CLEARWING LOT A PUD

10311 CLEARWING LN ROSCOE, IL 61073

GENERAL NOTES

- The constact by agreeing to perform the work, agrees to indemnify and hold harmless the covers, the enginees the city, and all agrees and easigns of those partes, from all issuits and clothes assing out of the performance of said work, and further agrees to defend or dhrewkee pay all legal fives asking out of the defense of each parties.
- define with greenfly accepted constitution practices, the context will be solvly and completely responsible to found if a pic of the charifuld year of all practices and company during participants of the work. The requirement will apply lookly and not be infinished to come who who process. Any constitution between both the explanes of the context of traces an extremely to chariful who who will be about part of the context of the machine. An explane will the context of traces are contended to contended the participant of the context of the context of whose and measures, and all traces are desirable for maintaining adequate apply, whereastly, and context, and context devices and measures, and all traces are desirable and the content of the context of the co
- Maintain access for vehicular and padeshian traffic as required for other construction activities. Use traffic control devices to nouche temporary stipring, flagmen, barroades, warring signs, and wanning lights shall be in accordance with current MUTCD are IDDT devideds.
- phases of the site work for this project shall meet or exceed industry standards and require scoe, the State of Illinois, and this plan set.
- The Village of Reacon must be notified at least two (2) working days prior to the commencement or resumption of any work. The contract shall consortinate all permit and inspection requirements with exponsible book, state, and forliers agencies. The contractors that include the costs of this contraction and all inspection thes in the duplice.
- contactor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent rites during the construction of this project. rformed by the confractor shall come with a warranty against defects in wofenanship and materials. This warranty If an concurrent with the required warranty periods the owner must provide to each bod government agancy, as a If the permit.
- strukture, in hist, pipes, wales, code and public operates must be spot down and fise of did and obtics at all rens. I y feld his a roccurrend during construction shall be recorded alventing size, before, and depth by the contractor, and element of the some spot and recorded and rend did contractor contractor to the some saver system. The contract shall be notified immediately upon encountering
- or shall field verify the deviations of the benchmarks prior to commencing work. The contractor shall also alked with part of hydronic deviation prior horate, cut to receive the second market, or the second property comes to know market prior to commencing you when the contractor shall deviatly all control by meteorical property comes to known property lines. Notify the engineer of discrepancies in either intensit and control by meteorical property comes to known property lines. Notify the engineer of discrepancies in either intensit and control prior to proceeding.
- ng areas designated at A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements. I warning plaines per IDOT specifications shall be placed at all localions where sidewalk that is to be replaced intersects public and all countries indicated in this plain see.
- contendor shalf verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, to sewer, General Telephone, Commonweath Edson, Rothern Illinois Cas and cable Medicini, if any. The JULLIE numb
- tractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the record drawings in a digital format compatible with Auto-QAD because 14 upon completion of his work.
- The content of commands had be captaced by the process of commands of the content of contents on the classed contents that the contents of the





DIAL 811 OR (800) 892-0123 ONE CALL SYSTEM

ENGINEER:

ARC/DESIGN

UTILITY OFFICIALS

Call Before You Dig

BLIC WORKS DEPARTMENT:	WATER DEPARTMENT:
/ILLAGE OF ROSCOE	NORTH PARK PUBLIC WATER DEPARTMENT
402 SWANSON ROAD	1350 TURRET DRIVE
LOSCOE, IL 61073	MACHESNEY PARK, IL 61115
VADE KRETSINGER	(815) 633-5461
UPERVISOR	

(815) 387-7660	DIRECTOR OF ENGINEERING	ROCKFORD, IL 61109	3501 KISHWAUKEE STREET	FOUR RIVERS SANITATION AUTHORITY	SEWER DISTRICT:
(010) 350-09//	THOMAS YUCCAS	ROCKFORD, IL 61101	4450 KISHWAUKEE STREET	COMCAST	CABLE TELEVISION:

TELEPHONE:
AT&T MIDWEST
2404 8 TH AVENUE
ROCKFORD, IL 61108
HECTOR GARCIA
(630) 639-8372

747 GLEASMAN ROAD ROSCOE, IL 61073 WHITE OAK TRUST OWNER:

L02	L01	C13	C12	C11	C10	C09	C08	C07	C06	C05	C04	C03	COZ	C01	C00	Sheet Number Sheet Title	Sheet List Table
LANDSCAPE DETAILS	LANDSCAPE PLAN OVERVIEW	DETAILS	DETAILS	DETAILS	FRSA STANDARD DETAILS	PRIVATE DRIVE PLAN & PROFILE STA 103+00 TO 105+33	PRIVATE DRIVE PLAN & PROFILE STA 100+00 TO 103+00	GRADING PLAN	LAYOUT PLAN	EXISTING CONDITIONS & REMOVALS PLAN	SWPPP DETAILS	SWPPP SITE MAP	GENERAL NOTES, TYPICAL SECTION & SUMMARY OF QUANTITIES	GENERAL NOTES	COVER SHEET	Sheet Title	Table

10311 CLEARWING LN ROSCOE, IL 61073 WINNEBAGO COUNTY

WHITE OAK TRUST '47 GLEASMAN ROAD ROSCOE, IL 61073

CLEARWING LOT A PUD

DESIGN

5291 ZENTH PARKWAY LONES PARK IL 61111 VOXCII: (815) 484-4303 FAX: (815) 484-4303

- ENSTRACE CANTIONS & REMOVALS PLAN
 LYCOLT PLAN
 GROWNE PLAN
 GROWNE PLAN
 REMOVE PLAN & PROFILE STA. 103-00 TO 103-00
 PROVILE DRIVE PLAN & PROFILE STA. 103-00 TO 103-03
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COVER SHEET

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STORM SEWER NOTES

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- C. The form the all process consistential right with a let of the control of the

SANITARY SEWER NOTES [FRSA]

SUMMARY OF QUANTITIES

ARC/DESIGN

9291 ZENTH PARKWAY LONES PARK IL 611111 VCXCII: (815) 484-4303 FAX: (815) 484-4303

10311 CLEARWING LN ROSCOE, IL 61073 WINNEBAGO COUNTY

CLEARWING LOT A PUD

- usk shed in accordance with ASTM A252, grade 2, or ASTM A359, grade 8, or vol equal listering a minimum yield strength of 35,000 psi.
 and Catach Basins.
 des and catch basins shall be precast reinbroad concrete in accordance with A5
- For payed with the payed with the payed of the payed with the paye

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- General Provisions and Technical Specifications for Santary Sawer Construction" in the Four Rivers Santaston Authority (formerly known as the Santary Destrict of Rockford) dated October 24, 1983, and as standards and revisions adopted by the Board of Trustees for said Santary District of

- Resident.

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IV AGGREGATE BASE COURSE, TYPE B IF CA-6 OVER 6" CA-2) 3" SURFACE COURSE, MIX C, N9) (APPLY N 2 LETS). - APPLY TACK COAT (0.02) (18%) PRICR TO PANING SECOND LIFT UNLESS PANING IS SAME DAY EDGE OF DRIVE (SEE DETAILS) AND SEED (TYP)

TYPICAL SECTION - PRIVATE DRIVE



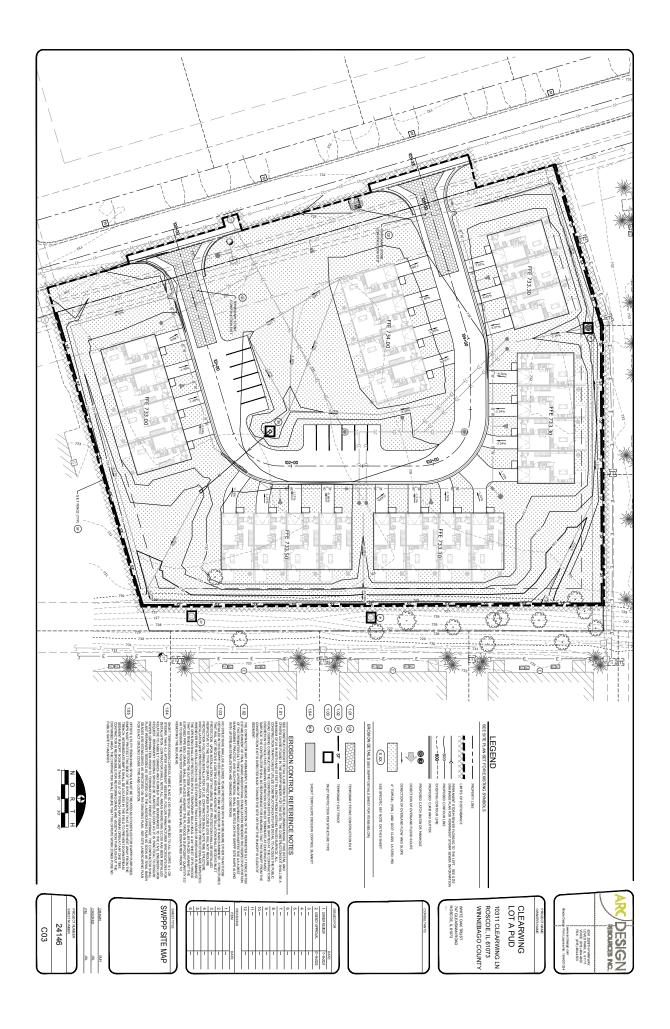
TYPICAL SECTION - CLEARWING LANE PATCH

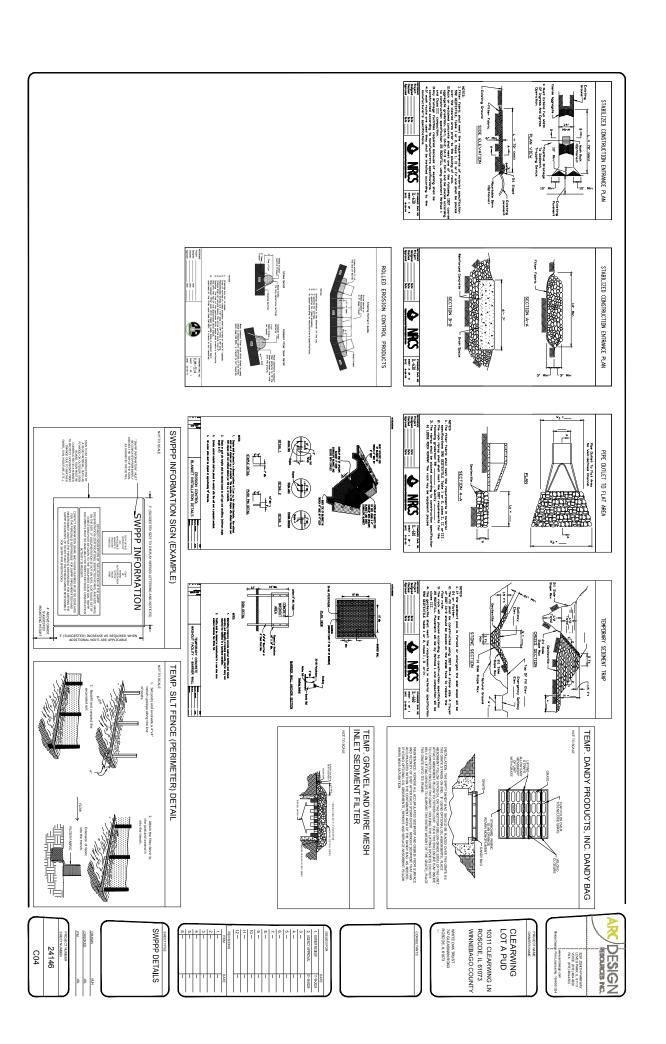
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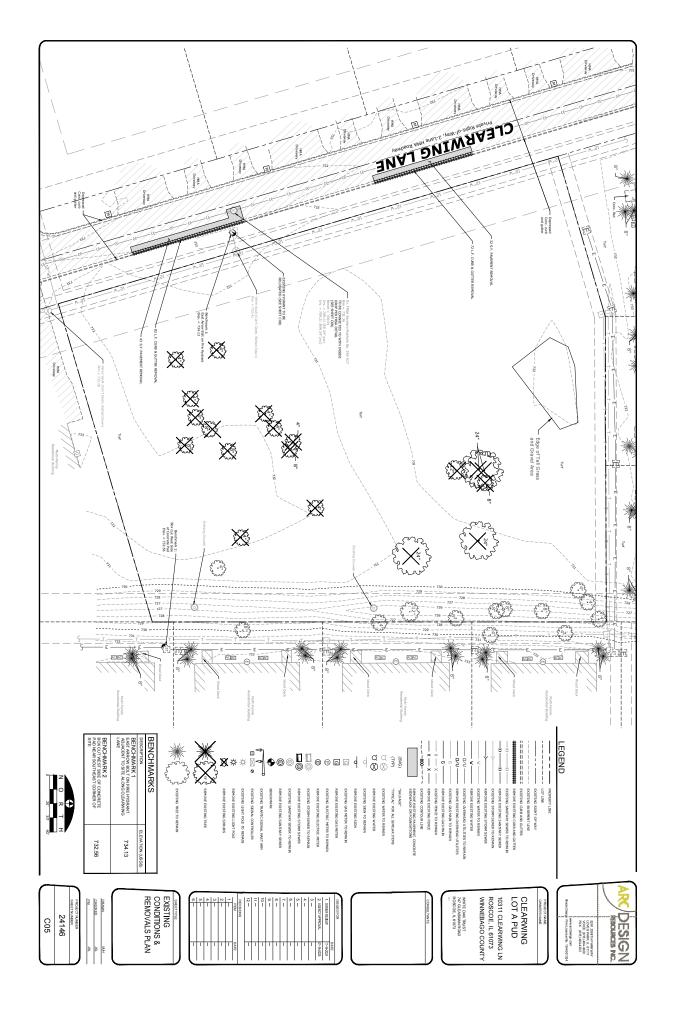
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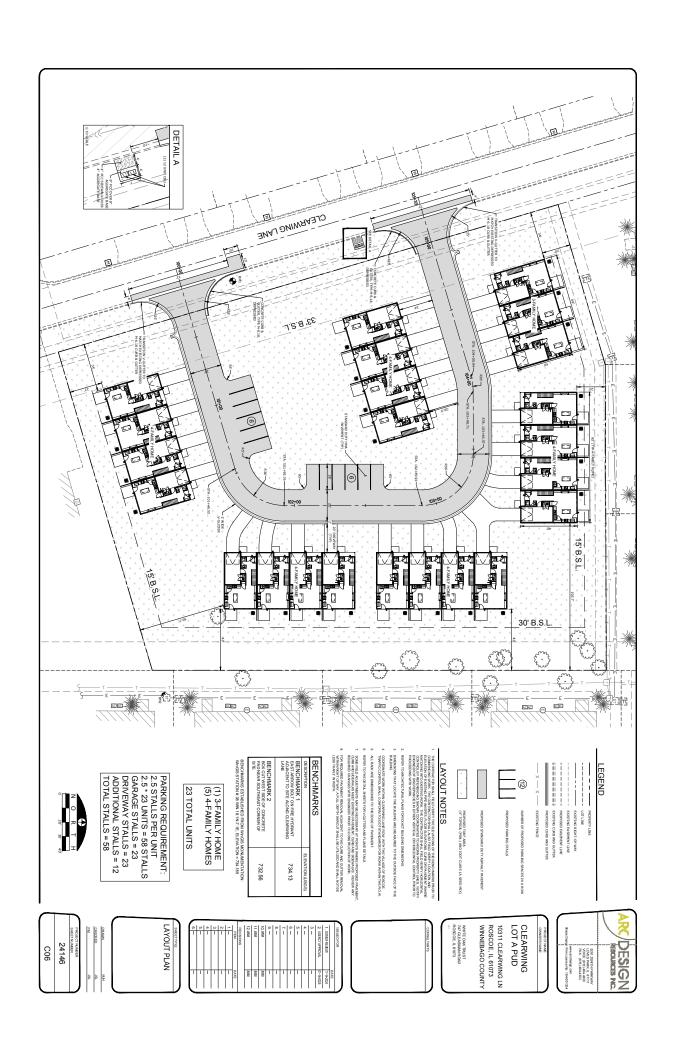
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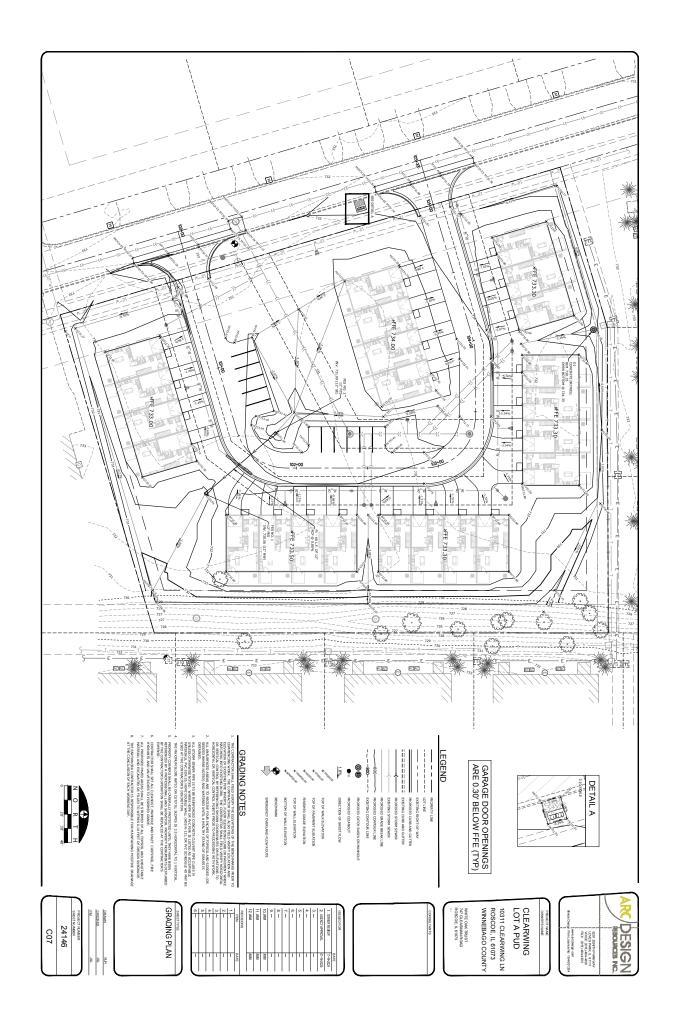
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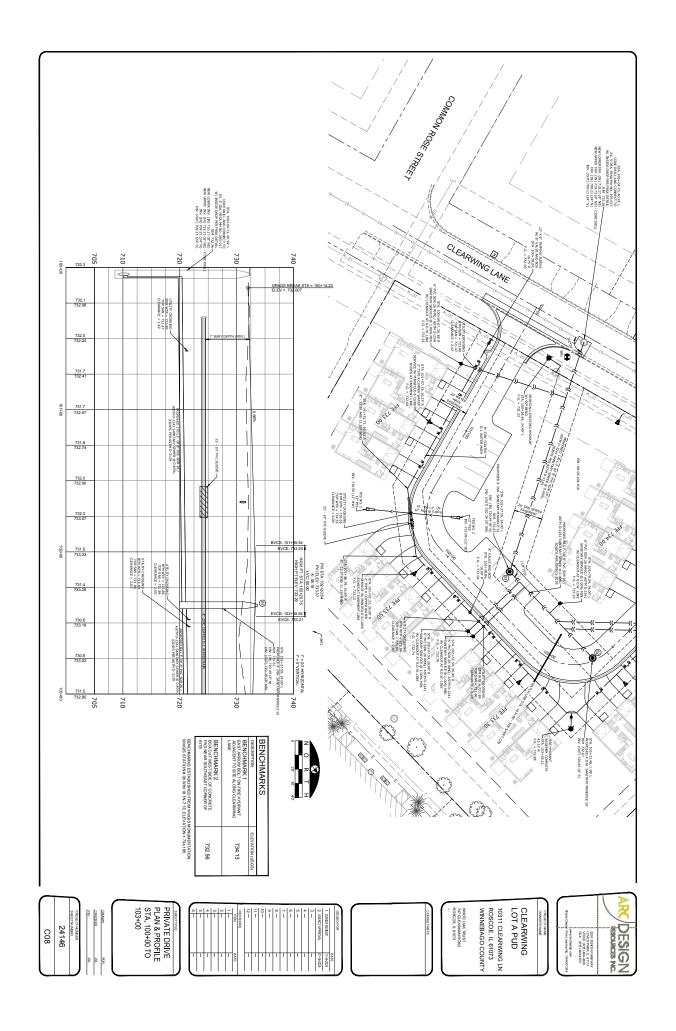


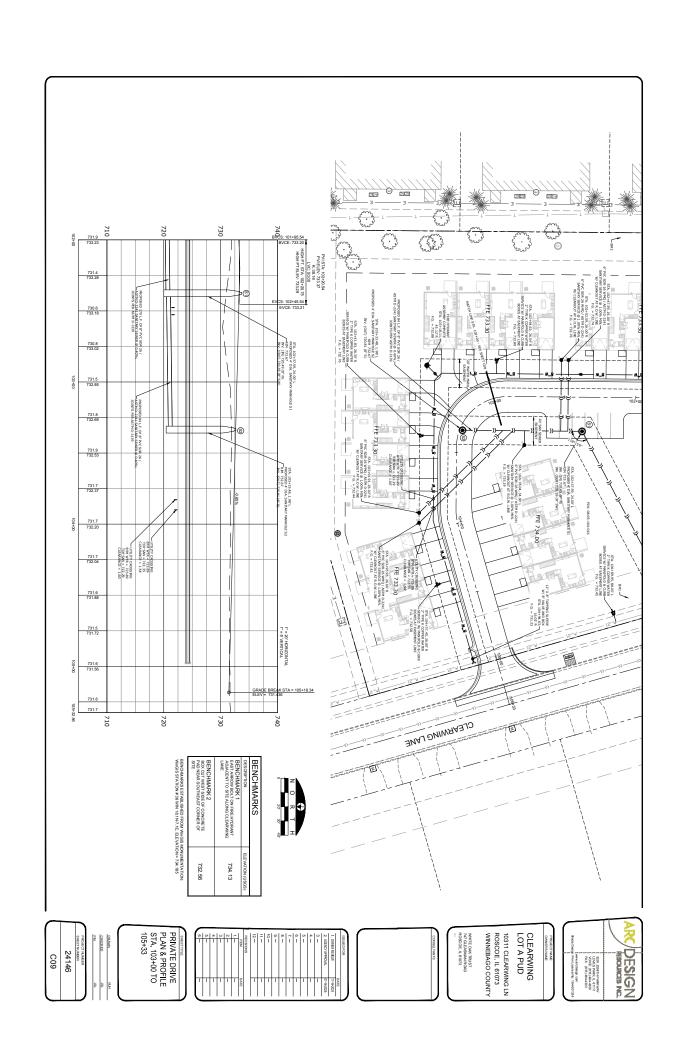


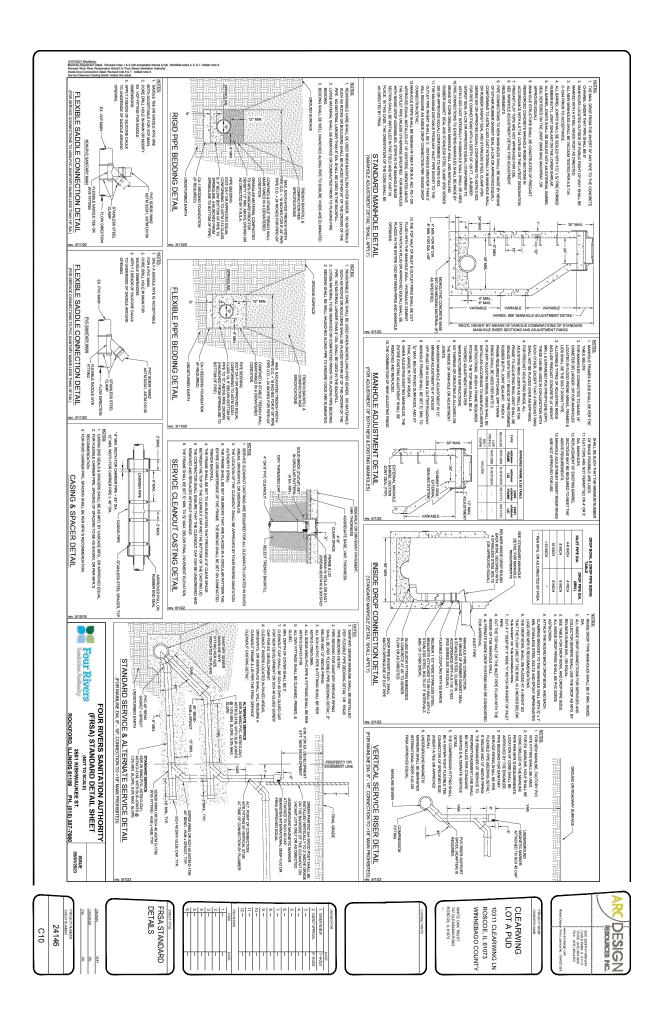


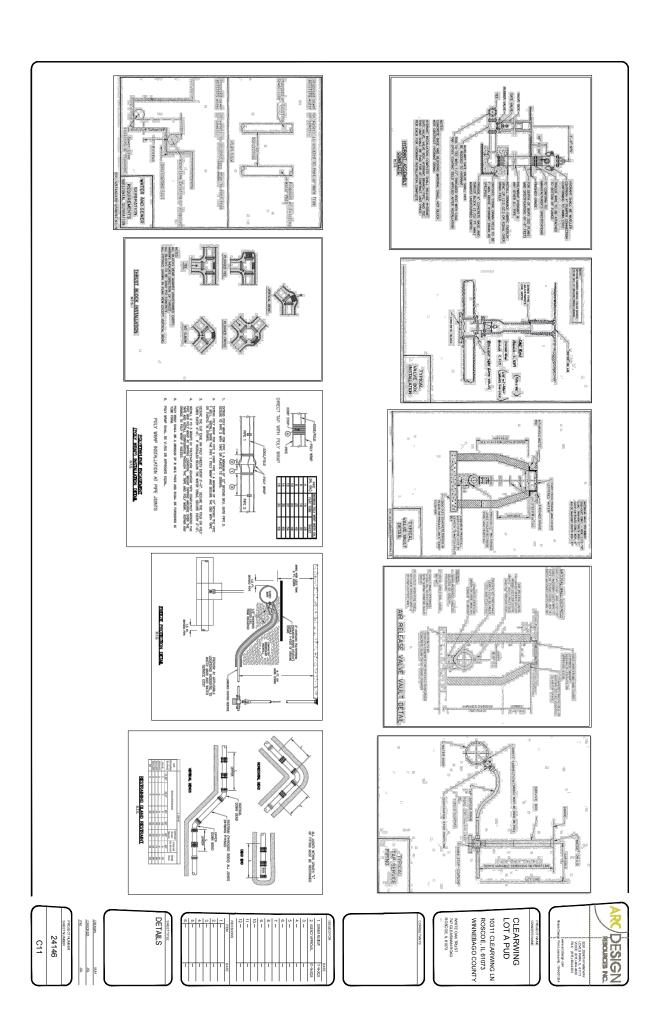


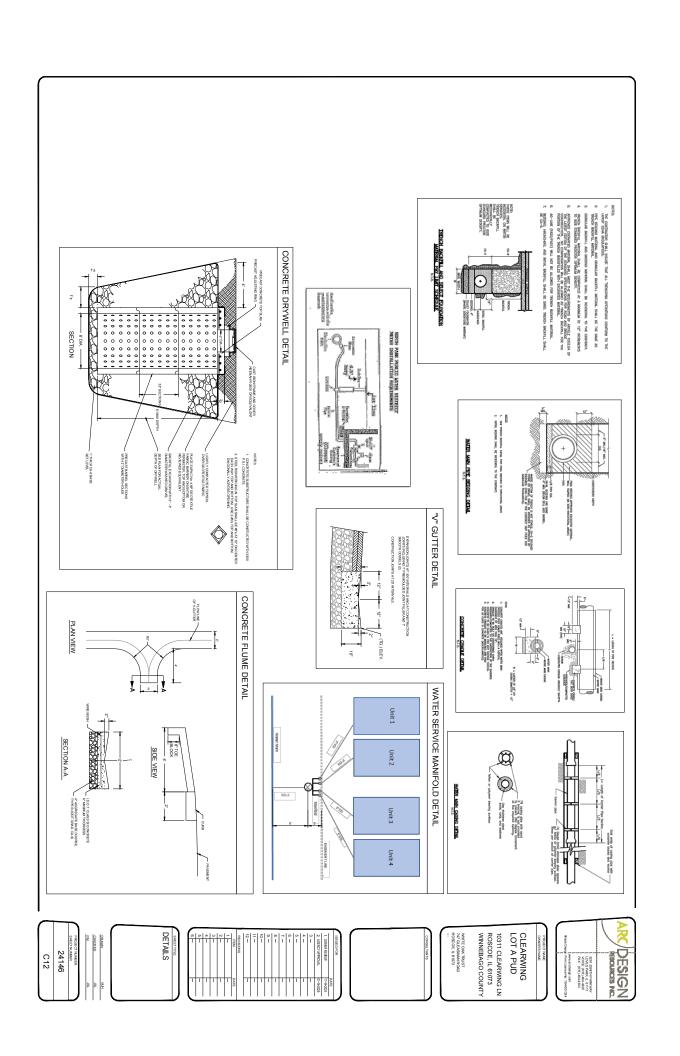


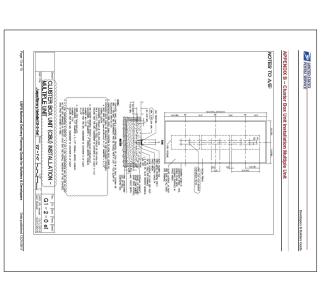


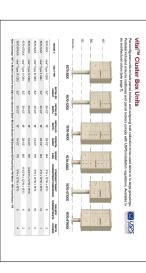












DETAILS

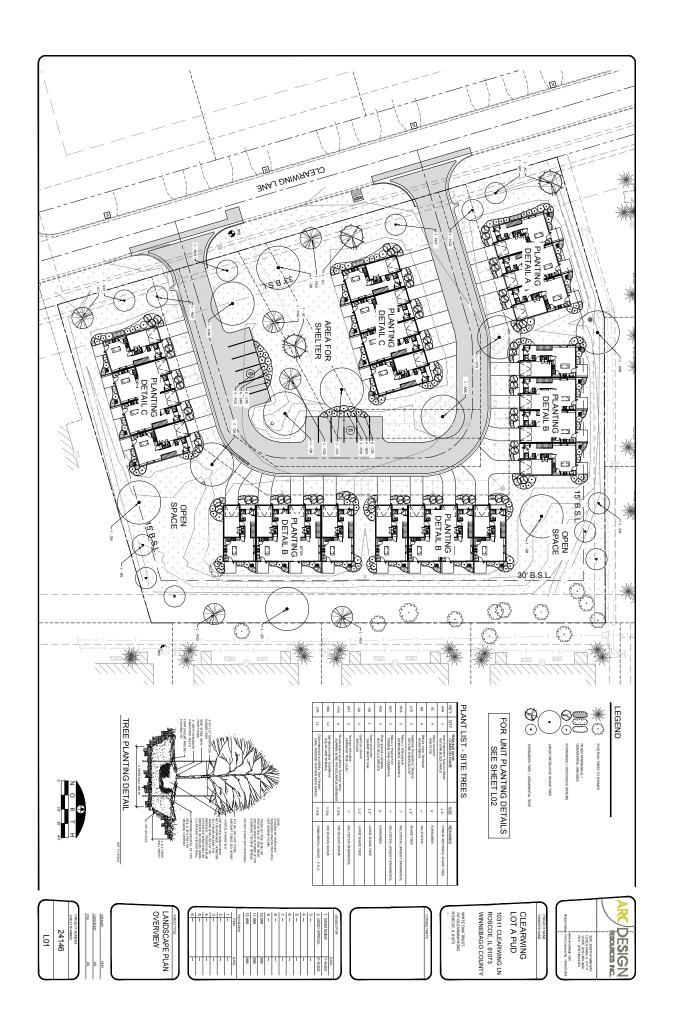
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CONSILTANTS	WHITE OAK TRUST 747 GLEASMAN ROAD ROSCOE, IL 61073	10311 CLEARWING LN ROSCOE, IL 61073 WINNEBAGO COUNTY	CLEARWING LOT A PUD

	SOURCE NC.
	9291 ZENTH P JAKWAY LONES PARK IL. 61111 VCXCII: (815) 484-4303 FAX: (815) 4844303
Illinois Desig	www.arodesign.com lilinois Design Firm Lionnse No. 184001334

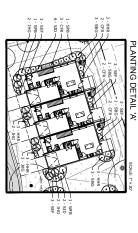
Illinois Design		ARC
www.arodesign.com limbis Design Firm Libanse No. 184001334	9291 ZENTH PARKWAY LONES PARK IL 61111 VCXCII: (815) 484-4303 FAX: (815) 4844333	ESIGN



PLANTING NOTES

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PLANT LIST - PLANTING DETAIL 'A'

FRIESIAND MEADOW SAGE
Hemeroallis "Napy Returns" Hemeroallis "Napy Returns"
Dalamagnostis acutif dia 'Karl Forster' KARL FORSTER FEATHER REED GRASS
Weigela florida x 'Bokrasopin' SOVIC BLOOM PINK WEIGELA
Syringa patula x 'Bibornerang' DWARF REBLOOMING KOREAN LILAC
Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA
Spiraea betulfdia 'Gow Gir' GLOW GIRLTOR SPIREA
Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER

TRANSTION AREA LANDSCAPE PLANTING (BUFFER YARDS) ZONING DATA

13 TREES (4 / 100 LF)
13 TREES (4 / 100 LF)
9 TREES (4 / 100 LF)

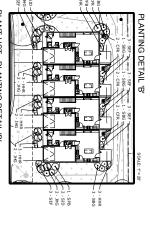
A TOTAL - S TREES 4 SEYSTING
(MUSED WARET'S EVAULE (SWEG).

11 TOTAL - 4 TREES - 7 EXISTING
(MUSED WARET'S HOUSE (SWEG).

4 TOTAL - 4 TREES (HUND)
(WARETY OF SHOED EVEG).

*39 ADDITIONAL SITE TREES ARE
ROVINED), AGGREGATELY, TREES
(EXCED THE ROYARD MEMORY).

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS



PLANT LIST - PLANTING DETAIL 'B'

BED PLANTING DETAIL

THE CONTRACTOR OF THE CONTRACTOR OT THE CONTRACTOR OF THE CONTRACT

CERTAIN BULBS/PERENIQUE MAY REQUIRE DTHERPLANTING DEPTHS, CONSULT BULB DISTRIBUTOR FOR SPECIFIC DEPTHS.

DESPECTATION ON PLANT LIST

	HHR 15	OFR 8	WFB 1	S98	SJD 5	SBG 9	3HG 10	KEY QTY
15 Salvia x East Friesland*	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYULY	Calamagnostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	Weigda florida x 'Bolerasopin' SONIC BLOOM PINK WEIGELA	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	Spiraea japonica Touble Play DOUBLE-PLAY ARTISM SPIREA	Spiraea betulifdia 'Gow Girl' GLOW GIRL TOR SPIREA	Juniperus horizontalis Hegadus' GOOD VIBRATIONS GOLD JUNIPER	P Botanical name COMMON NAME
GWL	GAL	2 GAL	24" / 5 GAL	24" / 5 GAL	18" / 5 GAL	18" / 5 GAL	5 GAL	SIZE
2'-0" O.C PERENNIAL	2'-0" O.C PEREWIAL	3'-0" O.C PEREWIAL					EVERGREEN	REMARKS

PLANT COUNTS ARE FOR ONE UNIT, PLANT COUNTS ARE FOR UNITS

SHRUB PLANTING DETAIL

PREPARED BACKTEL OF 75%
SOIL 8 25% PEAT OR ORGANIC
COMPOSET

2 - CFR	1 - SP8 3 - SID 3 - HHR 3 - SEF	3 - 500	3 - SEF	2 - H/G 3 - H/R 3 - H/	PLANTING DETAIL 'C'
	2 - CFR FR 1 - SBG 3G 3 - SFF	1. WFB 3. SBG 2. CFR -3. HHR		-2 - JHG	SCALE: 1" = 20"

PLANT LIST - PLANTING DETAIL 'C' OCCURS 2 TIMES

KEY	PP	COMMON NAME	SIZE	REMARKS
JHG	11	Juniperus horizontalis 'Hogedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	9	Spiraea betulfdia 'Glow Girl' GLOW GRLTOR SPREA	18" / 5 GAL	
SJD	6	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
S PB	2	Syringa patula x "Bloomerang" DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WRB		Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	11	Calamagnostis acutfolia 'Karl Forster' KARL FORS TER FEATHER REED GRASS	2 GAL	3'-0" O.C PEREWIAL
# 2	15	Hemerocalis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL.	2'-0" O.C PEREWNAL
SEF	15	Salvia x'East Friesland' FRZESUAND MEADOW SAGE	GML.	2'-0" O.C PEREWIAL

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS

	<u>'</u>
	A
299 ZEWTH PARKWAY LOVES PARK IL 81111 VOXCII:(815):484-400 FAX: (815):484-4003 FAX: (815):484-4003	DESIGN BOURGE NC.

⊗ ⊙	
EVERGREEN	MIXED PERSONAL PROPERTY.

LEGEND

⊗

CLEARWING LOT A PUD

FOR OVERALL SITE TREE PLANTING, SEE SHEET L01

10311 CLEARWING LN ROSCOE, IL 61073 WINNEBAGO COUNTY

WHITE OAK TRUST 747 GLEASMAN ROAD ROSCOE, IL 61073



175 L.F. - 80% OF FOUND. 213 L.F. - 80% OF FOUND.

MOSIZES (CALPER INCH WIDTH OR HEIGHT)

27 LF. - MINIMUM OF 50% THE LENGTH OF PARKING PERIMETER

32 L.F. = 60% OF THE PARKING PERIMETER LENGTH PLANTED

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	1	1	1	DATE		HH	Attat	XXX	1			1	1			01-14-2025	11 14 2024	DATE

LANDSCAPE DETAILS	SHEETTITLE

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PROJECT NUMBERS SHEET NUMBERS 24146