

April 30, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**RE: 419 S. Pine Ave
Response to Village Comments
Haeger File No.: 24-042**

Haeger Engineering ("Haeger") is in receipt of your review comments dated April 9, 2024. We have revised the submittal materials accordingly per the comments. The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

The petitioner acknowledges this requirement.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be public sidewalk, ADA ramps and a sanitary sewer extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Final Engineering Plans and accompanying Engineer's Estimate of Construction Cost for the public improvements is submitted herewith.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Acknowledged, the plans are prepared on tis coordinate system.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

The petitioner acknowledges this requirement.

15. Plan Commission approval will require preliminary engineering plans including detention calculations. Per the Manual of Practice for the Design of Public & Private Improvements Section 3.05E Small Developments, the Village Engineer may exempt a Developer from the detention requirements if it is determined that the immediate downstream flooding conditions will not be significantly worsened. A cash payment can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. Based on the maximum allowed lot coverage of 50%, the fee-in-lieu for the proposed development would be \$6,674 (\$3,540 for Lot 1, \$3,134 for Lot 2). This fee is considered a permit fee and would be collected as part of the building permit process.

Stormwater detention calculations are included in this submittal, with calculations shown on Sheet C5.

16. Final subdivision approval will require final engineering plans.

Final Engineering Plans are submitted herewith for review.

17. Based on the provided grades, the proposed sanitary sewer will not have enough cover to serve the north lot. The 8" sanitary sewer along Grove Street can be extended to serve that lot. The following comments shall be addressed:

a. The existing combined sewer structure is called out as a storm manhole. Correct the structure type on the Engineering plans.



- b. The structure is located in the concrete driveway for 425 S Pine Ave. The driveway shall be removed and replaced from the curb to approximately the property line, to the second joint from the street.*
- c. The condition of the existing structure shall be evaluated before connecting.*
- d. An existing 32" tree is located in the parkway. Identify if this tree is proposed to be removed.*
- e. There is an existing street light located less than 6 ft from the sanitary sewer. The light shall be protected during construction.*
- f. Sanitary sewer extensions shall be across the entire frontage of the lots.*

The proposed sanitary sewer configuration has been updated in accordance with the review comments above.

18. The public sanitary sewer extension will require an IEPA permit and MWRD permit.

Acknowledged. We will provide MWRD & IEPA permit application forms for Village review and signature once the engineering plans have been approved.

19. Overhead sewer setup is required for new construction.

Acknowledged, this is noted on Sheet C6.

20. Correct the misalignment of curb at the south limits of the proposed subdivision.

This has been noted on the plans.

21. Provide the curb cuts for the proposed driveway. The pavement shall be repaired adjacent to the new curb.

This has been added to the plans.

22. Any open cut utility trenches in pavement shall have asphalt ground 2' beyond edge of utility trench for a smooth transition. Provide a detail on the final engineering plans.

This detail has been added to the plan on Sheet C7.

23. Provide ADA compliant sidewalk with depressed curb at the northeast corner of S Pine Ave and E Grove St to complete the accessible route. The southbound ramp at the NE corner shall align with the northbound ramp at the SE corner.

This curb ramp has been added to the plan.

24. Provide ADA compliant sidewalk with depressed curb at the southwest corner of S Pine Ave and E Grove St to complete the accessible route. The eastbound ramp at the SW corner shall align with the westbound ramp at the SE corner.

This curb ramp has been added to the plan.

25. Provide additional information to evaluate the existing drainage patterns for the rear yards for 406 and 410 S Belmont Ave.

Additional off-site contour elevations have been added to Sheet C3.

26. The T/F for 402 S Belmont is shown as 689.05; however, the finished grade along the west side of the home is 687.0. With 6" exposed foundation, equating to a theoretical T/F of 687.5.

a) Both lots currently show over 2 ft of fill in the rear yard. The foundations should be stepped down, or the siding shall be dropped further along the east side of the home to better account for the grade different.

b) Preliminary layout for patios should be evaluated for grading.

The proposed grading will be stepped down as requested and will be detailed during building permit submittal. The house footprints shown are anticipated to be built on the lots but depending on the market the builder would prefer to allow for different house footprints to be constructed.

This concludes our submittal. We have emailed these files directly to you as well. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

HAEGER ENGINEERING, LLC

Mike Anderson, P.E., LEED AP
Vice-President

**Village of Arlington Heights
Interoffice Memorandum**



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: 419 S Pine Ave Subdivision
Review Round: Round 1 Review
Date: April, 11, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code.

Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

The Police Department has no additional comments at this time.

Response:

#1 Trespass signs will be added during construction

#2 Exterior home lighting will meet Village of Arlington Heights Code

#3-6 No response required.

Brian Kelly

[Signature] 583

Supervisor



Village of Arlington Heights
Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 1
Date: April 9th, 2024

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|--------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. COMPLIES WITH THOROUGHFARE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. SUBDIVISION REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

See additional review comments on next page.

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.
 - b. Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - c. Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
- 8) The following Variations has been identified:
 - a. Lot 1: Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - b. Lot 1: Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.

Staff recommends that you reduce the lot width of Lot 2 to allow for a 90' wide code-compliant lot width for Lot 1. Lot 2, as a standard lot, is required to have a minimum lot width of 75' if its size is 10,000-14,999 square feet and a minimum lot width of 70' if its size is 8,750-9,999 square feet. The proposed lot width for Lot 2 is 78' and the lot size is 10,267 square feet.

If there are circumstances that prevent you from adjusting the lot width for both lots, Variations must be requested as outlined in 7b and 7c above. In order to justify any Variation request, you must provide a written response to each of the four criteria for Variation approval:

- The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
- 9) Please note that appearing before the Conceptual Plan Review Committee is required prior to appearing before the Plan Commission. You are currently scheduled to appear before the Conceptual Plan Review Committee on the evening of April 11th, 2024.
 - 10) Please provide more information in your project narrative. You should include the lot dimensions and sizes of the proposed lots. You should also provide an estimated construction timeline, the approximate size of the homes to be constructed, the estimated sale price of the homes, and any other information about how you plan to utilize the properties once subdivided. You should also include any green features that are planned for the homes.
 - 11) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village. Please review the Engineering/Public Works Department comments 12 & 16 to verify what information is missing to complete the Final Plat of Subdivision application process.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 12) Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided *one week prior* to appearing before the Village Board for Final Plat approval.
- 13) Please note that a Design Commission application will be required for any proposed home on the new lots.
- 14) Impact fees will be due in accordance with Chapter 29 at time of permit issuance for all homes within the proposed subdivision.
- 15) A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required at time of building permit issuance for any single-family home on the property.
- 16) Please make sure all revised plans are labeled with a revision date.
- 17) It is recommended that you hold a neighborhood meeting to introduce the proposed project to all surrounding property owners within 250 feet. If this is not feasible, you should reach out to all abutting property owners and all property owners located across the street to introduce the project to your neighbors.
- 18) The engineering plans indicate that there are substantial changes being proposed to the grading on the lot. Please note that the maximum allowable building height is measured from the average elevation of the finished lot grade at the front of the building. Per Code, average elevation of the finished lot grade at the front of the building is based on the Village of Arlington Heights Municipal Code, Chapter 23, Section 23-103 General Lot Grade Maximums, which states, "No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grades of the lots on either side abutting such lot." The maximum height of a building in the R-3 District is 25'.
- 19) Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.

Preliminary & Final Plat of Subdivision:

- 20) Please include the name of the proposed subdivision.
- 21) The front yard setback for both lots is determined by the average front yard setback for the neighboring homes on the block. This should include all of the homes to the South of the subject properties, bounded by Grove Avenue to the North and Park Street to the South. Please provide an exhibit showing the existing setbacks of the other homes on the frontage to clarify how the 26.5' front yard setback was calculated.
- 22) Since the front yard setback is based on the average of the frontage, please provide an asterisk at the end of the front yard setback for each lot (i.e. the "26.5' B.S.L"). Additionally, the asterisk shall reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 26.5' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.6(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
- 23) Please include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 24) Will there be protective covenants for the proposed subdivision? If so, please provide them as a separate document and reference them within the Deed of Dedication as per Section 29-217a of Chapter 29.
- 25) The line that indicates the division of the existing lots is currently shown as an "adjacent lot line" according to the legend provided on both Plats of Subdivision. Please choose another method to indicate the existing/previous division of the lots and indicate the revised method in the legend.
- 26) The easement line on the southern portion Lot 2 switches from a dashed line to a solid line. Please revise accordingly on both Plats.
- 27) Please add the 4th paragraph to the Deed of Dedication, as outlined in Section 29-217a of Chapter 29.
- 28) The Deed of Dedication is missing a sentence: "All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public". Please add the sentence at the appropriate location.
- 29) Utility company signature lines will likely be required. Please see the Public Works/Engineering review comments.
- 30) The Deed of Dedication must also be notarized. Please revise the Notary Certificate to apply to both the Owners Certificate and the Deed of Dedication.
- 31) Please note that the building footprint and other proposed site improvements were not reviewed as part of this application. When a new home on each lot is proposed, compliance with all applicable Zoning regulations shall be required or a Variation must be requested.

Prepared by: Hailey Nicholas

Response:

- #1-6 Understood
- #7a Understood
- #7b, c & 8 No longer necessary, see new Plat of Subdivision
- #9 Conceptual Plan Review Committee completed on 4/11/24
- #10 Revised project narrative provided 5/1/24
- #11 Understood
- #12 Understood
- #13-15 Understood
- #16 New dates have been added to plans
- #17 Builder will reach out to surrounding neighbors
- #18 Please refer to revised engineering plan and engineer response letter
- #19 Responses have been provided
- #20-23 See revised plan submitted
- #24 There will not be protective covenants added to the subdivision
- #25 The existing lot line is shown on the Plat of Subdivision as “Underlying Lot Line/Property Line” as a Light Dotted Line
- #26 The easement line is shown as a dashed line
- #27-30 See revised plan submitted
- #31 Understood

Brian Kelly

Village of Arlington Heights
Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00003-2024
Project: 419 S Pine Avenue
Review Round: Round 1 Review
Date: April 4, 2024

- | | <u>YES</u> | <u>NO</u> |
|---|-------------------------------------|--------------------------|
| 1. COMPLIES WITH TREE PRESERVATION ORDINANCE: | N/A | <input type="checkbox"/> |
| 2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE: | N/A | <input type="checkbox"/> |
| 3. PARKWAY TREE FEE REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMMENTS:

It is recommended that any trees along the perimeter that are deemed in fair condition or better be preserved.

Response: Agreed

Brian Kelly

Project Summary

419 S Pine Subdivision

Existing Parcels:

Parcel 1 – 03-32-123-001 – Current lot size 74 x 166 – proposed size 90 x 131

Parcel 2 – 03-32-123-011 – Current lot size 57 x 166 – proposed size 76 x 131

Parcel 1 does not currently meet the required minimum width of R3 zoning. I propose to subdivide the two existing parcels to (2) new parcels facing Pine Ave.

I intend to build (2) new single-family homes on the new parcels. I intend to apply for new construction permits upon subdivision approval with construction starting upon receipt of permits. Once receiving permits, the construction time frame would be approximately 6-8 months. The size of the houses to be constructed will be approximately 3,300 sq ft. The anticipated list prices of the homes will be approximately \$1,000,000. The homes will have high efficiency mechanicals, insulation and windows.



consulting engineers · land surveyors

100 East State Parkway
 Schaumburg, Illinois 60173
 Tel: 847.394.6600
 Fax: 847.394.6608

Engineer's Opinion of Probable Construction Cost - Public Improvements

Project: 419 S. Pine - Two Lot Subdivision
Location: Arlington Heights
Project #: 24-042

Prepared: MLA

Date: 04.30.2024

SUMMARY OF ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Section	Description	Total Cost
A	Sanitary Sewer	\$ 20,585
B	Public Sidewalk	\$ 11,400
Total		\$ 31,985

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
A Sanitary Sewer					
1	8" PVC SDR 26 SANITARY SEWER	172	LF	\$55.00	\$9,460.00
2	TYPE A SANITARY MANHOLE	2	EA	\$3,250.00	\$6,500.00
3	CONNECT TO EXISTING SANITARY MANHOLE	2	EA	\$1,750.00	\$3,500.00
4	TRENCH BACKFILL	45	CY	\$25.00	\$1,125.00
Subtotal					\$20,585.00
B Public Sidewalk					
1	5" PCC SIDEWALK W/ 4" AGGREGATE BASE	1,700	SF	\$6.00	\$10,200.00
2	DETECTABLE WARNING RAMP	40	SF	\$30.00	\$1,200.00
Subtotal					\$11,400.00

DEED OF DEDICATION

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HERIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__
OWNER: _____ PRINTED NAME: _____

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF 20 ____

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
I, _____ AND _____ HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE PROPOSED SUBDIVISION LIES IN THE BOUNDARIES OF HARPER COMMUNITY COLLEGE DISTRICT #512, HIGH SCHOOL DISTRICT #214 AND ELEMENTARY SCHOOL DISTRICT #25 IN COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D., 20__

OWNER: _____ PRINTED NAME: _____

OWNER: _____ PRINTED NAME: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
I, _____ A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____ AND _____ (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSASSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0203J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A..

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF April, A.D., 2024.

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PRELIMINARY/FINAL PLAT OF SUBDIVISION

FOR

419 PINE SUBDIVISION

BEING PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC

EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20__

TITLE: _____

PUBLIC UTILITY EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC UTILITY EASEMENT". TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH; RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS AND SUBJECT TO VILLAGE APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
DATED THIS ____ DAY OF _____, 20__

VILLAGE COLLECTOR

VILLAGE CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD
THIS ____ DAY OF _____, A.D., 20__

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD
THIS ____ DAY OF _____, A.D., 20__

PRESIDENT _____ VILLAGE CLERK _____

APPROVED BY THE VILLAGE ENGINEER
THIS ____ DAY OF _____, A.D., 20__

VILLAGE ENGINEER

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__

COUNTY CLERK

Table with 2 columns: ADDRESS, SETBACK. Rows: 425 25.1', 427 27.0', 431 26.0', 433 24.9', 437 25.3', 445 25.4'

SEND TAX BILL TO: (PRINT NAME), (ADDRESS), (CITY/TOWN), (STATE), (ZIP CODE)

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY: (PRINT NAME), (ADDRESS), (CITY/TOWN), (STATE), (ZIP CODE)

Table: NEIGHBORING PROPERTIES OF 419 S. PINE. Columns: PIN, ADDRESS, OWNER NAME, OWNER ADDRESS. Rows: 03-32-123-002, 03-32-123-009, 03-32-123-010, 03-32-123-011, 03-32-123-012

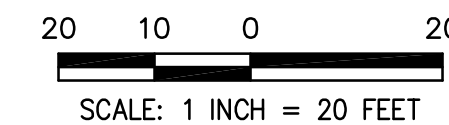
TOTAL AREA OF SUBDIVISION
0.503 ACRES
21,913 S.F.
(MORE OR LESS)

Table: PROPOSED PROPERTY INFORMATION. Columns: PROPOSED LOT, PROPOSED ADDRESS, OWNER NAME, OWNER ADDRESS. Rows: LOT 1, LOT 2

NOTE: SUBDIVIDER NAME: J & B HOMES, LLC
ADDRESS: P.O. BOX 886, ITASCA, IL 60143

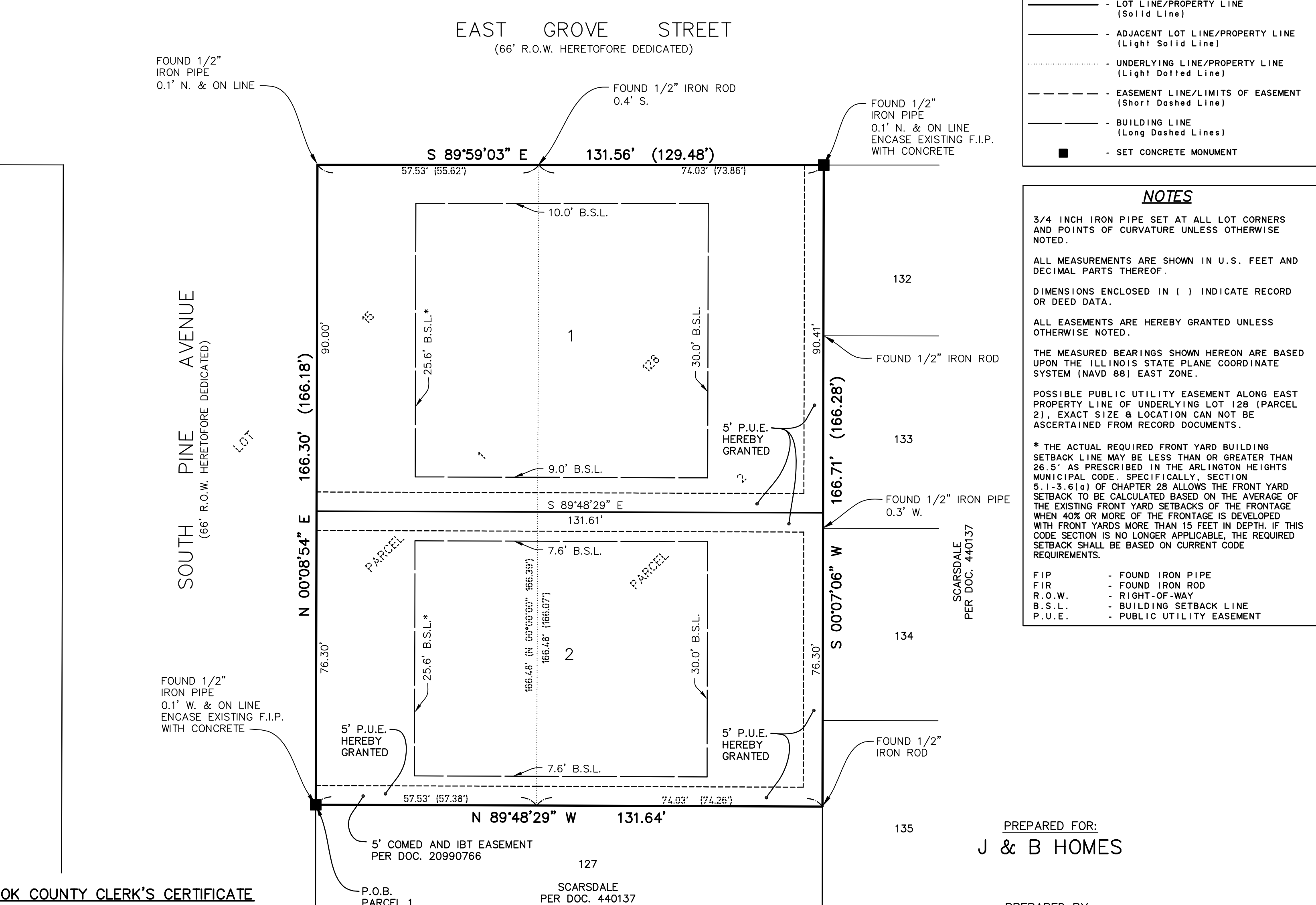
Table: LOT AREA SUMMARY TABLE. Columns: LOT NO., SQ. FT. Rows: 1, 2

PARCEL INDEX NUMBER
03-32-115-011
03-32-123-001
ARLINGTON HEIGHTS, ILLINOIS



LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LINE/PROPERTY LINE (Light Dotted Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- SET CONCRETE MONUMENT

NOTES
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83) EAST ZONE.
POSSIBLE PUBLIC UTILITY EASEMENT ALONG EAST PROPERTY LINE OF UNDERLYING LOT 128 (PARCEL 2), EXACT SIZE & LOCATION CAN NOT BE ASCERTAINED FROM RECORD DOCUMENTS.
* THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 28.5' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE, SPECIFICALLY, SECTION 5.1-3.6(a) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.
F.I.P. - FOUND IRON PIPE
F.I.R. - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY
B.S.L. - BUILDING SETBACK LINE
P.U.E. - PUBLIC UTILITY EASEMENT



EAST GROVE STREET
(66' R.O.W. HERETOFORE DEDICATED)

SOUTH PINE AVENUE
(66' R.O.W. HERETOFORE DEDICATED)

PREPARED FOR: J & B HOMES

PREPARED BY: CEMCON, Ltd.

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D. ____ AT ____ O'CLOCK ____ M.
RECORDER OF DEEDS

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 8008012 FILE NAME: RESUB
DRAWN BY: SMR FLD. BK. / PG. NO.:
COMPLETION DATE: 3-19-2024 JOB NO.: 8008.0012
PROJECT REFERENCE:
CHECKED BY: 3-26-2024 / GLK
REVISIONS: 4-29-24/SMR PER VILLAGE REVIEW DATED 4-10-24

419 S. PINE AVENUE TWO-LOT SUBDIVISION SUBDIVISION IMPROVEMENT PLANS

SECTION 32 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

OWNER / SUBDIVIDER:
Landmark Custom Homes
401 W. Pierce Road
Itasca, IL 60143

CIVIL ENGINEERS / LAND SURVEYORS:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS - ENGINEERING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5250

VILLAGE OF ARLINGTON HEIGHTS - BUILDING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5560

BENCHMARKS:

ELEVATION REFERENCE MARKS

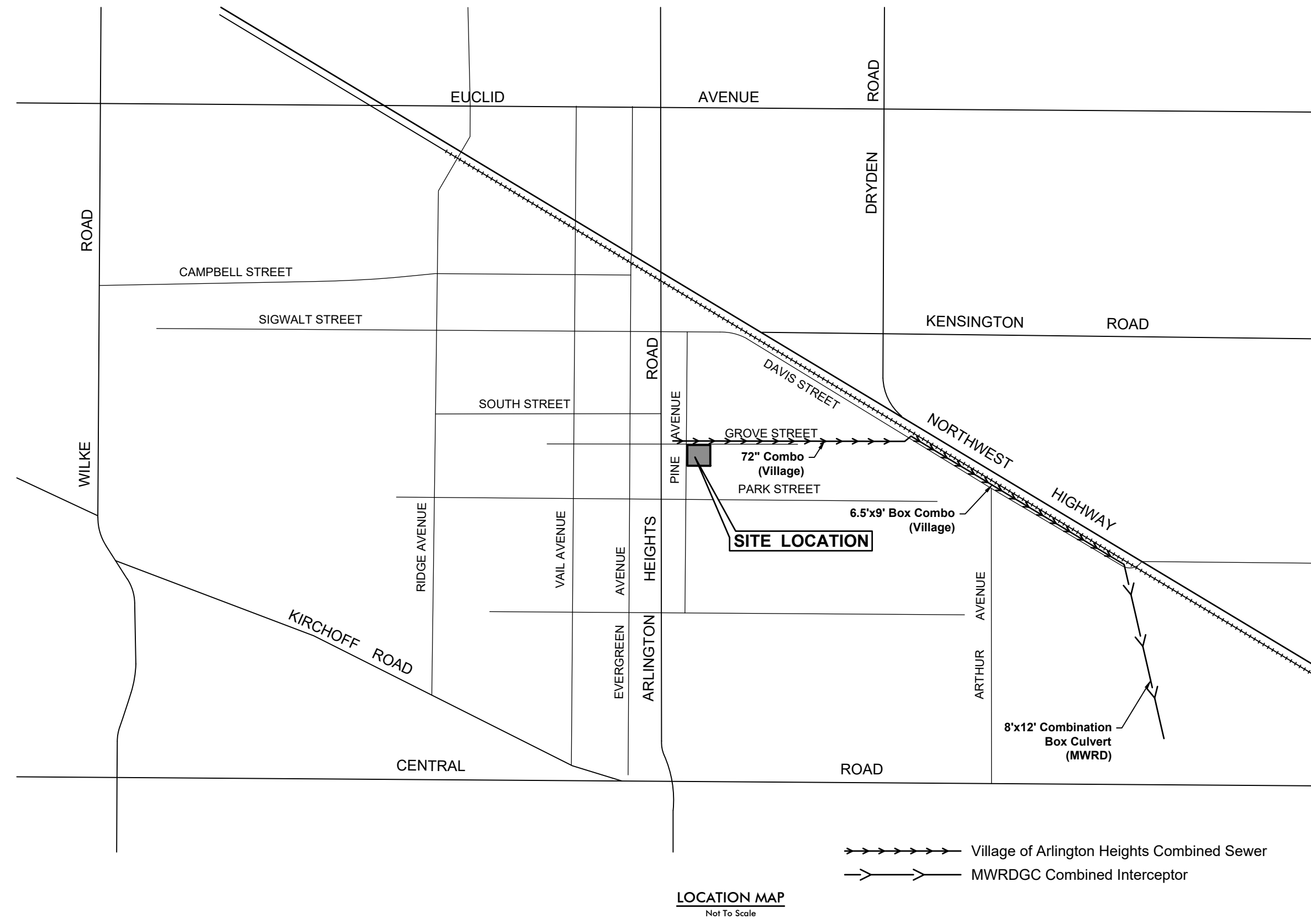
COOK COUNTY BM DM3899 - FLANGE
ENCASED ROD LOCATED ALONG THE EAST
RIGHT OF WAY OF WILKE ROAD, NORTH OF
THE INTERSECTION OF WILKE ROAD AND
CENTRAL ROAD, NEAR THE WESTERN
PARKING LOT FOR SUNSET MEADOWS
PARK.

ELEVATION = 690.96 (NAVD 88)

SITE BENCHMARK:

SET CROSS IN TOP OF CURB ALONG
WESTERN RIGHT OF WAY OF PINE AVENUE,
NEAR SOUTHWEST CORNER OF SUBJECT
PROPERTY, AS SHOWN HEREON.

ELEVATION = 751.39 (NAVD 88)



Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
○	Catch Basin	⊙
⊙	Sanitary Sewer Manhole	⊙
○ c.o.	Clean Out	○ c.o.
—>	Storm Sewer	—>
—>	Sanitary Sewer	—>
—>	Combined Sewer	—>
—w—	Water Main	—w—
⊙	Fire Hydrant	⊙
⊙	Valve Vault	⊙
⊙	Valve Box	⊙
⊙	B-Box	⊙
⊙	Light Pole	⊙
⊙	Hand Hole	⊙
—x—	Fence	—x—
—o—	Pipe Bollard	—o—
—d—	Sign	—d—
—OHW—	Overhead Utility Line	—OHW—
⊙	Electric Meter	⊙
⊙	Guy Wire	⊙
⊙	Utility Pole	⊙
⊙	Telephone Pedestal	⊙
⊙	Cable TV Pedestal	⊙
⊙	Handicapped Parking Stall	⊙
—	Curb & Gutter	—
—	Reverse Pitch Curb & Gutter	—
—	Depressed Curb	—
—	Retaining Wall	—
—c xxx.xx	Curb Elevation and	—c xxx.xx
—g/p xxx.xx	Gutter Elevation	—g/p xxx.xx
—xxx.xx	Pavement Elevation	—xxx.xx
—xxx.xx	Sidewalk Elevation	—xxx.xx
—xxx.x +	Ground Elevation	—xxx.x +
—xxx—	Contour Line	—xxx—
⊙	Deciduous Tree	⊙
⊙	Coniferous Tree	⊙
⊙	Bush	⊙
⊙	Brushline	⊙

INDEX TO SHEETS	
NO.	DESCRIPTION
C1	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	GEOMETRY & PAVING PLAN
C5	GRADING & EROSION CONTROL PLAN
C6	UTILITY PLAN
C7	TYPICAL DETAILS

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS PROJECT.

BY: DATED: 04.30.2024

EXPIRES 11-30-25 MICHAEL ANDERSON, P.E. ILLINOIS PROFESSIONAL ENGINEER NO. 062-053214



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 04.30.2024
Project No. 24-042
Sheet C1 / C7

GENERAL NOTES

- 1. Definition of Terms:
a. 'Owner' shall mean the person or entity with which Haeger Engineering, LLC has been contracted to prepare the Plans and Specifications.
b. 'Engineer' shall mean Haeger Engineering, LLC.
c. 'Contractor' shall mean the persons or entities responsible for performing and constructing the work...
2. The Specifications governing this project are as follows:
a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
3. Contract Documents:
a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon...

- 21. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award.
22. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from the drainage ways, field tiles, storm sewers or similar draining off-site properties.
23. The Contractor shall coordinate all utility work with the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
24. All existing utilities, including but not limited to electric, gas, water, sewer, storm, and other utilities, shall be located and marked prior to construction.
25. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
26. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
27. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards.
28. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary.
29. Trees not marked for removal shall be protected as necessary by the Contractor.
30. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
31. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction.
32. The Contractor shall provide all signage, barricades, devices, equipment and materials necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause a change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work.
33. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications.
34. The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction.
35. The Contractor shall provide all signage, barricades, devices, equipment and materials necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause a change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation and calculations prepared, approved and submitted prior to any fabrication, placement, or construction.
37. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans.
38. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the project period.
39. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans.
40. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the project period.

These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.

DEMOLITION AND CLEARING

- 1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. All existing buildings, structures, and other structures shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge.
9. All voids left by any item removed under any proposed building, pavement walk or other structural work shall be filled with suitable material and compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the 'Illinois Water Well Construction Code', latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

- 1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil spread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project.
3. The Contractor shall determine all material quantities and prepare themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations shall be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications.
11. Topsoil spread shall consist of placing a minimum of four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed ungraded areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.

- 17. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
18. Refer to the Landscapes Plans prepared by Others for additional information on the landscaping and ground cover requirements.
19. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
20. Contractor shall provide uniform slopes between proposed grades and smooth vertical curve transitions throughout all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
21. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer.
22. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction.
23. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the 'Standard Specifications for Water and Sewer Construction in Illinois', latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Jurisdictional Details.
24. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
25. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
26. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency.
27. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilization, shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
28. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances.
29. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible water-tight gasketboot (resilient connector) conforming to ASTM C923.
30. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - 'Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines' or ASTM C1244 - 'Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill'.
31. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - 'Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines' or ASTM C1244 - 'Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill'.
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SEWER AND WATER MAIN GENERAL NOTES

- 1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the 'Standard Specifications for Water and Sewer Construction in Illinois', latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Jurisdictional Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilization, shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible water-tight gasketboot (resilient connector) conforming to ASTM C923.
8. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - 'Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines' or ASTM C1244 - 'Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill'.
9. 'Band-Seal' or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with '4x4' wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of wood posts shall be painted green for sanitary, while for storm, and blue for water.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted to the finished ground surface and shall be repaired by removing and replacing the involved sections of pipe.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdictional Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevations and orientations. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eoncentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/H18-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be located within flood-prone areas or within designated buffer areas.
7. Manhole seats shall be furnished and installed in all Sanitary and Storm structures in accordance with the 'Standard Specifications for Water and Sewer Construction', latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly all of these areas.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease trap, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the 'Standard Specifications for Water and Sewer Construction', latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the 'Standard Specifications for Water and Sewer Construction', latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - 'Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines' or ASTM C1244 - 'Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill'.
d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

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GENERAL NOTES & SPECIFICATIONS
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Revision

Date

No.

STORM SEWER

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443...
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361...
4. Non-reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206...
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478...
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction"...

- 10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/2 degrees or greater...
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings...
12. All bolts and nuts shall be stainless steel...
13. A tracer wire shall be installed on all non-metallic water mains...
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid...
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, stop valves, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall coordinate all required testing with the testing firm...
16. Valves shall be non-rising stem type and shall close by turning clockwise...
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection...
18. Water Main and related appurtenances shall be tested in accordance with the following:
a. All water mains shall be tested by means of a pressure test and leakage test...
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction"...

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewer force mains, and sewer sewers... previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- 1. Horizontal Separation:
a. Whenever possible, an existing or proposed water main shall be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service...
b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet as sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer...
c. If it is possible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling...
2. Vertical Separation:
a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer...
b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or if necessary for the water main to pass under a sewer...
c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer...
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains...
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures...
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet...
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings...
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line...
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements...
9. Water mains shall be separated from sanitary sewer structures, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing curb and walks...
10. All curb and gutter shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches...
11. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
12. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
13. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
14. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
15. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...

WATER MAIN

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure...
3. Where proposed curb or curb and gutter connects to an existing curb or gutter...
4. All curb and gutter shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches...
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves...
6. Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251...
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet...
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
a. Ductile Iron Pipe (DIP) - AWWA C600...
b. Polyvinyl Chloride (PVC) Pipe - AWWA C900...
c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- 12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and as constructed in accordance with Section 420 of the IDOT Standard Specifications...
13. All concrete shall be poured in a broom finish unless specifically otherwise in the Plans...
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement...
15. The contractor shall provide a minimum aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications...
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency...
17. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications...
18. Prior to the installation of the binder course:
a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications...
b. The aggregate base course shall be clean and dry...
c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications...
19. Prior to the installation of the surface course:
a. The Contractor shall patch and repair all damaged and failed areas in the binder course...
b. The Contractor shall repair all damaged curb and gutter or other concrete pavement...
20. Pavement marking/stripping:
a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD...
b. Pavement marking on freeways shall be placed with either truck-mounted equipment...
c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris...
d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions...
e. Pavement markings shall be uniform and have clean, straight edges...
f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans...
g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer...
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines...
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans...
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency...
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications...
25. All pavements, curb, and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

MWRD GENERAL NOTES

- A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein on the Plans:
• Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
• Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
• Village of Arlington Heights Municipal Code.
• The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
• In case of a conflict between stockpiles (seed and silt fence under toe of slope) precedence and shall control all construction.
B. Notifications
1. The MWRD Local Sewer Systems Section Field Work Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055 or send mail notification with Project Name, Location and Permit Number to WMO.OBSTART@MWRD.ORG).
2. The Village of Arlington Heights Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work.
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction...
C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO FT.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements...
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project...
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD...
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer...
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor...
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner...
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies...
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection...
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed...
11. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:
Pipe Material Unfilled Clay Pipe
Reinforced Concrete Sewer Pipe
Cast Iron Soil Pipe
Ductile Iron Pipe
Polyvinyl Chloride (PVC) Pipe
High Density Polyethylene (HDPE)
Water Main Quality PVC SDR 26
4-inch to 36-inch
Reinforced Concrete Sewer Pipe
ASTM C-76
ASTM C-443
Cast Iron Soil Pipe
ASTM A-74
ASTM C-564
Ductile Iron Pipe
ANSI A21.51
ANSI A21.11
Polyvinyl Chloride (PVC) Pipe
6-inch to 15-inch Diameter SDR 26
18-inch to 27-inch Diameter F/DY=46
ANSI A21.51
ANSI A21.11
ANSI A21.51
ASTM D-3034
ASTM F-679
ASTM D-3212
ASTM D-3212
ASTM D-3212
ASTM D-3261, F-2620 (Heat Fusion)
ASTM D-3035
ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26
4-inch to 36-inch
AWWA C900
AWWA C905
ASTM D-3139
ASTM D-3139
ASTM D-3139
High Density Polyethylene (HDPE)
ASTM D-2241
ASTM D-3139
4-inch to 12-inch
AWWA C900
ASTM D-3139
12-inch to 48-inch
AWWA C905
ASTM D-3139

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- 1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and the Illinois Environmental Protection Agency's (IEPA) "Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer...
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit IRLR10 from the Owner...
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance...
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along all areas of earth disturbance...
5. The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewer...
6. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction...
7. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing through the deflection test shall be prohibited without prior approval from the municipality or MWRD...
8. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition)...
9. All floor drains shall discharge to the sanitary sewer system...
10. All downspouts and footing drains shall discharge to the storm sewer system...
11. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Table with 3 columns: Pipe Material, Pipe Specifications, Joint Specifications. Rows include: Unfilled Clay Pipe, Reinforced Concrete Sewer Pipe, Cast Iron Soil Pipe, Ductile Iron Pipe, Polyvinyl Chloride (PVC) Pipe, High Density Polyethylene (HDPE), Water Main Quality PVC SDR 26, 4-inch to 36-inch, Reinforced Concrete Sewer Pipe, Cast Iron Soil Pipe, Ductile Iron Pipe, Polyvinyl Chloride (PVC) Pipe, High Density Polyethylene (HDPE), Water Main Quality PVC SDR 26, 4-inch to 36-inch.

- 12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization...
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County...
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion...
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance.

- 16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance...
17. Erosion control shall be taken by the Contractor to prevent erosion and siltation during construction...
18. The Contractor shall water the site, as required during dry weather to control dust...
19. Erosion Control Maintenance and Replacement Notes:
a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired...
b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall...
c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly...
d. Sediment deposits should be removed after each storm event...
e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day...
f. The sediment and erosion control measures indicated on the plans are the minimum requirements...
20. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction...
21. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation...
22. The work shall generally follow the following typical Construction Sequencing:
a. Installation of their soil erosion and sediment control (SE/SC) measures:
1. Selective vegetation removal for silt fence installation
2. Silt fence installation
3. Construction of seeding around areas not to be disturbed
4. Striped erosion control entrance
5. Install tree protection fencing and tree removal where necessary (clear & grub)
6. Construct sediment trapping devices (sediment traps, basins, etc.)
7. Construct deflection facilities and outlet control structure with restrictor.
8. Strip and stockpile topsoil and mass grade the site
9. Final grade and permanently stabilize all outlet areas with topsoil and seed
10. Install structures and grade individual lots
11. Permanently stabilize site with topsoil and seed
12. Remove all temporary SE/SC measures after the site is stabilized with vegetation

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Table with 3 columns: Pipe Material, Pipe Specifications, Joint Specifications. Rows include: Polypropylene (PP) Pipe, 12-inch to 24-inch Double Wall, 30-inch to 60-inch Triple Wall.

- 8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe...
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials...
10. All manholes shall be provided with bolted, watertight covers...
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole...
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the pipe to the bottom of the watermain shall be 18 inches...
13. Sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections...
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches...
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections...
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug...
17. Site for foundation footing drains proved to protect buildings, or perforated pipes associated with volume control facilities...
18. A backflow preventer is required for all detention basins tributary to combined sewers...
E. Erosion and Sediment Control
1. The contractor shall be responsible for the erosion and sediment control devices as shown on the approved erosion and sediment control plan...
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site...
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual...
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times...
5. Inspections and documentation shall be performed, at a minimum:
a. Upon completion of initial erosion and sediment control measures...
b. Once every seven (7) calendar days and within 24 hours of the end of a storm event...
6. Soil stockpiles shall be placed in flood protection areas or their buffers...
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner...
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies...
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection...
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed...
11. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:
Pipe Material Unfilled Clay Pipe
Reinforced Concrete Sewer Pipe
Cast Iron Soil Pipe
Ductile Iron Pipe
Polyvinyl Chloride (PVC) Pipe
High Density Polyethylene (HDPE)
Water Main Quality PVC SDR 26
4-inch to 36-inch
Reinforced Concrete Sewer Pipe
ASTM C-76
ASTM C-443
Cast Iron Soil Pipe
ASTM A-74
ASTM C-564
Ductile Iron Pipe
ANSI A21.51
ANSI A21.11
Polyvinyl Chloride (PVC) Pipe
6-inch to 15-inch Diameter SDR 26
18-inch to 27-inch Diameter F/DY=46
ANSI A21.51
ANSI A21.11
ANSI A21.51
ASTM D-3034
ASTM F-679
ASTM D-3212
ASTM D-3212
ASTM D-3212
ASTM D-3261, F-2620 (Heat Fusion)
ASTM D-3035
ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26
4-inch to 36-inch
AWWA C900
AWWA C905
ASTM D-3139
ASTM D-3139
ASTM D-3139
High Density Polyethylene (HDPE)
ASTM D-2241
ASTM D-3139
4-inch to 12-inch
AWWA C900
ASTM D-3139
12-inch to 48-inch
AWWA C905
ASTM D-3139

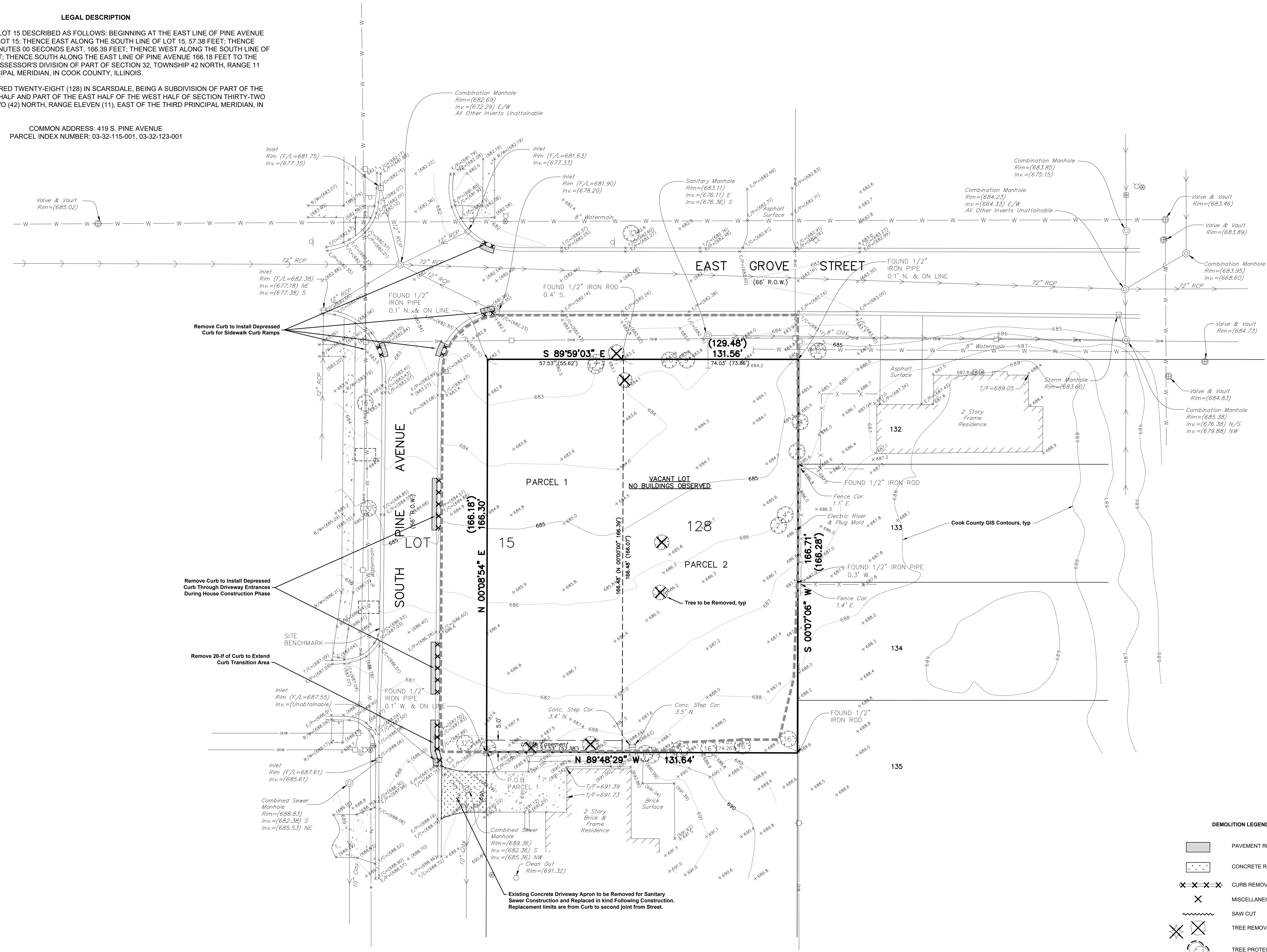
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LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

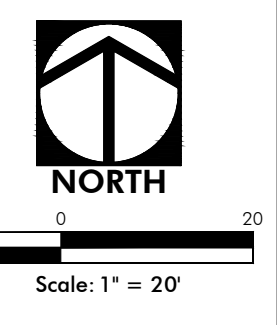
COMMON ADDRESS: 419 S. PINE AVENUE
 PARCEL INDEX NUMBER: 03-32-115-001, 03-32-123-001



DEMOLITION LEGEND

[Hatched Box]	PAVEMENT REMOVAL
[Dotted Box]	CONCRETE REMOVAL
[X-X-X-X]	CURB REMOVAL
[X]	MISCELLANEOUS REMOVAL
[Wavy Line]	SAW CUT
[Tree Symbol]	TREE REMOVAL
[Circle with X]	TREE PROTECTION

NOTE:
 1) 3' min. patches required for all curb and gutter replacement.
 2) Contractor shall plug any abandoned service connections with, at minimum, 2' of non-stink concrete.



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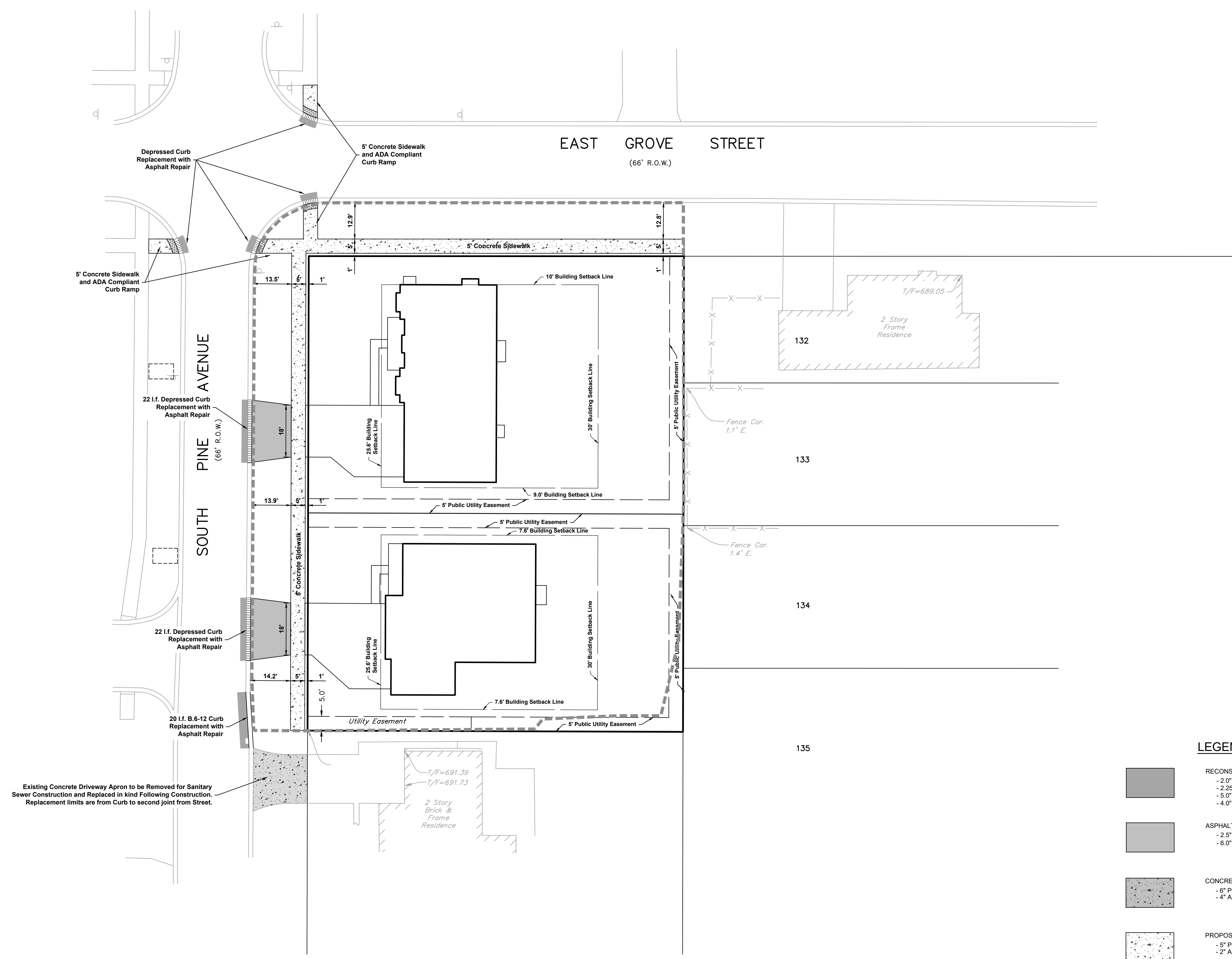
EXISTING CONDITIONS & DEMOLITION PLAN
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
 LANDMARK CUSTOM HOMES

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 04.30.2024
 Project No: 24-042
 Sheet



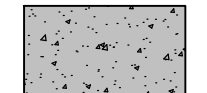
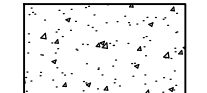
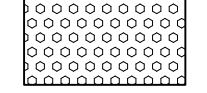
C3 / C7



NORTH
Scale: 1" = 20'



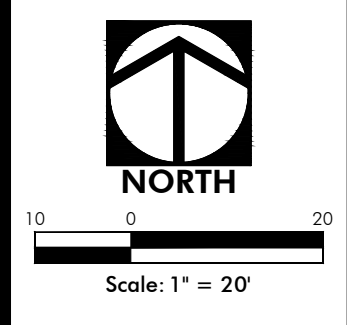
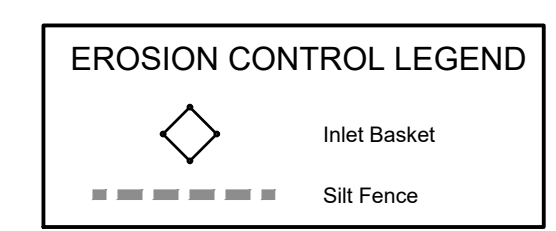
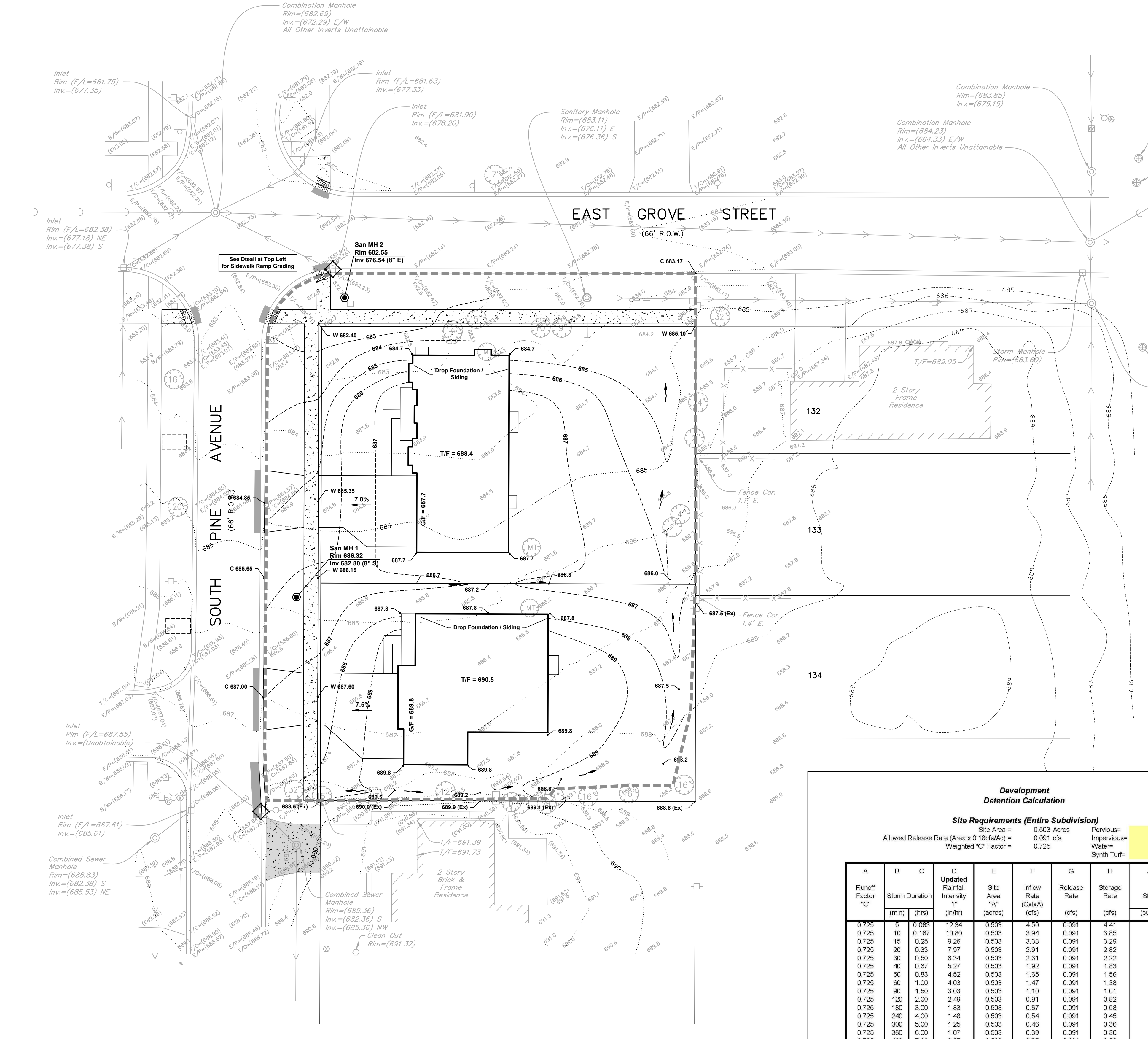
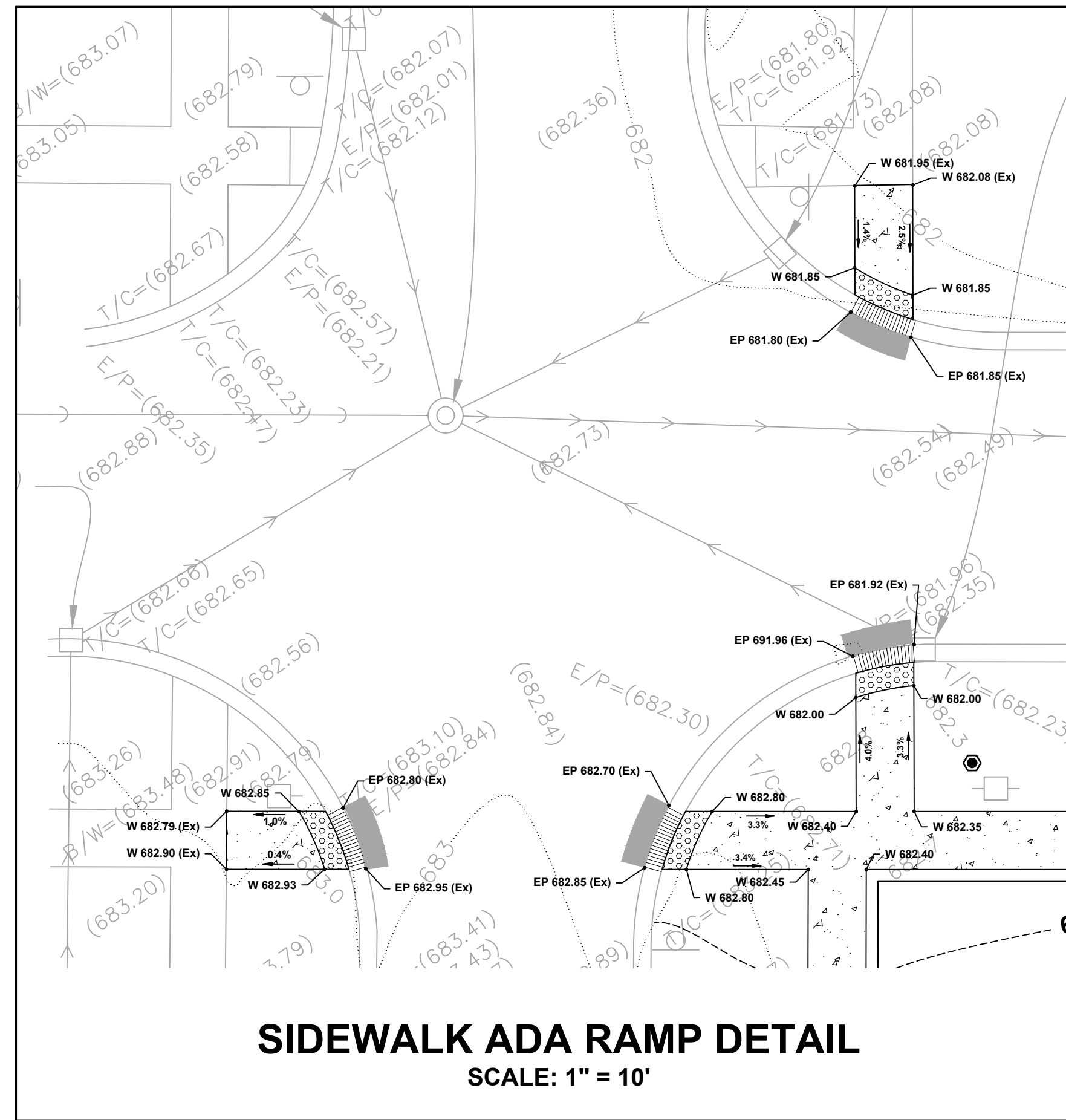
LEGEND

-  RECONSTRUCT PUBLIC STREET PAVEMENT
 - 2.0" HMA SURFACE COURSE
 - 2.25" HMA BINDER COURSE, N-50
 - 5.0" HMA BINDER COURSE, N-30
 - 4.0" CA-6 CRUSHED AGGREGATE BASE
-  ASPHALT DRIVEWAY APRON
 - 2.5" HMA SURFACE COURSE
 - 6.0" CA-6 CRUSHED AGGREGATE BASE
-  CONCRETE DRIVEWAY APRON
 - 6" P.C. CONCRETE
 - 4" AGGREGATE BASE COURSE
-  PROPOSED SIDEWALK
 - 5" P.C. CONCRETE
 - 2" AGGREGATE BASE COURSE
-  DETECTABLE WARNING
 - EXTEND FULL WIDTH OF DEPRESSED CURB
 - NO GAPS PERMITTED.

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GEOMETRY & PAVING PLAN
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
 LANDMARK CUSTOM HOMES

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 04.30.2024
 Project No. 24-042
 Sheet C4 / C7



4/30/2024

Development Detention Calculation

Site Requirements (Entire Subdivision)

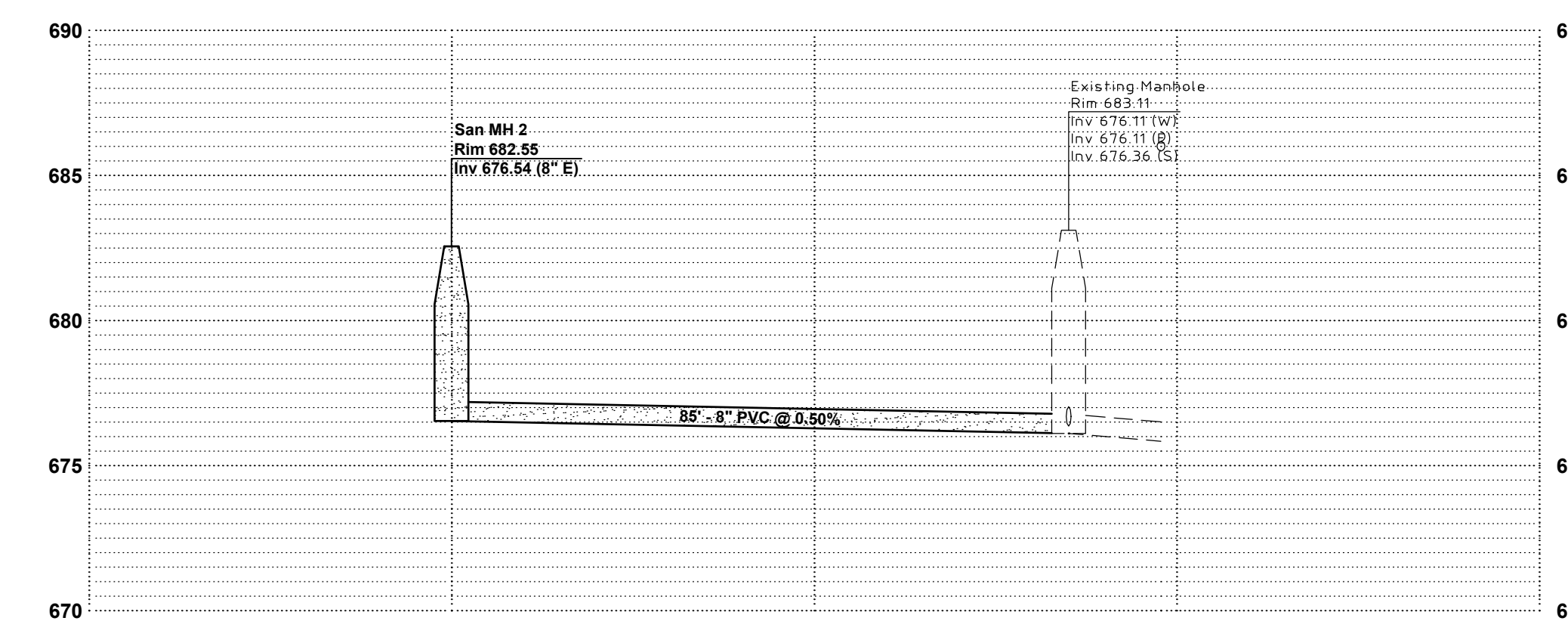
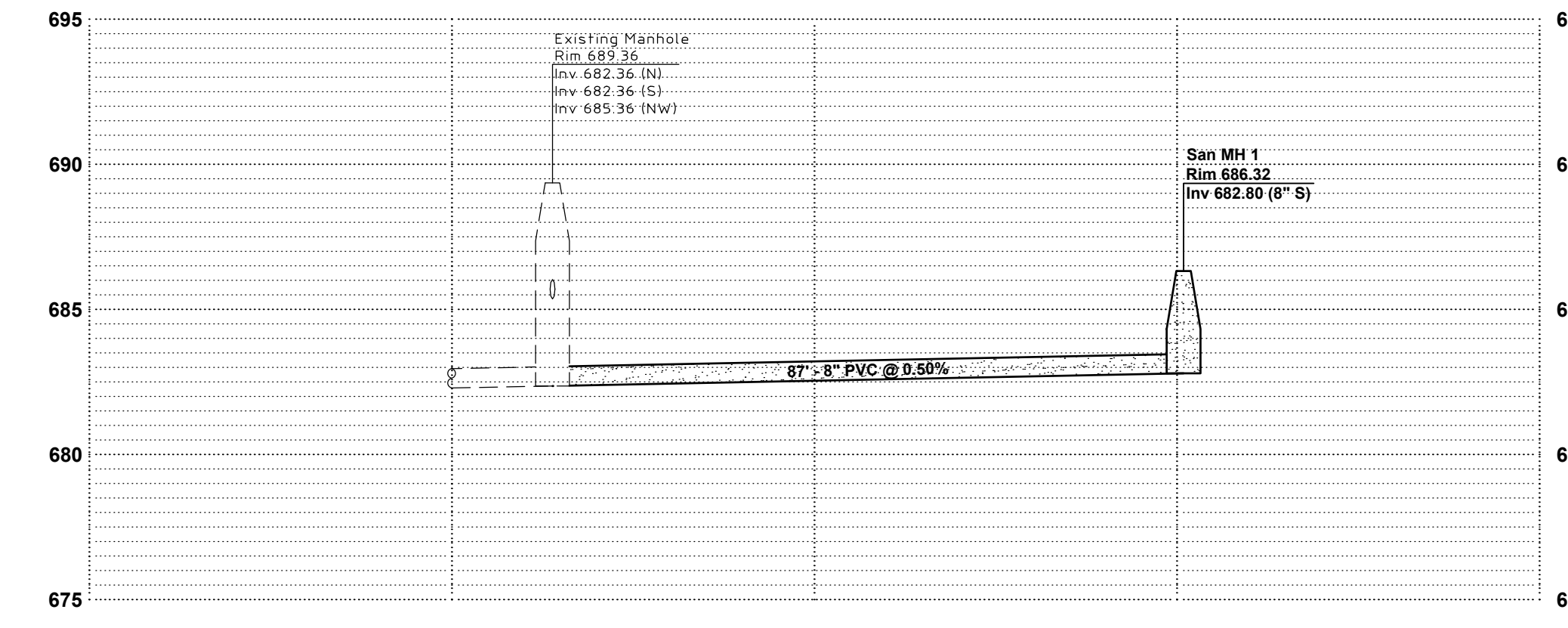
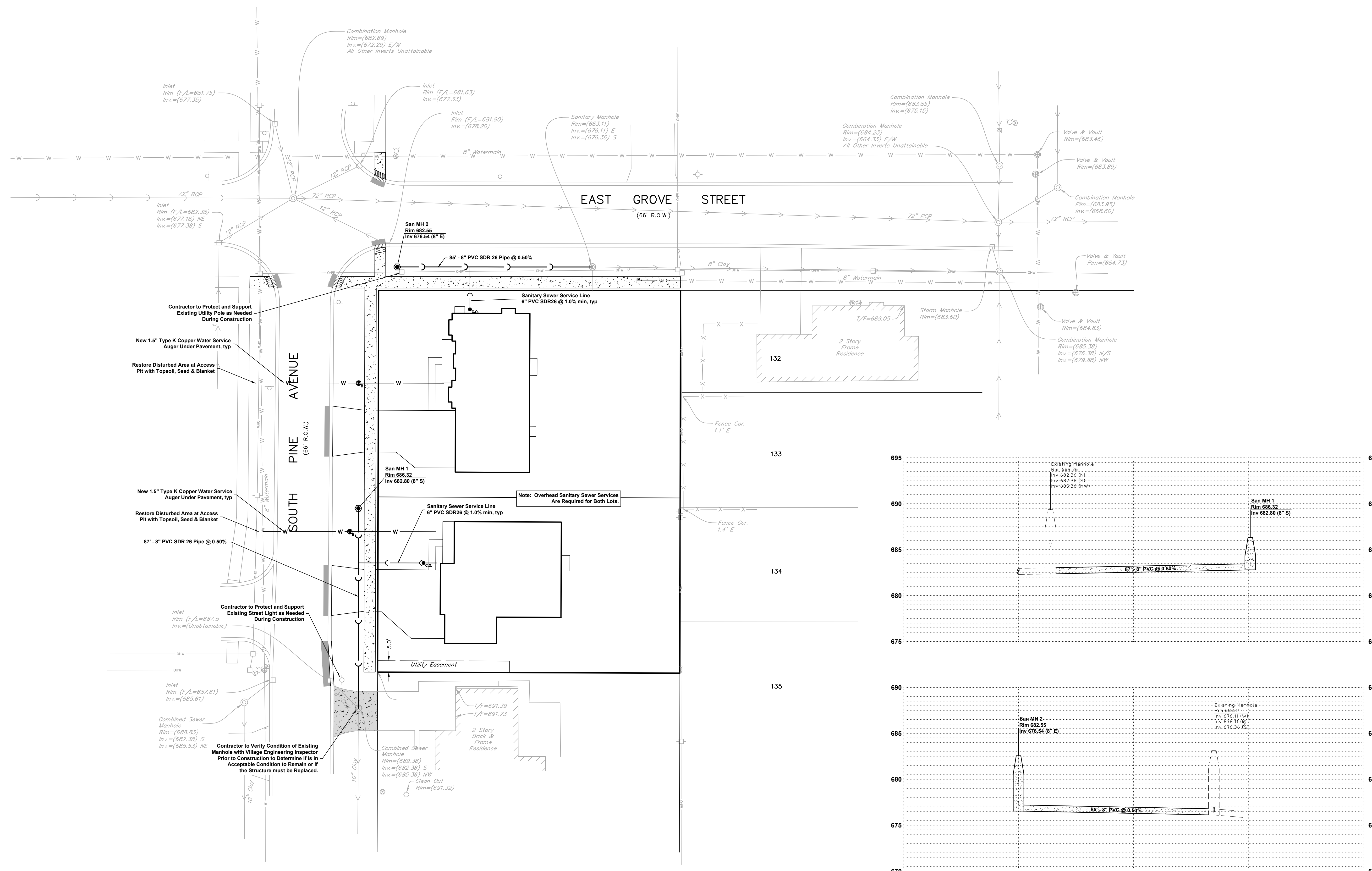
Site Area =	0.503 Acres	Permeous =	0.252 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.091 cfs	Impervious =	0.252 Acres
Weighted "C" Factor =	0.725	Water =	0.000 Acres
		Synth Turf =	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration (min)	(hrs)	Updated Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (Cfs/A) (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	(Ac-ft)
0.725	5	0.083	12.34	0.503	4.50	0.091	4.41	1317	0.030
0.725	10	0.167	10.80	0.503	3.94	0.091	3.85	2313	0.053
0.725	15	0.25	9.25	0.503	3.38	0.091	3.29	2671	0.058
0.725	20	0.33	7.97	0.503	2.91	0.091	2.82	3345	0.077
0.725	30	0.50	6.34	0.503	2.31	0.091	2.22	3998	0.092
0.725	40	0.67	5.27	0.503	1.92	0.091	1.83	4416	0.101
0.725	50	0.83	4.52	0.503	1.65	0.091	1.56	4653	0.107
0.725	60	1.00	4.03	0.503	1.47	0.091	1.38	4963	0.114
0.725	90	1.50	3.03	0.503	1.10	0.091	1.01	5475	0.126
0.725	120	2.00	2.49	0.503	0.91	0.091	0.82	5883	0.135
0.725	180	3.00	1.83	0.503	0.67	0.091	0.58	6225	0.143
0.725	240	4.00	1.48	0.503	0.54	0.091	0.45	6462	0.148
0.725	300	5.00	1.25	0.503	0.46	0.091	0.36	6567	0.151
0.725	360	6.00	1.07	0.503	0.39	0.091	0.30	6463	0.148
0.725	420	7.00	0.97	0.503	0.35	0.091	0.26	6621	0.152
0.725	480	8.00	0.87	0.503	0.32	0.091	0.23	6516	0.150
0.725	540	9.00	0.79	0.503	0.29	0.091	0.20	6366	0.147
0.725	600	10.00	0.72	0.503	0.26	0.091	0.17	6176	0.142
0.725	660	11.00	0.67	0.503	0.24	0.091	0.15	6072	0.139
0.725	720	12.00	0.62	0.503	0.23	0.091	0.14	5936	0.134
0.725	1080	18.00	0.45	0.503	0.16	0.091	0.07	4737	0.109
0.725	1440	24.00	0.36	0.503	0.13	0.091	0.04	3480	0.080

Max Volume = 0.152 Acre-Ft
6,621 cu-ft



Scale: 1" = 20'



SANITARY SEWER PROFILES
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 5' (VERTICAL)

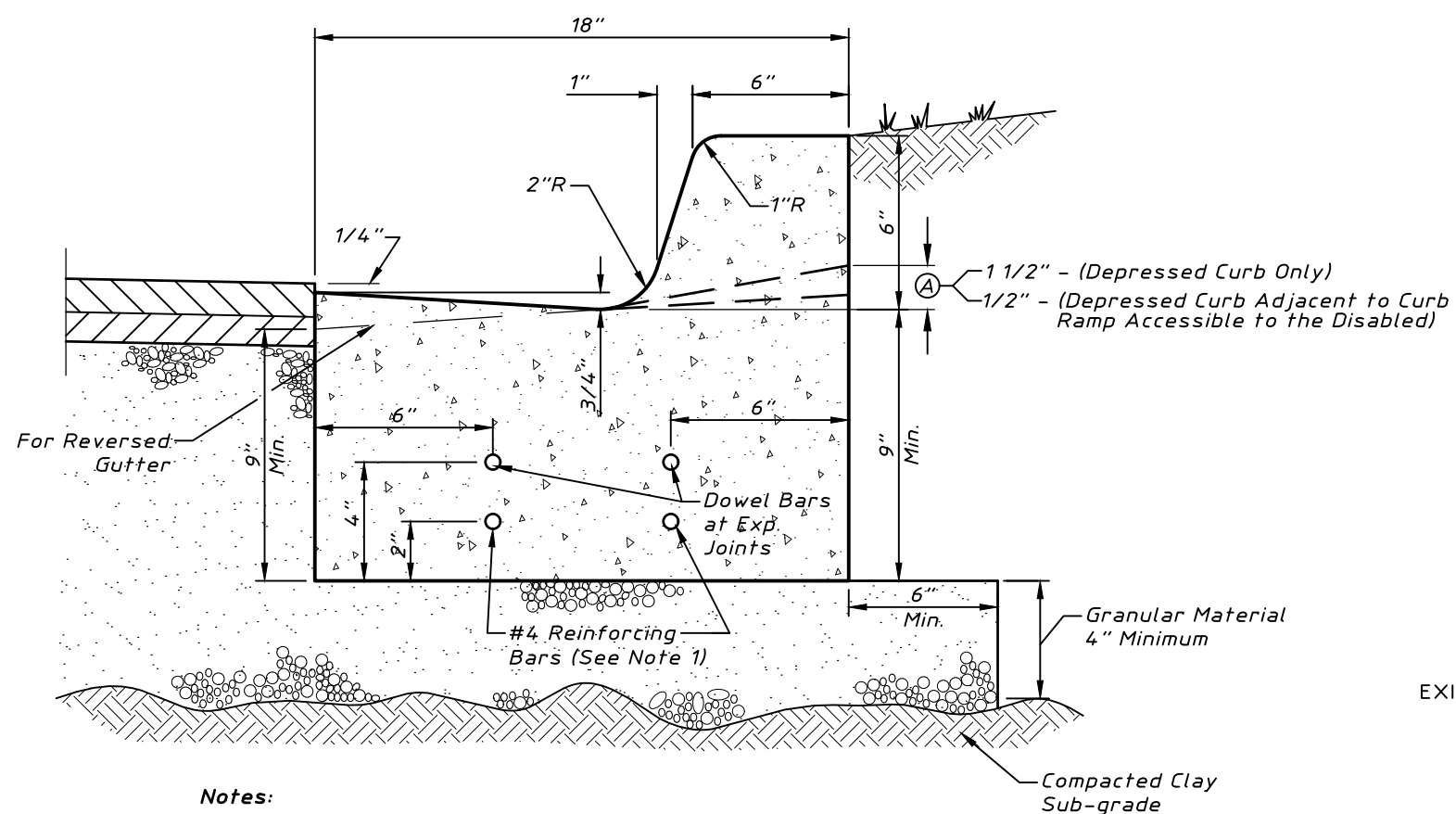
No. _____ Date _____

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UTILITY PLAN

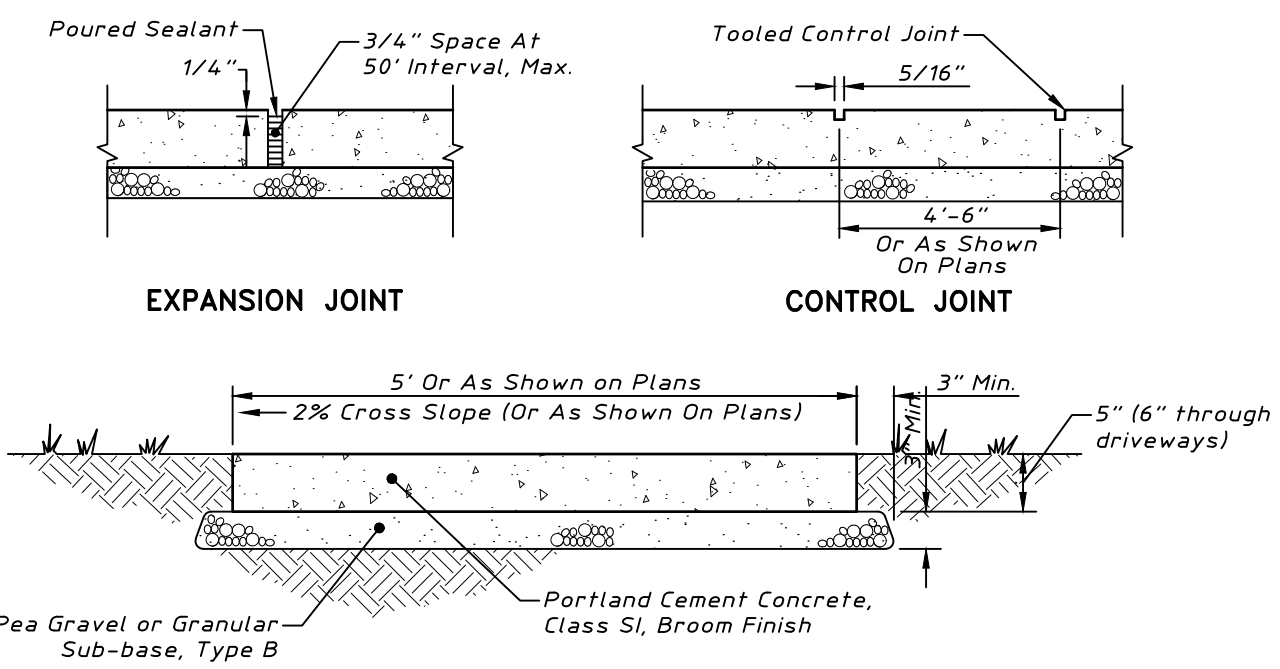
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 04.30.2024
Project No. 24-042
Sheet **C6** / C7

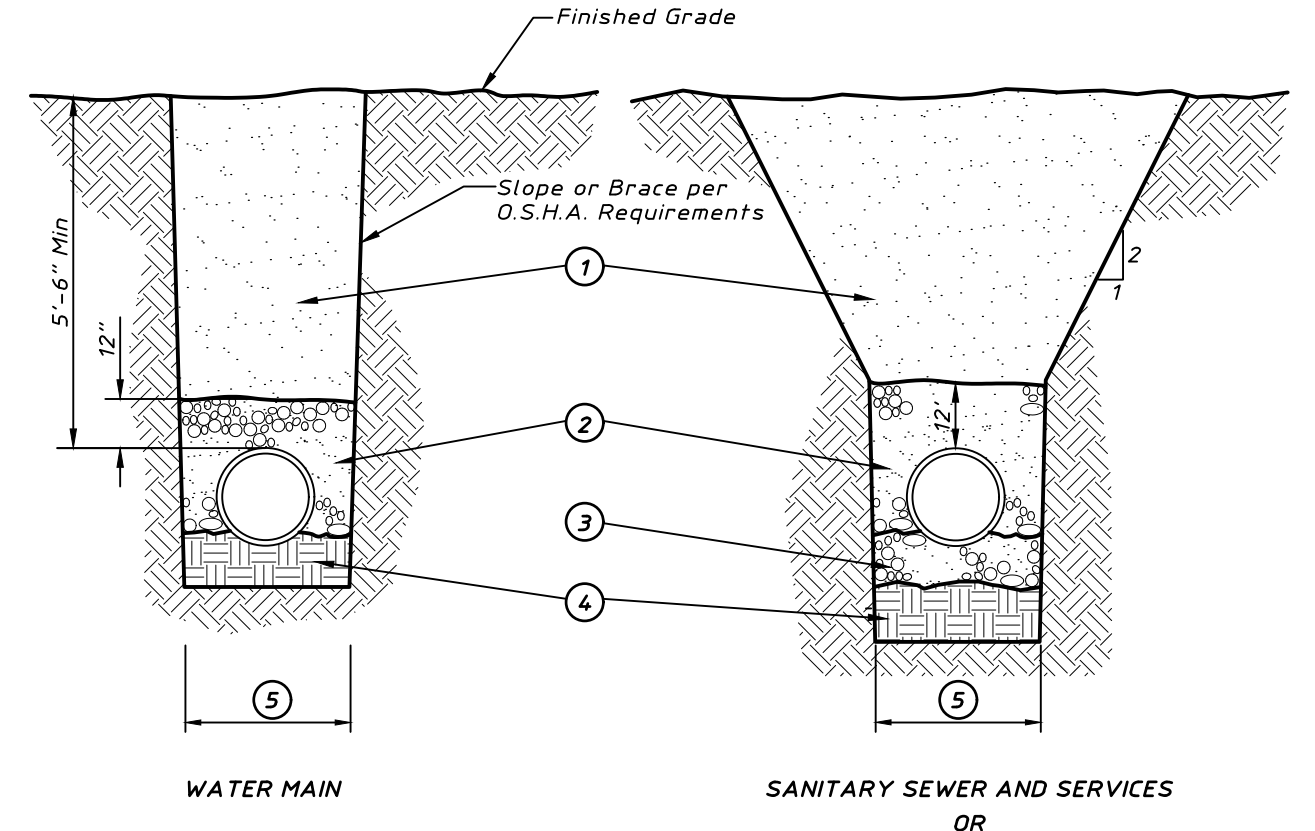


- Notes:**
1. Use two #4 rebar for 10 feet on either side of all utility trenches.
 2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4" x 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
 3. Maximum contraction (control) joint spacing shall be 20'.
 4. Flag thickness shall match proposed roadway, or 9" minimum.
 5. See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

B-6.12 CONCRETE CURB & GUTTER

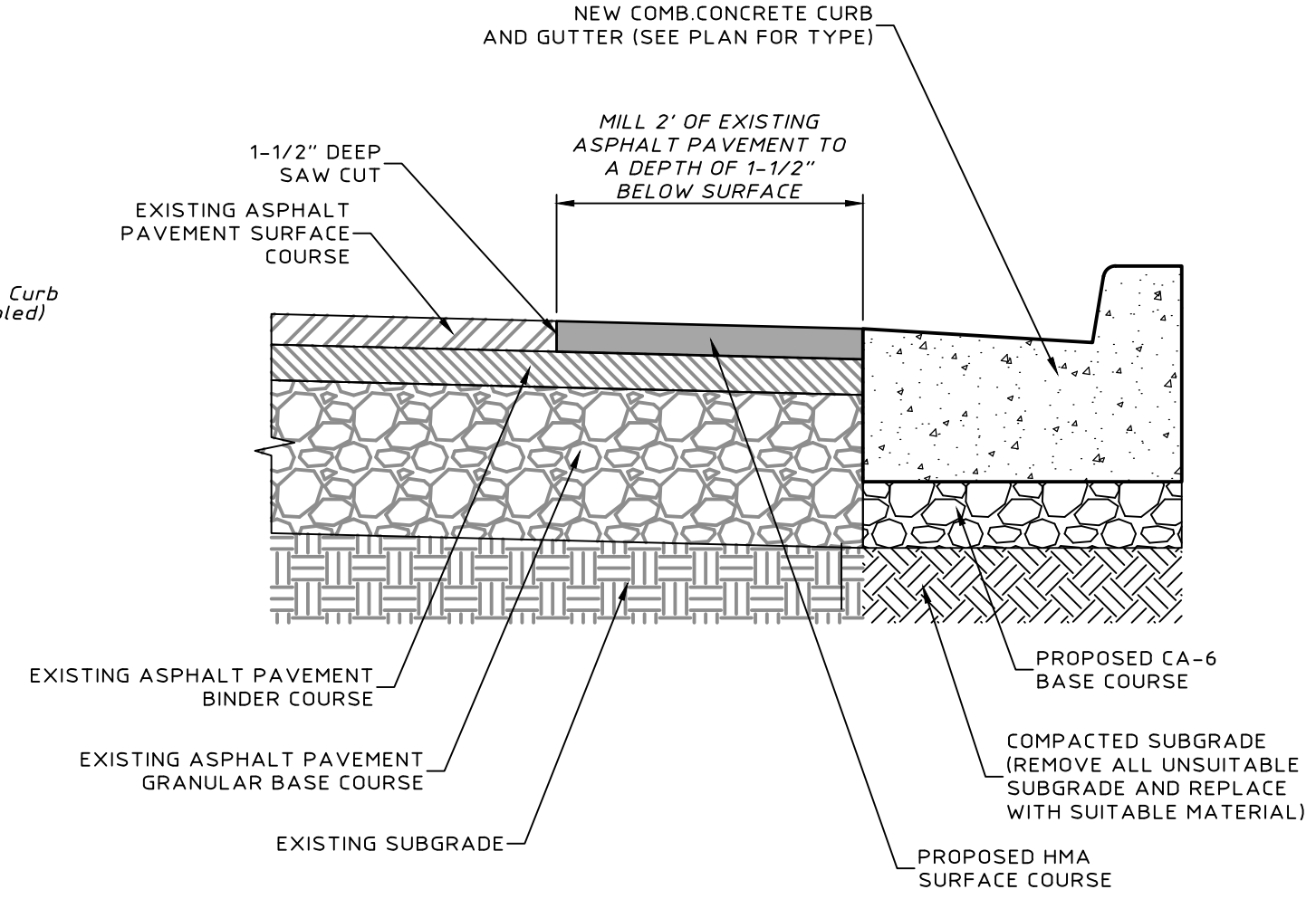


PORTLAND CEMENT CONC. SIDEWALK



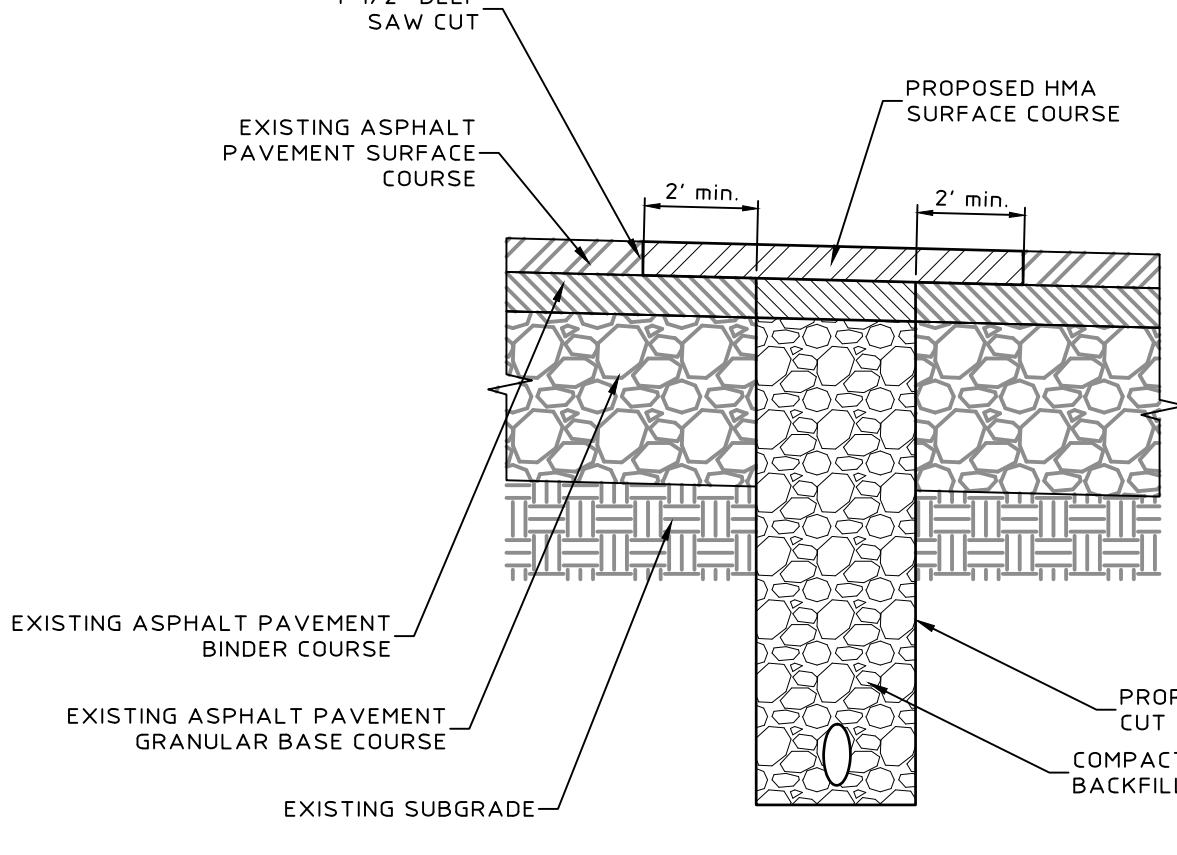
- Notes:**
1. CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
 2. WATER MAIN Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe compact to 95% (ASTM D-1557) 8" lifts max.
 3. SANITARY SEWER Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe. Compact to 95% (ASTM D-1557) 8" lifts max.
 4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
 5. Trench Width - Pipe O.D. + 24" Minimum Pipe O.D. + 36" Maximum

TYPICAL TRENCH CROSS SECTION



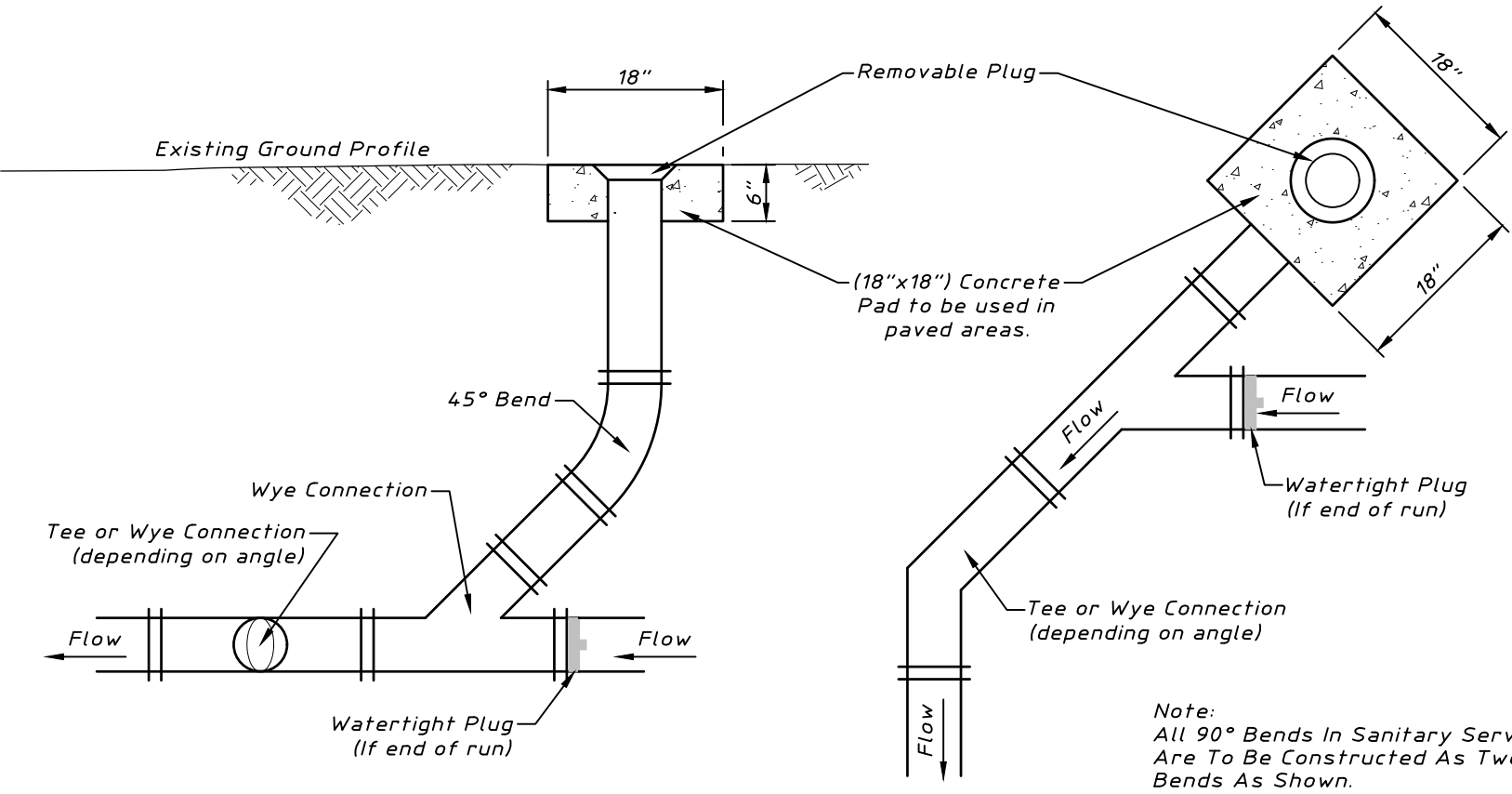
- NOTES:**
1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
 2. ALL ASPHALT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
 3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

PAVEMENT PATCHING AT CURB AND GUTTER REMOVAL

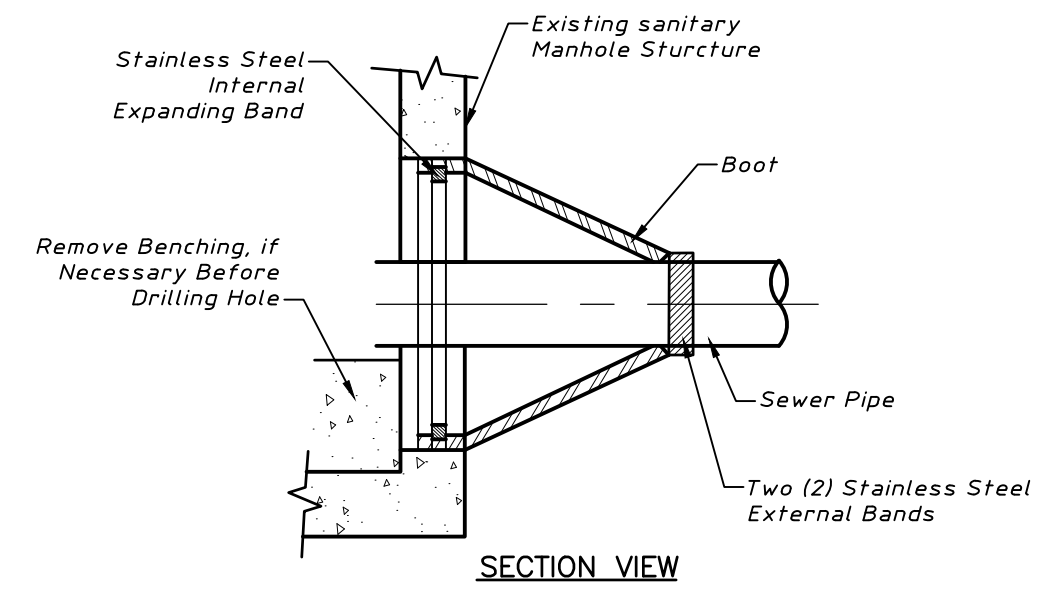


- NOTES:**
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PAVEMENT PATCHING AT UTILITY TRENCH

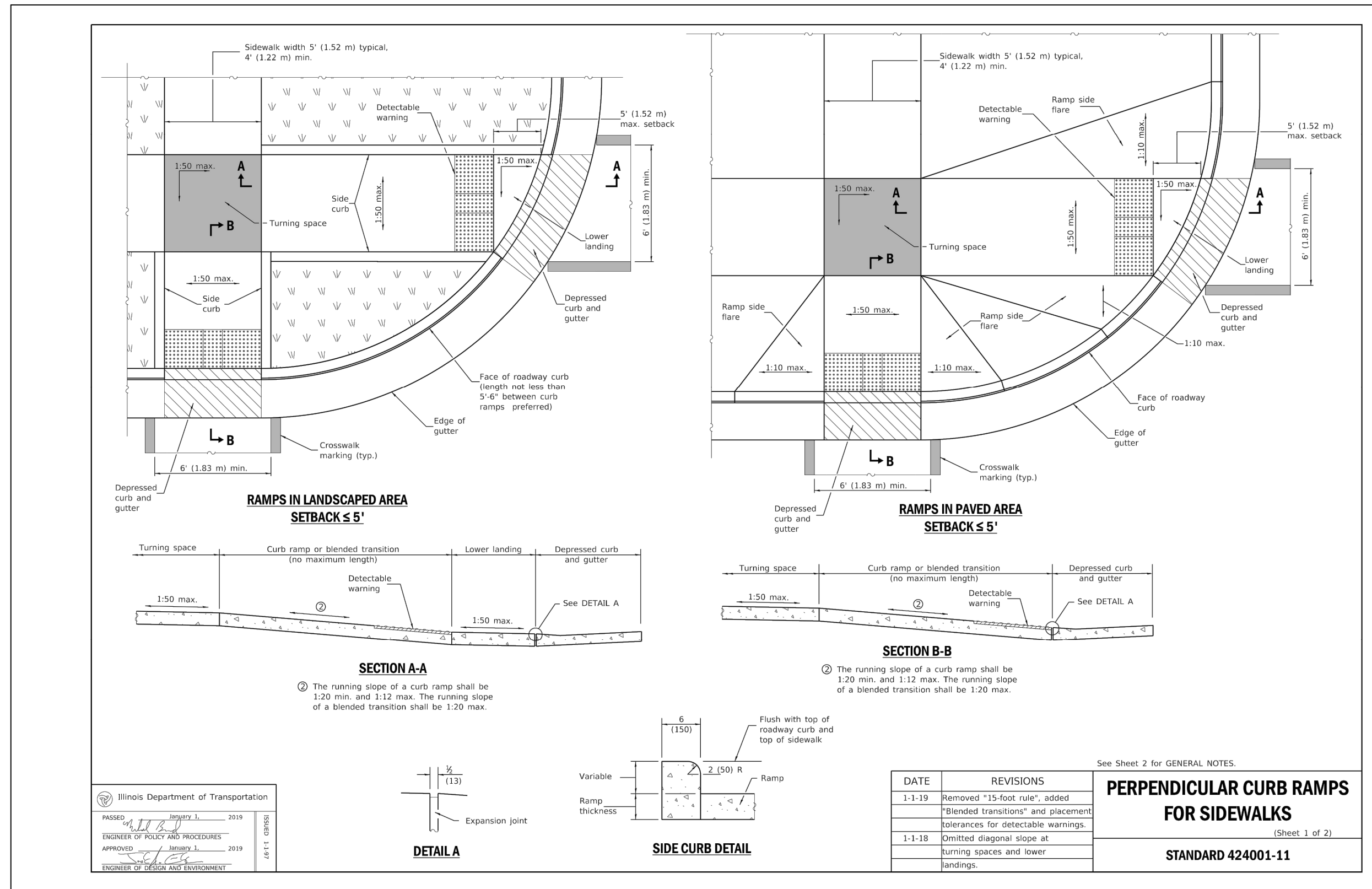


SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



- NOTES:**
1. Core-Drill Circular Opening in Manhole Wall of Diameter to Fit the Required Boot Size.
 2. Kor-N-Seal Flexible Rubber Boot (Manufactured by National Pollution Control Systems, Inc. or as Approved by the Engineering Department shall be Used for Watertight Connection.
 3. Cut, Shape and Slope New Invert Channel in the Existing Concrete Bench for Smooth Flow from New Sanitary Sewer Connection.
 4. Clean Existing Manhole of Any Dirt, Concrete or Debris which may Accumulate During Construction Process

SANITARY SEWER CONNECTION TO EXISTING STRUCTURE DETAIL



PERPENDICULAR CURB RAMP FOR SIDEWALKS
STANDARD 424001-11

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419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

TYPICAL DETAILS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 04.30.2024
Project No: 24-042
Sheet: **C7**