blanket
- 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
- The Contractor shall implement any additional ecusion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stommeter Ordinance.
- All storm sever catch basins, sumps and/or retention basins provided with this project 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 sitt and debris trape are not properly functioning and their
- Rip-rap material shall be in accordance with Article 705 and grouted in place according to Article 601 of the IDOT (DStandard Specifications).

Approved: City Engineer

1/st Ofm Victor C. Ramirez, P.E. Director of Engineering and Building

STANDARD NOTES AND SPECIFICATIONS

Drawing Number GE-02b Date: 8/1/2007

CRYSTAL LAKE Drawn Checked ILLINGIS LZ Engineering Division

- 1. Thrust blocking shall be installed on water mains at all bends, tees, elbows, etc. except
- Thrust blocks not permitted with 45° vertical bends in water main 0 these shall be restrained with 0Mega-Lug0 or equivalent.
- 3. Water main shall be ductile from pipe, Class 52 conforming to A.N.S.L.A-21.51 or AWWA
- Geskets and cast iron fittings shall conform to A.N.S.I. A-21.11 or AWWA C-110 and C-111 water main shall be cerrent lined in conformance with A.N.S.I. A-21.4 or AWWA C-104.
- Minimum cover from finished grade to top of water main shall be six (6) feet; Mackmum cover shall be eight (8) feet.
- 8. Water Main Tape: an Illinois licensed plumber is required for any water mein tap.
- 7. All weter mains shall be audjected to a pressure test and a separate leakage lest at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage shall be based on 125 pet for two (2) hours. Water mains shall be chlorholded in
- 8. The Underwound Contractor shall consider indicertal to the contract any chlorination and basing of solsting water main where connections to and conclusion of such mains is indicated on the drawings. In the event that the pressure attributable to defective original workmanship and material, then the Contractor shall be entitled to additional payment for correcting the deficiencies.

- 1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division
- Subgrade and proposed pevernents 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 edvises the owner and engineer in writing prior filling raping for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
- 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 weeks or pedestrian paths intersect curb lines at street intersections and other locations.
- % inch thick prersoulded fibre expension joints with two (2) No. 4 plain round steel dowel bers shall be installed at designated intervels and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greeced and fitted with
- % Inch thick fibre expansion joints shall be used in every case where the eldewell coincides with the curb and putier. Contraction joints shall be saw cut at designat intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract
- All poured in place concrete curb and guiter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and guiter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete ourb and guiter.
- Sidewalks (where required) shall be of the fractment and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 beg mix (or IDOT class St concrete) and shall develop a minimum of 3,500 pel compressive strength at twenty eight (28) days. Contraction joints shall be set at four (4) foot centers, and one-half inch ('A inch) premoutded fibre expansion joints at forty (40) toot centers and where the sidewalk meets the curb or another aldewalk, or at the and 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).

Approved: City Engineer

ARM ENTERIORS AND BUTELDINGSENGINBERINGSETAILS AND STANDARDS

at Of Victor C. Ramirez, P.E. Director of Engineering and Building

STANDARD NOTES AND SPECIFICATIONS

Drawing Number Defe: 6/1/2007

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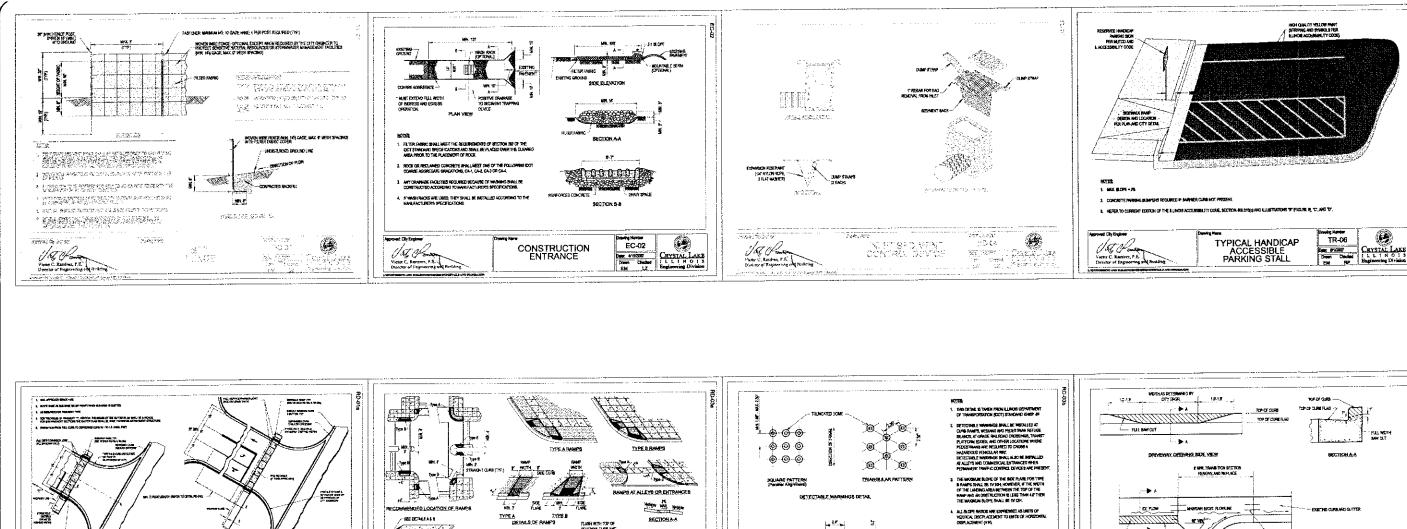
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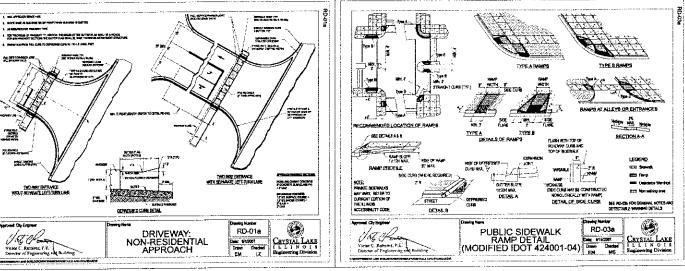
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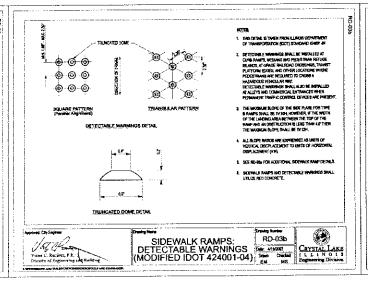
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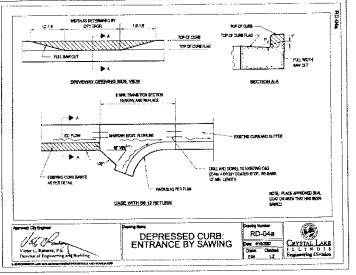
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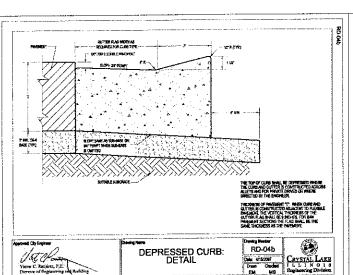
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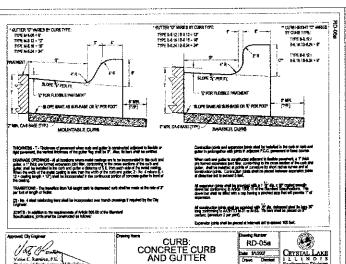


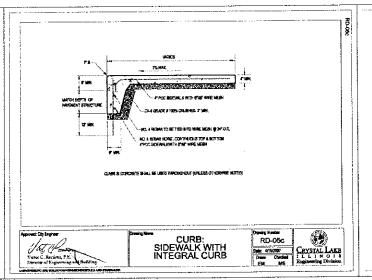


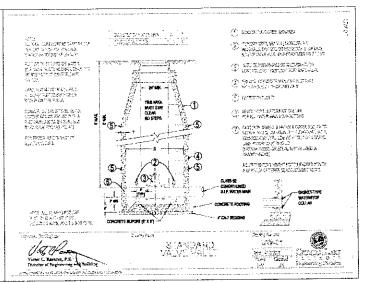
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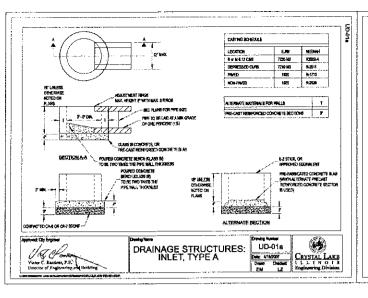


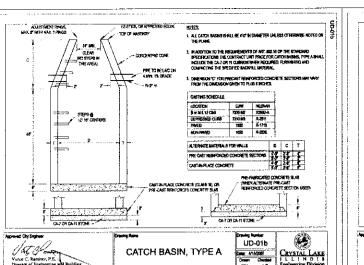
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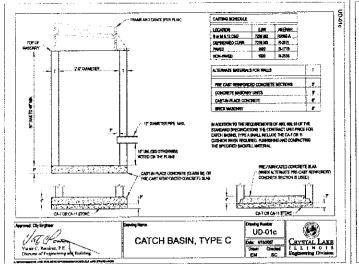
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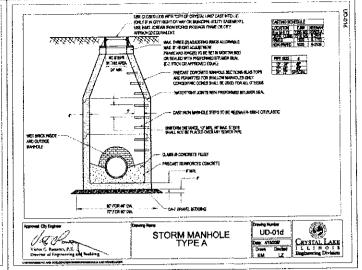
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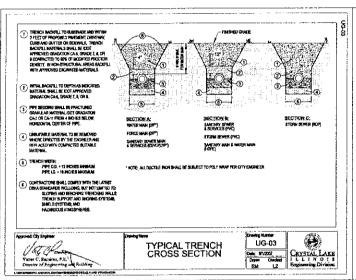
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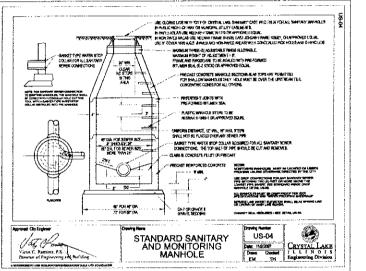


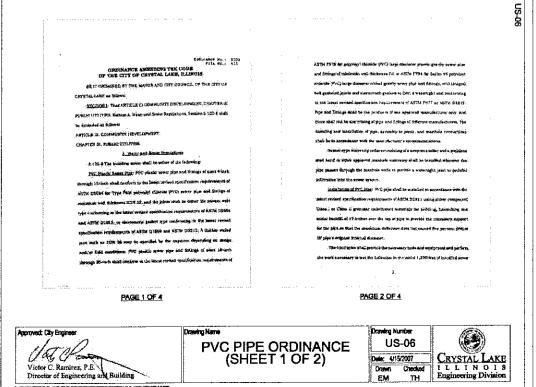


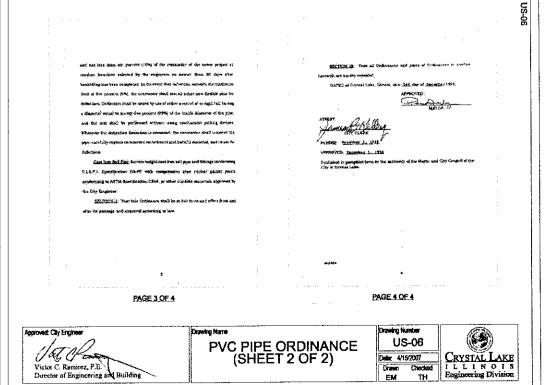




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STANDARDS

CONSTRUCTION

DRIVE APARTMENTS EXCHANGE ILLINOIS SENIOR SS PARKWAY & CRYSTAL LAKE, LAKE CRYSTAL congress

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