

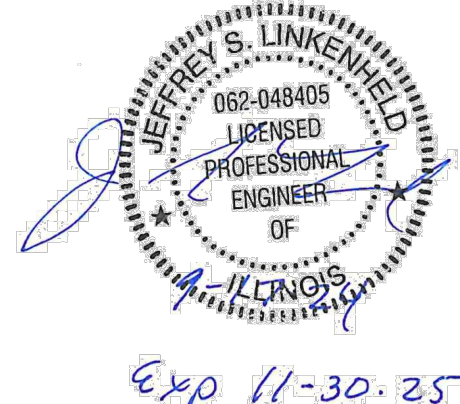
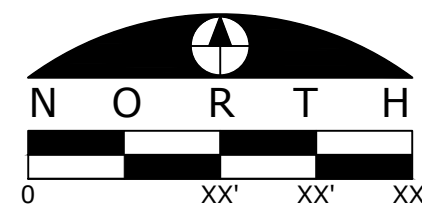
# FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE  
ROSCOE, IL

## 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 the owner's "Description of Work", 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 or WinGIS or an assumed] 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 form 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



## OWNER:

### FOREST CITY GEAR CO

11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 623-2168

## ENGINEER:



## Sheet List Table

SHEET NUMBER	SHEET TITLE
C00	COVER
C01	GENERAL NOTES
C02	OVERALL SITE PLAN
C03	EXISTING CONDITIONS & REMOVAL PLAN
C04	LAYOUT PLAN
C05	GRADING PLAN
C06	UTILITY PLAN
C07	DETAILS

## APPROVAL

CITY  
COUNTY  
STATE

## DATE

PENDING  
PENDING  
PENDING

## UTILITY OFFICIALS

### PUBLIC WORKS DEPARTMENT:

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

### WATER DEPARTMENT:

NORTH PARK PUBLIC  
WATER DISTRICT  
1350 TURRET DRIVE  
MACHESNEY PARK, IL 61115  
(815) 633-5478

### SEWER DISTRICT:

FOUR RIRS SANITATION AUTHORITY  
3501 KISHWAUKEE STREET  
ROCKFORD, IL 61126  
CHRISTOPHER BAER  
DIRECTOR, ENGINEER  
(815) 387-7660

### CABLE TELEVISION:

COMCAST  
4450 KISHWAUKEE STREET  
ROCKFORD, IL 61101  
(815) 739-0876

### TELEPHONE:

COMCAST  
4450 KISHWAUKEE STREET  
ROCKFORD, IL 61101  
(815) 739-0876

### GAS:

NICOR GAS  
1844 FERRY ROAD  
NAPERVILLE, IL 61108  
(815) 739-0876

### ELECTRIC:

COMMONWEALTH EDISON COMPANY  
123 ENERGY AVENUE  
ROCKFORD, IL 61109  
(815) 263-3123



PROJECT NAME  
OWNER'S NAME

## FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE  
ROSCOE, IL  
WINNEBAGO COUNTY  
FOREST CITY GEAR CO  
11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 623-2168

CONSULTANTS

## ISSUED FOR

1. VILLAGE APPROVAL	DATE
2. ---	---
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## REVISIONS

ITEM	DATE
1. ---	---
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SHEET TITLE

COVER

DRAWN

RMG

CHECKED

JSL

PM

JSL

PROJECT NUMBER  
SHEET NUMBER

23063

C00



## GENERAL NOTES AND CONDITIONS

- All earthwork, grading and paving shall be performed in accordance with Standard Specifications for Road and Bridge Construction in Illinois, State of Illinois Department of Transportation, (current edition), the "Supplemental Specifications and Recurring Special Provision" (current edition), and all revisions and supplements thereto, and the requirements and specifications of Village of Roscoe (where applicable).
- Notify the following at least 48 hours prior to start of construction:
  - Village of Roscoe, Dept. of Public Works - (815) 877-0746
  - B. Arc Design Resources, Inc. - (815) 484-4300
- The Contractor shall be responsible for protecting utility property during construction operations as outlined in Article 107.31 of the Standard Specifications. The J.U.L.L.I.E. number is 800-892-0123. A minimum of 48 hours advance notice is required for non-emergency work.
- The Contractor shall contact the Village of Roscoe Department of Public Works Water Division for all water main shutoffs required due to construction operations. The Contractor shall not operate any valves or shutoffs without prior notification.
- The Contractor shall provide and install two weighted sand bags on the bottom cross member of each type I barricade used.
- If during paving or grading operations the existing mailboxes or street signs, which are to remain in place, become a hindrance, the Contractor shall be required to carefully remove and reinstall them and shall be included in the cost of the paving or grading pay items.
- The top four inches of soil in any right of way area disturbed by the Contractor must be capable of supporting vegetation.
- Cut or fill slopes shall have a maximum ratio of 3 horizontal to one vertical unless noted otherwise. These slope constraints apply to temporary stock piles as well as finished slope conditions.
- The Contractor is responsible for maintaining positive drainage at the conclusion of each working day.
- See cross sections for special slopes, including driveway slopes.
- Embankment will not be measured for payment and shall be included in the Earth Excavation cost.
- Except for the top 3", all aggregate bases and subbases 12" in thickness shall be constructed of aggregate gradation CA-2. If the specified thickness exceeds 12", the bases or subbases shall be constructed of topsize 6" breaker-run crushed stone with 70% to 90% by weight, passing the 4" sieve and 15% to 40% by weight, passing the 2" size sieve, except the top 3". The breaker-run crushed stone shall be reasonably uniformly graded from coarse to fine and be taken from a quarry ledge capable of producing Class "D" quality aggregate. The top 3" shall be gradation CA-6 or CA-10 regardless of thickness. The water necessary to achieve compaction in all but the top 3" layer may be added after the subbase or base course is placed on the grade.
- The bars shall be installed to the PCC appearance to adjacent existing concrete pavement. The bars to be installed in accordance with the applicable portions of Article 420.05 of the Standard Specifications. See Highway Standard 420001.0B for detail on longitudinal construction joint grouted-in-place tie bar. The cost of the tie bars to be included in the cost of the PCC appearance adjacent to the existing pavement.
- See cross sections for special ditches and back slopes.
- The removal of bituminous surfacing on a rigid type base removed in conjunction with the base shall be included in the contract unit price for pavement removal of the type specified.
- Placement and compaction of the backfill for proposed across road culverts and existing across road culverts that are removed shall conform to Section 502.10 of the standard specifications, except that the material shall conform to Article 208.02 of the standard specifications, and shall be compacted to a minimum of 95% of the stand laboratory density. Any material conforming to the requirement of Article 1003.04 or 1004.05 which has been excavated from the trenches shall be used for backfilling the trenches. The entire excavation, within 2 feet outside of each curb or pavement shall be backfilled with trench backfill material to the bottom of the proposed subgrade.
- All embankment constructed of cohesive soil shall be constructed with not more than 110% of optimum moisture content, determined by the standard proctor test. Cohesive soil shall be defined as any soil which contains greater than 10% particles by weight passing the #200 sieve. The 110% of optimum moisture limit may be waived in free-draining granular material when approved by the engineer.
- The contractor shall place temporary hot-mix asphalt tapers along all sides of the utility structures protruding above the final surface. The temporary tapers shall extend 2' outside of the castings, except for the approach side to traffic shall have a 4' taper length. Hot -mix asphalt meeting the approval of the engineer shall be used. No cold millings will be allowed. The cost of the material, placement, maintenance, remove, and disposal of said work will be incidental to the project.
- Culvert flows must be maintained throughout the project. Normal flow shall be allowed to pass at the rate it enters the jobsite. High flows shall be allowed to pass without causing damage to upstream properties.
- All frames and grates of drainage structures to be removed or filled shall be carefully salvaged and shall remain the property of the contractor.
- The new manhole lids on this project shall have the word "STORM", "SANITARY", or "WATER" on the lid. The word to be used is noted on the plans. It will be the contractor's responsibility to determine the word to be used on other lids not noted on the plans. No additional compensation will be allowed for this work.
- All proposed manholes on this project shall be cast in place or precast. This work will be paid for at the contract unit price each for manhole of the type and size specified.
- Pavement marking shall be done according to standard 780001, expect as follows:
  - All words, such as "ONLY", shall be 8 feet high.
  - 25.B. All non-freeway arrows shall be large size type.
- Expect as noted on the plans, pavement grades shown are at the top of pavement surfaces.
- For stabilization, all type III barricades shall require a minimum of four sand bags per barricade.
- The work required to connect any sewer to an existing drainage structure or pipe will not be paid for separately, but shall be considered as included in the contract unit price bid for the sewer item.
- Seeding shall not be permitted at any time when the ground is frozen, wet, or in an untillable condition. Locations to be seeded will be determined by the engineer.
- Only those trees designated by the engineer or listed in the tree removal schedule shall be removed. The contractor shall protect all remaining trees from damage due to his operations.
- Abandoned underground utilities that conflict with construction shall be disposed of outside the limits of the right-of-way according to Article 202.03 of the standard specifications and as directed by the engineer. This work will not be paid for separately, but shall be included in the cost of earth excavation.
- Any reference to a standard in these plans shall be interpreted to mean the most current edition.
- The following rates of application have been used in calculating plan quantities:

Granular Materials	2.05	TONS /CU YD
Bituminous Materials Tack Coat	0.03	LBS / SQ FT
Aggregate Prime Coat	2.05	LBS / SQ FT
HMA Paving	112	LBS / SQ YD /IN
Short Term Pavement Marking	10	FT / 100 FT OF APPLICATION
Mix for Cracks, JTS, & FLGVYS	0.0003	TONS / SQ YD
Level Binder (Hand Method)	0.0005	TONS / SQ YD
Supplemental Watering	3	GAL / SQ YD APPLICATION
Calcium Chloride	2	LB / SQ YD APPLICATION
- Any existing field tiles crossing under the roadway, as shown in the plans or discovered during exploration trenching, shall be replaced according to Section 611 of the standard specifications and paid for under the various pay items for storm sewer work.
- All sanitary sewer work (including manhole adjustment, sewer crossing, etc.) shall be constructed in the presence of a FRSA Inspector. The Contractor shall coordinate this work with FRSA Chief Inspector Jude Torre@815-871-8072 cell.
- All sanitary sewer work shall conform to all standards and specifications of the Four Rivers Sanitation Authority.

## SEED AND RESTORATION NOTES

- Contractor is responsible for supplying and placing at minimum 4" of clean topsoil to bring site conditions to a plant-able and seed-able condition. If necessary, contractor shall use rock picker to prepare seed bed prior to final seed and planting, prior to installing any seed, contractor shall review status of prepared soil bed with architect and provide additional rock picking if directed. Any seeding and/or erosion control blanket install prior to review with architect will be required to be removed.
- All areas disturbed by construction shall be at minimum seeded and covered with erosion control blanket, NAG 5150 or equivalent.
- Contractor to seed all lawn areas as indicated on plan. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby kentucky bluegrass, 20% park kentucky bluegrass, 20% creeping red fescue, 20% scalds hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine applied at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow for circulation. Install per method 1, section 251, of the standard specifications for road and bridge construction.
- All seeded lawn areas shall be fertilized at installation with 06-19-19 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-07-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the second cutting. Acceptance and guarantee notes shall apply to all seeded areas.
- Acceptance of grading and seed shall be by landscape architect/engineer and/or owners representative. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) months after second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded or replaced repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

## EARTHWORK NOTES

- Boring samples have been taken at the proposed construction site and a boring report has been supplied with the construction documents.
- Unsuitable Materials:
  - Unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
    - The site contractor shall notify the general contractor immediately. The project superintendent, prior to the underdrilling being completed, must approve any additional underdrilling. The quantities must be verified by the engineer as the additional removal is being completed.
    - If approved by the engineer, these materials shall be removed and replaced with compacted granular materials and compacted in accordance to required standards. The cost of this work shall be an extra to the contract, with the cost being adjusted by change order.
    - If the site contractor is furnishing any off site material, a representative sample of such materials shall be furnished to the general contractor's approved testing agency to determine a proctor.
    - These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
  - Definition for materials:
    - "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
    - Topsoil shall be friable and loamy (loam, sandy loam, loam, or clay loam). Sand content shall generally be less than 70% by weight, and clay content shall generally be less than 35% by weight. Organic soils, such as peat or muck, shall not be used as topsoil.
    - Topsoil shall be relatively free from large roots, weeds, brush, or stones larger than 25 mm (1 inch). At least 90% shall pass the 2.00 mm (no. 10) sieve.
    - Topsoil pH shall be between 5.0 and 8.0. Topsoil organic content shall not be less than 1.5% by weight. Topsoil shall contain no substance that is potentially toxic to plant growth.
    - "Existing on-site material within moisture content limits" is defined as material of such a quality that the specified compaction can be met without any additional work other than "densifying" with a roller. Scarification and drying of this material will not need to be done prior to compaction.
    - Existing on-site material NOT within moisture content limits" is defined as material with a high moisture content that can not meet specified compaction requirements without scarification and drying, chemical stabilization, etc. of this material prior to compaction.
  - Unsuitable material is defined as any materials that:
    - Cannot be utilized as "topsoil", (organic) for landscape areas.
    - Cannot be utilized as "engineered fill", regardless of moisture content and/or does not structurally meet the standards of the project owner's engineer's recommendations for "engineered fill".
    - These materials can be defined as natural materials or materials from "demolition" and/or excavated areas; i.e., they are materials that would not be suitable for "engineered fill".
  - "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
  - "Trench backfill" shall be defined as any materials used for the purpose of backfilling any trench and/or any excavation requiring backfilling. Refer to the section titled "Standards for fill areas" for determine acceptable materials and procedures.
  - The term "stripping" or "x-strip" as used herein shall be defined as the removal of all "organic materials" from a given area. The term "organic materials" is defined as material having an organic content over 8% based on ASTM test method D-2974 or as defined by the owner's engineer.
- Standards for cut areas:
  - A "cut area" is defined as any area where "engineered fill" is not required to bring the site to design subgrade elevation, instead excavation or "cutting" is required to achieve design subgrade elevation. ("Engineered fill" being defined as any material being "offsite material".)
  - In "cut areas" the site contractor shall perform one of the following procedures at the discretion and in the presence of a representative of the owner's engineer and the project architect:
    - Item 1: For exposed building or parking lot subgrades consisting primarily of granular soils the exposed subgrade should be compacted/densified by at least one (1) pass of a smooth-drummed vibratory roller having a minimum gross weight of 10 tons.
    - Item 2: For exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrade should be proof-rolled with a fully-loaded six-wheel truck having a minimum gross weight of 25 tons. The maximum allowable deflection under the specified equipment shall be 1/2".
  - In the event that adequate stability of granular soils subgrade cannot be achieved by the procedures as outlined in item 1, above, or that deflections of greater than 1/2" are observed during the "proof rolling" of cohesive soils subgrades, as outlined in item 2, above, additional corrective measures will be required. These measures could include, but not necessarily be limited to, scarification, moisture conditioning, and re-compaction; undercutting & replacement with engineered fill and chemical stabilization, etc., with crushed stone (with or without geotextiles); chemical stabilization, etc.
  - If this shall be considered as part of the scope of these documents and thus part of this contractor's responsibility to perform scarification and allow for drying of the subgrade per Illinois dot standards (scarify a 16' depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
  - Any proposed corrective measures by the contractor should be reviewed by the owner's engineer and the project architect. In the event that in the opinion of the owner's engineer and/or the project architect proof rolling is not a good indicator of the subgrade stability an alternative method shall be specified by the owner's engineer and/or the project architect.
- Standards for fill areas:
  - A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation. These areas will require the installation of "engineered fill" to achieve design subgrade elevation. "Engineered fill" material can be defined as either "granular" and/or "soil" having their origin for either the construction site and/or "offsite material". Materials having their origin from the construction site is referred to as "borrow". The composition and the compaction standards of the engineered fill for this project will be specified by owner's engineer and the project architect.
  - In "fill" areas will borrow materials are allowed to be utilized as engineered fill the site contractor shall compact the borrow to the specified compaction.
- Compaction standards (for engineered fill and back filled areas)
  - prior to placement of fill in areas below design grade, the exposed subgrade should be observed by a representative of the owner's engineer to evaluate that adequate stripping has been performed. Additionally, the proof rolling or compacting in the "standards for cut areas" section of this cs should be performed. It is typical practice to proof roll, and densify if necessary, exposed subgrades prior to filling. If soft or unstable subgrades are observed, these areas should be stabilized or undercut. Minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM specification D-698). All engineered subgrades should meet the following minimum compaction:
    - Areas under foundation bases:
      - A.1.A. 95% modified proctor for all fill placed below foundation base elevation in the building area.
      - A.1.B. areas under floor slabs and above foundations/footing bases:
      - A.1.C. 95% modified proctor for all fill placed more than 12 inches below final grade for support of floor slabs and above foundation base elevation in the building area.
      - A.1.D. 95% modified proctor for all fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to at least 95% standard proctor.
    - Areas under pavement sections:
      - A.2.A. 95% modified proctor for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12 inches.
    - Landscape areas:
      - A.3.A. 95% standard proctor for all fill placed in landscape areas. These areas should be brought to grade with "topsoil" to a depth of 12 inches in areas to be seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands.
    - Base course portion of pavement sections:
      - A.4.A. 95% modified proctor for all base course materials that are part of a "pavement section".
  - The option of utilizing the modified proctor (ASTM D-1557) in lieu of the specified standard proctor (ASTM D-698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer and approved by the project architect.
  - Place all backfill and fill materials in layers that are not more than 8" in loose depth, before compacting, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum density of the area.
- Finish grading:
  - The term "finish grading" as used herein shall be defined as that condition that areas not receiving a finish product such as parking areas, driveways, roadways, sidewalks, etc. Finish graded areas would generally be those areas receiving "landscaping" such as seed, sod, trees, bushes, mulch, etc.
  - The site contractor is responsible for "finish grading" all areas within the perimeter of the "construction site". The definition of the "construction site" is the area encompassing all disturbed areas that were disturbed as a result of the construction process relating to the general contract which this site contract was part of.

## DEMOLITION NOTES

- The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.
- The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
- The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet.
- Tree removal shall include the complete removal of all trees on the entire site, including all stumps and roots with the following exception: existing (healthy) trees (along the site perimeter) that are six inches or greater diameter at breast height (DBH) shall be preserved and incorporate into the landscaping, if removal of said trees is deemed necessary by the contractor, the contractor shall offer written notification ten business days prior to demolition to the engineer. Written approval must be obtained prior to removal of said trees.
- The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities.
- Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off site, contractor shall be responsible for removal of all materials from the site along with all associated permits and regulatory requirements.
- The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through the City of Rockford and the Illinois Environment Protection Agency (IEPA).
- The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. 48 hrs notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs associated with the connection of temporary utility services, if required, to facilitate construction staging.
- The contractor shall maintain all existing parking, sidewalks, drives, etc., to be clear and free of any construction activity and/or excavated and hauled material to ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites.
- Existing propane tanks, if any, to be removed by supplier prior to demolition.
- The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain.
- Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

## 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.
  - Concrete pavement shall be constructed in accordance with the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction" (Standard Specifications), latest edition, including all updates and standards thereto.
  - 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.
- Material Specifications: All storm sewer system elements shall conform to the following specifications:
  - Sewer Pipe: All storm sewer pipe shall be reinforced concrete pipe unless otherwise specifically noted in this plan set.
    - Sump pump service connection and storm sewer extension (4" and 6")—ABS sewer pipe or PVC sewer pipe ASTM D2751, SDR35, or ASTM D3034, SDR35, respectively.
    - Concrete sewer pipe (10" diameter and smaller), minimum Class 3, ASTM C14.
    - Reinforced concrete pipe (12" diameter and larger), circular reinforcement, minimum Class 3, wall B, ASTM C76.
    - Reinforced concrete arch culvert pipe—double line reinforcement, minimum Class 3, ASTM C506.
    - Reinforced concrete elliptical culvert pipe—minimum Class HE-III or VE-III, ASTM C507.
    - PVC underdrain pipe (4" and 6")—ASTM D2729, SDR35.
    - Galvanized corrugated steel culvert pipe AASHTO M246, Type B, minimum wall thickness 14 gauge (shall only be used for culverts).
  - Sewer Pipe Joints:
    - ABS pipe—ASTM C443.
    - PVC pipe—ASTM D3212, push-on type, except underdrain pipe which shall have solvent welded joints.
    - Reinforced concrete pipe—ASTM C443 ("O" ring).
    - Casing Pipes: Steel pipe—ASTM A132, 3/8" minimum thickness.
    - Manholes and Catch Basins:
      - Precast reinforced concrete—ASTM C478.
      - Size:
        - For sewer eighteen inches in diameter or less, manhole shall have a forty-eight inches inside diameter.
        - For sewer twenty-one to thirty-six inches in diameter, manhole shall have a sixty inch inside diameter.
        - For sewer greater than thirty-six inches in diameter, manhole shall have an offset riser pipe of forty-eight inches inside diameter.
      - Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
      - 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.
      - Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
  - Intels:
    - Precast reinforced concrete—ASTM C478 and ASTM C443.
    - Size: Intels shall have a twenty-four inch inside diameter and a maximum depth of four feet.
    - Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
    - Only one pipe connection is 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 cone 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)
    - Manhole Frame and cover—Use area inlet as listed below unless specified as a "closed lid" in this plan set.
      - Closed lid frame and covers shall be Neenah No. R-1772-C embossed "STORM SEWER".
    - Manhole steps—Neenah No. R-1931-1.
    - Six inch curb and gutter inlet—Neenah No. R-3032.
    - Yard inlet—Neenah No. R-2579.
  - All end sections 24" and greater shall come equipped with trash grate and toe block in compliance with Illinois Department of Transportation standard.
  - 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 material from the interior of the pipe and from 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 fill 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.

## GENERAL PAVING NOTES

- All pavement shall be constructed in accordance with the following:
  - Concrete pavement shall be constructed in accordance with the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction" (Standard Specifications), latest edition, including all updates and standards thereto.
  - Standards and requirements of Village of Roscoe.
  - Additional details and requirements provided in the contract documents, including this plan set.
- All proposed pavement areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 10.0 feet of design subgrade.
- The subgrade of pavement areas shall be free of all unsuitable material and shall be compacted to a minimum 95 per cent of Standard proctor density.
- The subgrade shall be proof rolled, inspected and approved by the Testing Engineer prior to placing the base material. Notify the engineer at least 48 hours prior to finished subgrade preparation.
- The earthwork contractor shall be responsible for removal of spoil material from the underground contractors, preparing the roadway subgrade, proof rolling, placing topsoil to a minimum depth of 4 inches to finished grade in the parkways areas only, grading of drainage swales, and all other tasks as directed by the owner or engineer.
- The quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the Contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions.
- The paving Contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation.
- The proposed pavement shall be of the type and thickness as specified in the engineering drawings, and constructed in strict conformance with the previously referenced IDOT standard specifications and Village of Roscoe.
- Areas of deficient paving, including compaction, smoothness, thickness, and asphalt mixture, shall be delineated, removed, and replaced in compliance with Specifications requirements unless corrected otherwise as directed and approved by the owner.
- Field quality control tests specified herein will be conducted by the owner's Independent Testing Laboratory (ITL) at no cost to the contractor. Any testing and inspection resulting from the requirements of necessary permits by Village of Roscoe or the State of Illinois shall be at the contractor's expense. The contractor shall perform additional testing as considered necessary by the contractor for assurance of quality control. Retesting required as a result of failed initial tests shall be at the contractor's expense.
  - Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and Village of Roscoe.
  - Testing shall be performed on finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The following tolerances in 10 ft. shall not be exceeded: Base Course Surface: 1/4-inch, Wearing Course Surface: 1/8-inch.
  - No ponding shall occur on paved surfaces.

## PAVEMENT MARKING NOTES

- Apply two (2) coats for all pavement markings.
- Material description: a fast drying, high hiding marking paint for concrete, brick and bituminous surface. This product has been designed for painting centerlines and edge-lines of highways, Village of Roscoe crosswalks and stop zones, parking lots, traffic aisles, etc. Do not apply to in temperatures below 50 F.

PROJECT NAME  
OWNER'S NAME

## FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE

ROSCOE, IL

WINNEBAGO COUNTY

FOREST CITY GEAR CO

11715 MAIN STREET

ROSCOE, IL 61073

(815) 823-2168

CONSULTANTS

ISSUED FOR

	DATE
1. VILLAGE APPROVAL	9-18-2024

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SHEET TITLE

## GENERAL NOTES

DRAWN RMG

CHECKED JSL

PM JSL

PROJECT NUMBER  
SHEET NUMBER

23063

C01



PROJECT NAME  
OWNER'S NAMEFOREST CITY  
GEAR  
WAREHOUSE5313 ROSS LANE  
ROSCOE, IL  
WINNEBAGO COUNTY  
FOREST CITY GEAR CO  
11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 623-2168

CONSULTANTS

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SHEET NUMBER

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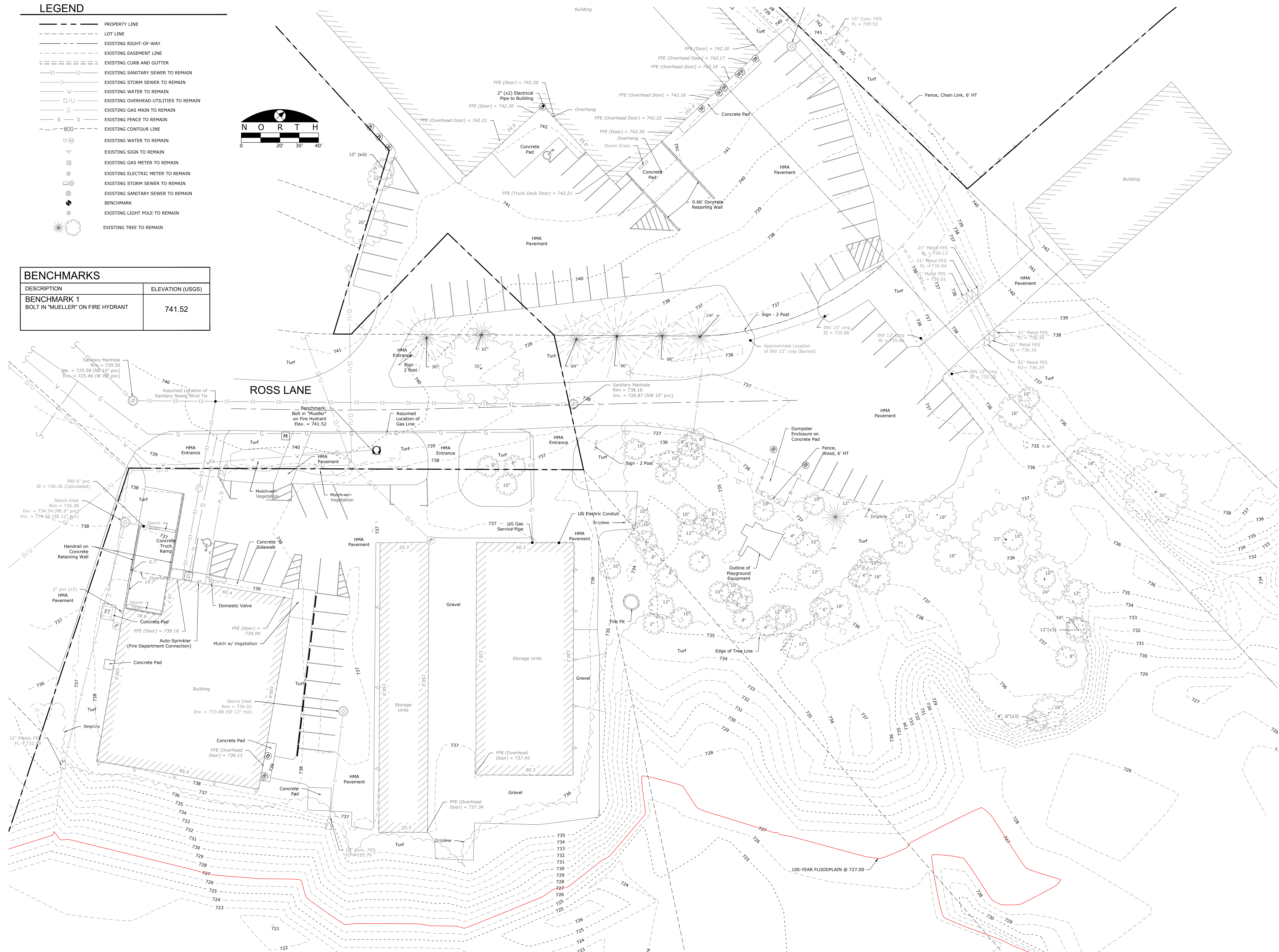
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## LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING WATER TO REMAIN
- EXISTING OVERHEAD UTILITIES TO REMAIN
- EXISTING GAS MAIN TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CONTOUR LINE
- EXISTING WATER TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING ELECTRIC METER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- BENCHMARK
- EXISTING LIGHT POLE TO REMAIN
- EXISTING TREE TO REMAIN

## BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	741.52





PROJECT NAME  
OWNER'S NAME  
**FOREST CITY  
GEAR  
WAREHOUSE**  
5313 ROSS LANE  
ROSCOE, IL  
WINNEBAGO COUNTY  
FOREST CITY GEAR CO  
11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 823-2168

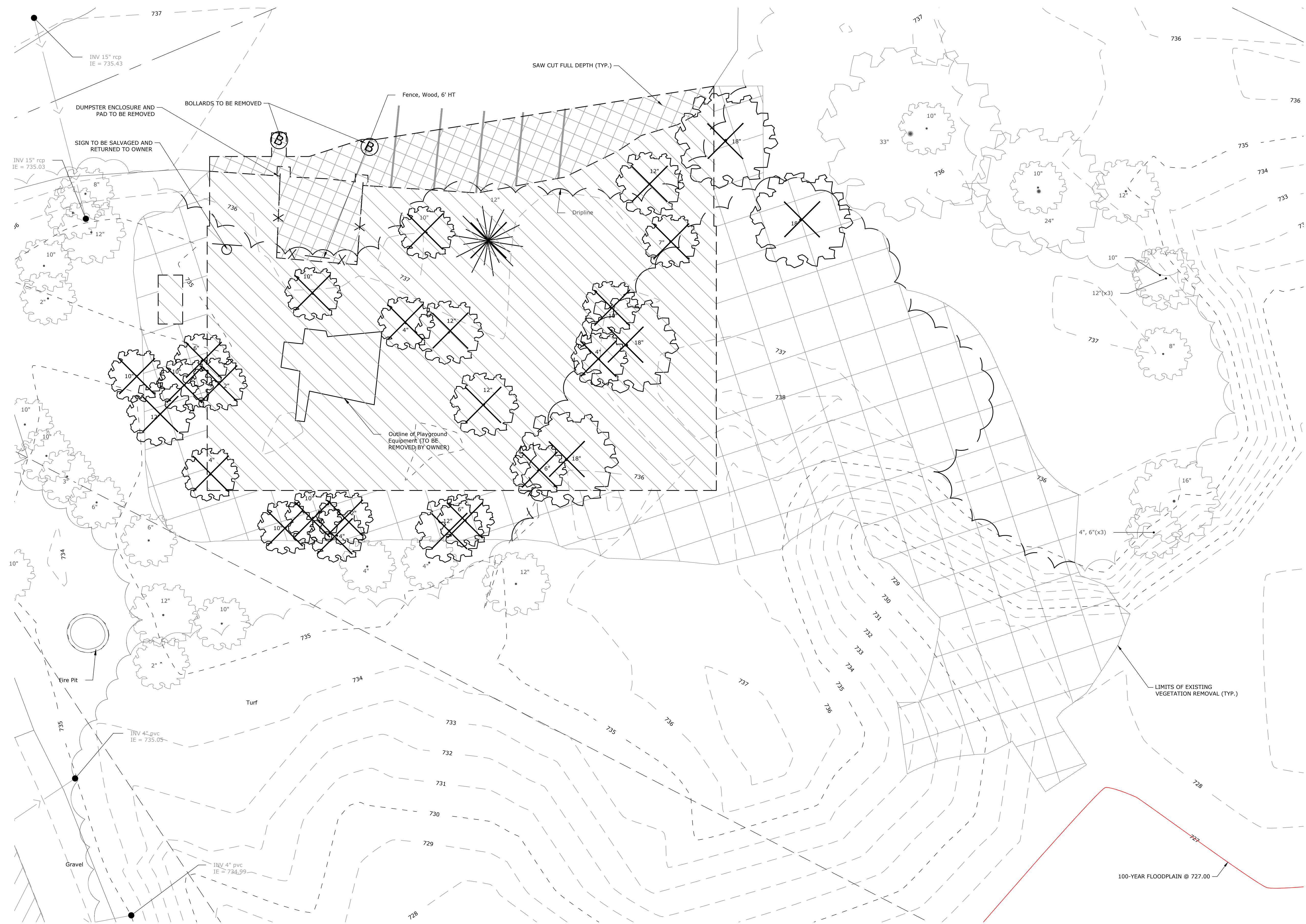
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**EXISTING  
CONDITIONS &  
REMOVAL PLAN**

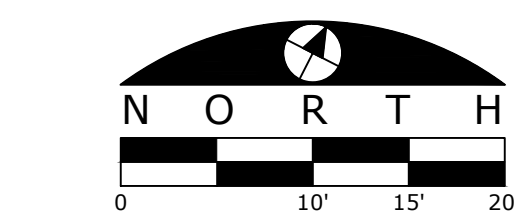
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PROJECT NUMBER  
SHEET NUMBER  
23063  
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## LEGEND

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---	LOT LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT LINE
---	EXISTING CURB AND GUTTER
---	EXISTING CURB AND GUTTER TO BE REMOVED
---	EXISTING SANITARY SEWER TO REMAIN
---	EXISTING SANITARY SEWER TO BE REMOVED
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---	EXISTING STORM SEWER TO BE REMOVED
---	EXISTING WATER TO REMAIN
---	EXISTING WATER TO BE REMOVED
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---	EXISTING OVERHEAD UTILITIES TO BE REMOVED
---	EXISTING GAS MAIN TO REMAIN
---	EXISTING GAS MAIN TO BE REMOVED
---	EXISTING FENCE TO REMAIN
---	EXISTING FENCE TO BE REMOVED
---	EXISTING CONTOUR LINE
---	EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS TO BE REMOVED
---	EXISTING AREA TO BE CORED OUT FOR PROPOSED BUILDING AND PAVEMENT
---	EXISTING VEGETATION TO BE CLEARED
(TBR)	"TO BE REMOVED"
(SVG)	"SALVAGE"
(TYP)	"TYPICAL" FOR ALL SIMILAR ITEMS
---	EXISTING WATER TO REMAIN
---	EXISTING WATER TO BE REMOVED
---	EXISTING SIGN TO REMAIN
---	EXISTING SIGN TO BE REMOVED
---	EXISTING GAS METER TO REMAIN
---	EXISTING GAS METER TO BE REMOVED
---	EXISTING ELECTRIC METER TO REMAIN
---	EXISTING ELECTRIC METER TO BE REMOVED
---	EXISTING STORM SEWER TO REMAIN
---	EXISTING STORM SEWER TO BE REMOVED
---	EXISTING SANITARY SEWER TO REMAIN
---	EXISTING SANITARY SEWER TO BE REMOVED
---	BENCHMARK
---	EXISTING TRAFFIC SIGNAL MAST ARM
---	EXISTING SIGNAL CONTROLLER
---	EXISTING LIGHT POLE TO REMAIN
---	EXISTING LIGHT POLE TO BE REMOVED
---	EXISTING SHRUBS TO BE REMOVED
---	EXISTING TREE TO BE REMOVED
---	EXISTING TREE TO REMAIN





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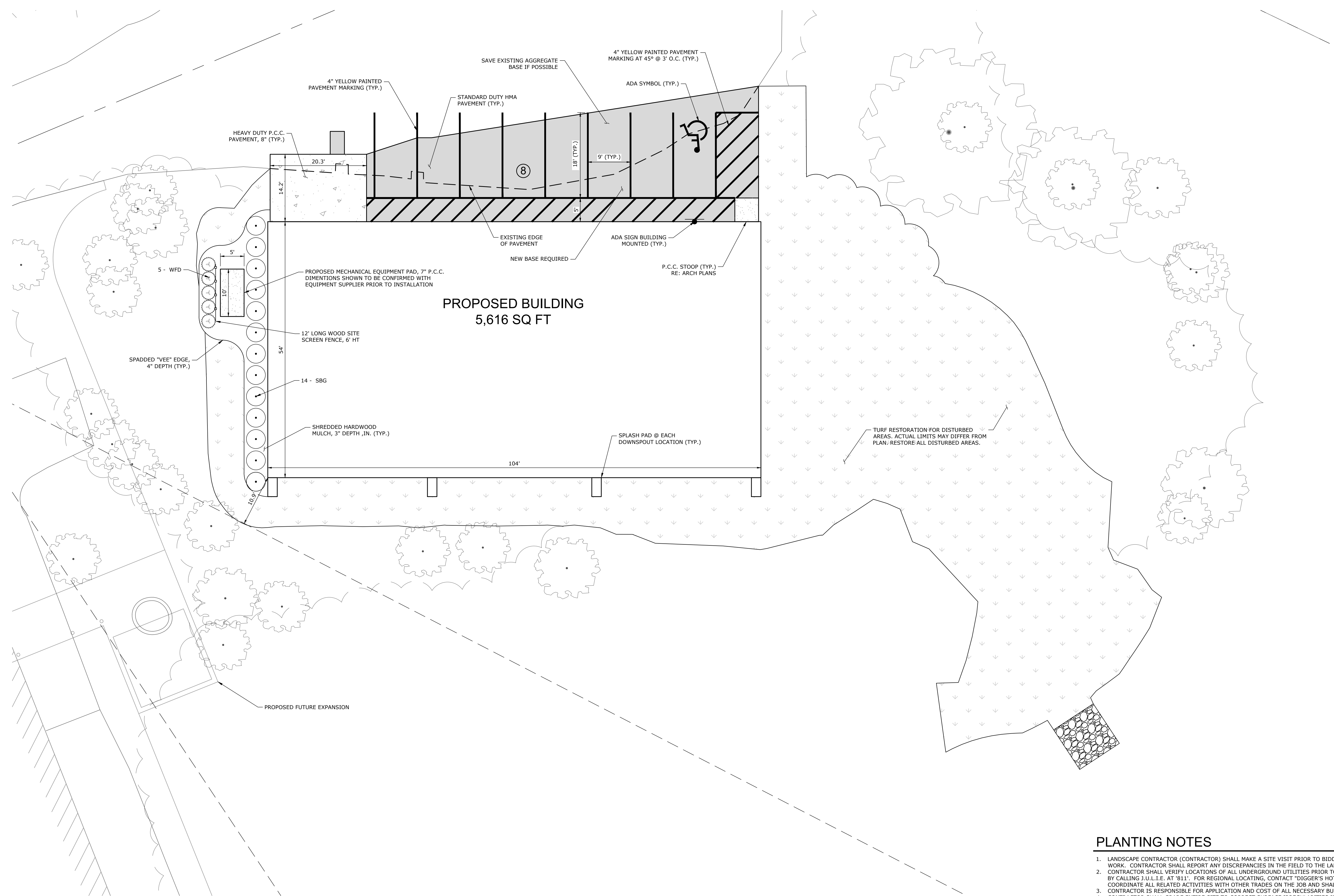
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE (ORNAMENTAL/WOODEN)
- PROPOSED FENCE (CHAIN LINK)
- EXISTING FENCE
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED PARKING STALLS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED TURF AREA, SEED ANY DISTURBED AREAS, CLASS 1 - IDOT SEED MIX (TYP.), COVER W/ EROSION CONTROL BLANKET

LAYOUT NOTES

- 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 CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- COORDINATE WORK WITHIN VILLAGE OF ROSCOE ROW WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- COORDINATE WORK WITHIN ROW WITH (agency). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS OF WORK WITHIN THE R.O.W.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- ELECTRICAL CIRCUITRY TO SITE LIGHTING AND (PYLON/MONUMENT) SIGN SHOWN ON ARCHITECTURAL PLANS.
- FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTINGUAL LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 18.0 N50, AND HMA SURFACE COURSE, MIX D N50.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.

NORTH

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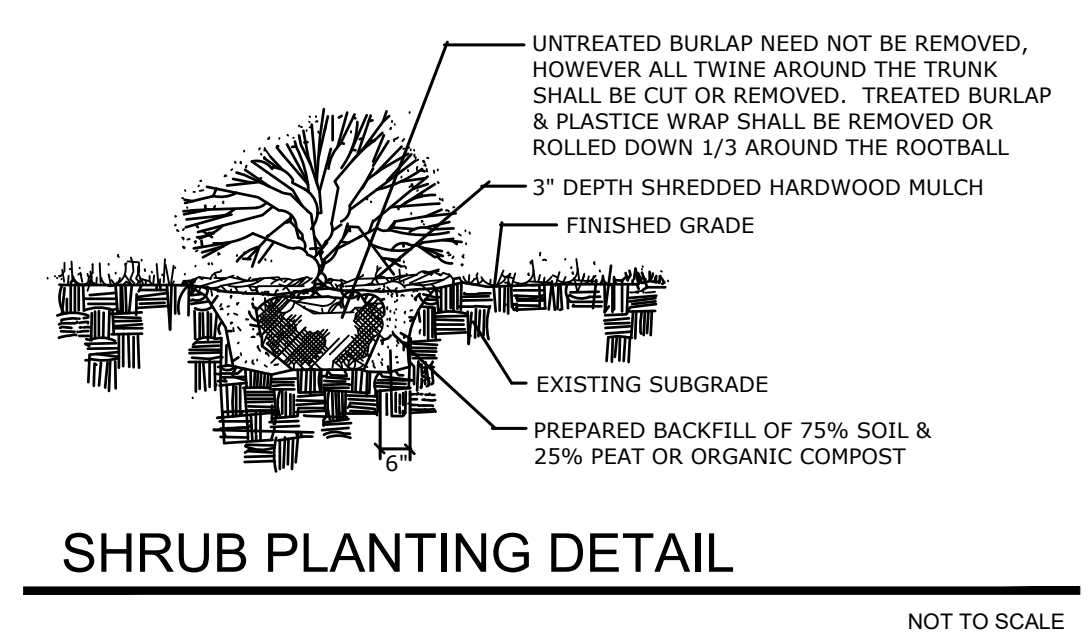


PLANTING NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING 311 I.E. AT 811. FOR REGIONAL LOCATING, CONTACT "DIGGER'S HOTLINE". ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SOO/SEED. ROTO-TIL, DIS, DRAG, HARROW OR HAND RAKE SUB GRADE IN ALL LAWN AREAS AND REMOVE CONSTRUCTION DEBRIS, FOREIGN MATTER OR STONES LARGER THAN 2". GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, FREE FROM DEPRESSIONS OR RIDGES. LEVEL, RAKE AND ROLL AS NECESSARY TO AN EVEN AND TRUE CONDITION AND OBTAIN POSITIVE DRAINAGE IN ALL AREAS. FINISH GRADES SHALL MEET THE APPROVAL OF OWNER PRIOR TO LAWN INSTALLATION.
- ALL DISTURBED AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 6 INCHES IN AREAS TO BE SEED OR SOOED, AND 12 INCHES FOR ALL INTERIOR (CURBED) LANDSCAPE ISLANDS. ALL LAWN AREAS ARE TO BE FINISHED WITH MULCH, STRAW MULCH, SEED, SOO, ETC. OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SOO NOTES FOR ACCEPTANCE DETAILS).
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.
- PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.
- SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
- UPON INSPECTION AND ACCEPTANCE OF ALL LANDSCAPE ITEMS BY LANDSCAPE ARCHITECT AND/OR OWNER THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PERIOD OF THIRTY (30) DAYS, FOR ALL PLANT MATERIAL, TO INCLUDE: WATERING, CULTIVATING, WEEDING, PRUNING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION UNTIL RESPONSIBILITY IS TRANSFERRED TO THE OWNER (SEE BELOW).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES AS DESCRIBED (SEE ABOVE). CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, ANY CONCERNS RELATED TO MAINTENANCE PRACTICES.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED CONTINUOUS WITH 3" DEPTH SHREDDED HARDWOOD MULCH, SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN IN A PLANTING BED SHALL BE MULCHED WITH A 3'-0" DIAMETER CIRCLE. EVERGREEN TREES SHALL BE MULCHED TO OUTER MOST BRANCHES AT THE TIME OF INSTALLATION.
- PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "VEE" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUS BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.
- CONTRACTOR TO SEED ALL LAWN AREAS AS INDICATED ON PLAN. SEEDING LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEEDED LAWN AREAS SHALL BE COVERED WITH STRAW MULCH OR EROSION CONTROL NETTING, CONSISTING OF HAND OR MACHINE APPLICATION AT A RATE OF 2 TON PER ACRE. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE. INSTALL PER METHOD 1, SECTION 251, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SEED (SOOED) LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 0-26-26 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 15-40-5 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDING AREAS.
- ACCEPTANCE OF GRADING AND SEED (SOO) SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS), REPLACEMENT (SOO) AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEED OR REPLACED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN ONE (1) SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.

PLANT LIST

KEY	QTY	Botanical name COMMON NAME	SIZE
SBG	14	Spiraea Bumalda 'Goldflame' GOLDFLAME SPIREA	5 GAL
WFD	5	Weigela Florida 'Dark Horse' DARK HORSE WEIGELA	5 GAL





PROJECT NAME  
OWNER'S NAME

FOREST CITY  
GEAR  
WAREHOUSE

5313 ROSS LANE  
ROSCOE, IL  
WINNEBAGO COUNTY  
FOREST CITY GEAR CO  
11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 623-2168

CONSULTANTS

ISSUED FOR

1. VILLAGE APPROVAL	9-18-2024
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SHEET TITLE

GRADING PLAN

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CHECKED JSL  
PM JSL

PROJECT NUMBER  
SHEET NUMBER

23063

C05

LEGEND

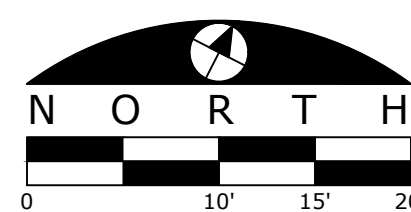
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET 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
- TEMPORARY SILT FENCE
- INLET PROTECTION PER STRUCTURE TYPE
- PROPOSED TURF AREA TO BE RESTORED WITH 4" TOPSOIL (MIN.) SEEDING IDOT CLASS 3, EROSION CONTROL BLANKET

GRADING NOTES

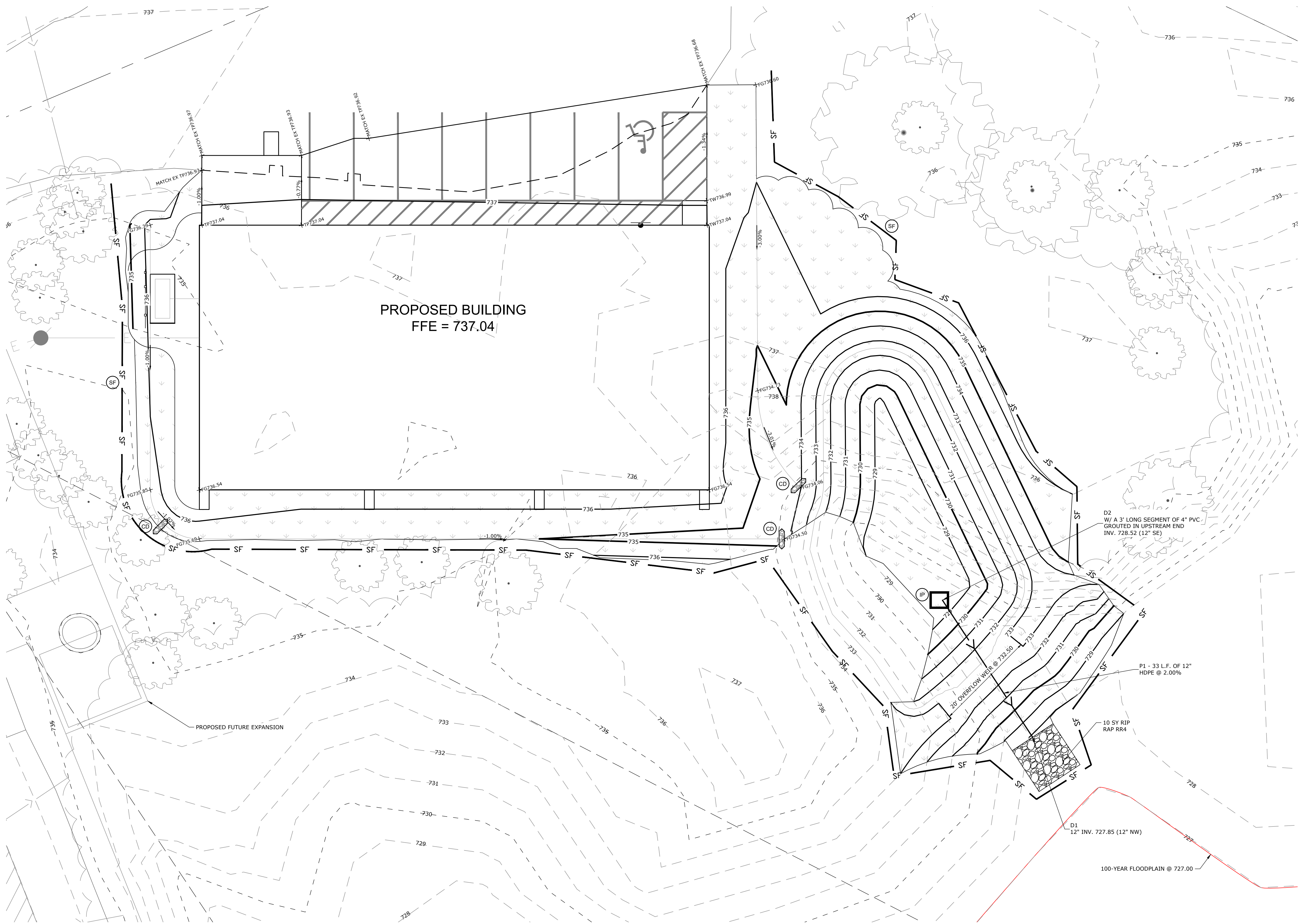
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- 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.
- 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.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.0 HORIZONTAL TO 1 VERTICAL.
- 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.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- 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.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

DETENTION BASIN:

REQUIRED STORAGE = 0.093 AC-FT  
TOTAL STORAGE PROVIDED = 0.099 AC-FT  
HIGH WATER LEVEL = 732.50



TOTAL DISTURBED AREA = 0.36 ACRES





PROJECT NAME  
OWNER'S NAME

**FOREST CITY  
GEAR  
WAREHOUSE**

5313 ROSS LANE  
ROSCOE, IL  
WINNEBAGO COUNTY

FOREST CITY GEAR CO  
11715 MAIN STREET  
ROSCOE, IL 61073  
(815) 823-2168

CONSULTANTS

ISSUED FOR		DATE
1. VILLAGE APPROVAL		9-18-2024
2. ---		---
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17. ---		---
REVISIONS		DATE
1. ---		---
2. ---		---
3. ---		---
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5. ---		---
6. ---		---
7. ---		---

SHEET TITLE

**UTILITY PLAN**

DRAWN \_\_\_\_\_ RMG  
CHECKED \_\_\_\_\_ JSL  
PM \_\_\_\_\_ JSL

PROJECT NUMBER  
SHEET NUMBER

**23063**

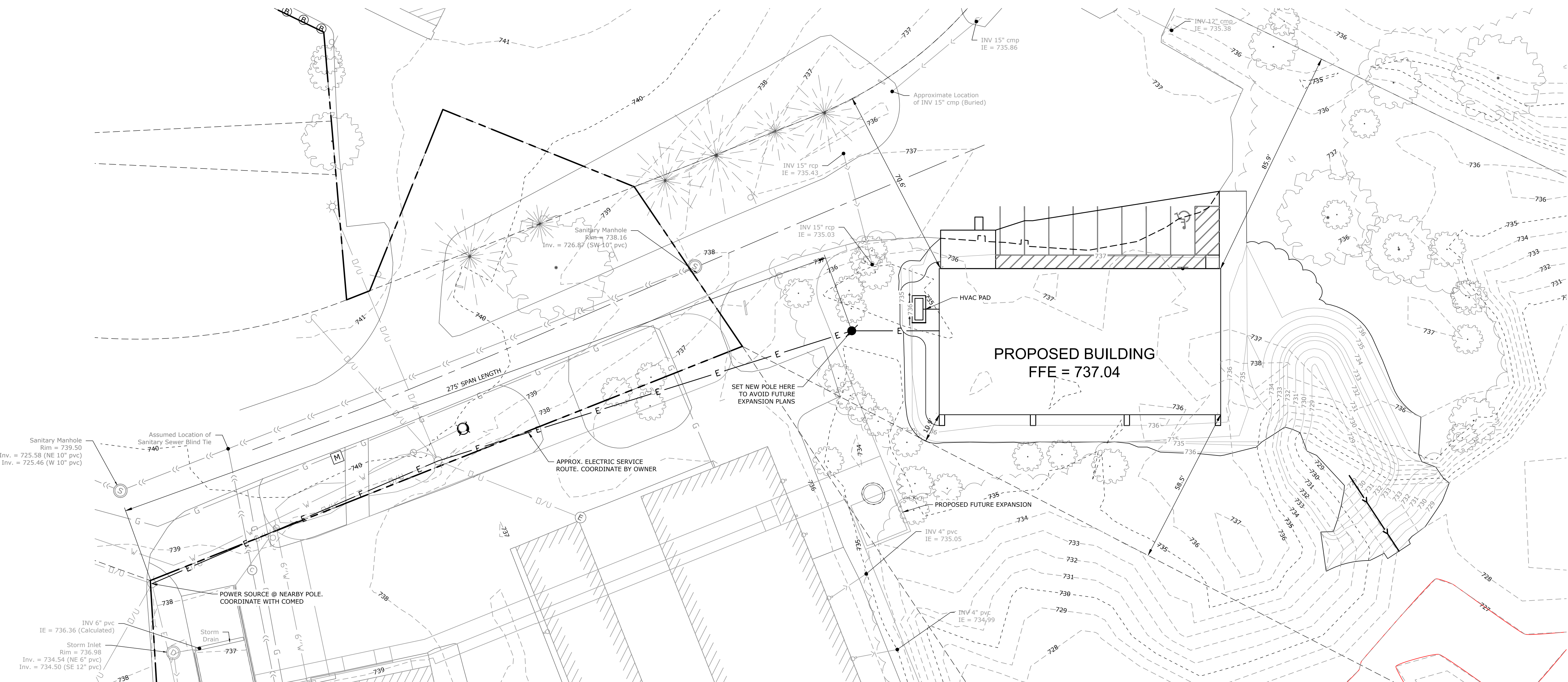
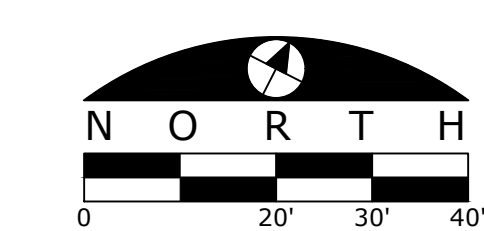
**C06**

## LEGEND

- PROPERTY LINE
- 10" W EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING OVERHEAD UTILITY LINES
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL)
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- LIGHT POLE AND FIXTURE

## UTILITY NOTES

- THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
- ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.





NOT TO SCALE

EDGE OF PAVEMENT

90° STANDARD STALLS

4" SOLID YELLOW 2 PAINTED PAVEMENT MARKING. MATERIAL AND APPLICATION PER IDOT SPECIFICATION. (TYP.)

4" SOLID YELLOW

9' (TYP.)

18'

90°/0°0"

A.D.A. PARKING SIGNS (TYP.)

8'

12" MIN.

90° A.D.A. STALLS

4" SOLID YELLOW PAINTED PAVEMENT MARKING. MATERIAL AND APPLICATION PER SPECIFICATION. (TYP.)

2" O.C. @ 45°. MATERIAL AND APPLICATION PER SPECIFICATION. (TYP.)

4" SOLID YELLOW PAINTED PAVEMENT MARKING. MATERIAL AND APPLICATION PER SPECIFICATION. (TYP.)

90°/0°0"

8'

8'

16'

18'

NOT TO SCALE

ADA SIGN WITH DECORATIVE SIGN POST. SEE ARCHITECTURAL PLANS FOR DETAILS.

39" STANDARD ACCESSIBLE SYMBOL

6"x12"

ONE SIGN PER GROUP MUST HAVE ADDITIONAL VAN ACCESSIBLE SIGN

NOTE:  
VERIFY HEIGHT OF H.C. SIGN FROM TOP OF GRADE WITH LOCAL AUTHORITY.

5'-0" MIN.

YELLOW PAINT SYMBOL

ACCESSIBLE SYMBOL

Diagram illustrating the cross-section of a trench, showing the relationship between the excavated width, pipe diameter, and backfill layers.

**Labels and Dimensions:**

- GROUND SURFACE**: The top boundary of the trench.
- MAXIMUM EXCAVATED TRENCH WIDTH**: The widest part of the trench at the top.
- PIPE O.D. + 24" MAX**: The maximum width of the trench at the pipe level.
- "O.D."**: The outer diameter of the pipe.
- FINAL BACKFILL, USE SUITABLE TRENCH BACKFILL MATERIAL WHEN UNDER PAVEMENT**: The material filling the trench above the bedding.
- INITIAL BACKFILL**: The material filling the trench below the bedding.
- 12" + 1/2 D**: The height of the initial backfill layer.
- SPRINGLINE**: The top edge of the pipe.
- "D"**: The diameter of the pipe.
- HAUNCHING**: The material filling the space between the pipe and the bedding.
- BEDDING**: The layer supporting the pipe.
- 4" MIN.**: The minimum thickness of the bedding layer.

NOT TO SCALE

1.5" HMA SURFACE COURSE, MIX C, N50

2.5" HMA BINDER COURSE, IL 19.0, N50

10" AGGREGATE BASE COURSE, TYPE B (DOT GRADE CA6)

SUBGRADE - COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY PER ASTM D-698 (STANDARD PROCTOR)

## STANDARD DUTY ASPHALT PAVEMENT

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8" PCC PAVEMENT W/ 66-PSI MINIMUM STRENGTH

6" AGGREGATE BASE COURSE, TYPE B (DOT GRADE CA6)

SUBGRADE - COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY PER ASTM D-698 (STANDARD PROCTOR)

## HEAVY DUTY CONCRETE PAVEMENT

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NOT TO SCALE

SEE LAYOUT PLAN (W)

SLOPE AWAY FROM BLDG. MAX. SLOPE PER A.D.A. REQUIREMENTS.

2" (TYP)

D = 5"

CONCRETE SHALL BE 3500 PSI, 5.8% AIR ENTRAINMENT, WITH 3/4" MAX. AGGREGATE SIZE.

4" AGGREGATE BASE COURSE (DOT GRADATION CA-6)

WWF MESH

- TOOLED JOINTS SHALL BE 1/4 D AND SHALL BE SPACED EQUAL TO W (MAX) AND SHALL DIVIDE PANELS EQUALLY.
- EXPANSION JOINTS SHALL BE 3/4" BITUMINOUS IMPREGATED FIBERBOARD ALONG THE PERIMETER OF THE SIDEWALK PANEL WHEN PROPOSED SIDEWALK IS FLUSH WITH ADJACENT EXISTING CONCRETE.
- SIDEWALK RAMPAS AT DRIVES SHALL BE BUILT ACCORDING TO DOT STANDARDS
- WWF MESH SHALL BE X-1010 CONTINUOUS WELDED WIRE.
- USE LIGHT BARN BROOM FINISH WITH 4" RESTORED JOINTS AND EDGES.