

# CLEARWING LOT A PUD

10311 CLEARWING LN  
ROSCOE, IL 61073

**ARC DESIGN**  
RESOURCES INC.

5281 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303

www.arcdesign.com  
Illinois Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

**CLEARWING  
LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR		DATE
1.	OWNER REVIEW	11-14-2024
2.	AGENCY APPROVAL	01-14-2025
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SHEET TITLE

**COVER SHEET**

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CHECKED	JSL
PM	JSL

PROJECT NUMBER  
SHEET NUMBER

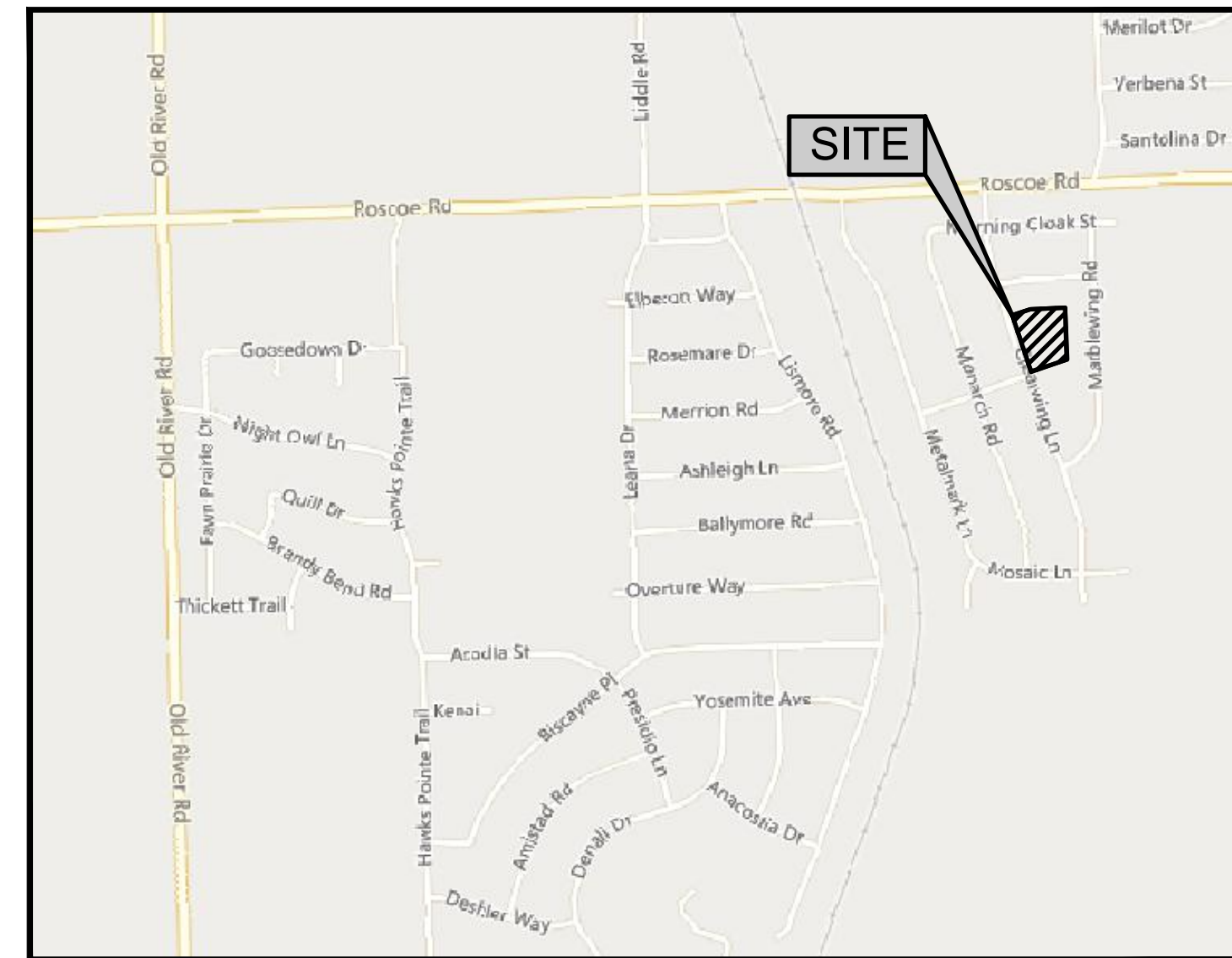
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## GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on NAVD 88 datum.
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit from the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

## VICINITY MAP



Call  
Before  
You Dig

**JULIE**  
ILLINOIS  
ONE CALL SYSTEM

DIAL 811 OR (800)  
892-0123



OWNER:

**WHITE OAK TRUST**

747 GLEASMAN ROAD  
ROSCOE, IL 61073

ENGINEER:

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## UTILITY OFFICIALS

### PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE  
5402 SWANSON ROAD  
ROSCOE, IL 61073  
WADE KRETSINGER  
SUPERVISOR  
(815) 877-0746

### WATER DEPARTMENT:

NORTH PARK PUBLIC WATER DEPARTMENT  
1350 TURRET DRIVE  
MAGNESNEY PARK, IL 61115  
(815) 633-5461

### SEWER DISTRICT:

FOUR RIVERS SANITATION AUTHORITY  
3501 KISHWAUKEE STREET  
ROCKFORD, IL 61109  
CHRISTOPHER T. BAER, P.E.  
DIRECTOR OF ENGINEERING  
(815) 387-7660

### CABLE TELEVISION:

COMCAST  
4450 KISHWAUKEE STREET  
ROCKFORD, IL 61101  
THOMAS YUCCAS  
(815) 395-8977

### TELEPHONE:

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

### GAS:

NICOR GAS  
1844 FERRY ROAD  
NAPERVILLE, IL 60563  
(708) 878-1242

### ELECTRIC:

COM ED  
123 ENERGY DRIVE  
ROCKFORD, IL 61109  
(815) 490-2335



## STORM SEWER NOTES

- Storm sewer shall be constructed in accordance with the following:
    - Standard Specifications for Water and Sewer Main Construction in Illinois (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
    - Standards and requirements of Village of Roscoe.
    - Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
  - All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
  - All storm sewer system elements shall conform to the following specifications:
    - Storm pipe:
      - Sump pump service connection and storm sewer extension (4" and 6"):
        - ABS pipe shall be in accordance with ASTM D2751.
        - SDR 35 PVC pipe shall be in accordance with ASTM D3034.
      - Concrete sewer pipe (10" diameter and smaller) shall be Class II (minimum) in accordance with ASTM C14.
      - Reinforced circular concrete pipe (12" diameter and larger) shall be Class III (minimum), wall B, in accordance with ASTM C78.
      - Reinforced concrete arch culvert pipe shall be double-lined reinforced, Class III (minimum) in accordance with ASTM C506.
      - Reinforced concrete elliptical culvert pipe shall be Class HE-III or VE-III (minimum) in accordance with ASTM C507.
      - Underdrain pipe (4" and 6") shall be SDR 35 PVC pipe in accordance with ASTM D2729.
      - Galvanized corrugated steel culvert pipe shall be type B, with a minimum wall thickness of 14 gauge per AASHTO M246 (shall only be used for culverts).
    - Joints for storm pipe:
      - ABS pipe joints shall be in accordance with ASTM D2235.
      - PVC pipe joints shall be in accordance with ASTM 3121 (push-on type), except underdrain pipe, which shall have solvent welded joints.
    - Casing Pipes.
      - 1/4" thick steel in accordance with ASTM A252, grade 2, or ASTM A139, grade B, or approved equal having a minimum yield strength of 35,000 psi.
    - Manholes and Catch Basins:
      - Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478.
      - Manholes and catch basins shall be sized as follows:
        - For sewers eighteen inches in diameter or less, manholes shall have a forty-eight inch inside diameter.
        - For sewers twenty-one to thirty-six inches in diameter, manholes shall have a sixty inch inside diameter.
        - For sewers greater than thirty-six inches in diameter, manholes shall have a seventy-two inch inside diameter or as specified in this plan set.
    - Adjusting rings:
      - No more than 2 precast concrete adjusting rings shall be allowed.
      - Precast concrete adjusting rings shall have a maximum height of 6 inches.
    - Seals:
      - For pipe and frame seals, all pipe connection openings shall be made watertight with hydraulic cement. The hydraulic cement sealing pipe connections shall extend the full thickness of the structure wall. Hydraulic cement shall also be applied within the structure from the cone section, past all adjustment rings, to the frame.
  - All bottom sections shall be monolithically precast including bases and invert flowlines.
- Inlets:
  - Inlets shall be precast reinforced concrete in accordance with ASTM C478 and ASTM C443.
  - Inlets shall have a twenty-four inch inside diameter and a maximum depth of four feet.
    - Adjusting rings:
      - No more than 2 precast concrete adjusting rings shall be allowed.
      - Precast concrete adjusting rings shall have a maximum height of 6 inches.
    - Only one pipe connection shall be allowed, and it shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole zone to the manhole frame.
    - Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
  - Castings (Unless otherwise noted within the plans):
    - Unless otherwise specified as a "closed lid", manhole frames and covers shall be as listed below. Close lid frame and covers shall be Neenah R-1916-C embossed "STORM SEWER".
      - Manhole steps shall be Neenah R-1981-N.
      - Six inch curb and gutter inlet shall be Neenah R-3278-A.
      - Yard inlets shall be Neenah R-4340-B.
      - Parking lot inlets shall be Neenah R-2595-A.
    - Crushed Granular Bedding shall be crushed gravel or crushed stone course aggregate in accordance with ASTM C33 (Size No. 57).
- All end sections 24" and greater shall come equipped safety bars per IDOT detail Standard 542411.
- Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
- Install pipe in accordance with manufacturer's written recommendations.
- Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
- Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings.
- All storm sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or approved equal (Grade 8 or Grade 9).
- Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180.
- Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
- Backfill trenches to contours and elevations shown on the drawings.

## SANITARY SEWER NOTES [FRSA]

- Sanitary sewer notes:
  - The Four Rivers Sanitation Authority (FRSA) shall be notified forty-eight (48) hours before construction of the sanitary sewer can commence. Contact FRSA Survey and Field Operations Mgr. Ben Christensen, cell 815-209-7952. Any sanitary sewer construction performed in the absence of an FRSA inspector will not be accepted.
  - Notice Allowing Connections must be issued by the FRSA before individual service connections will be permitted under the standard FRSA service connection permit process.
  - The permit holder is responsible for the sanitary sewer system workmanship and materials for two (2) years after the FRSA issued Notice Accepting the Sewer, and for the sanitary sewer trench settlement for a period of three (3) years after the completion of the project.
- Sanitary Sewer shall be constructed in accordance with the following:
  - "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014, and all revisions and supplements thereto.
  - "General Provisions and Technical Specifications for Sanitary Sewer Construction" in the Four Rivers Sanitation Authority (formerly known as the Sanitary District of Rockford) dated October 24, 1983, and all standards and revisions adopted by the Board of Trustees for said Sanitary District of Rockford.
  - Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- All PVC sanitary sewer (SDR 26 AND SDR 35) shall meet the requirements of ASTM D-3034 (4"-24") or ASTM F-679 (18"-24") with joints in accordance with ASTM D-3212. All PVC watermain-quality sanitary sewer (SDR 26) shall meet the requirements of ASTM D-2241 with joints in accordance with ASTM D-3139. Pipe bedding for all PVC pipe shall be Class 1A in accordance with ASTM D-2321-74.
- Sanitary sewer services shall be 6" PVC/Watermain Quality SDR 26 in accordance with ASTM D-2241, and shall extend to the limits shown on the plans. Joints between the wye and end of service riser shall be gasketed in accordance with ASTM D-3139. All services shall be sloped from the main at 1% minimum. Mark at backside of cleanout with a 2x4 painted green. End of service risers are required in accordance with the FRSA standard details included in these plans.
- WYE or TEE branches shall be a minimum 7" from the outside of any sanitary manhole and be furnished and installed by the Contractor as shown on the Engineering drawings.
- All testing, fittings, bedding, granular cradle, and trench backfill where necessary shall be included in the unit costs for the installation of the underground facilities unless quantified on plans.
- PVC pipe should be installed with proper bedding providing uniform longitudinal support under the pipe. Bedding material should be worked under the sides of the pipe to provide satisfactory haunching. Initial bedding material should be placed to a minimum depth of one foot over the top of the pipe. All pipe embedment material should be selected and placed carefully, avoiding large stones, frozen lumps, and debris.
- After placement and compaction of pipe embedment materials, the balance of backfill materials may be machine placed and should contain no large stones or rocks, frozen material or debris. Excavated materials free from topsoil may be used in the final trench depth provided they are placed in 9" lifts loose measured and compacted to not less than 95% ASTM D-698 standard proctor.
- All sanitary sewer manholes shall have eccentric cones with the cone openings centered over the pipe. All manholes shall be guaranteed by the contractor for 3 years after FRSA acceptance.
- All sanitary sewer manholes shall be 48-inch diameter precast concrete, unless shown otherwise.
- The allowable infiltration shall not exceed 200 gallons/inch diameter/mile/24 hours.
- Sanitary sewers shall be air-tested in accordance with FRSA requirements.
- All new sanitary sewer manholes shall be vacuum tested in accordance with ASTM C 1244.
- All sanitary sewers under or within two feet of any existing or proposed street pavement or curb shall be backfilled with IDOT approved granular backfill material. Trench backfill shall be placed in lifts not to exceed 9" compacted to 95% of maximum standard proctor density.
- Four Rivers Sanitation Authority shall be notified 48 hours prior to the start of construction and air testing of sanitary sewers. Water main, water services, and storm sewer must be installed and FRSA notified soon after installation before sanitary sewer testing can be performed.
- Trenches must be backfilled to 2' below subgrade and mains and services must have 5' minimum depth of cover over the top of pipe before sanitary sewer testing can be performed.
- Manhole frames shall be provided with self sealing lids, FRSA Logo, Neenah 1670-2004 / 0356 only. Neenah or East Jordan per FRSA Standard Details Sheet (Sheet C10).
- Upon completion of construction, all sanitary manhole castings shall be exposed and set at final grade.
- Exterior manhole seals shall be required on all new manholes including the barrel sections.
- Deflection testing for flexible conduit:
  - All sanitary sewer lines shall be deflection-tested after 30 days following final backfill operations.
  - If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without mechanical pulling devices.
  - Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
  - Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the Contractor shall excavate to the point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. However, should after the initial testing the deflected pipe fail to return to the original size (inside diameter), the line shall be replaced.
- Proposed sanitary sewers shall be separated at least 10' from existing and proposed water mains, water services, storm structures and storm sewers measured from outside edge to outside edge. The top of proposed sanitary sewers shall be at least 18" below the bottom of existing and proposed water mains and storm sewers. When sanitary sewer crosses over water main or storm sewer, the bottom of the sanitary sewer shall be at least 18" above the top of water main or storm sewer.
- Where sanitary sewer depths exceed 12' the contractor shall use the Alternate Service Riser method to install the sewer service line so that the invert of the service, at the property line, is 10.5' below the proposed centerline grade.
- Upon completion of construction all sanitary manhole castings shall be exposed and set to final grade. FRSA must inspect this work.
- Exterior manhole seals will be required as part of manhole adjustments. Flat-top manholes are not permitted. No adjusting rings are required outside a paved roadway or in a roadway with curbs and gutter. All manholes adjusted or reconstructed where more than two rings are involved will require vacuum testing.
- The Four Rivers Sanitation Authority will furnish a full-time inspector for all sanitary work.
- All fill material in the area of sanitary sewer mains and services must be placed and compacted prior to installation of the sewer mains and services.
- The Four Rivers Sanitation Authority specifies the following for manhole adjustment requirements:
  - A minimum of 4" of adjusting rings (4" adjusting ring not required in turf areas or in full curb and gutter roadways)
  - A maximum of 12" of adjusting rings
  - A maximum of 1-12" adjusting ring per manhole.
  - A maximum of 30" from the top of casting to the first step
- Notes: Adjustment by grouting is not permitted. Where the roadway agency of jurisdiction allows, rubber adjusting rings shall be used.
- Label pipe lengths are from center of manhole to center of manhole.
- The length of the public sewer shall be the distance from the center of the downstream manhole to the center of the upstream manhole. The slope of the public sewer and inverts of the sewer at the manholes shall be based on the distance between the outside faces of the manholes.
- All watermain and watermain services shall be installed before the sanitary sewer is air and deflection tested.
- FRSA must receive a satisfactory utility plan for gas, electricity, cable TV, telephone, etc. in order to ensure that these utilities will not conflict with the proposed sanitary sewer locations.

### Sanitary Sewer Service Connection

- Contractor must complete a standard FRSA Industrial/Commercial (I/C) application and submit to FRSA for approval of the sewers shown as part of the building connection permitting process.
- The contractor shall coordinate all FRSA fees associated with this project. The contractor shall pay all application fees, and should be reimbursed by the owner. Contractor shall provide the owner with a written breakdown of all FRSA fees with evidence of payment.
- FRSA will require inspection of the sewer installation. Contractor shall coordinate this work directly with FRSA. Owner shall pay for all inspection fees.
- All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for familiarizing himself with the specific requirements for materials and construction for these two agencies.
- The Village of Roscoe may also require inspection of the building connections. The contractor shall coordinate all Village inspections with the Roscoe building inspector, if needed.
- Contractor to install 6" services from main to designated point of connection as shown on the plans as part of sewer installation.
- FRSA sanitary sewer service connection permits will not be issued under the Standard FRSA process until after the FRSA has issued a "Notice Allowing Connections".

## SUMMARY OF QUANTITIES

**ARC DESIGN**  
RESOURCES INC.

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LOVES PARK, IL 61111  
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FAX: (815) 484-4303

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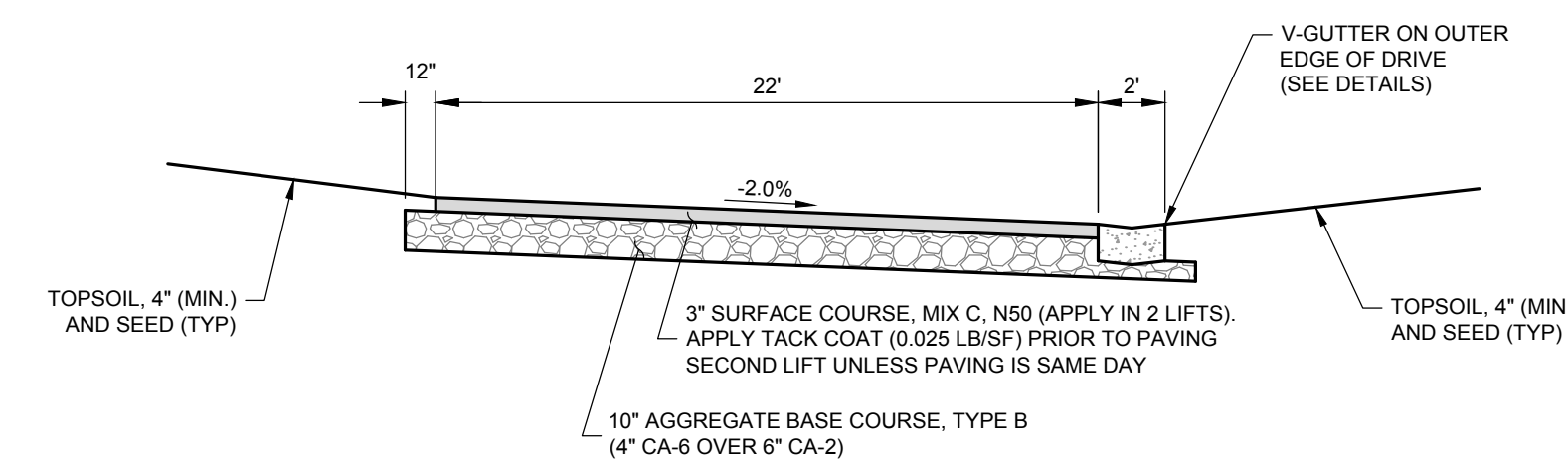
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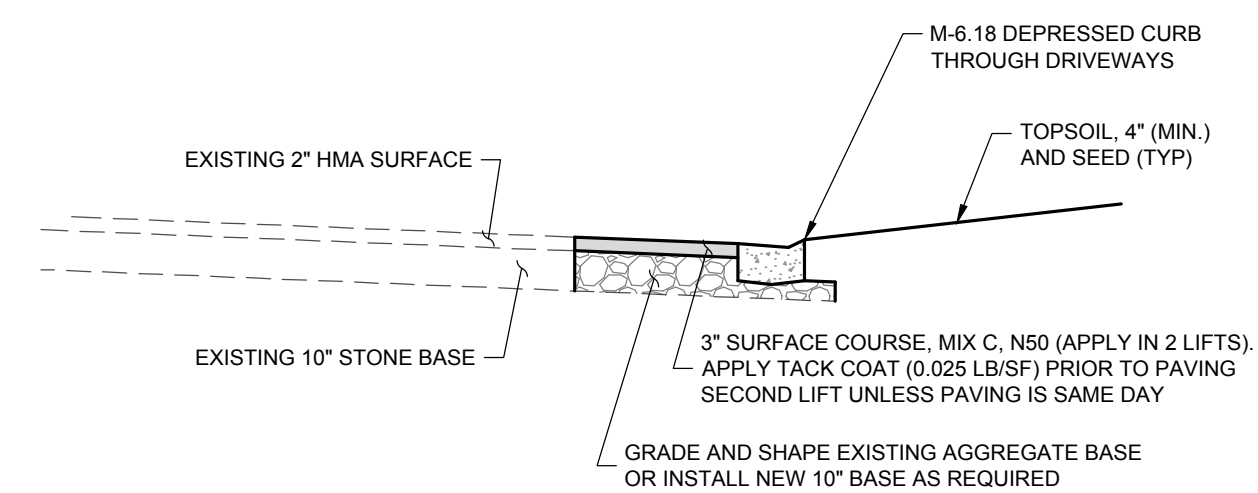
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TYPICAL SECTION - PRIVATE DRIVE



TYPICAL SECTION - CLEARWING LANE PATCH

PROJECT NAME  
OWNER'S NAME

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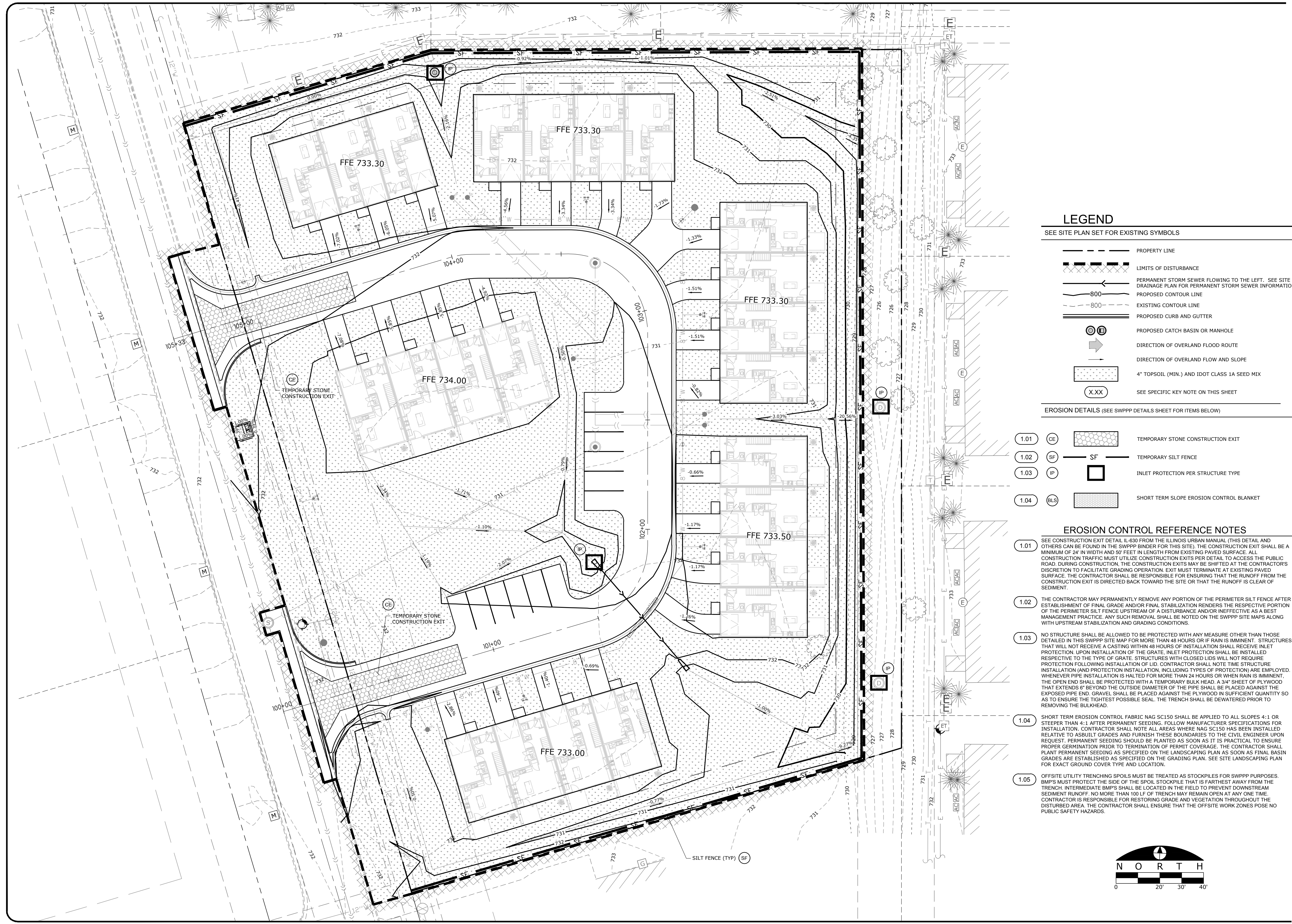
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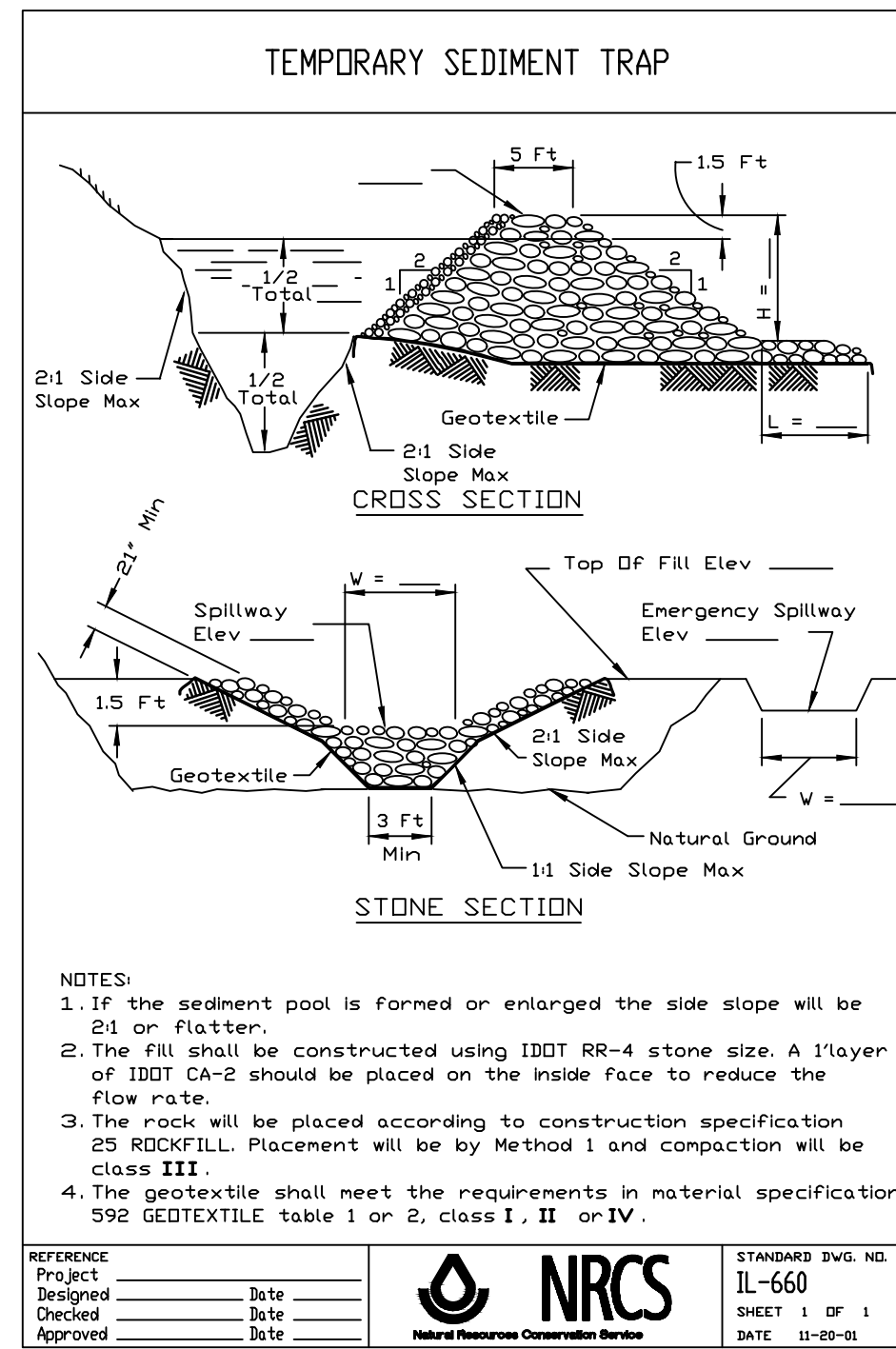
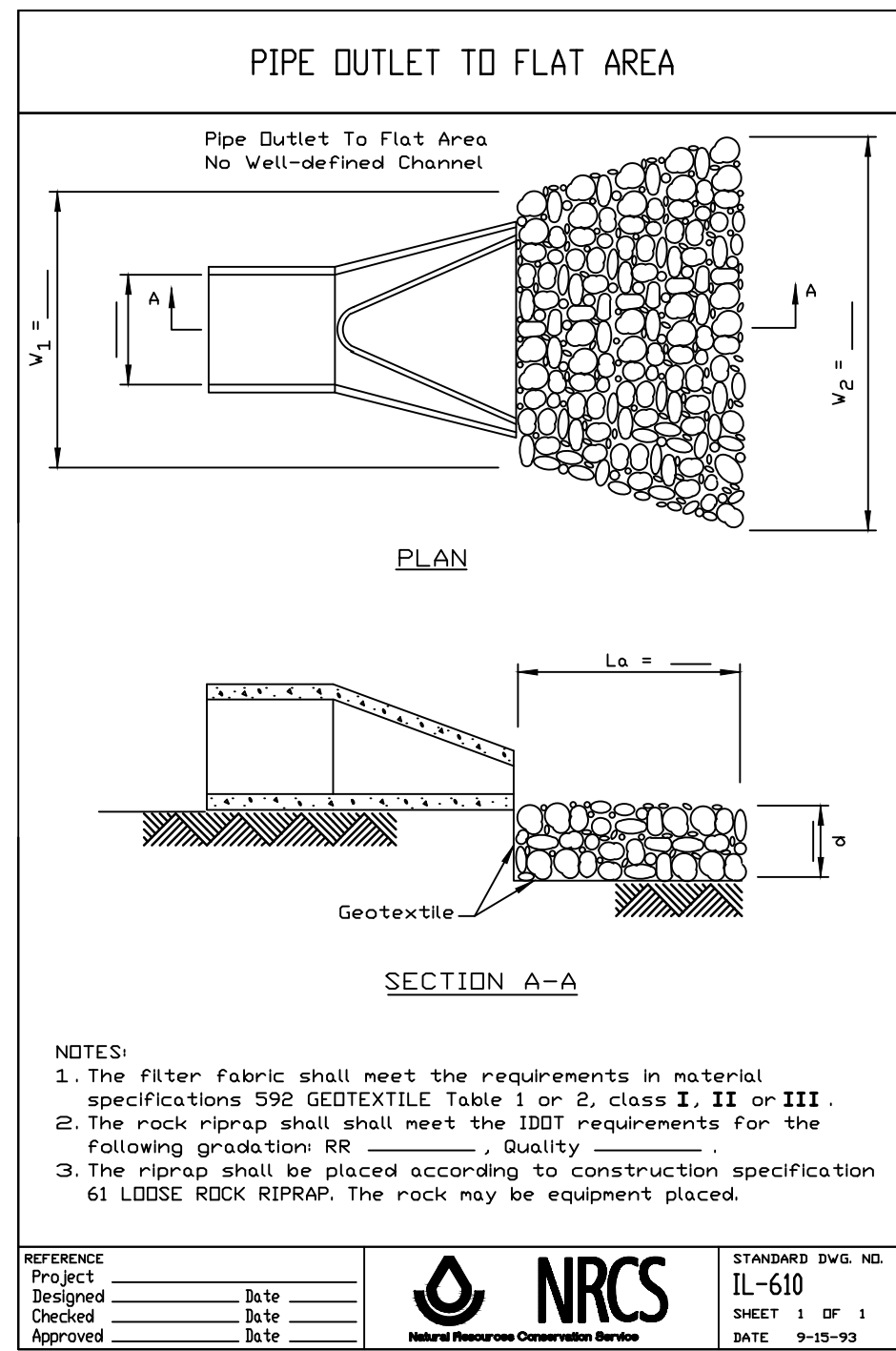
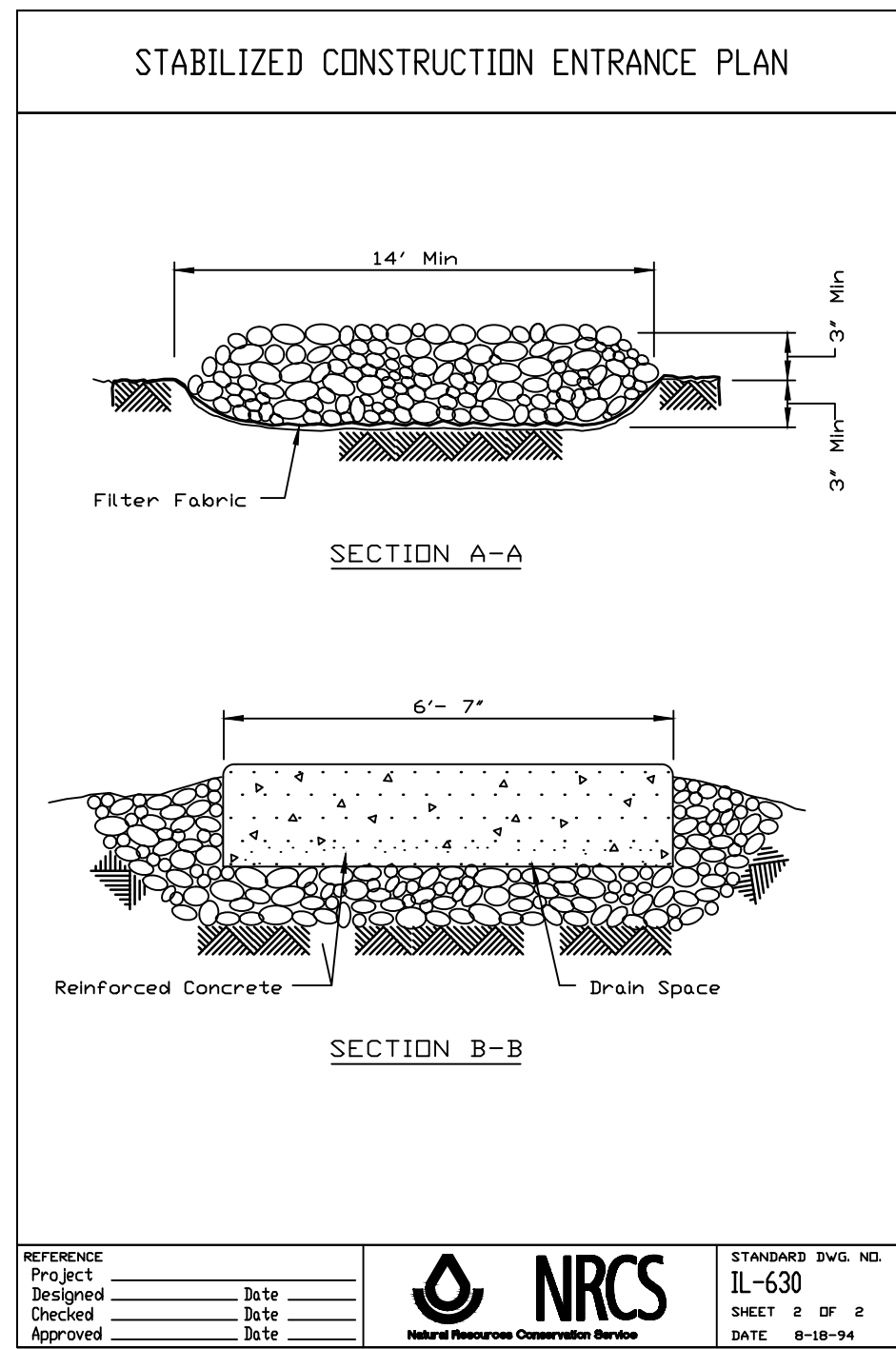
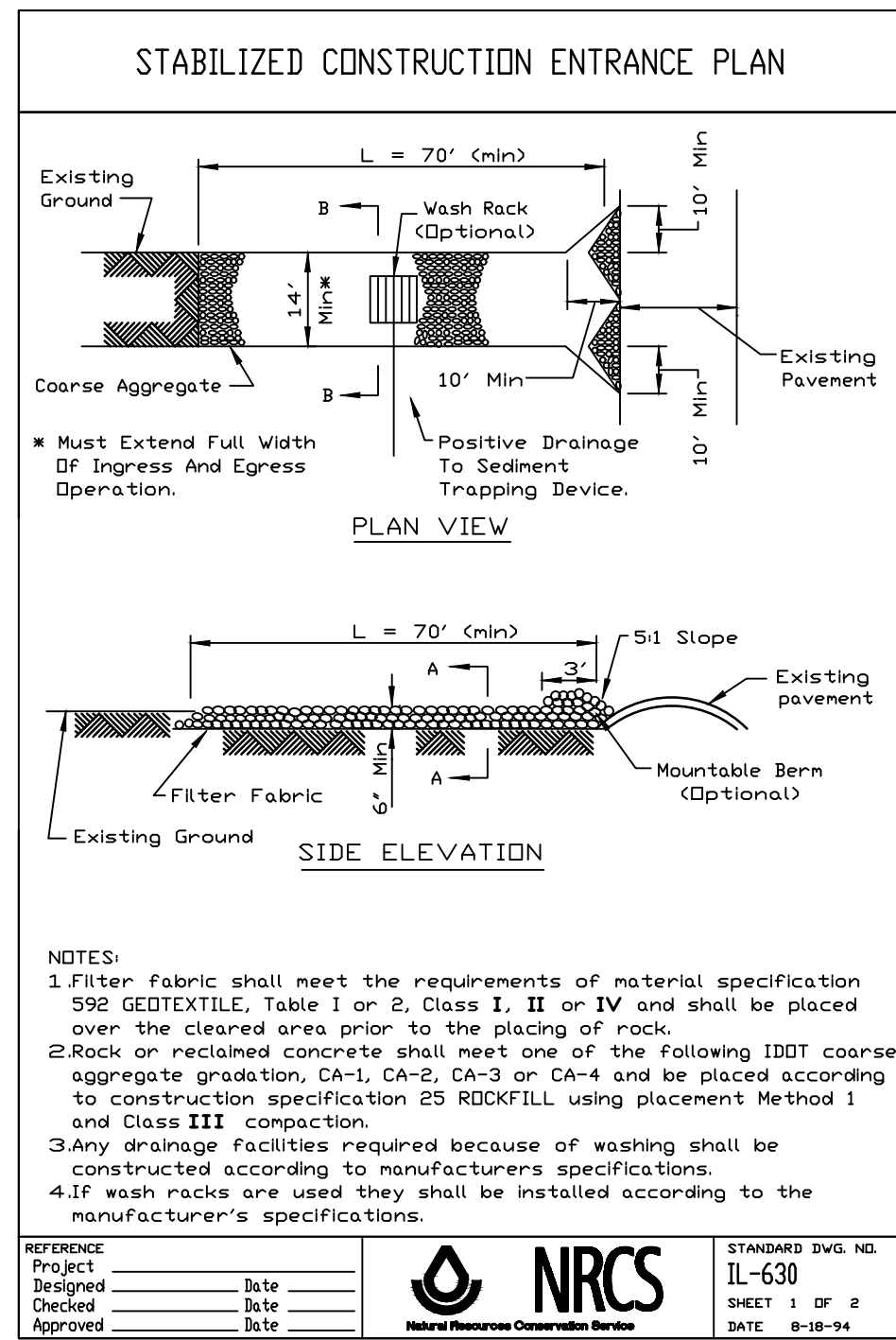
**SWPPP SITE MAP**

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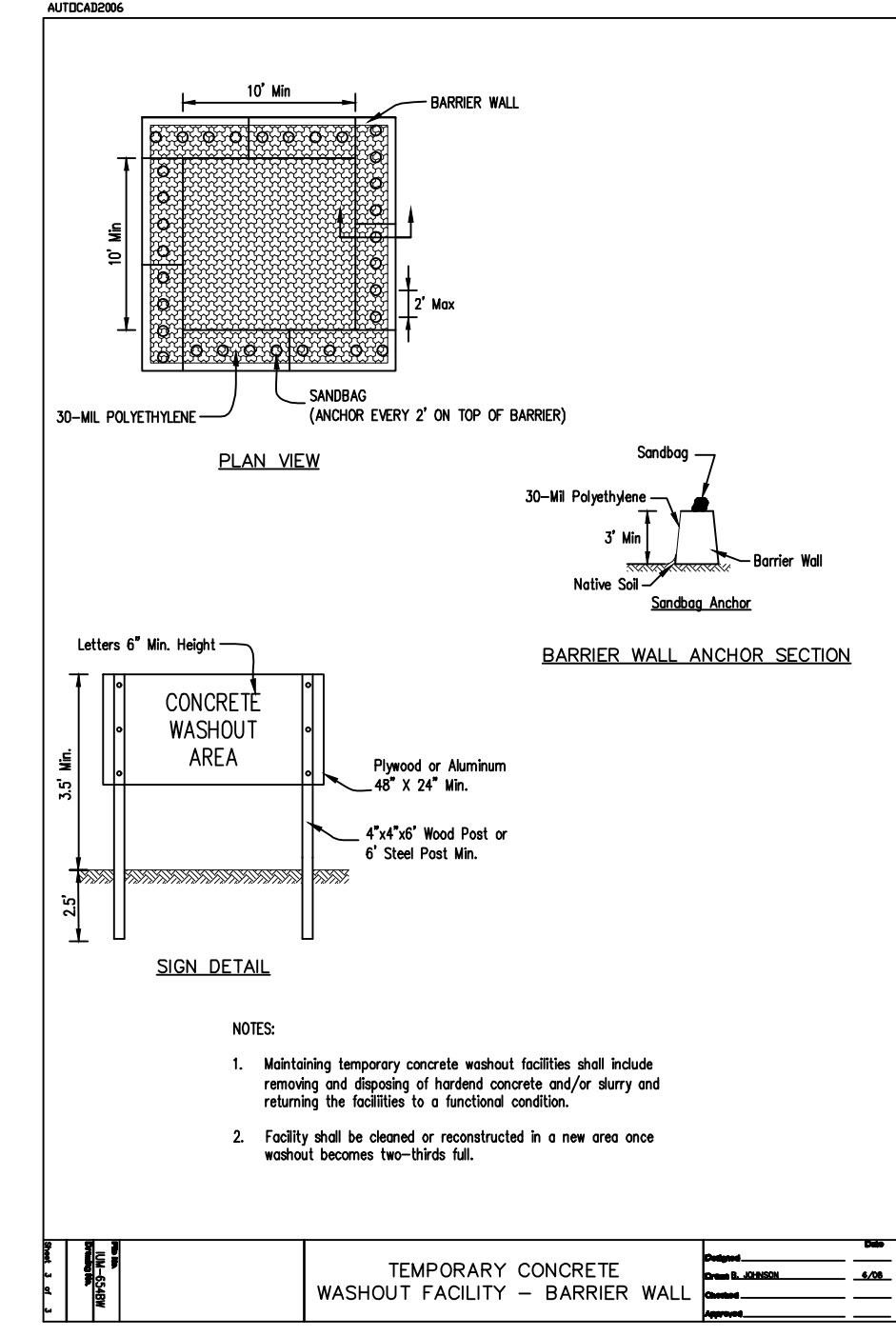
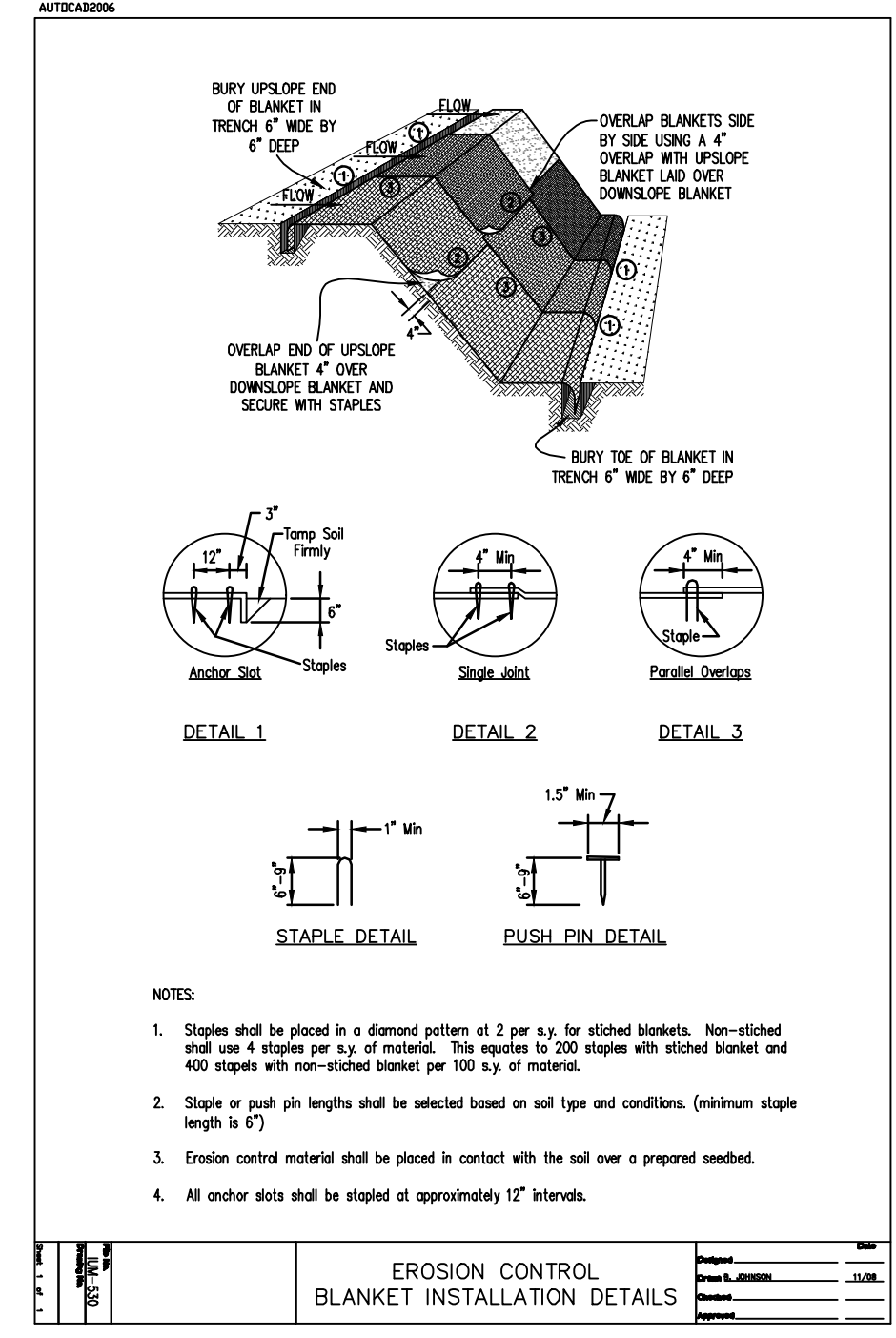
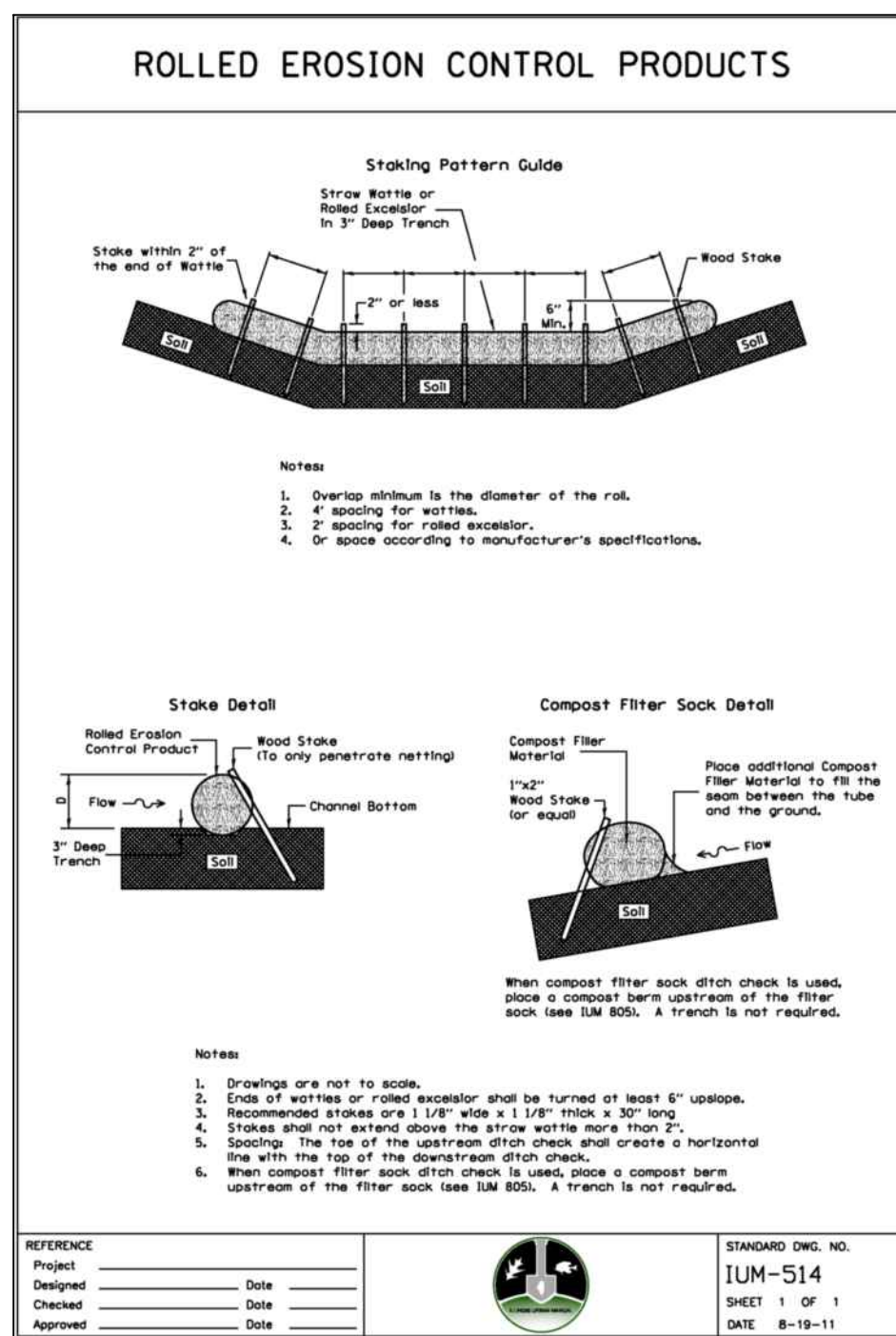
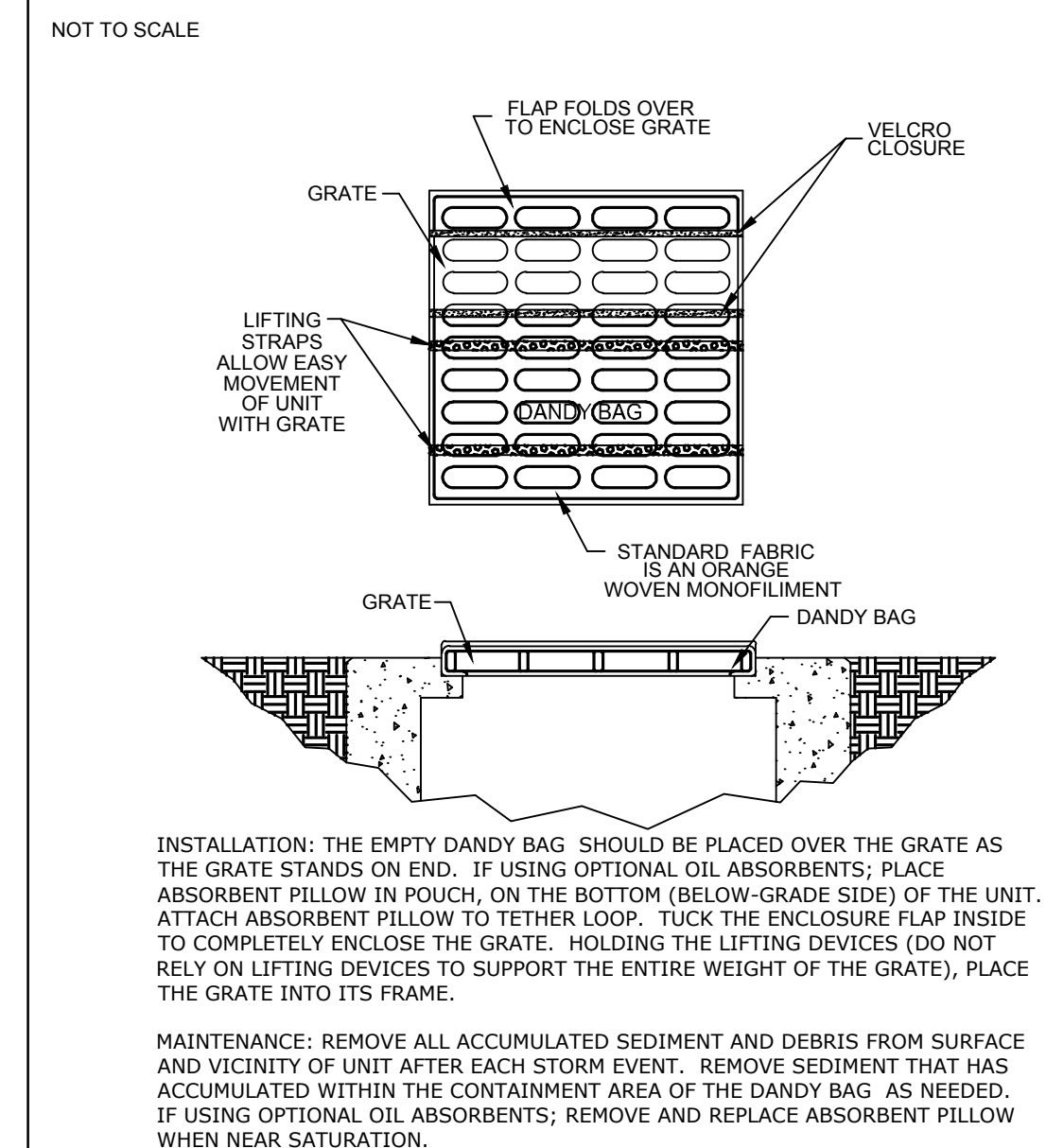
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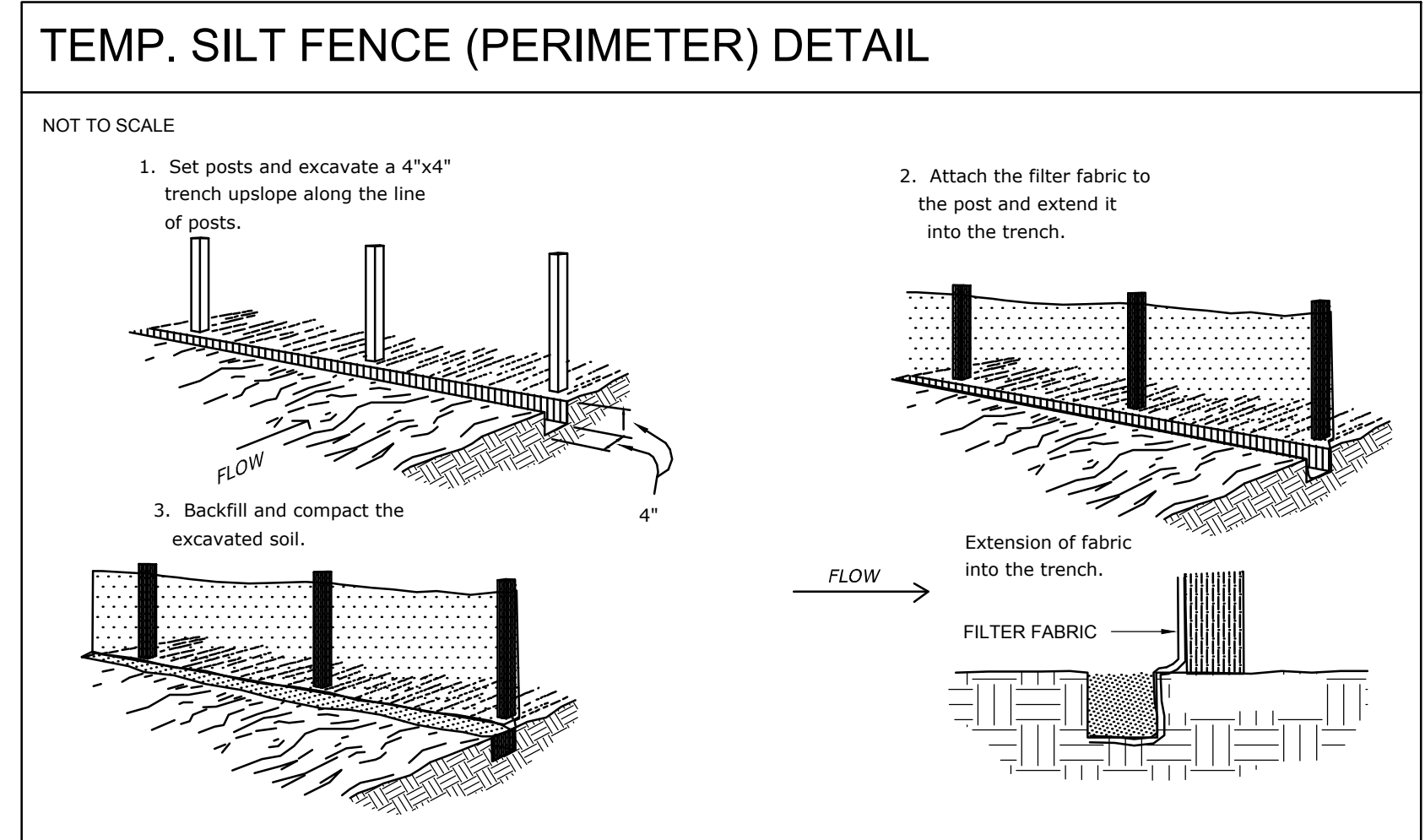
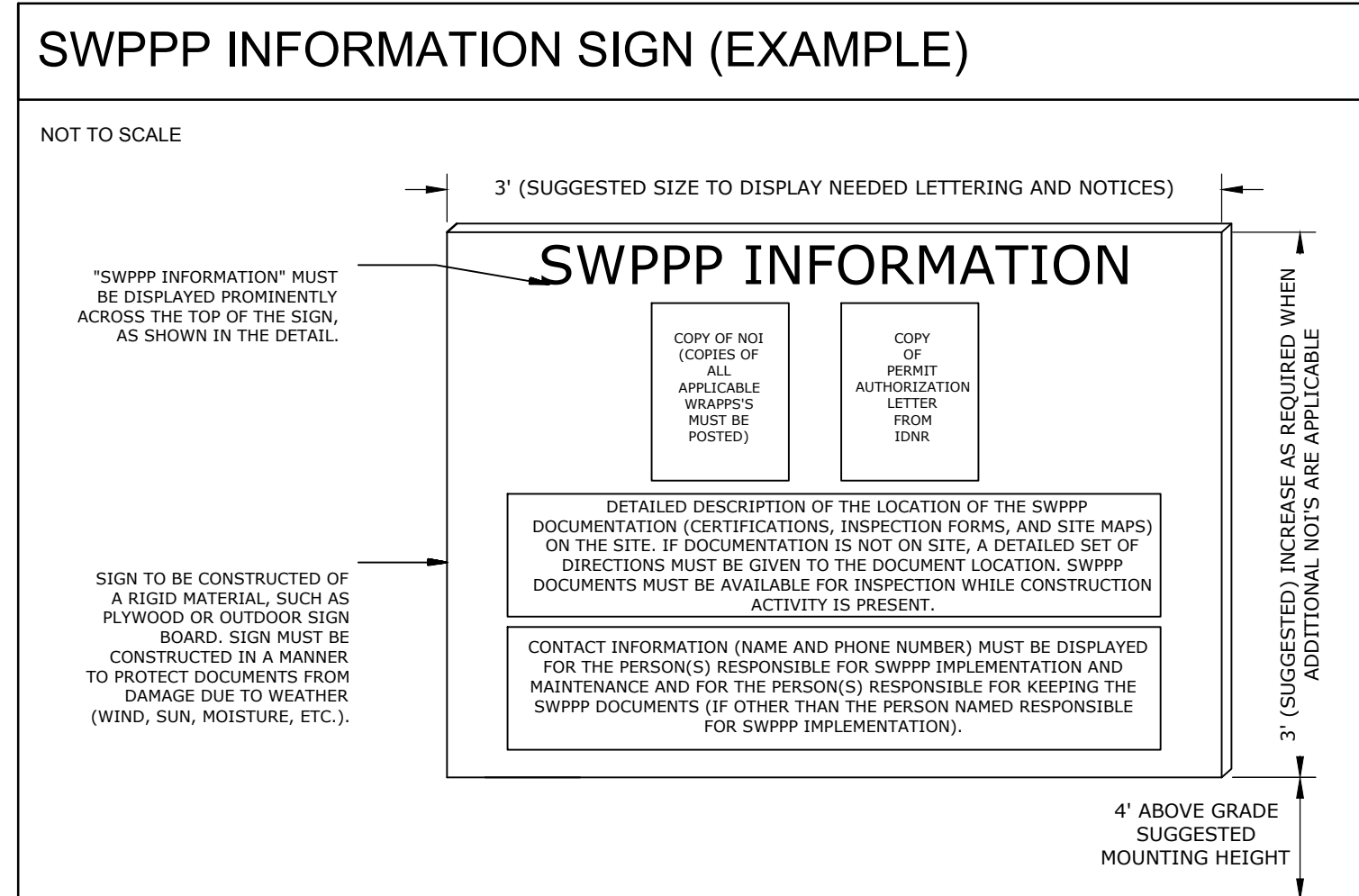
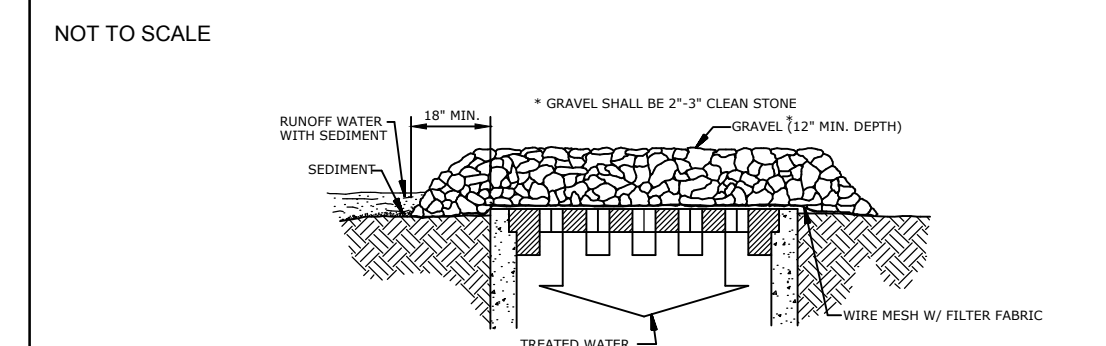




### TEMP. DANDY PRODUCTS, INC. DANDY BAG



### TEMP. GRAVEL AND WIRE MESH INLET SEDIMENT FILTER



**ARC DESIGN RESOURCES INC.**

5281 ZENITH PARKWAY  
 LOVES PARK, IL 61111  
 VOICE: (815) 484-4300  
 FAX: (815) 484-4303

www.arcdesign.com  
 Illinois Design Firm License No. 184-001334

PROJECT NAME  
 OWNER'S NAME

**CLEARWING LOT A PUD**

10311 CLEARWING LN  
 ROSCOE, IL 61073  
 WINNEBAGO COUNTY

WHITE OAK TRUST  
 747 GLEASMAN ROAD  
 ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

NO.	DESCRIPTION	DATE
1.	OWNER REVIEW	11-14-2024
2.	AGENCY APPROVAL	01-14-2025
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REVISIONS

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SHEET TITLE

**SWPPP DETAILS**

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER  
 SHEET NUMBER

**24146**

**C04**

PROJECT NAME  
OWNER'S NAME

**CLEARWING LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

CONSULTANTS

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1.	OWNER REVIEW	DATE	11-14-2024
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REVISIONS

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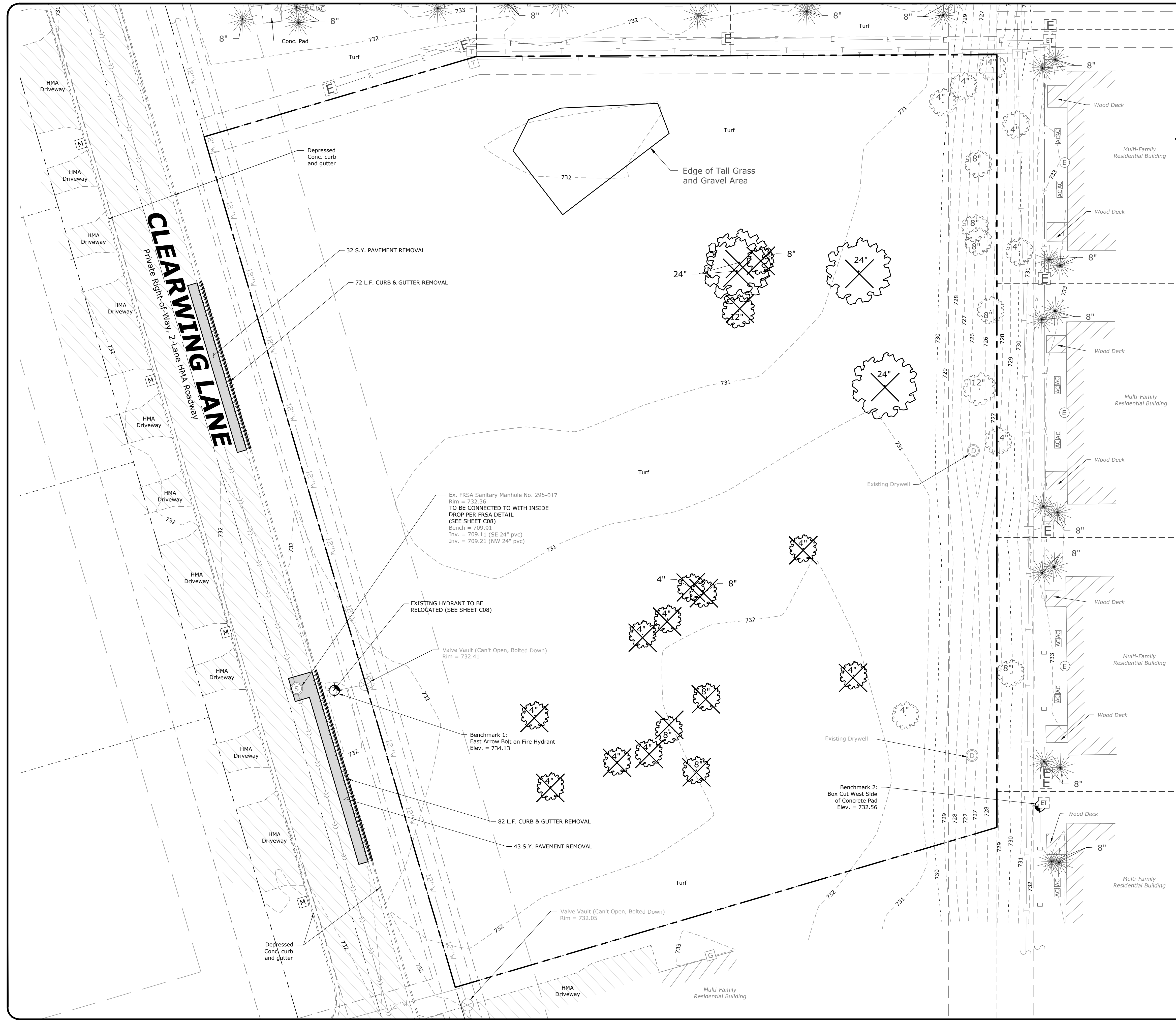
SHEET TITLE

**EXISTING CONDITIONS & REMOVALS PLAN**

DRAWN: MJH  
CHECKED: JSL  
PM: JSL

PROJECT NUMBER  
SHEET NUMBER

24146  
C05

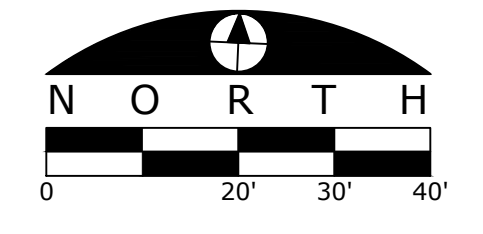


**LEGEND**

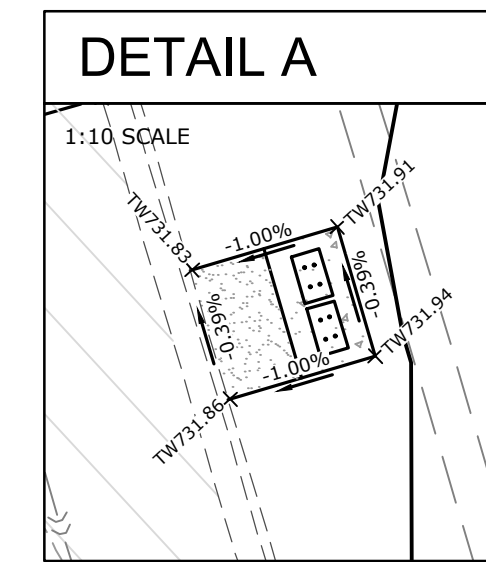
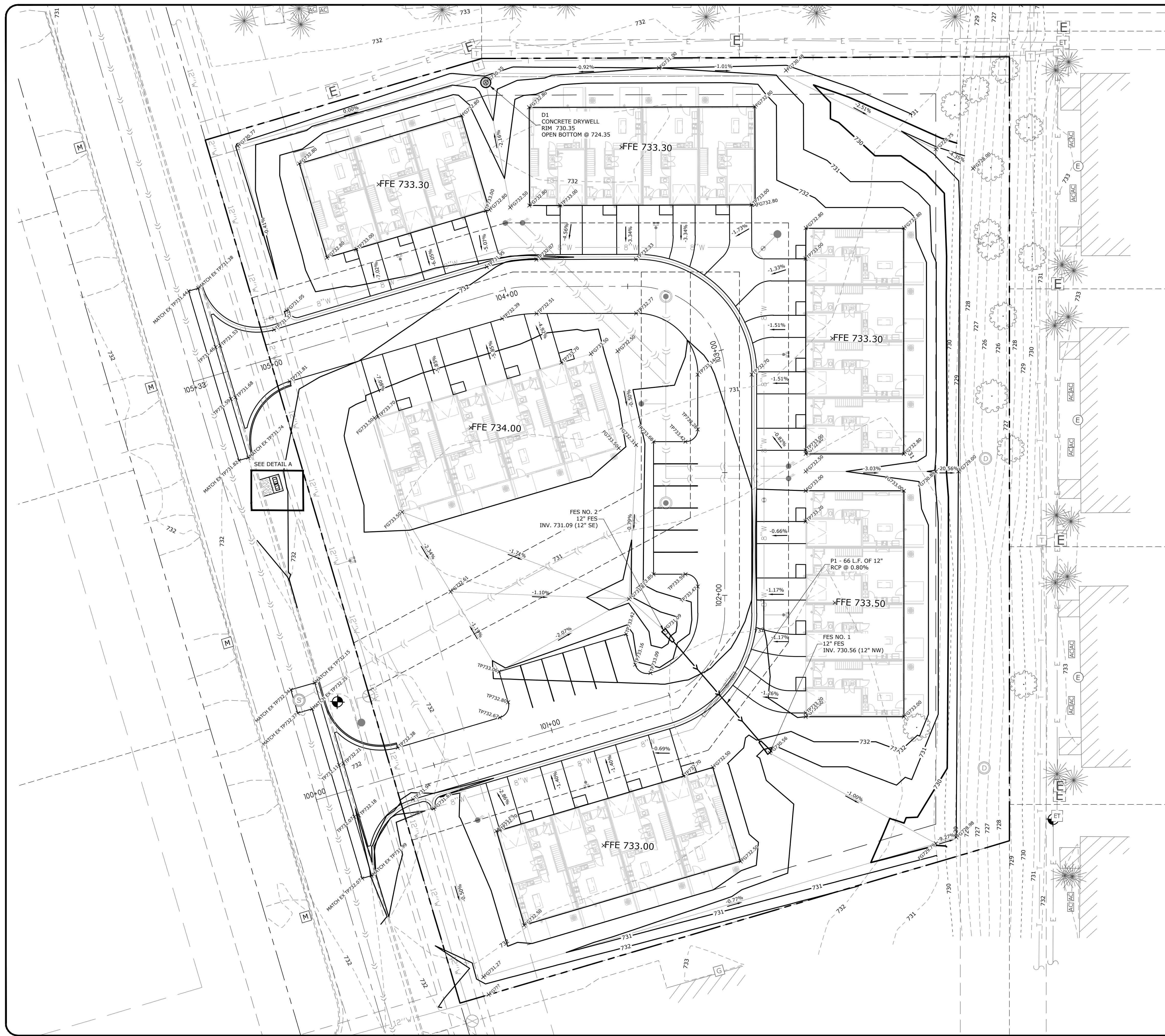
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- REMOVE EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER TO REMAIN
- REMOVE EXISTING SANITARY SEWER
- EXISTING STORM SEWER TO REMAIN
- REMOVE EXISTING STORM SEWER
- EXISTING WATER TO REMAIN
- REMOVE EXISTING WATER
- EXISTING OVERHEAD UTILITIES TO REMAIN
- REMOVE EXISTING OVERHEAD UTILITIES
- EXISTING GAS MAIN TO REMAIN
- REMOVE EXISTING GAS MAIN
- EXISTING FENCE TO REMAIN
- REMOVE EXISTING FENCE
- EXISTING CONTOUR LINE
- REMOVE EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS
- (SVG) "SALVAGE"
- (TYP) "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER TO REMAIN
- ⊗ REMOVE EXISTING WATER
- EXISTING SIGN TO REMAIN
- ⊗ REMOVE EXISTING SIGN
- G EXISTING GAS METER TO REMAIN
- G REMOVE EXISTING GAS METER
- E EXISTING ELECTRIC METER TO REMAIN
- E REMOVE EXISTING ELECTRIC METER
- ⊗ EXISTING STORM SEWER TO REMAIN
- ⊗ REMOVE EXISTING STORM SEWER
- ⊗ EXISTING SANITARY SEWER TO REMAIN
- ⊗ REMOVE EXISTING SANITARY SEWER
- ⊗ BENCHMARK
- ⊗ EXISTING TRAFFIC SIGNAL MAST ARM
- ⊗ EXISTING SIGNAL CONTROLLER
- ⊗ EXISTING LIGHT POLE TO REMAIN
- ⊗ REMOVE EXISTING LIGHT POLE
- ⊗ REMOVE EXISTING SHRUBS
- ⊗ REMOVE EXISTING TREE
- EXISTING TREE TO REMAIN

**BENCHMARKS**

DESCRIPTION	ELEVATION (USGS)
<b>BENCHMARK 1</b> EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
<b>BENCHMARK 2</b> BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56







**GARAGE DOOR OPENINGS  
ARE 0.30' BELOW FFE (TYP)**

**LEGEND**

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

**GRADING NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

**ARC DESIGN  
RESOURCES INC.**

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PROJECT NAME  
OWNER'S NAME

**CLEARWING  
LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

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SHEET TITLE

**GRADING PLAN**

DRAWN MJH  
CHECKED JSL  
PM JSL

PROJECT NUMBER  
SHEET NUMBER

**24146**

**C07**



PROJECT NAME  
OWNER'S NAME

**CLEARWING LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

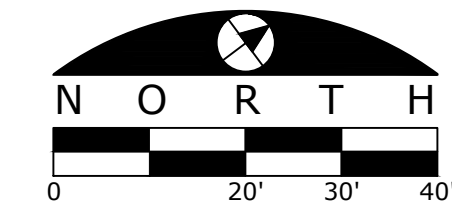
CONSULTANTS

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BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
<b>BENCHMARK 1</b> EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
<b>BENCHMARK 2</b> BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56

BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:  
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

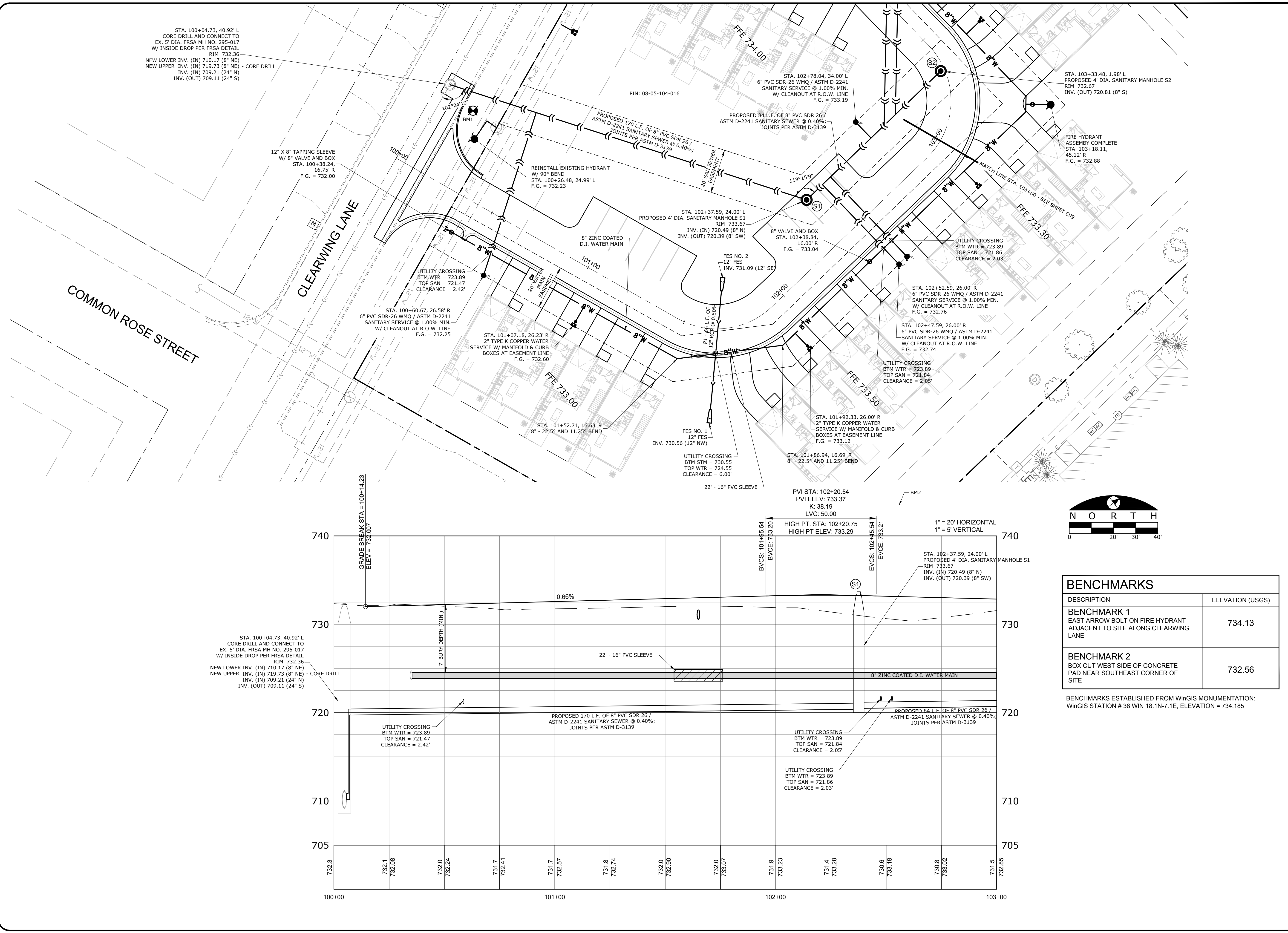
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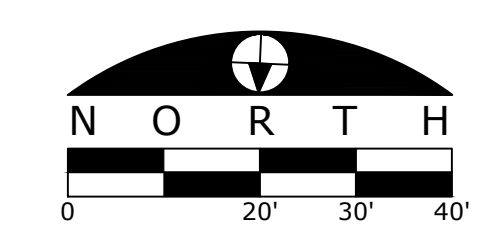
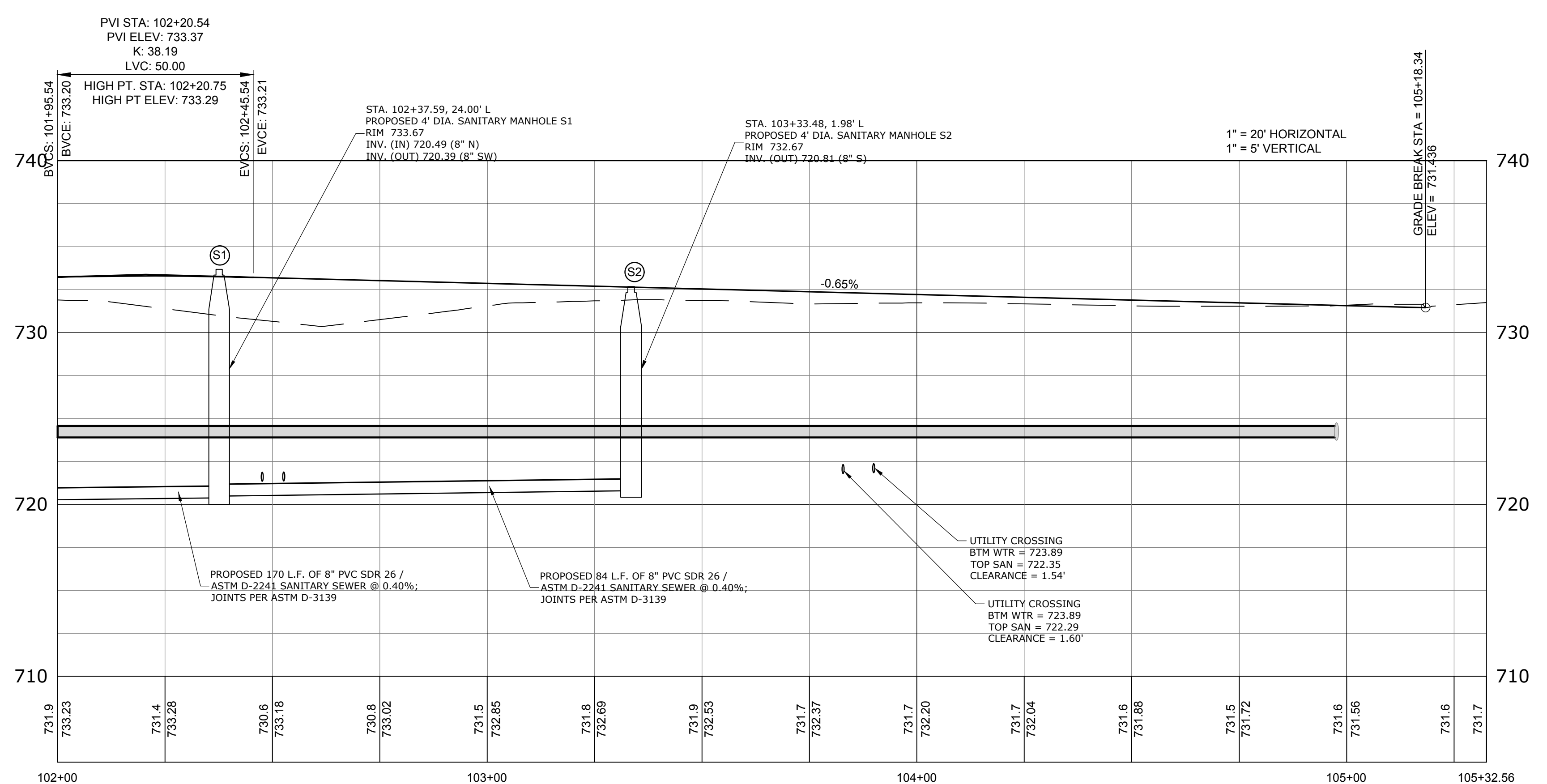
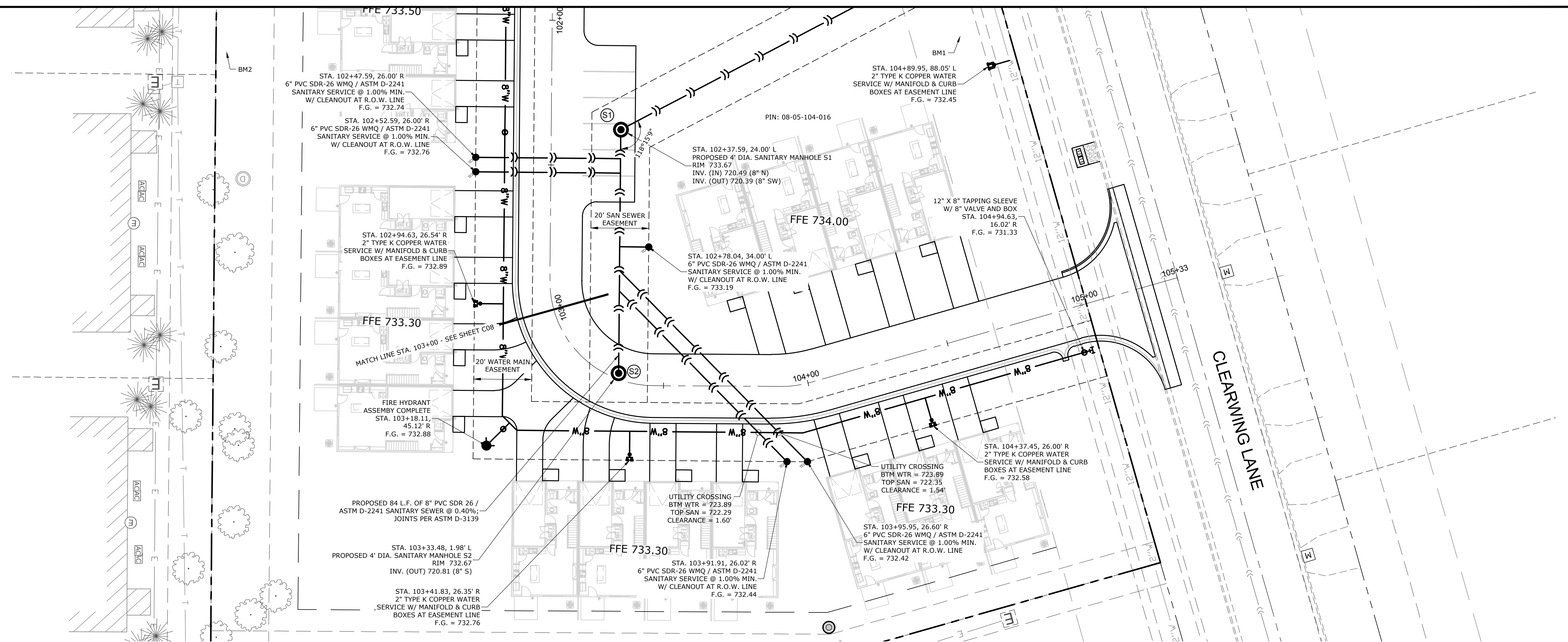
**PRIVATE DRIVE  
PLAN & PROFILE  
STA. 100+00 TO  
103+00**

DRAWN: MJH  
CHECKED: JSL  
PM: JSL

PROJECT NUMBER  
SHEET NUMBER

**24146**  
**C08**





BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
BENCHMARK 2 BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56

BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:  
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

**ARC DESIGN**  
RESOURCES INC.

5281 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
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www.arcodesign.com  
Illinois Design Firm License No. 184-001334

PROJECT NAME  
OWNERS NAME

**CLEARWING  
LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

CONSULTANTS

--	--

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SHEET TITLE

**PRIVATE DRIVE  
PLAN & PROFILE  
STA. 103+00 TO  
105+33**

DRAWN M.J.H.  
CHECKED J.S.L.  
PM J.S.L.

PROJECT NUMBER  
SHEET NUMBER

**24146**

**C09**

PROJECT NAME  
OWNER'S NAME

**CLEARWING  
LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
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---

CONSULTANTS

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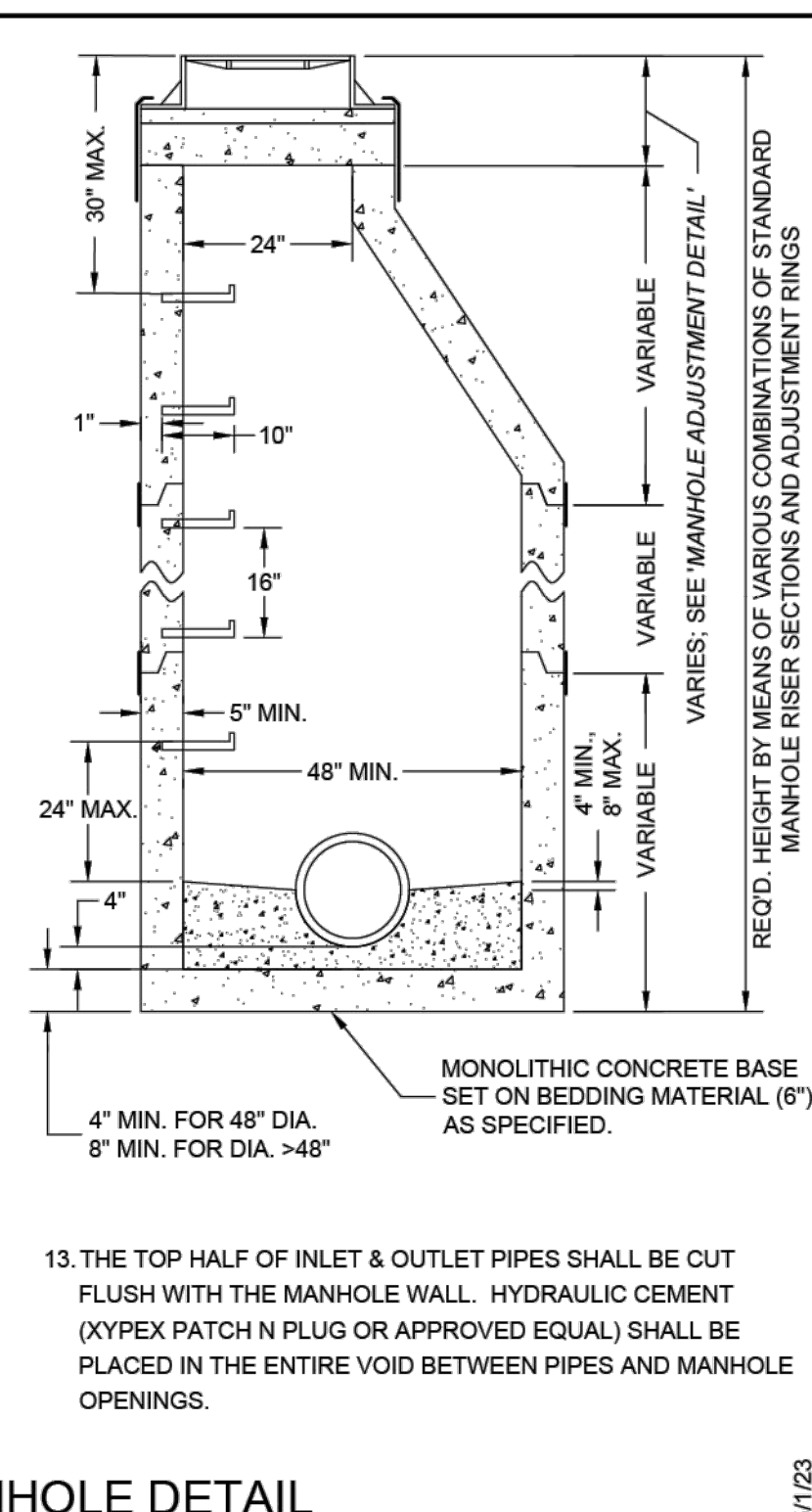
**FRSA STANDARD  
DETAILS**

DRAWN: MJH  
CHECKED: JSL  
PM: JSL

PROJECT NUMBER  
SHEET NUMBER

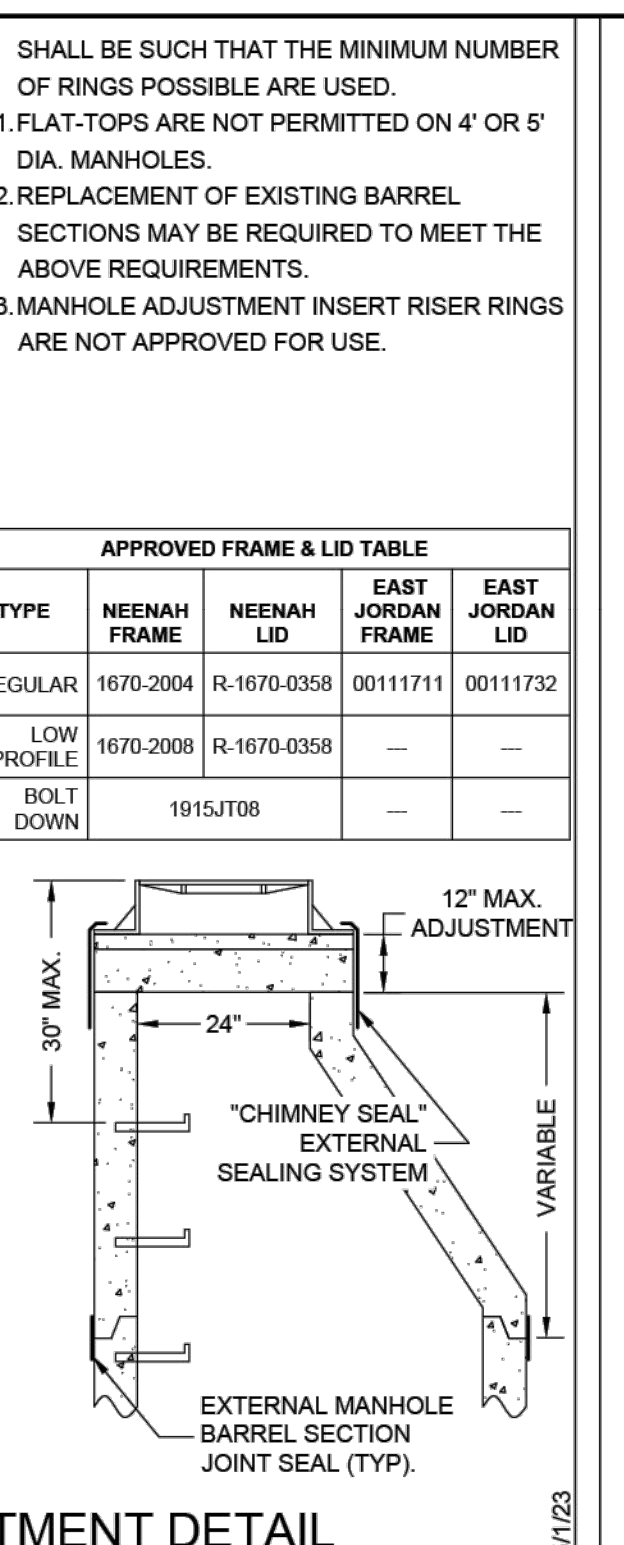
24146  
C10

- NOTES:**
1. THE MAX. DROP FROM THE INVERT OF ANY PIPE TO THE CONCRETE CHANNEL UNDER THAT PIPE SHALL BE 8".
  2. MANHOLES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE MARKED WITH A STEEL FENCE POST AS DIRECTED.
  3. ALL NEW MANHOLES SHALL BE VACUUM TESTED PER A.S.T.M. C-1244 PRIOR TO ACCEPTANCE.
  4. ALL BARREL JOINTS SHALL BE SEALED WITH 3/2" x 3/4" PRE-FORMED RUBBER BUTYL JOINT SEALANT ON THE LOWER SHIPLAP.
  5. ALL BARREL JOINTS SHALL BE SEALED WITH AN EXTERNAL BARREL SEAL CENTERED ON THE JOINT (MAR MAC MACWRAP, OR APPROVED EQUAL).
  6. MANHOLE STRUCTURE SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE MANHOLE RISER SECTIONS IN ACCORDANCE WITH A.S.T.M. C478-90 OR THE LATEST DESIGNATION.
  7. PRECAST FLAT TOPS ARE NOT APPROVED FOR USE.
  8. SEE 'MANHOLE ADJUSTMENT DETAIL' FOR ADJUSTMENT REQUIREMENTS.
  9. PIPE CONNECTIONS TO NEW MANHOLES SHALL BE MADE BY MEANS OF EITHER RUBBER GASKET SEAL (A-LOK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL, OR RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PSX SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923. FOR PIPE CONNECTIONS WITH A DEPTH OF >20 FT., A RUBBER GASKET SEAL (A-LOK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL SHALL BE USED.
  10. PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY MEANS OF CORE DRILLING MANHOLE WALL AND INSTALLING RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PSX SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923.
  11. THE MAXIMUM DISTANCE FROM ANY INLET PIPE INVERT TO THE OUTLET PIPE INVERT SHALL BE 2'. DISTANCES GREATER THAN 2' WILL REQUIRE AN INSIDE DROP CONNECTION PER 'INSIDE DROP CONNECTION DETAIL'.
  12. MANHOLE STEPS SHALL BE NEENAH R-1962-F OR M.A. INDS. PS-1 OR APPROVED EQUAL INSTALLED AT 18" CENTERS, ORIENTED ABOVE THE OUTLET PIPE UNLESS OTHERWISE SPECIFIED. FOR MANHOLES WITH INSIDE DROP ASSEMBLIES, STEPS IN THE MANHOLE BASE SECTION SHALL BE INSTALLED IN THE FIELD AND NOT CAST IN PLACE. IN THIS CASE, THE ORIENTATION OF THE CONE SHALL BE AS DIRECTED BY FRSA.

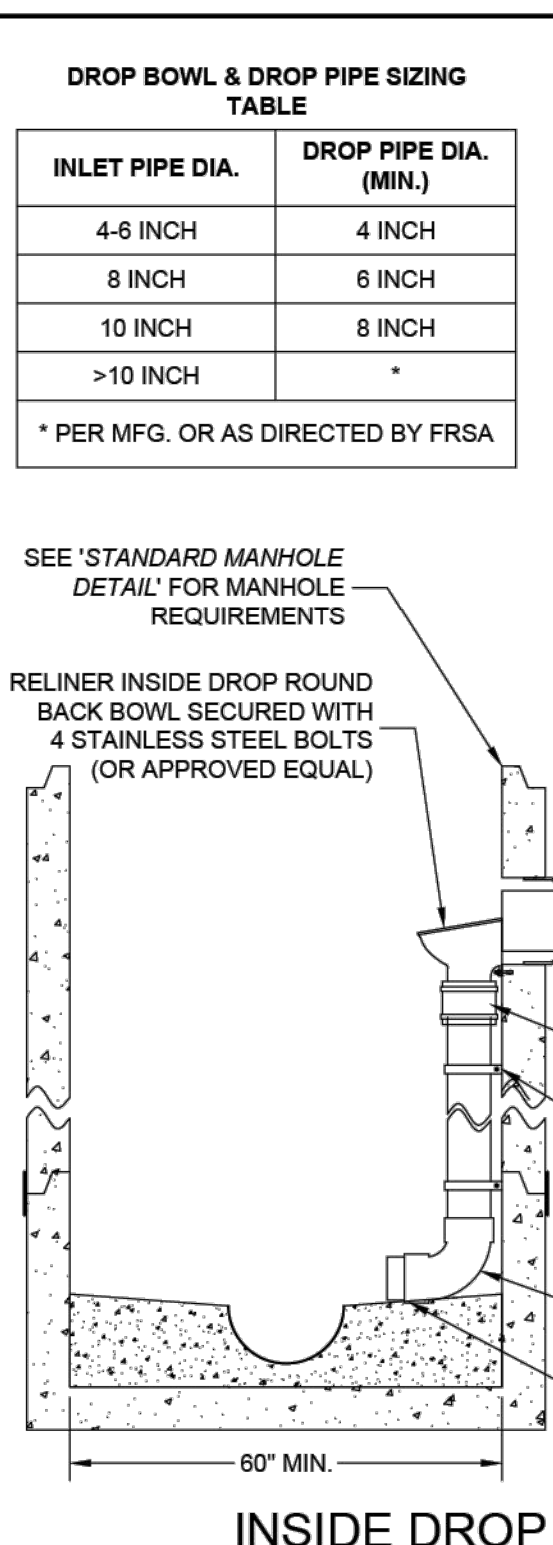


**STANDARD MANHOLE DETAIL**  
(\*MANHOLE ADJUSTMENT DETAIL SHALL APPLY)

- NOTES:**
1. MANHOLE FRAMES & LIDS SHALL BE PER THE TABLE BELOW.
  2. FOR MANHOLES CONNECTED TO MAINS 18" DIAMETER OR LARGER, OR FOR MANHOLES LOCATED IN FLOOD PRONE AREAS, FRAMES & LIDS SHALL BE THE BOLT DOWN TYPE.
  3. ALLOWABLE TYPES OF ADJUSTING RINGS INCLUDE PRECAST CONCRETE (4" HEIGHT MIN.), & EXPANDED POLYPROPYLENE (EPP). THESE CAN BE USED IN CONJUNCTION WITH EACH OTHER, EXCEPT THAT A PRECAST RING SHALL NOT BE PLACED OVER AN EPP RING.
  4. FOR PRECAST ADJUSTING RINGS, ALL ADJUSTING RING JOINTS AS WELL AS THE FRAME TO ADJUSTING RING JOINT SHALL BE SEALED WITH TWO 1" BEADS OF PRE-FORMED RUBBER BUTYL JOINT SEALANT. WHEN A FRAME REQUIRES PITCHING, EPP TAPER RINGS SHALL BE USED PER NOTE 5.
  5. FOR EPP ADJUSTING RINGS, RINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. WHEN A FRAME REQUIRES PITCHING, THE TOP RING SHALL BE A TAPERED ADJUSTMENT RING PER MANUFACTURER'S INSTRUCTIONS.
  6. NO TARRING OR GROUTING IS ALLOWED ON THE INSIDE OF MANHOLE OR ADJUSTMENT JOINTS.
  7. MAXIMUM MANHOLE ADJUSTMENT IS 12". MINIMUM ADJUSTMENT IS 4" UNLESS OFF-ROAD OR IN CURB & GUTTER ROADWAY.
  8. MANHOLE FRAMES SHALL BE SET 1/2" MIN. TO 3/4" MAX. BELOW PAVED SURFACES, AND AT FINAL GRADE IN TURF AREAS.
  9. WHEN ADJUSTING EXISTING MANHOLES, THE ENTIRE EXISTING ADJUSTMENT SHALL BE REMOVED AND REPLACED.
  10. THE COMBINATION OF NEW ADJUSTING RINGS

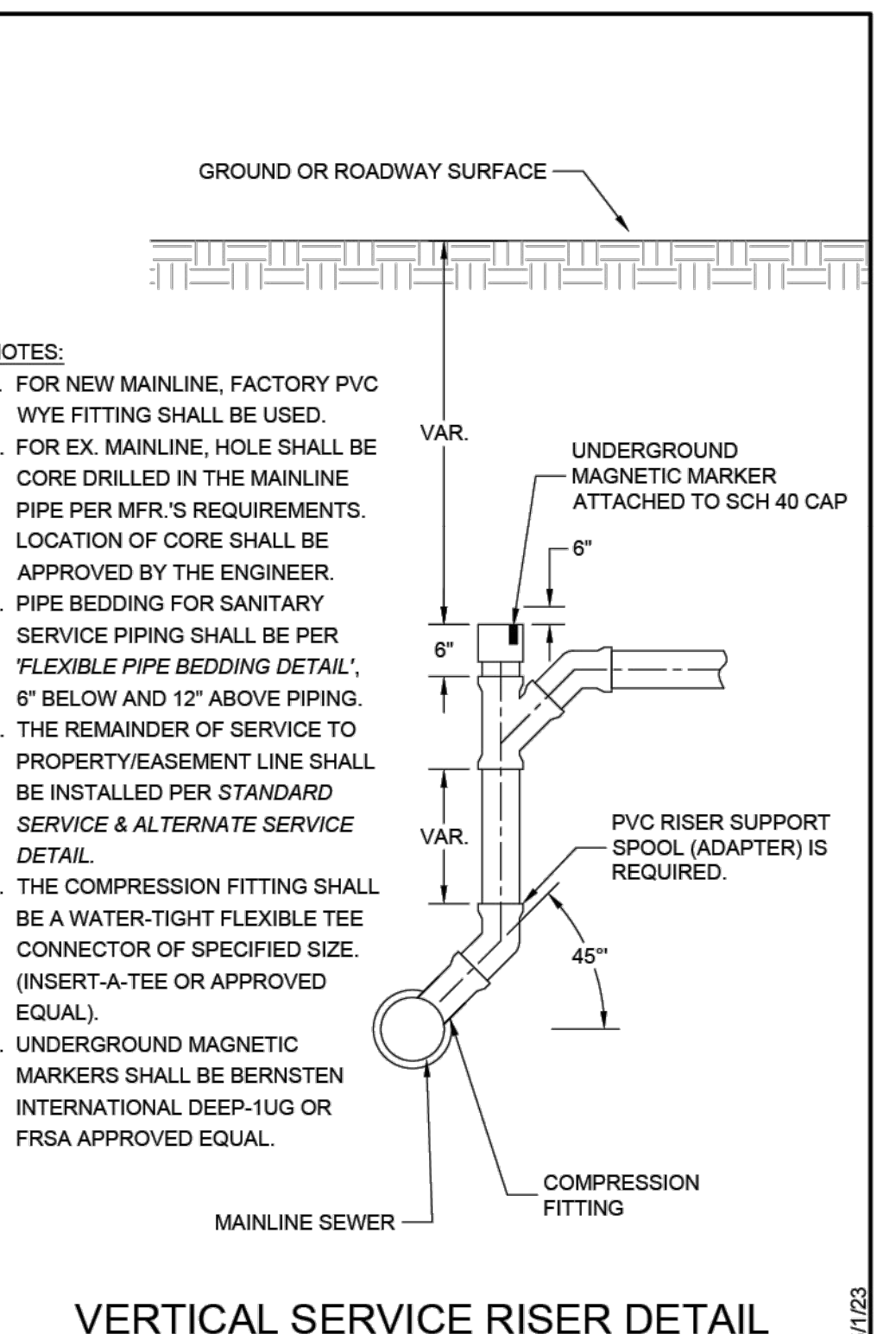


**MANHOLE ADJUSTMENT DETAIL**  
(FOR ADJUSTMENT OF BOTH NEW & EXISTING MANHOLES)

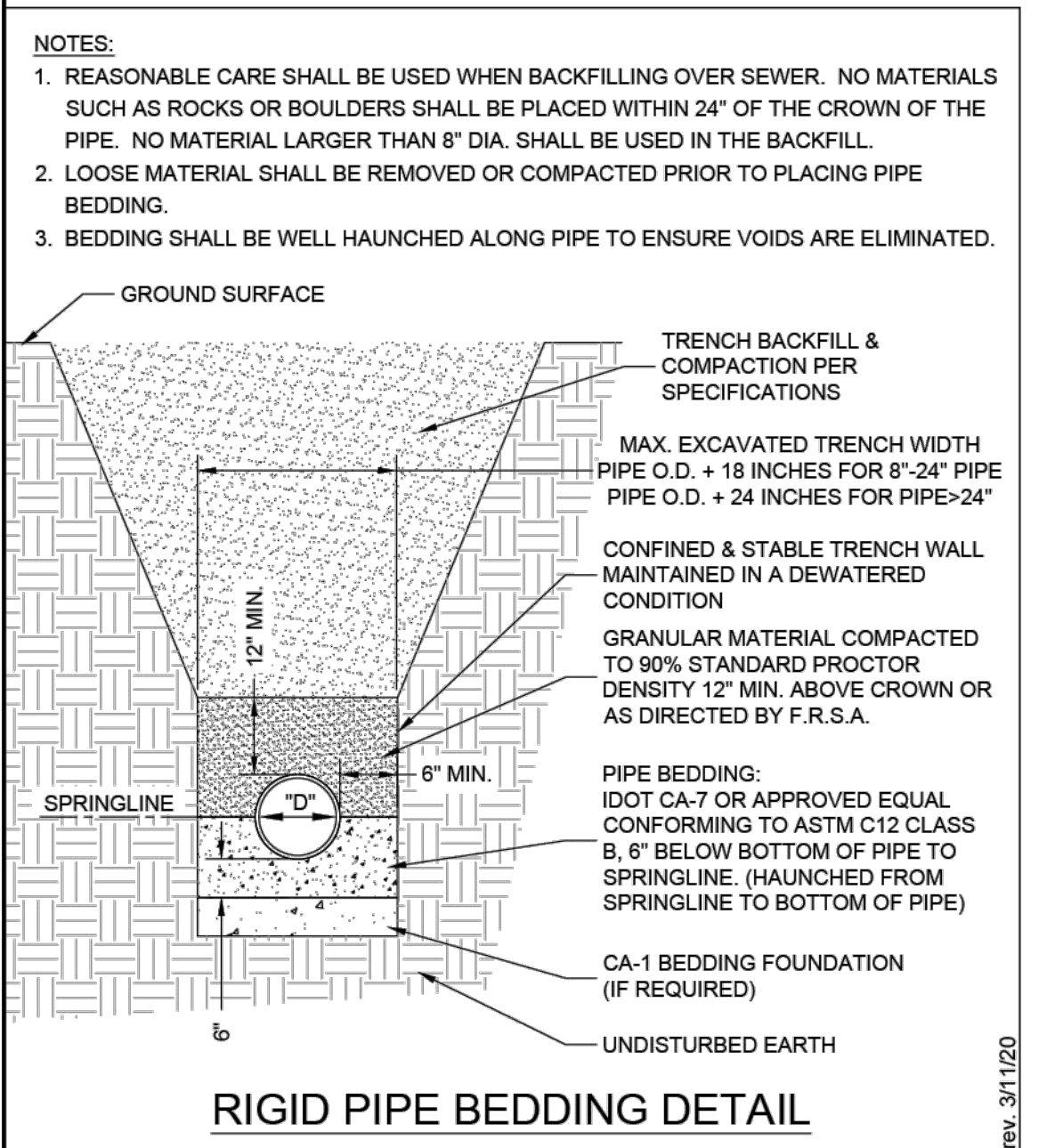


**INSIDE DROP CONNECTION DETAIL**  
(\*STANDARD MANHOLE DETAIL SHALL APPLY)

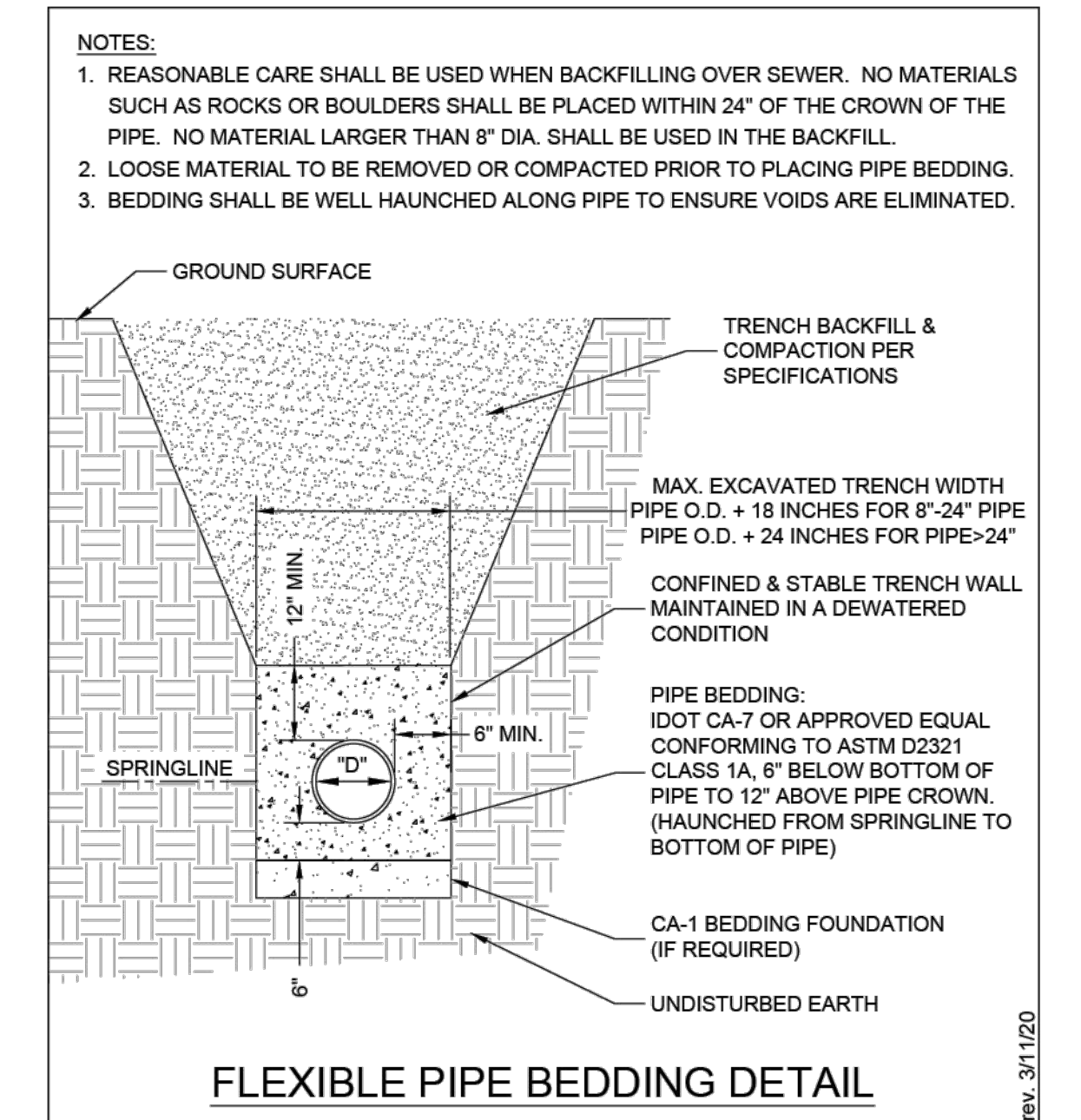
- NOTES:**
1. INSIDE DROP TYPE MANHOLES SHALL BE 5' MIN. INSIDE DIA.
  2. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP AS MFG. BY RELINER-DURAN INC., OR EQUAL.
  3. SEE TABLE FOR DROP BOWL AND DROP PIPE SIZES.
  4. ALL INSIDE DROP PIPING SHALL BE PVC SDR35 ASTM-D3034.
  5. ATTACH THE ROUND BACK DROP BOWL AND EACH CLAMPING BRACKET TO THE MANHOLE WALL WITH 3/8" x 1" MIN. STAINLESS STEEL BOLTS AND EPOXY IMPREGNATED LUGS PER MFR.'S RECOMMENDATIONS.
  6. THE DROP BOWL SHALL BE PLACED AT A HEIGHT SO THAT THE FLOW LINE OF THE BOWL IS 2 INCHES BELOW THE INVERT OF THE INCOMING PIPE.
  7. CUT A 1" DEEP BY 3" WIDE "V" NOTCH IN INVERT OF INLET PIPE.
  8. CUT THE TOP HALF OF THE INLET PIPE FLUSH WITH THE INSIDE OF THE MANHOLE WALL.
  9. ALTERNATE INSIDE DROP SYSTEMS MAY BE CONSIDERED FOR APPROVAL.



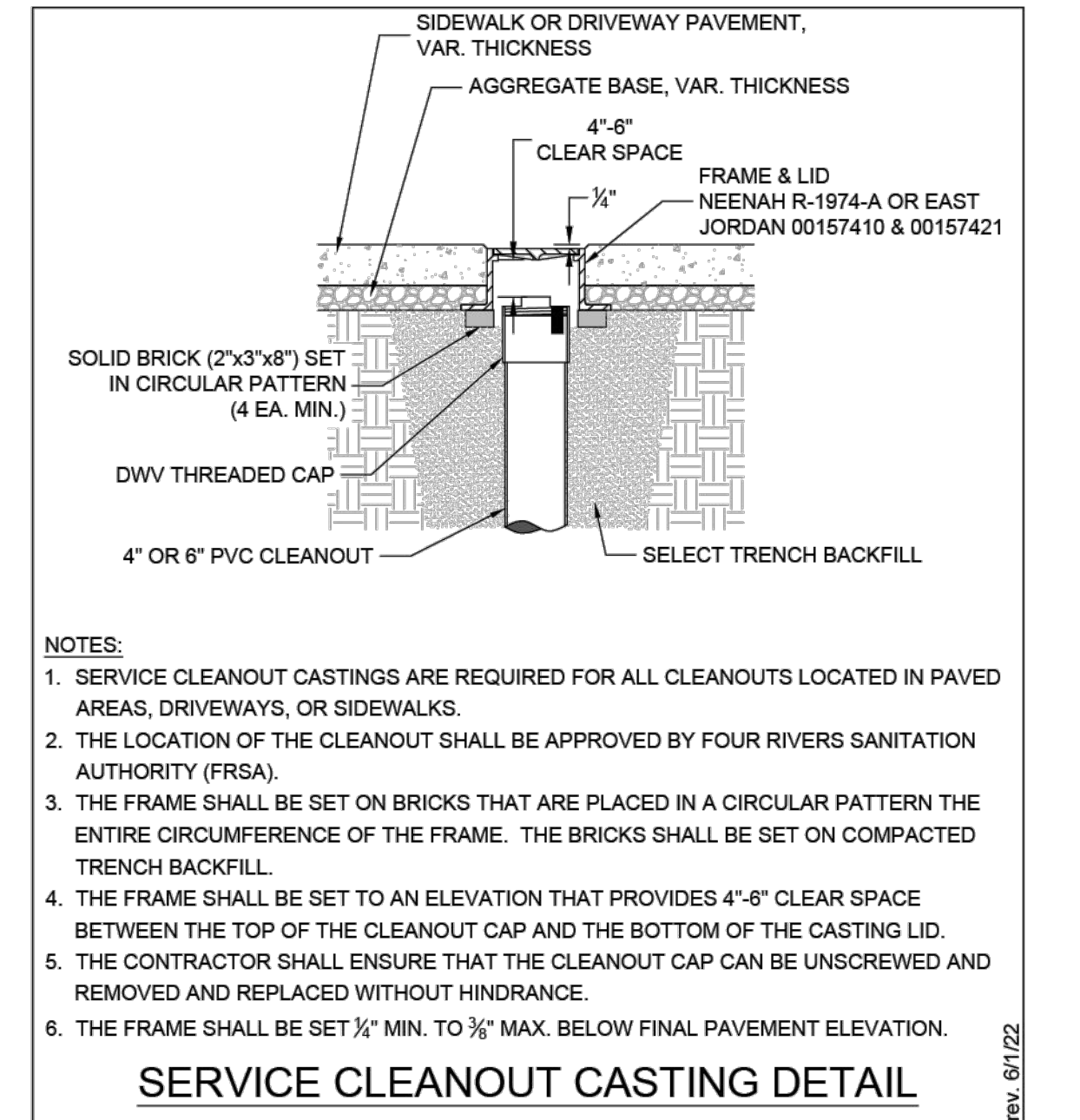
**VERTICAL SERVICE RISER DETAIL**  
(FOR MAINLINE DIA. 8" - 18", CONNECTION TO >18" MAIN PROHIBITED)



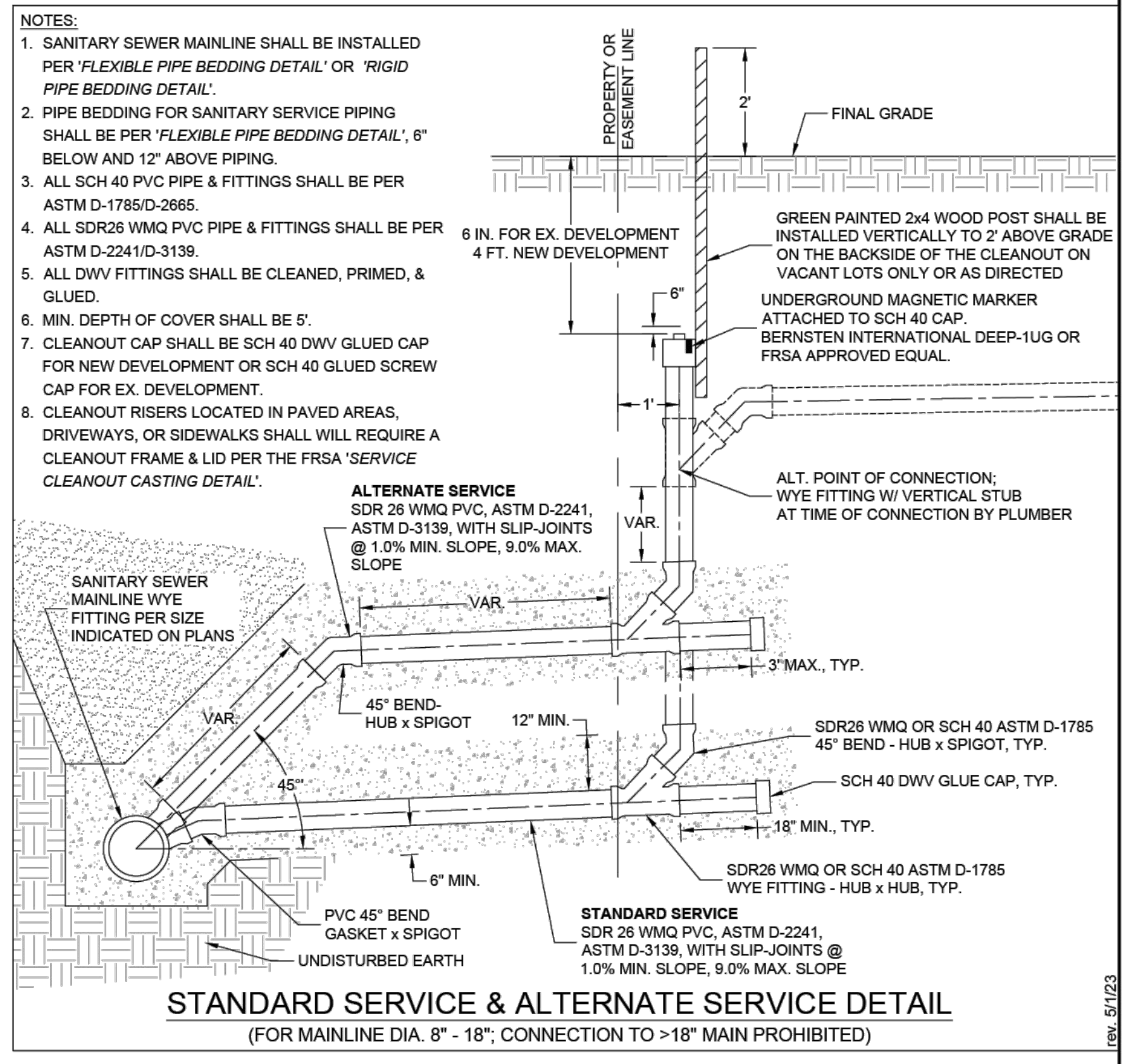
**RIGID PIPE BEDDING DETAIL**



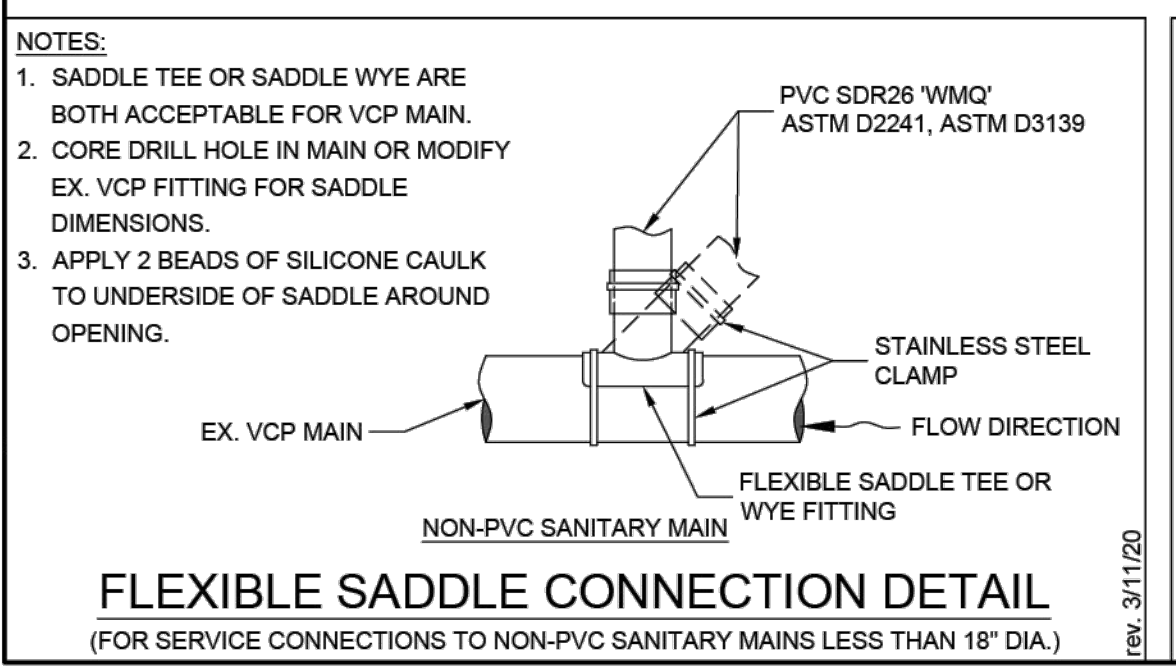
**FLEXIBLE PIPE BEDDING DETAIL**



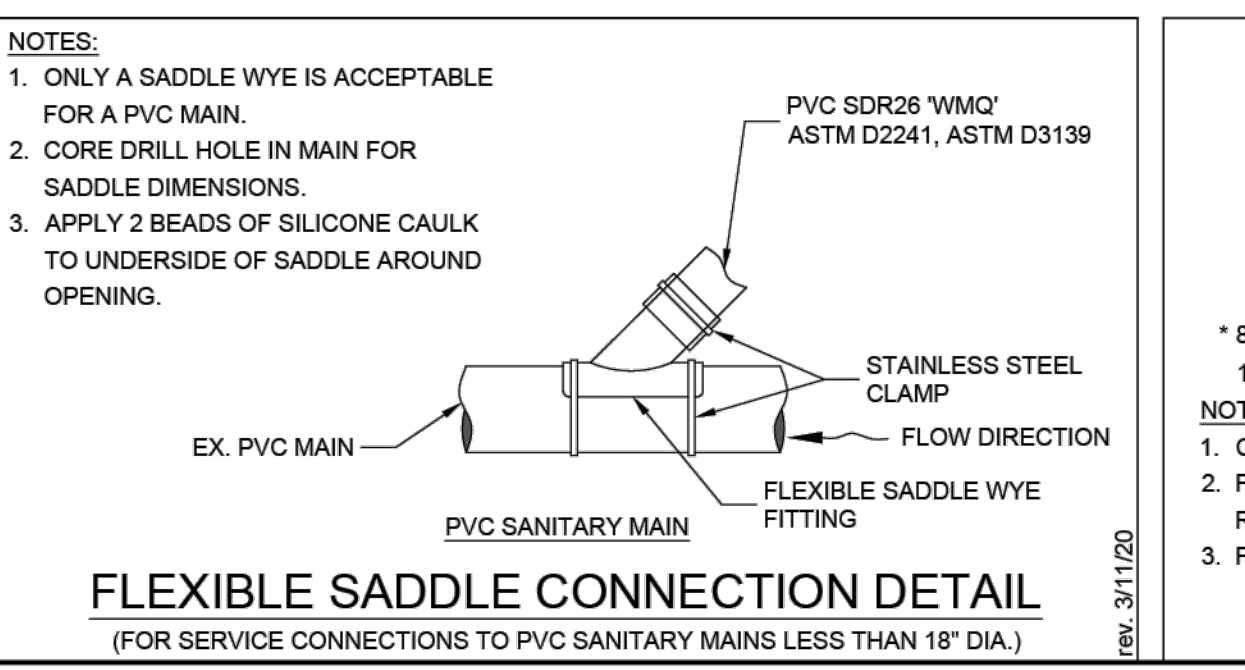
**SERVICE CLEANOUT CASTING DETAIL**



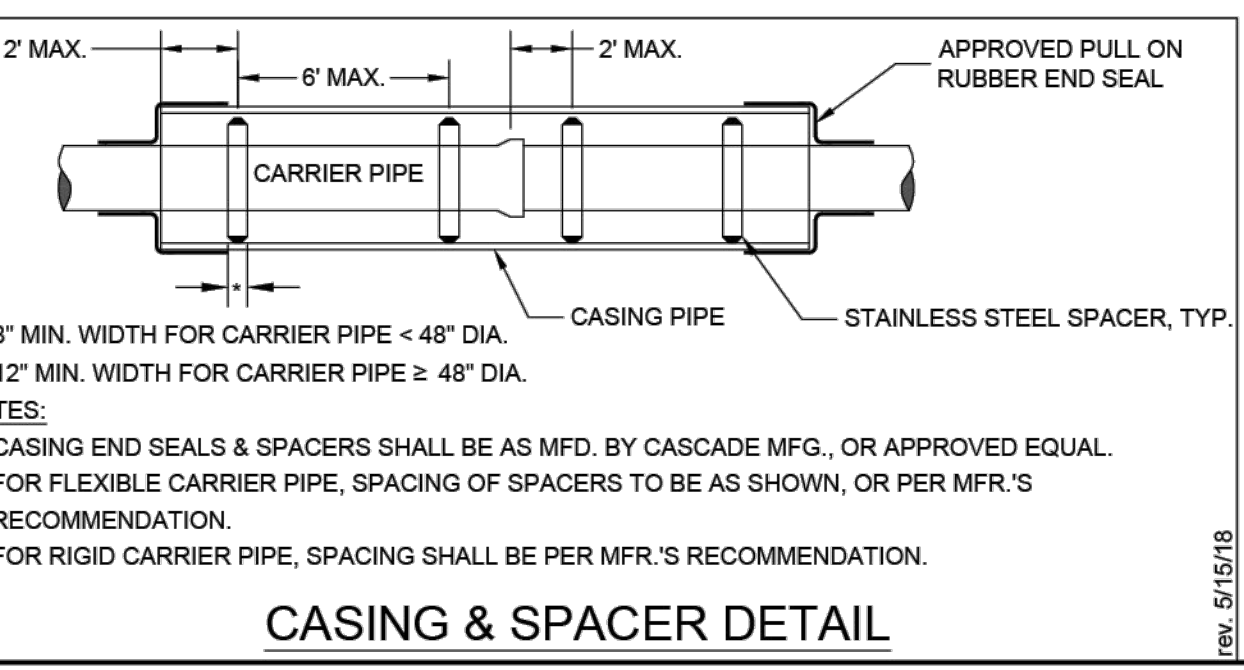
**STANDARD SERVICE & ALTERNATE SERVICE DETAIL**  
(FOR MAINLINE DIA. 8" - 18", CONNECTION TO >18" MAIN PROHIBITED)



**FLEXIBLE SADDLE CONNECTION DETAIL**  
(FOR SERVICE CONNECTIONS TO NON-PVC SANITARY MAINS LESS THAN 18" DIA.)



**FLEXIBLE SADDLE CONNECTION DETAIL**  
(FOR SERVICE CONNECTIONS TO PVC SANITARY MAINS LESS THAN 18" DIA.)



**CASING & SPACER DETAIL**

**FOUR RIVERS SANITATION AUTHORITY (FRSA) STANDARD DETAIL SHEET**  
(NOT TO SCALE)

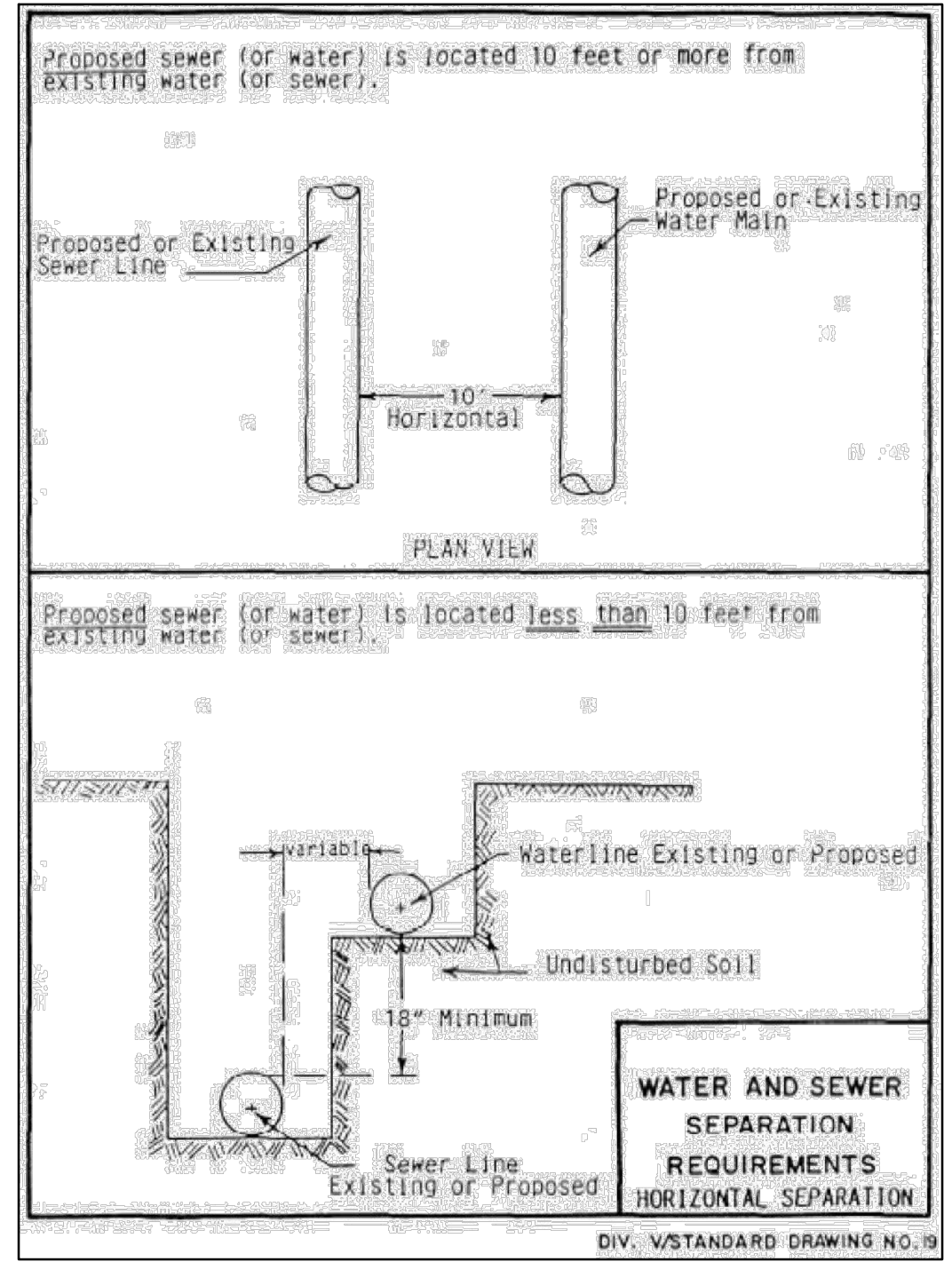
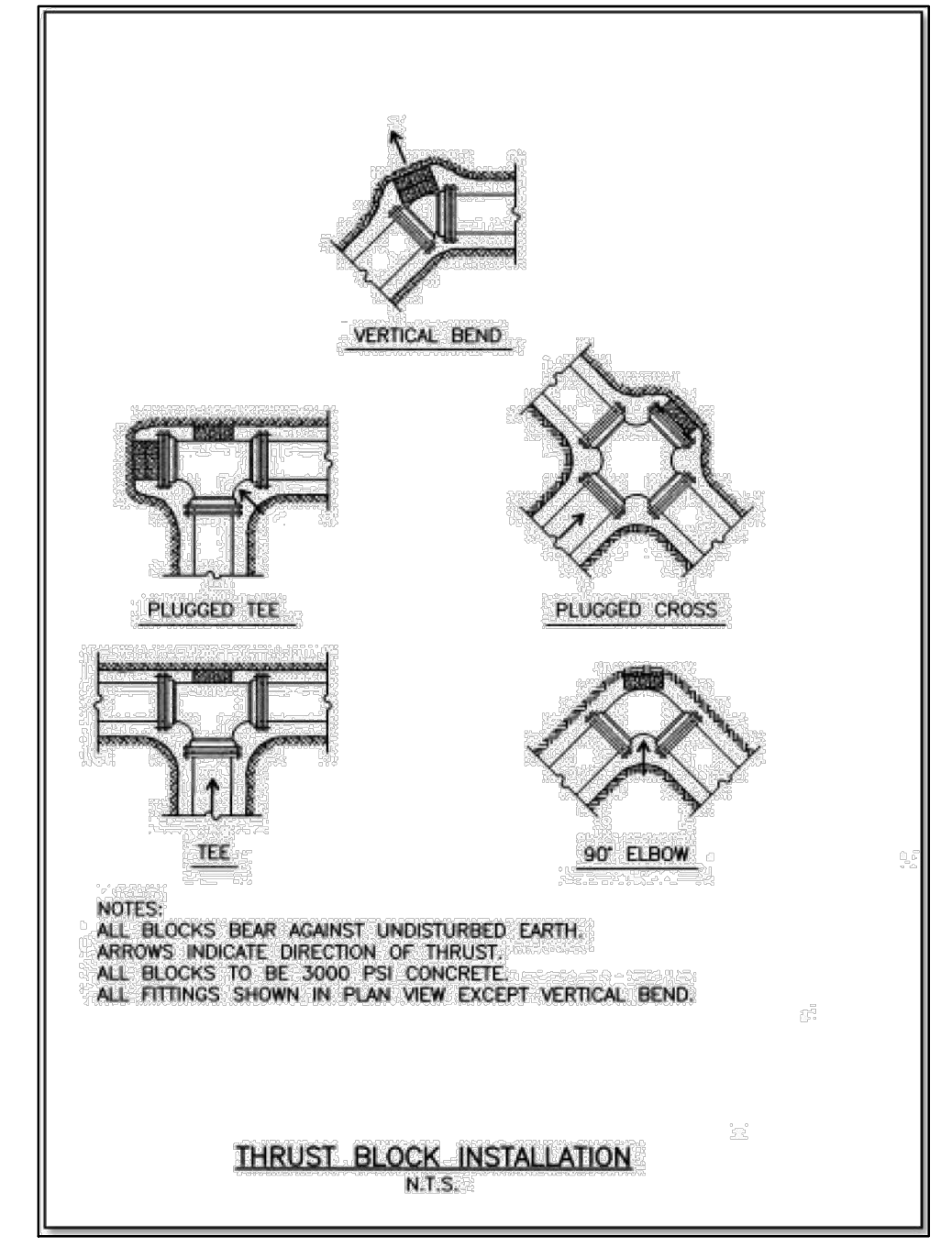
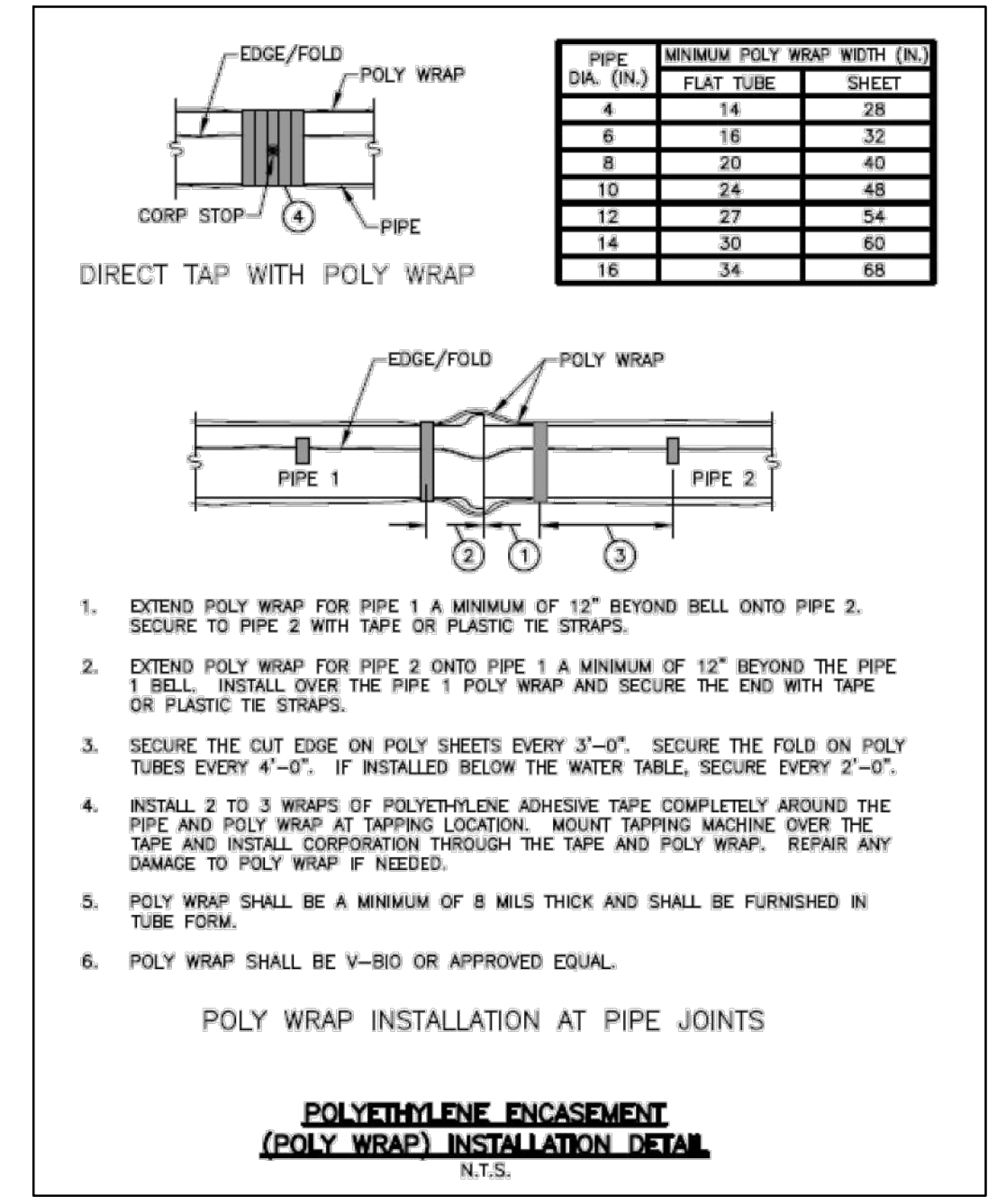
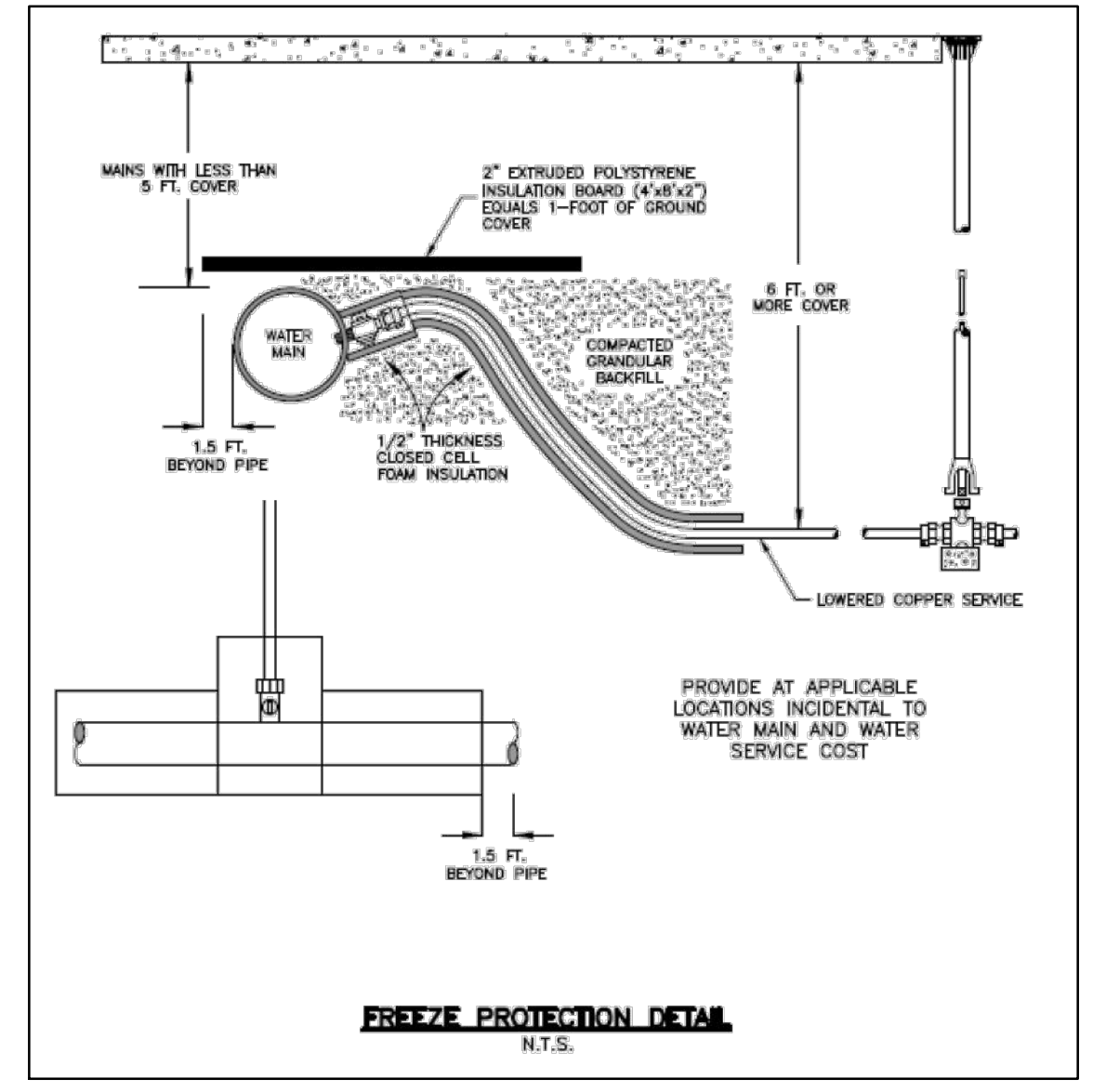
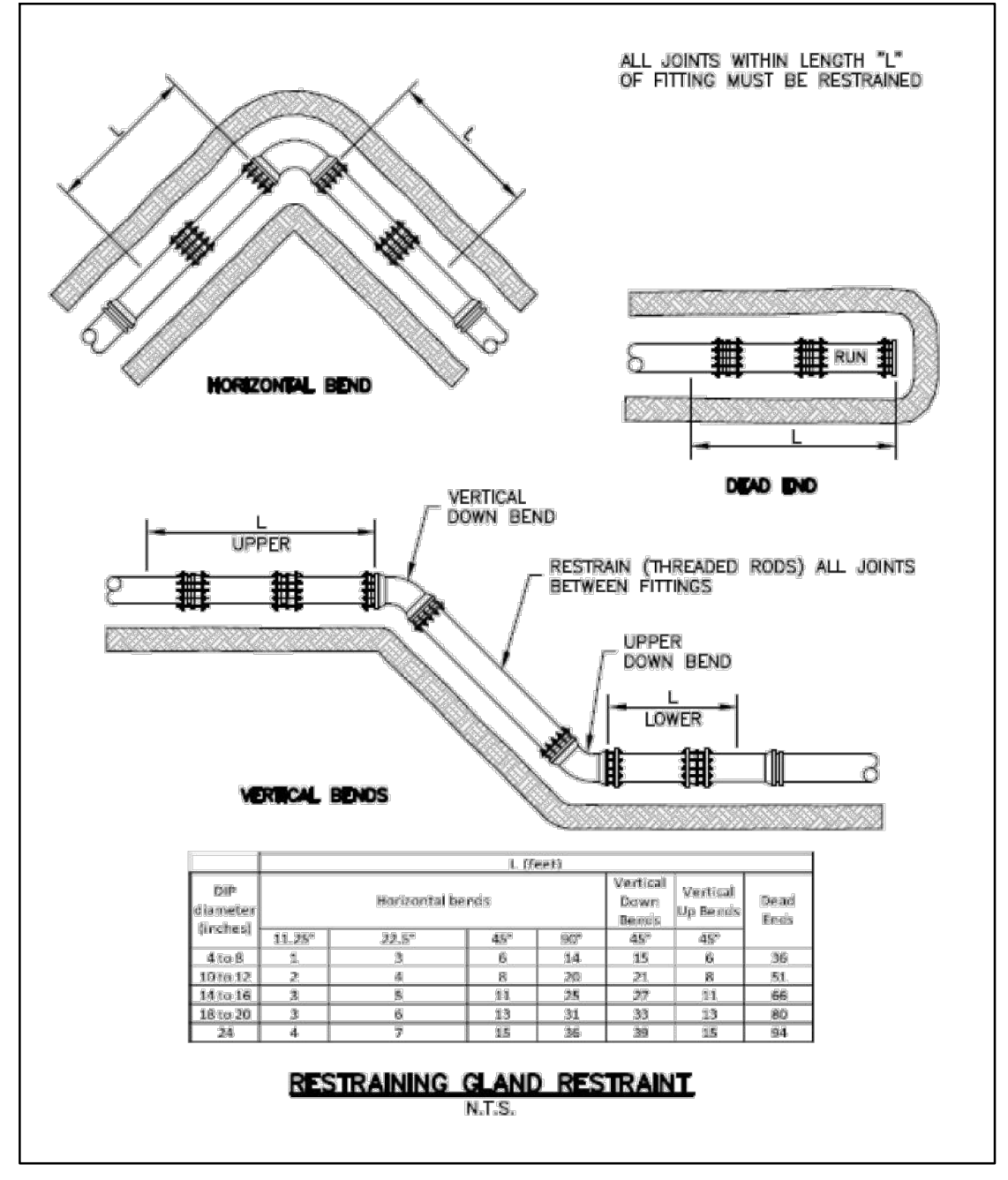
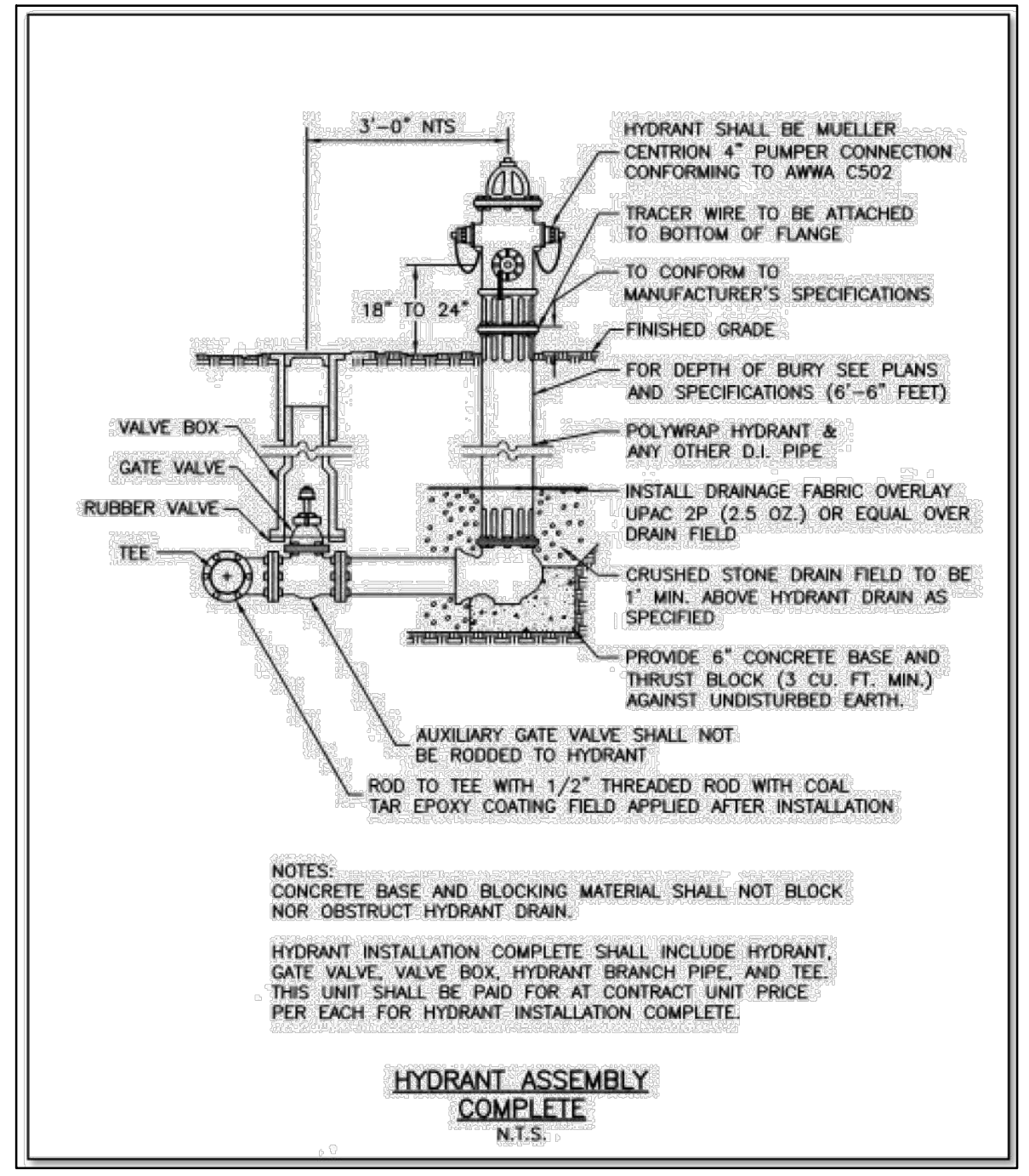
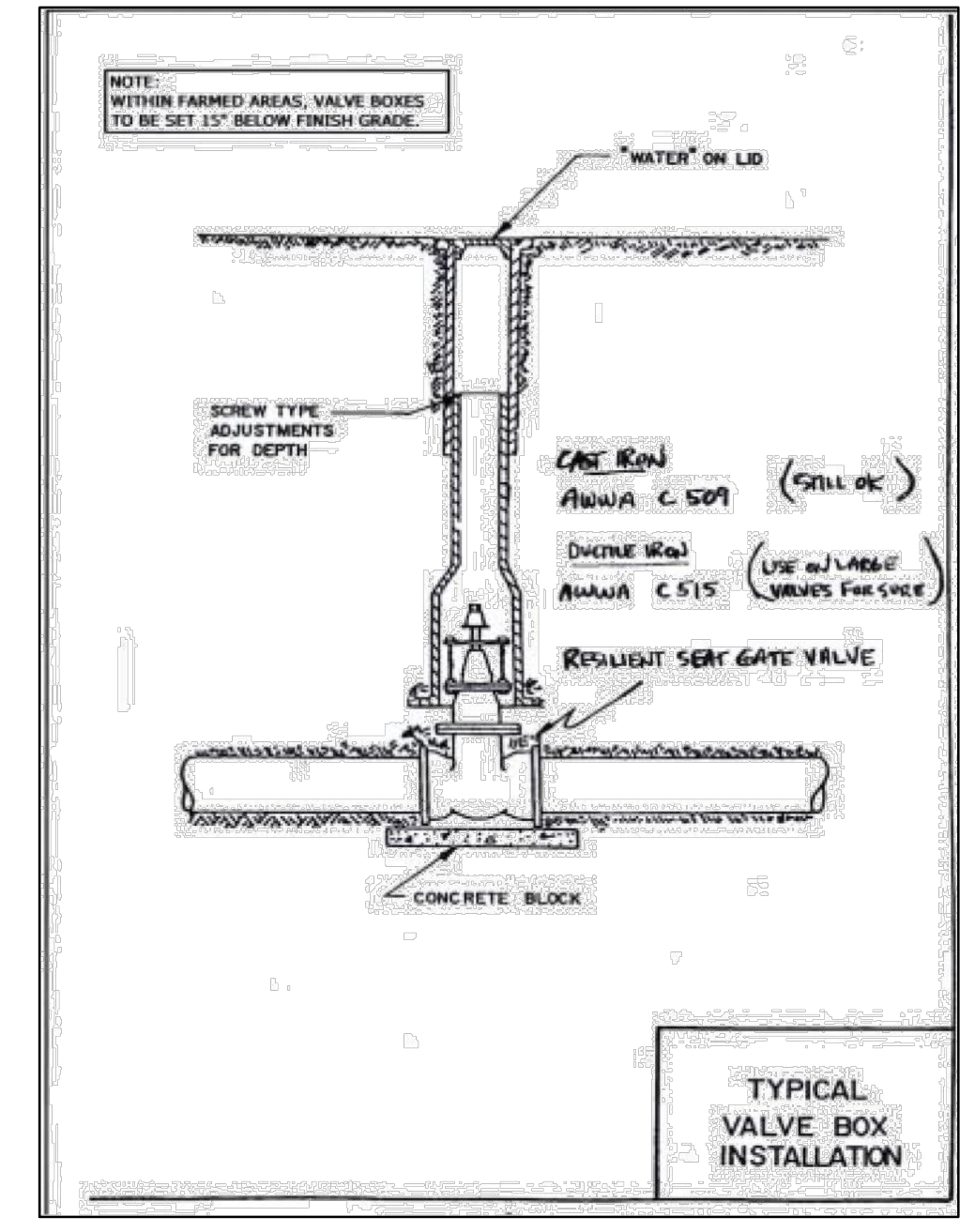
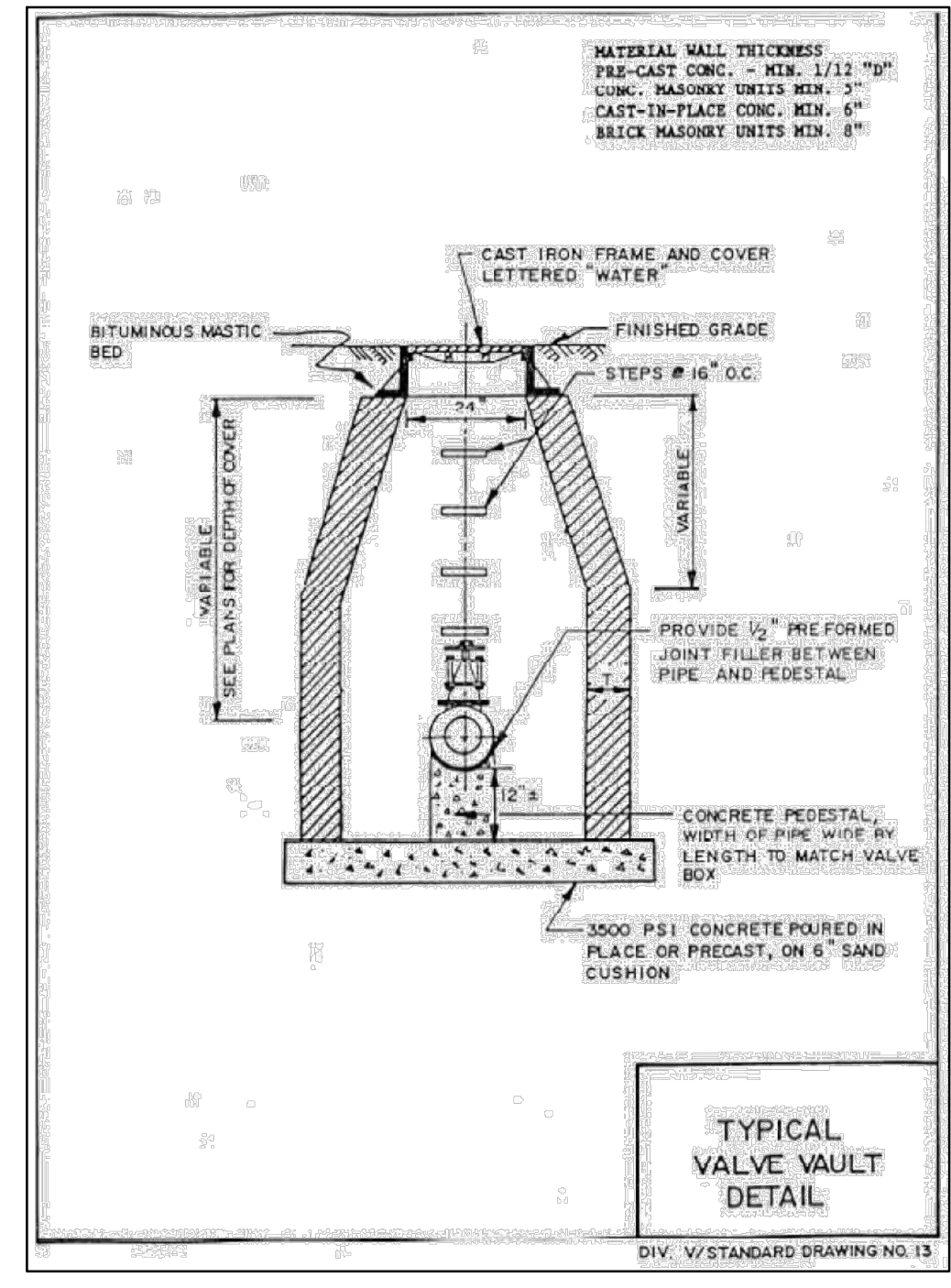
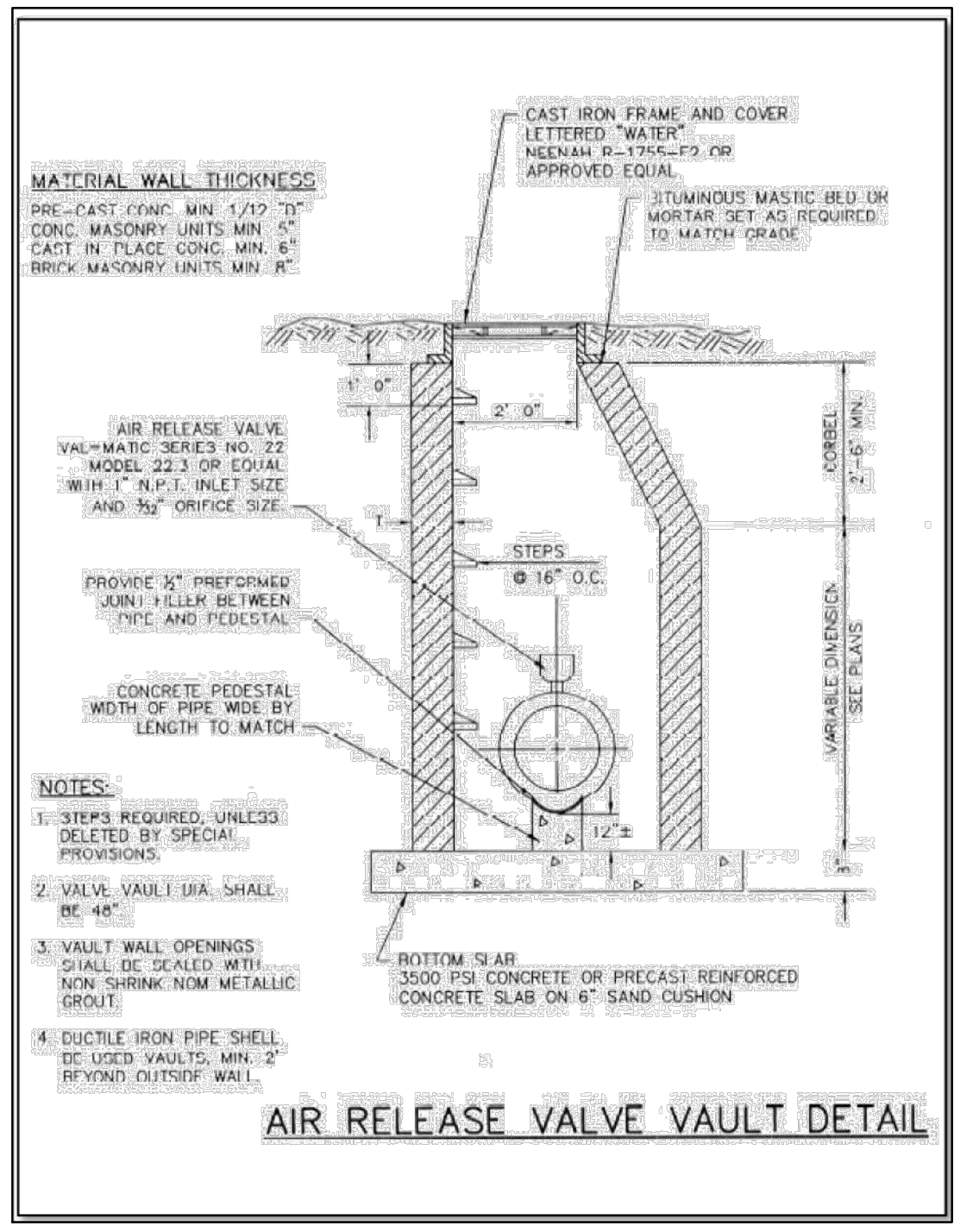
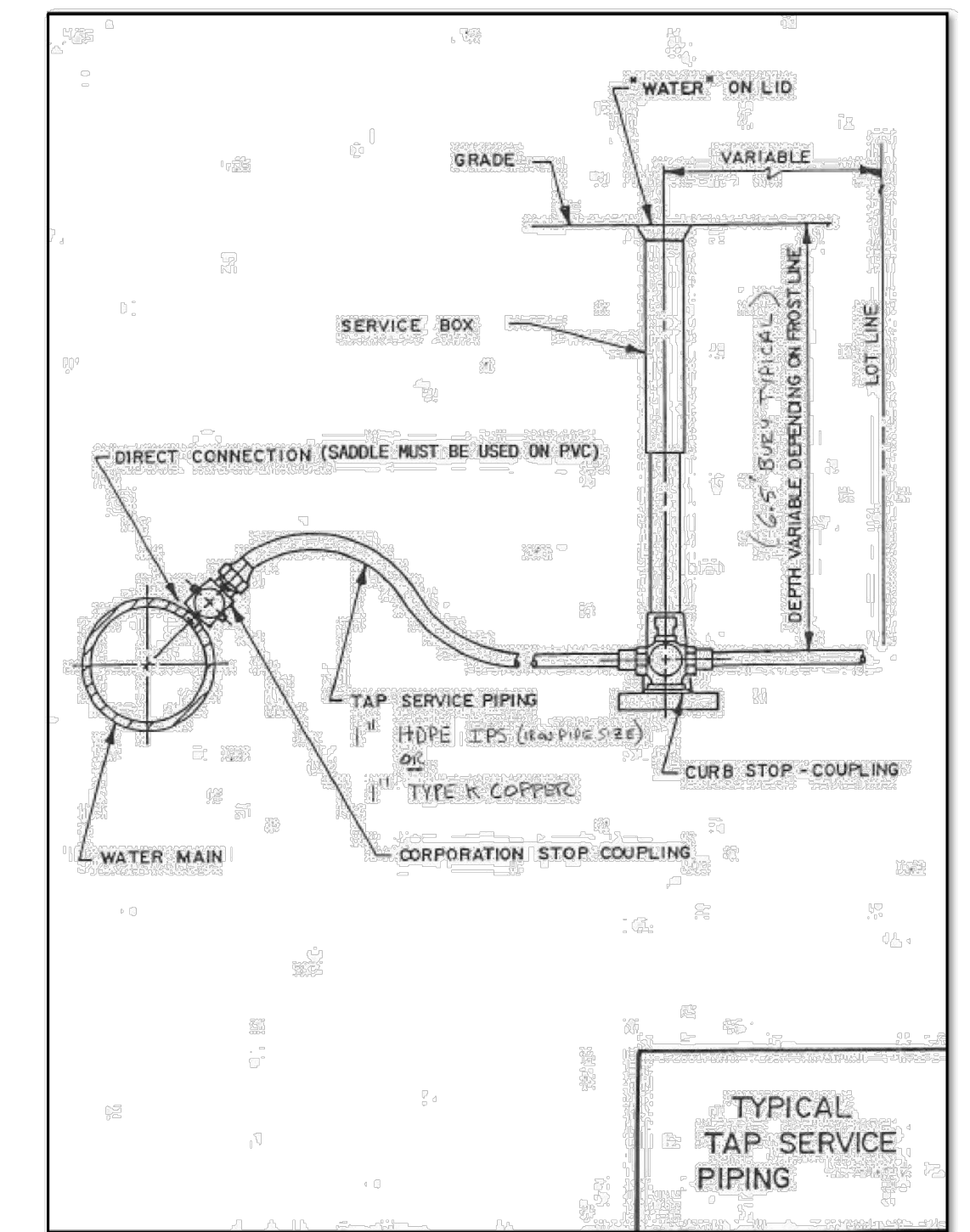
3501 KISHWAUKEE ST.  
ROCKFORD, ILLINOIS 61109 PH. (815) 387-7660

ISSUE  
05/01/2023

02/07/2024: Revisions: Revised notes 1, 6, & 7 with acceptable frames & life. Modified notes 3, 5, & 7. Added note 8. Revised Rock River Reclamation District to Four Rivers Sanitation Authority. Added note 17. Added note 18. Revised Cleanout Casting Detail. Added this detail.

ITEM	DATE
1. OWNER REVIEW	11-14-2024
2. AGENCY APPROVAL	01-14-2025
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RESOURCES INC.

5281 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303

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Illinois Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

**CLEARWING  
LOT A PUD**

10311 CLEARWING LN  
ROSCOE, IL 61073  
WINNEBAGO COUNTY

WHITE OAK TRUST  
747 GLEASMAN ROAD  
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

**DETAILS**

DRAWN: M.J.H.  
CHECKED: J.S.L.  
PM: J.S.L.

PROJECT NUMBER  
SHEET NUMBER

**24146**

**C13**

**UNITED STATES POSTAL SERVICE** Developers & Builders Guide

**APPENDIX B – Cluster Box Unit Installation Multiple Unit**

**NOTES TO A/E:**

**CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT**

Scale: 1/2" = 1'-0"

USPS SSL Issued: 10/1/2016  
Last Revised: 10/2/2016

Page 13 of 15      USPS National Delivery Planning Guide for Builders & Developers      Date published 12/21/2017

**vital™ Cluster Box Units**

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 7).

MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-12XX	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2
1570-13XX	vital™ Type IV CBU	62"	30-1/2"	18"	14-1/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4T5XX	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	145	6-1/2"H x 12"W x 15"D	4	2
1570-8T6XX	vital™ Type VI CBU	62"	30-1/2"	18"	14-1/2"	176	3"H x 12"W x 15"D	8	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black-BK Dark Bronze-DB Sandstone-SO Postal Gray-PG White-WH Forest Green-FG



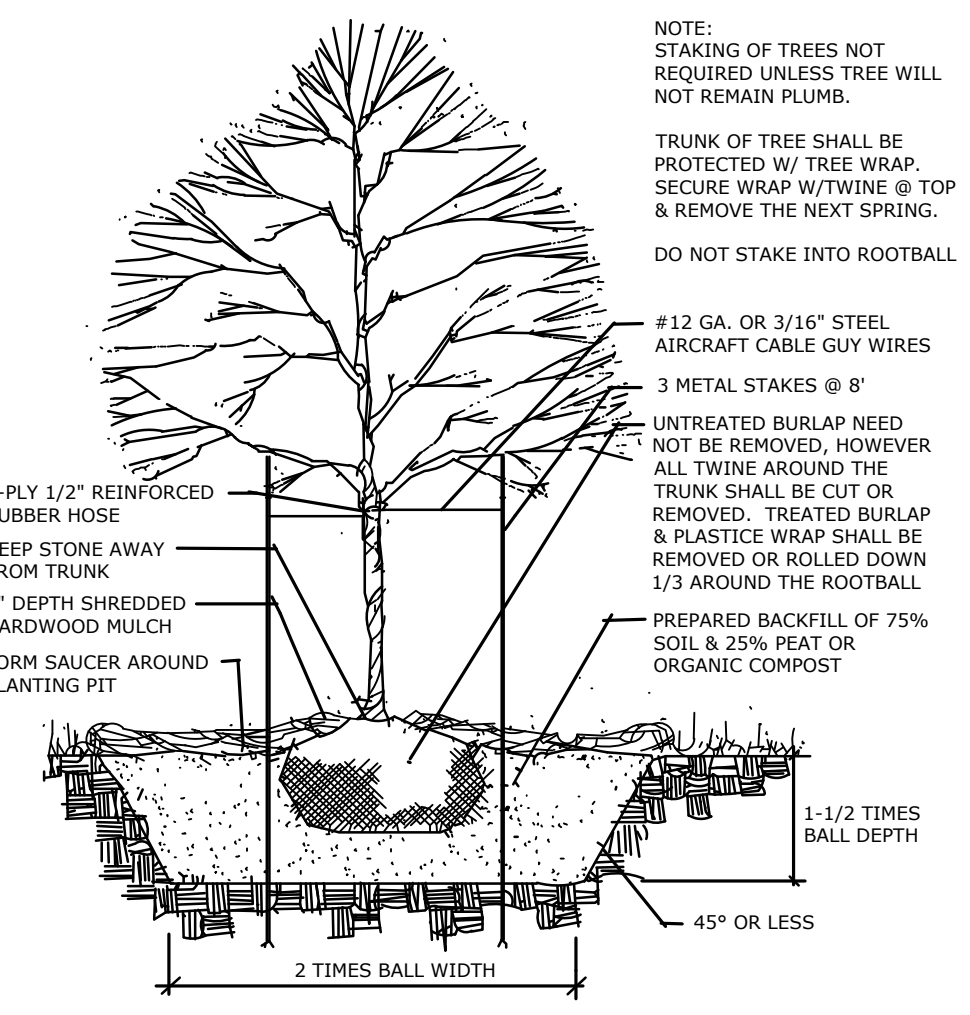
**LEGEND**

- EXISTING TREES TO REMAIN
- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE

FOR UNIT PLANTING DETAILS  
SEE SHEET L02

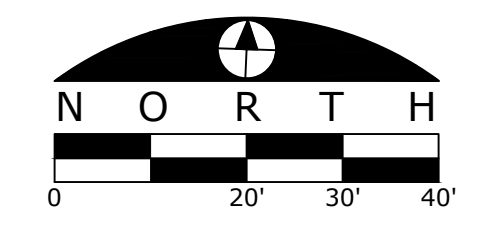
**PLANT LIST - SITE TREES**

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AAB	3	<i>Acer freemanii</i> 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	HYBRID RED MAPLE SHADE TREE
AC	4	<i>Abies concolor</i> WHITE FIR	6'	EVERGREEN
BN	6	<i>Betula nigra</i> 'Heritage' RIVER BIRCH	7'	MULTISTEM
GTS	2	<i>Gleditsia triacanthos</i> 'Skyline' SKYLINE HONEYLOCUST	2.5"	SHADE TREE
MCA	2	<i>Malus x 'Adirondack'</i> ADIRONDACK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
MCP	2	<i>Malus x 'Prairie Fire'</i> PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PGD	5	<i>Picea glauca x densata</i> BLACK HILLS SPRUCE	6'	EVERGREEN
QB	3	<i>Quercus bicolor</i> SWAMP WHITE OAK	2.5"	LARGE SHADE TREE
QR	3	<i>Quercus rubrum</i> RED OAK	2.5"	LARGE SHADE TREE
SRT	2	<i>Syringa reticulata</i> JAPANESE TREE LILAC	7'	MULTISTEM ORNAMENTAL
POS	6	<i>Physocarpus opulifolia</i> 'Summer Wine' SUMMER WINE PHYSOCARPUS NINEBARK	5 GAL	DECIDUOUS SHRUB
SBG	12	<i>Spiraea bumalda</i> 'Goldflame' GOLDFLAME SPIRAEA	5 GAL	DECIDUOUS SHRUB
CFR	12	<i>Calamagrostis acutifolia</i> 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	ORNAMENTAL GRASS - 3' O.C.



**TREE PLANTING DETAIL**

NOT TO SCALE



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SHEET TITLE

**LANDSCAPE PLAN  
OVERVIEW**

DRAWN MJH  
CHECKED JSL  
PM JSL

PROJECT NUMBER  
SHEET NUMBER

**24146**

L01

