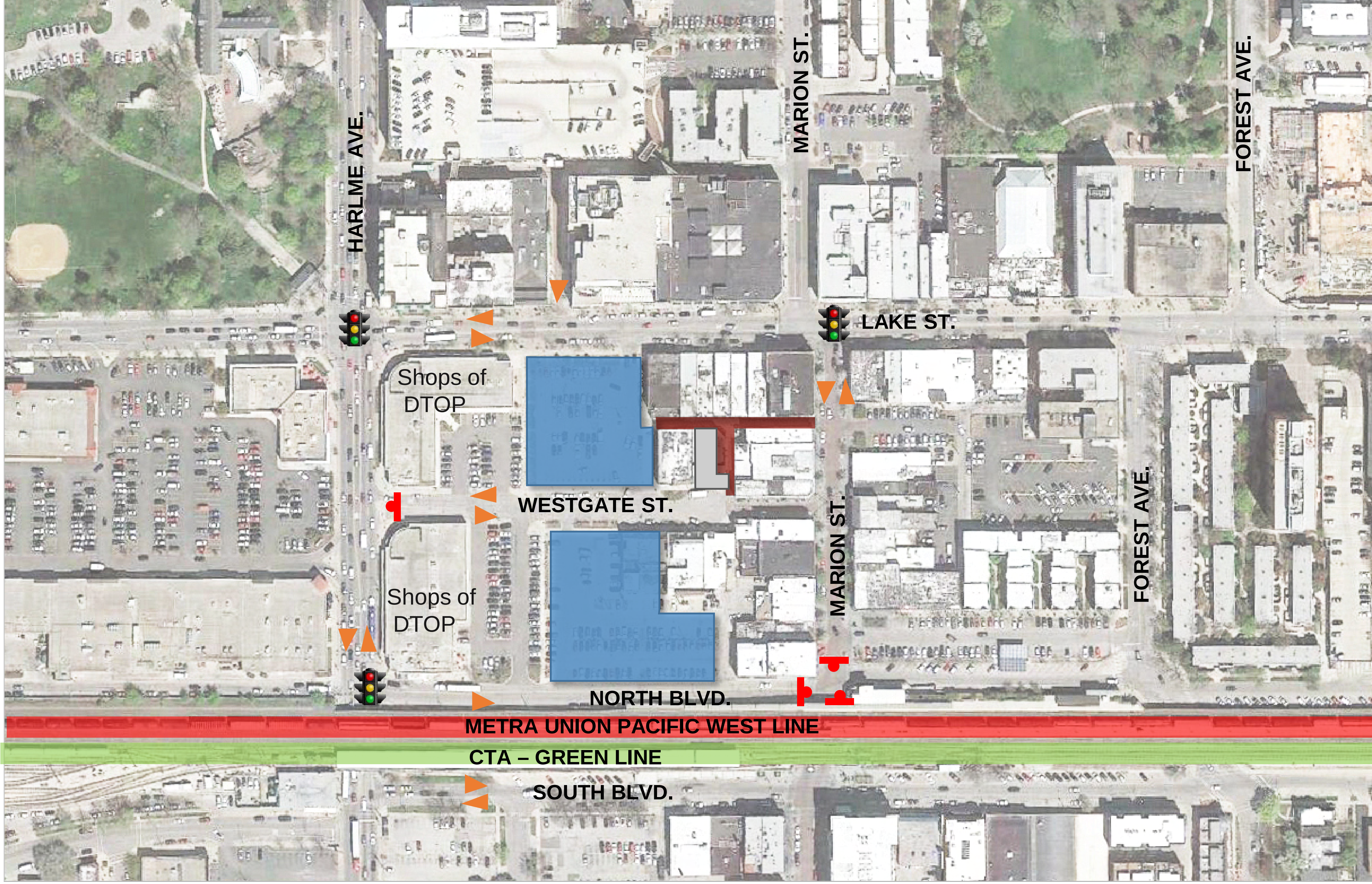
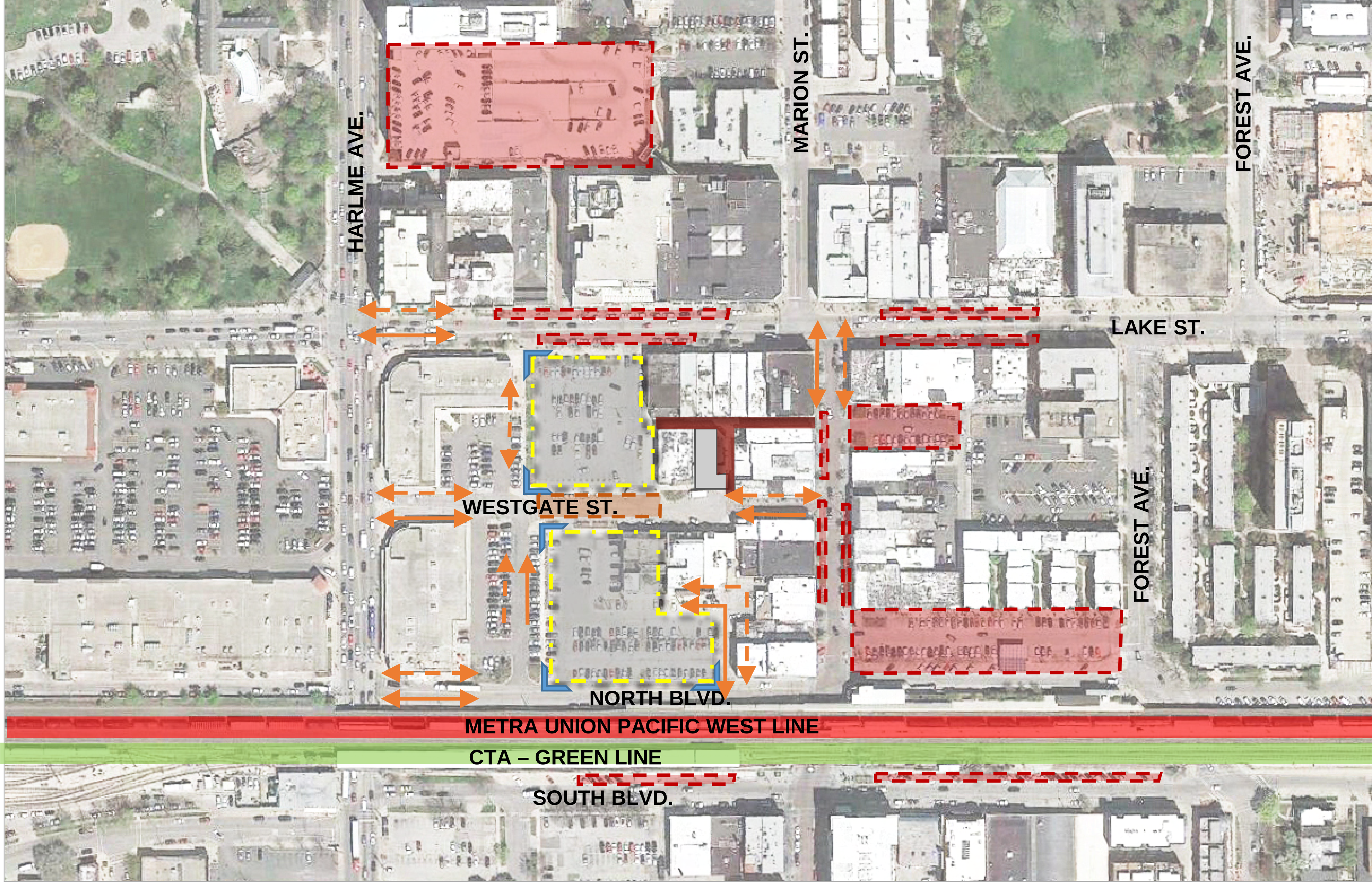


LEGEND:

- Stop Sign
- Traffic Signal
- Plan Development
- Village of Oak Park Alley Improvement

Existing Vehicle Circulation

FitzGerald LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development

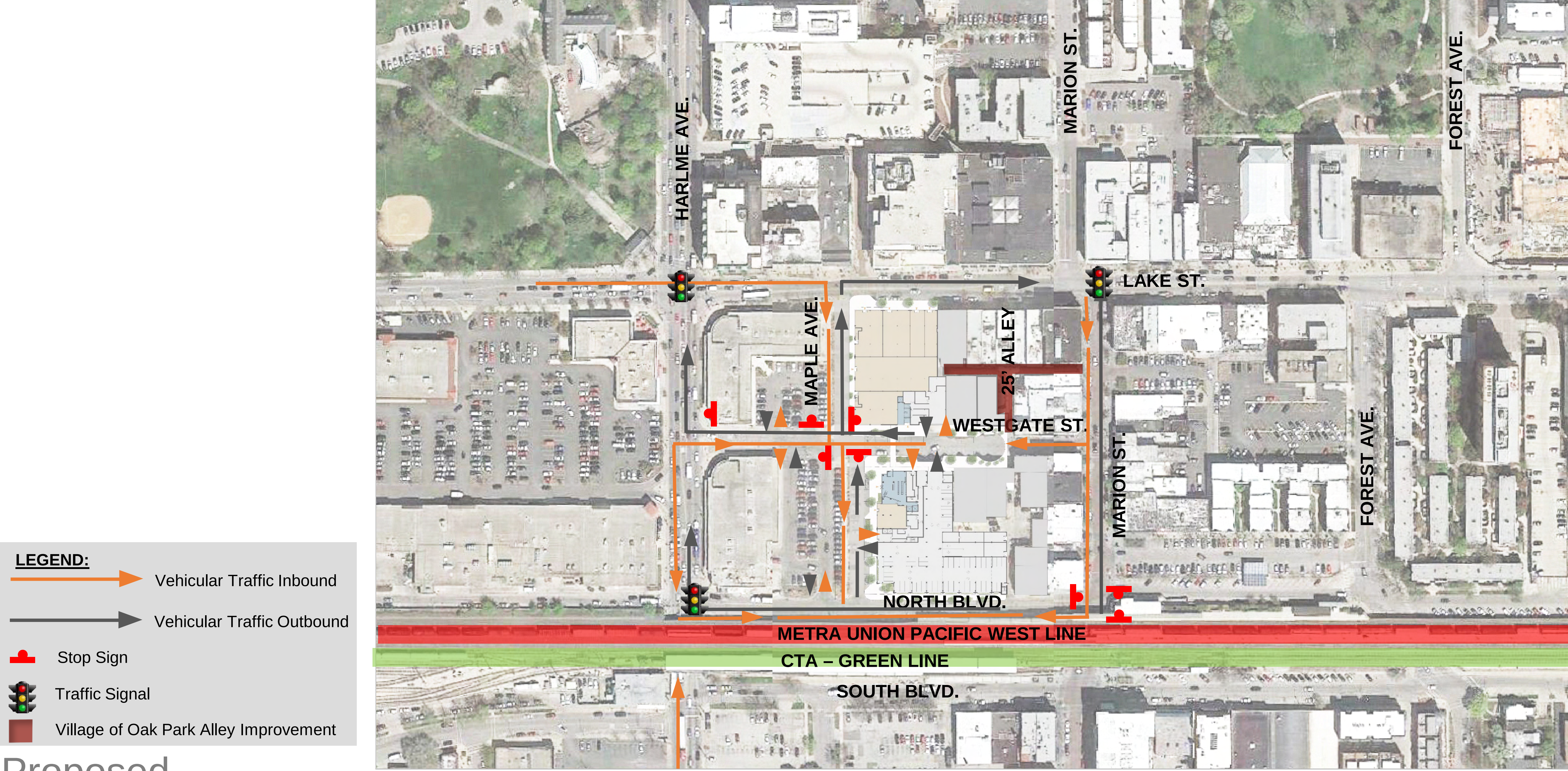


LEGEND:

- Pedestrian Traffic
- Vehicular Traffic
- Construction Fencing
- Available Public Parking
- Office and Parking Signage
- Westgate St. will be closed periodically to facilitate the completion of the offsite work. Duration of closure shall be coordinated with the neighboring tenants in an effort to minimize the impact on local businesses

Construction Logistics Plan

FitzGerald Associates Architects
LENNAR MULTIFAMILY COMMUNITIES
CLARK STREET Development

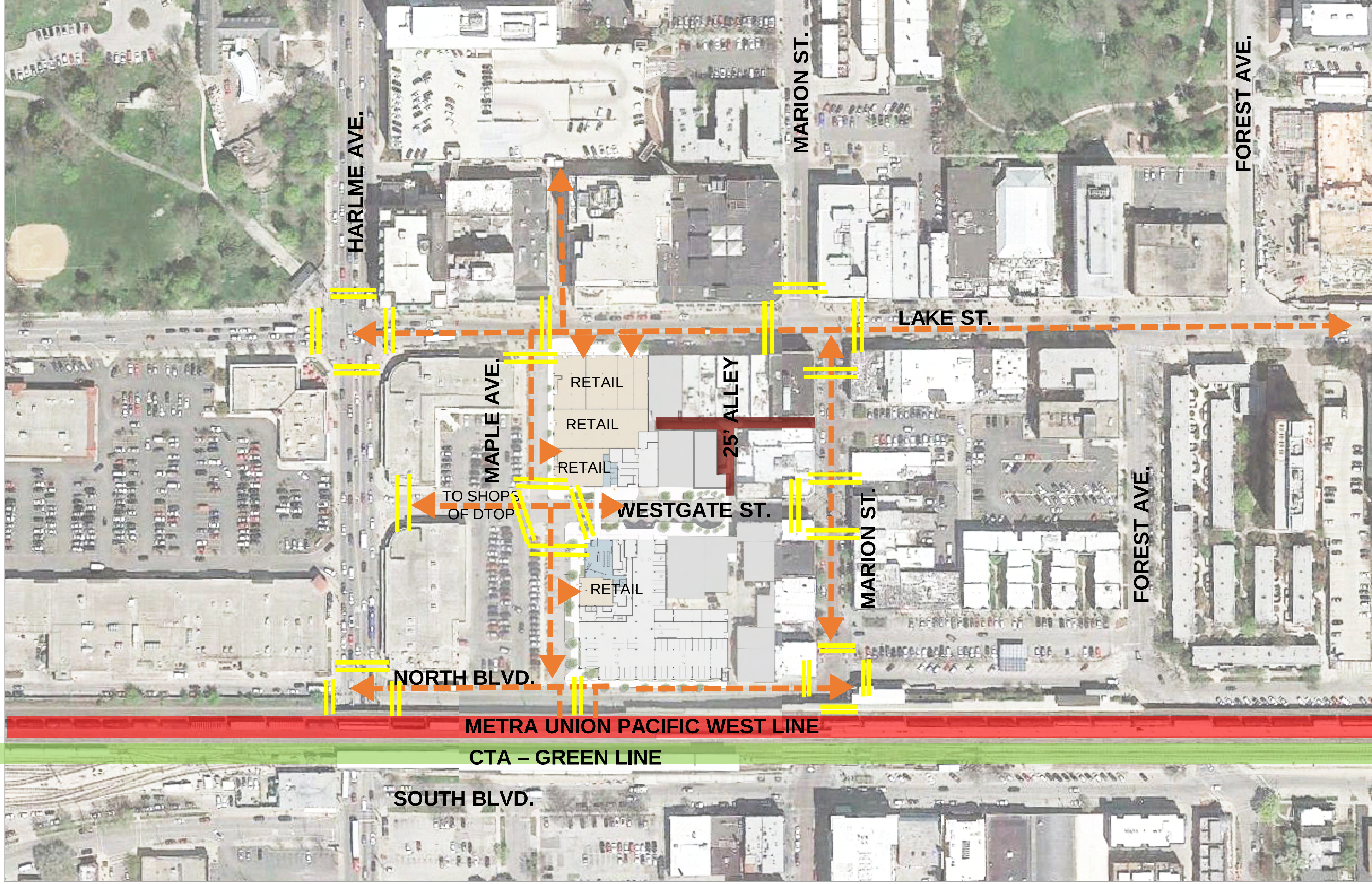


Proposed Vehicular Circulation

FitzGerald Associates Architects

LENNAR MULTIFAMILY COMMUNITIES

CLARK STREET Development



LEGEND:

- Pedestrian Route
- Crosswalk
- Village of Oak Park Alley Improvement

Proposed Pedestrian Circulation

FitzGerald Associates Architects
LENNAR MULTIFAMILY COMMUNITIES
Clark Street Development

Lake Street Site Context

FitzGerald
LENNAR MULTIFAMILY COMMUNITIES
Clark Street Development

BLUESTONE PAVING AT STREET CORNERS AND PRIMARY BUILDING ENTRIES

CLAY PAVERS AT FURNISHING ZONE

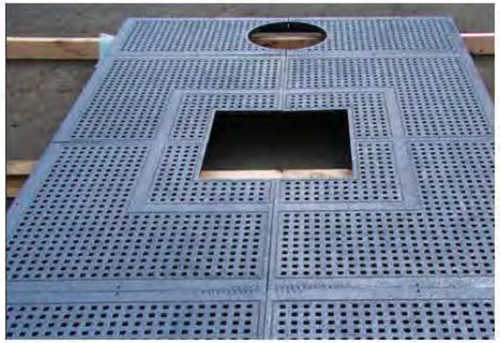
CONCRETE SIDEWALK

Streetscape Design

FitzGerald Associates Architects
LENNAR MULTIFAMILY COMMUNITIES
CLARK STREET Development

PRECEDENT IMAGERY: STREETSCAPE MATERIALS












Streetscape Design

FitzGerald

LENNAR
MULTIFAMILY COMMUNITIES

Clark Street
Development

MARION STREET MATERIALS


BLUESTONE PAVERS


BRICK PAVERS


BLACK GRANITE CURB AND WHITE GRANITE CROSSWALK


BLACK GRANITE CROSSWALK


GRANITE PARKING MARKER


GRANITE CURBED PLANTER AND TRENCH GRATE


TREE GRATE


BIKE RACKS

SOLAR TRASH AND RECYCLING CONTAINERS


FLUSH CURB AND SIDEWALK ON SIDE STREET


LIGHT POLE AND VAULT STRUCTURE AT INTERSECTION

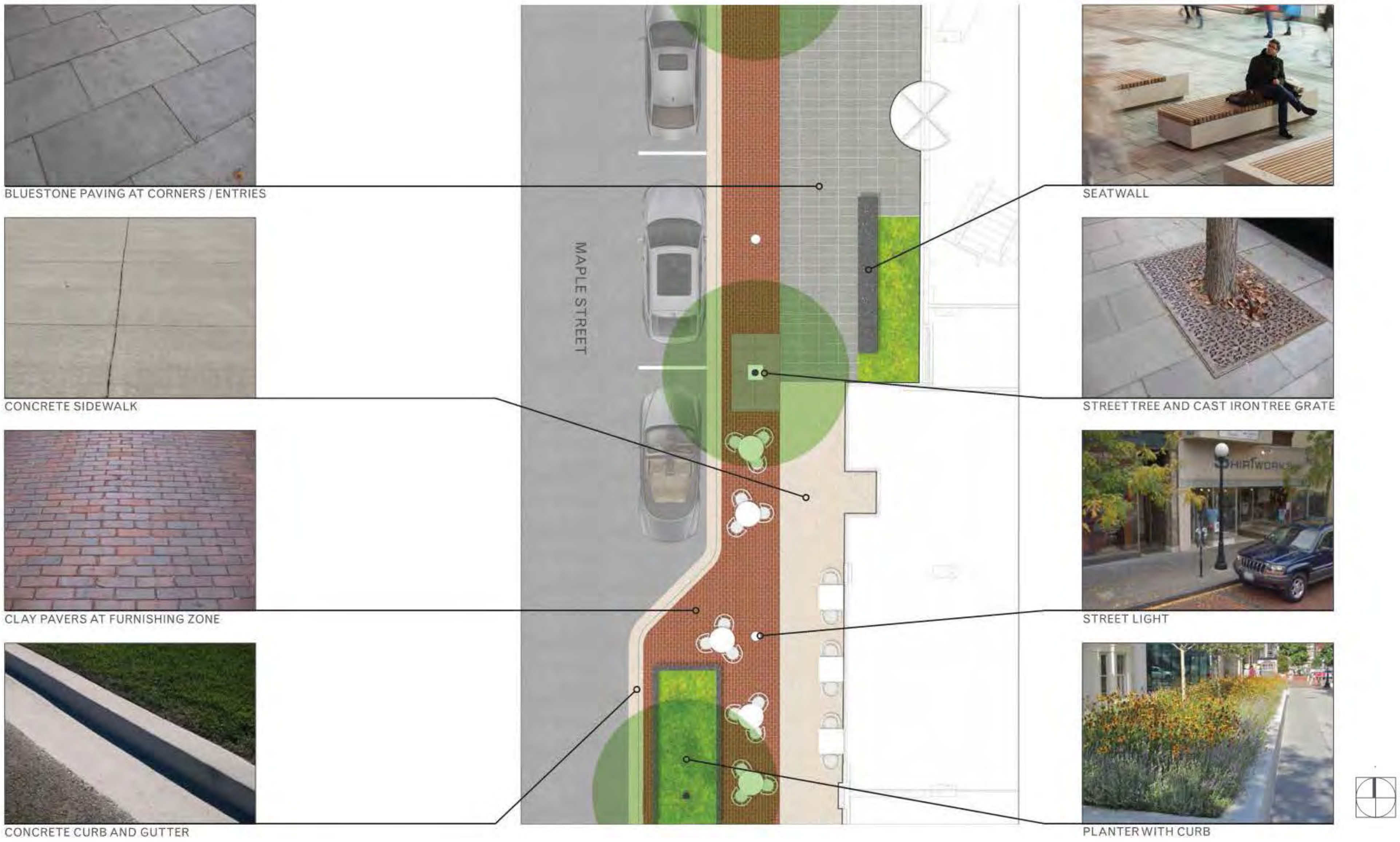

STREET LIGHTS

Streetscape Design

FitzGerald

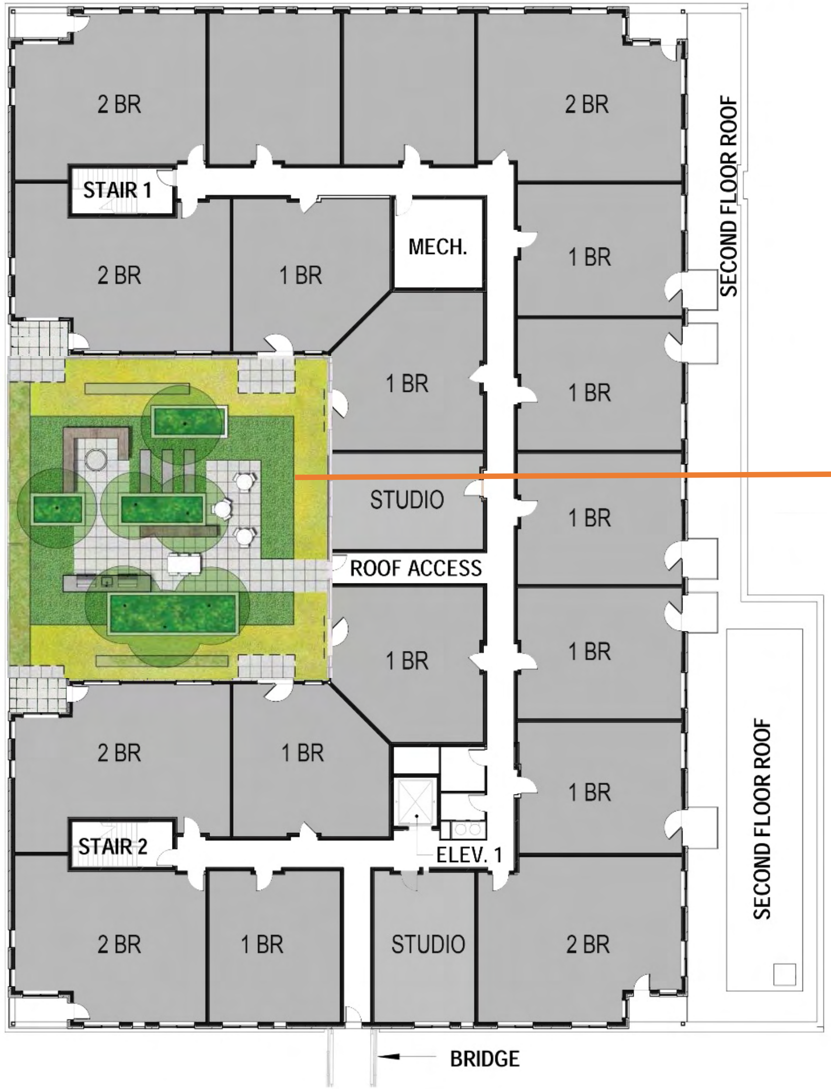
LENNAR MULTIFAMILY COMMUNITIES

CLARK STREET Development



Streetscape Design

FitzGerald
LENNAR MULTIFAMILY COMMUNITIES
Clark Street Development



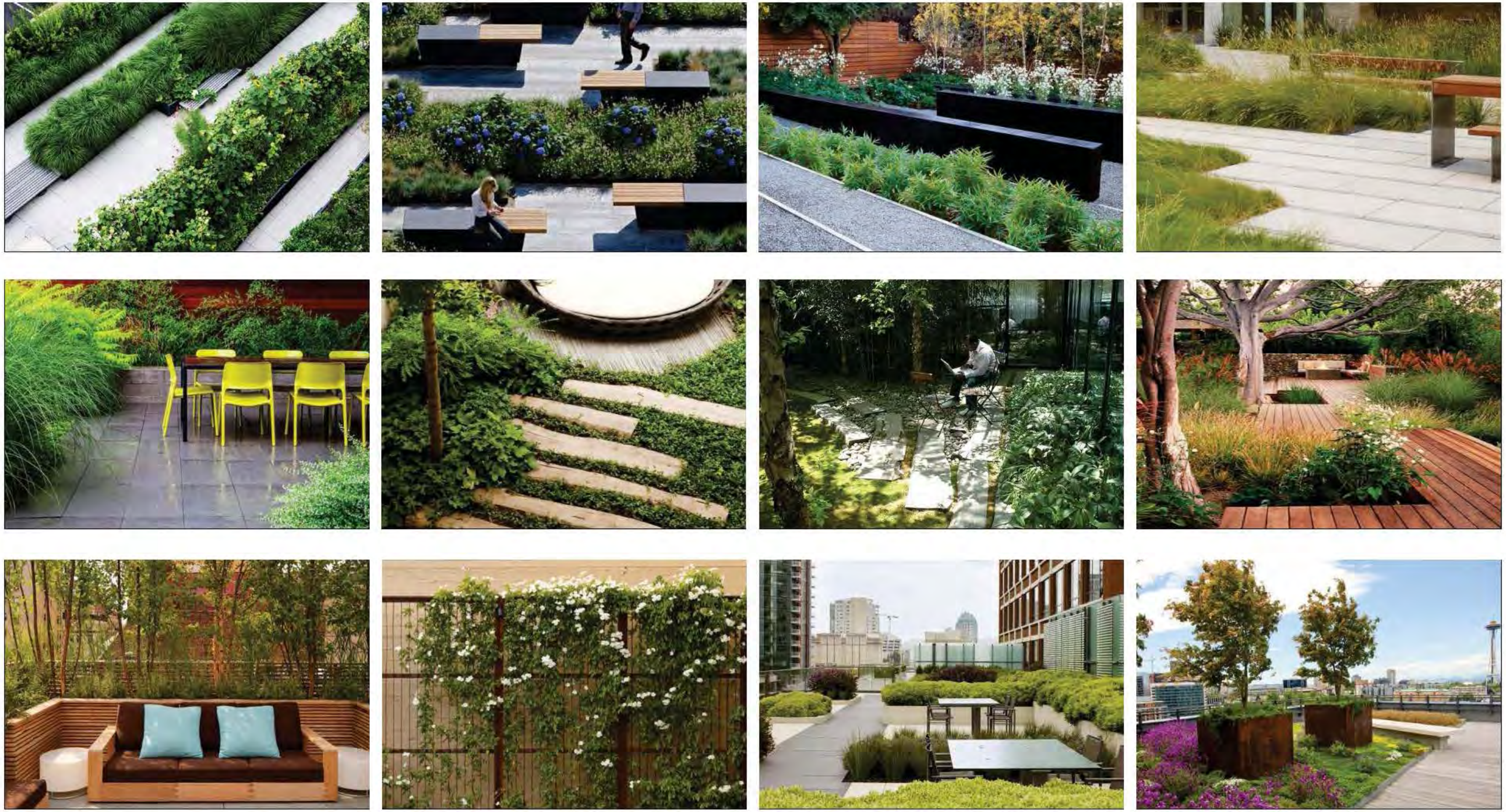
2nd Floor North

FitzGerald

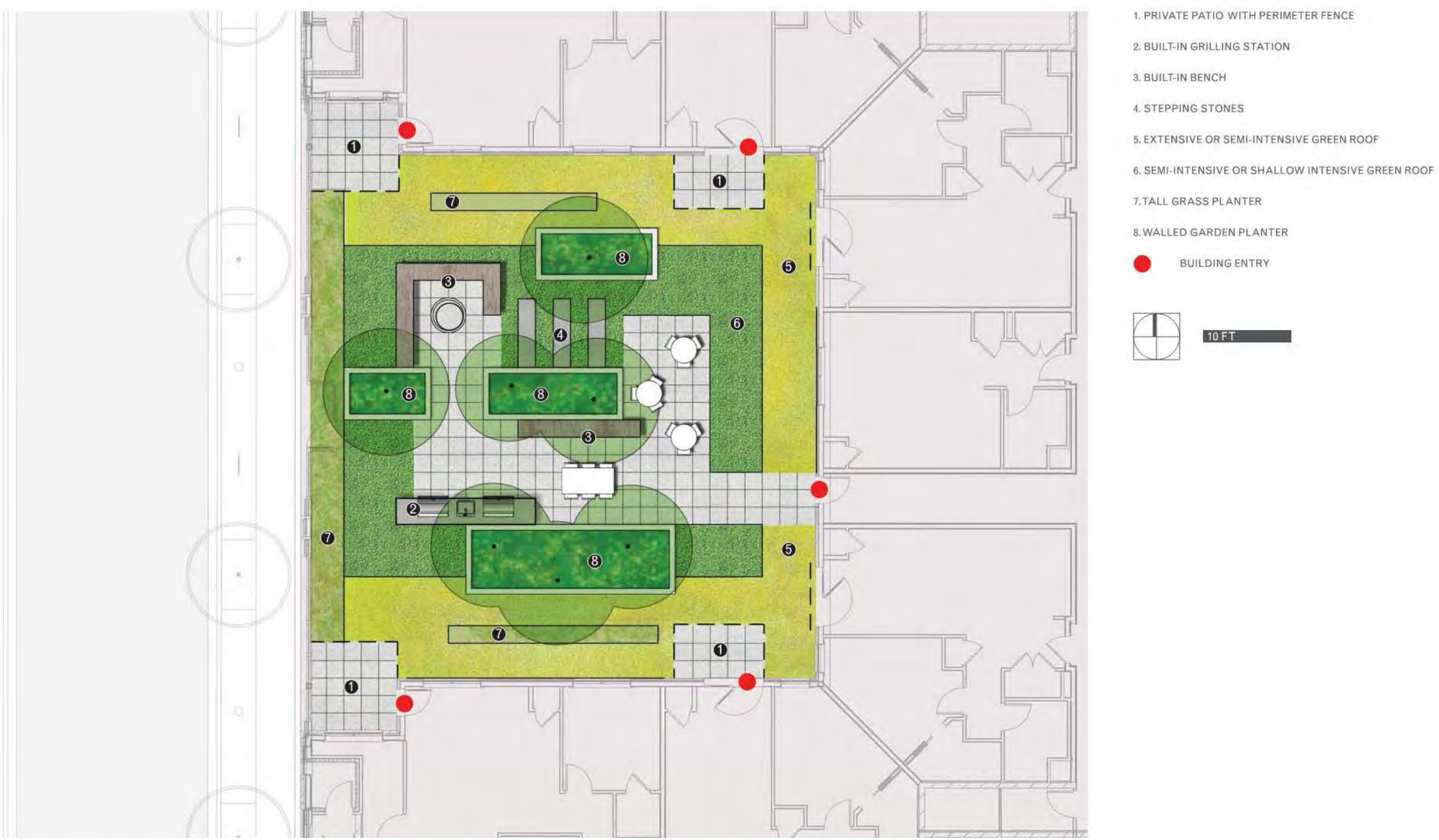
LENNAR MULTIFAMILY COMMUNITIES

Clark Street Development

PRECEDENT IMAGERY: GARDEN ROOMS



Roof Deck Design



Roof Deck Design for North Building

FitzGerald
LENNAR MULTIFAMILY COMMUNITIES
Clark Street Development

Indoor lounge, game, fitness and yoga rooms

Roof garden with swimming pool, sun deck and grills

6th Floor South

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PRECEDENT IMAGERY: AMENITY DECK












Roof Deck Design

FitzGerald

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CLARK STREET
Development

1. FIRE PIT LOUNGE WITH SUNSET VIEW
2. PUBLIC GRILLING AND DINING (1 SINK, 2 GRILLS, 2 DINING AREAS)
3. MULTI-USE TERRACE
4. PRIVATE GRILLING AND DINING (2 SINKS, 2 GRILLS, 2 DINING AREAS)
5. SHADED, RAISED DECK OVERLOOKING POOL
6. CABANAS AND DAYBEDS
7. POOL (18' x 52')
8. LOUNGE WITH CITY VIEW

POOL ENCLOSURE CONTROL POINT

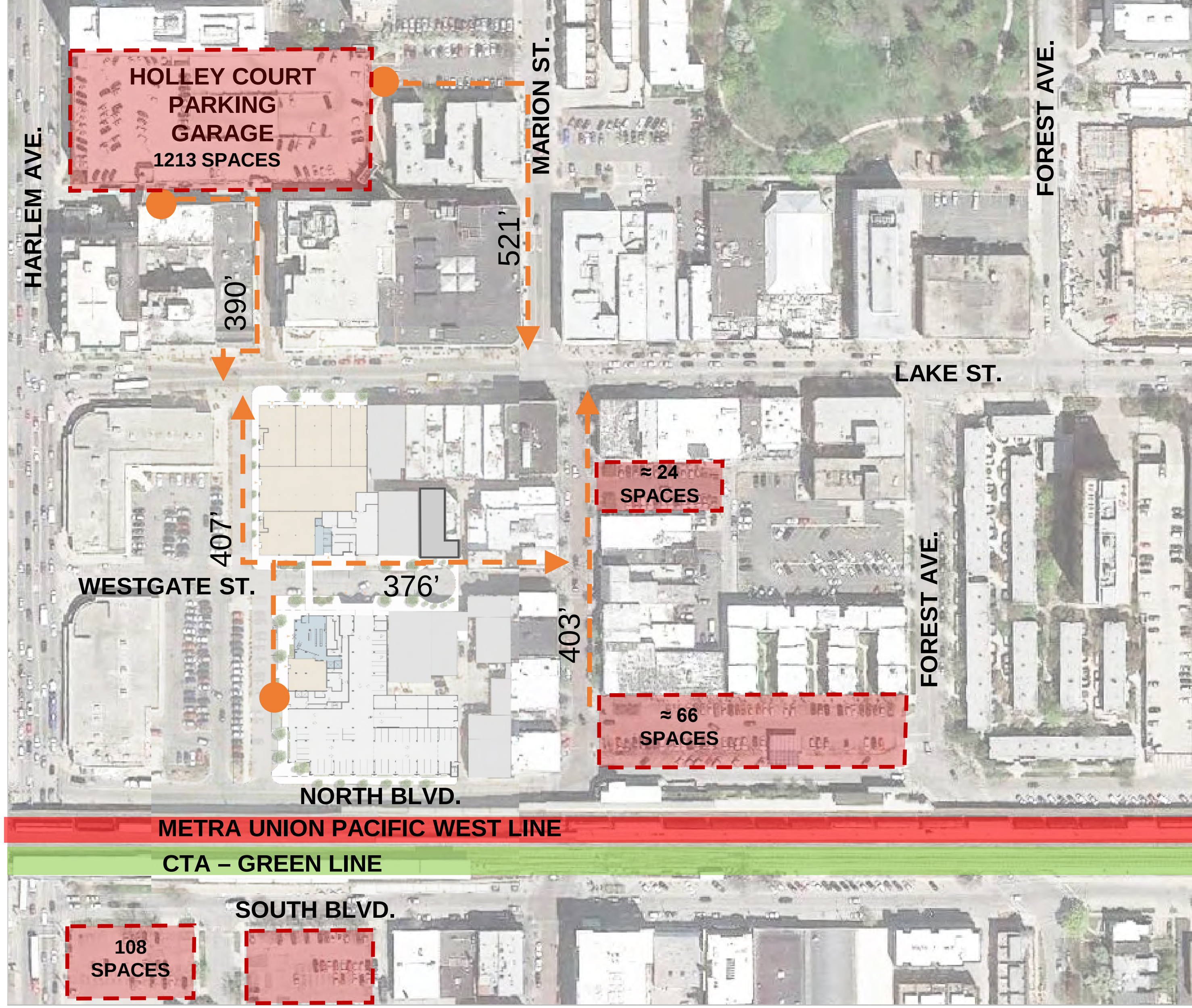
BUILDING ENTRY

Roof Deck Design for South Building

FitzGerald Associates Architects LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development

PARKING REQUIREMENTS:

	Prior to Colt Building Demolition	Zoning	RDA	Proposed Oak Park Station
Retail	≈ 79	52	181* (Replace current surface parking)	181
Residential	0	356	241 (0.9:1.0)	247 (.09:1.0)
Total	≈ 79	408	422	428



LEGEND:

Available Public Parking

Garage Entrance

Parking Vicinity Map

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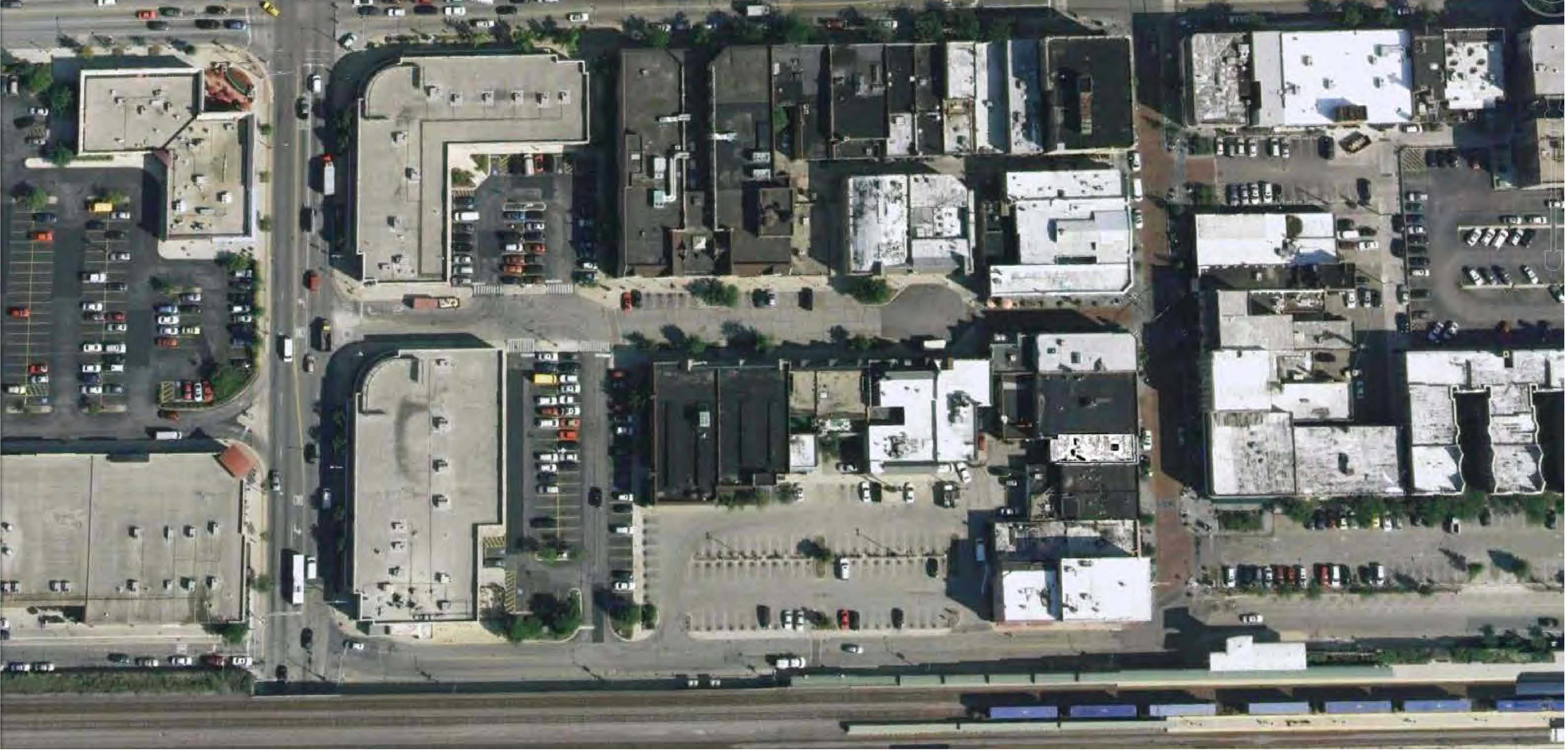
LENNAR MULTIFAMILY COMMUNITIES
CLARK STREET Development



Site Photo – 5/30/2008

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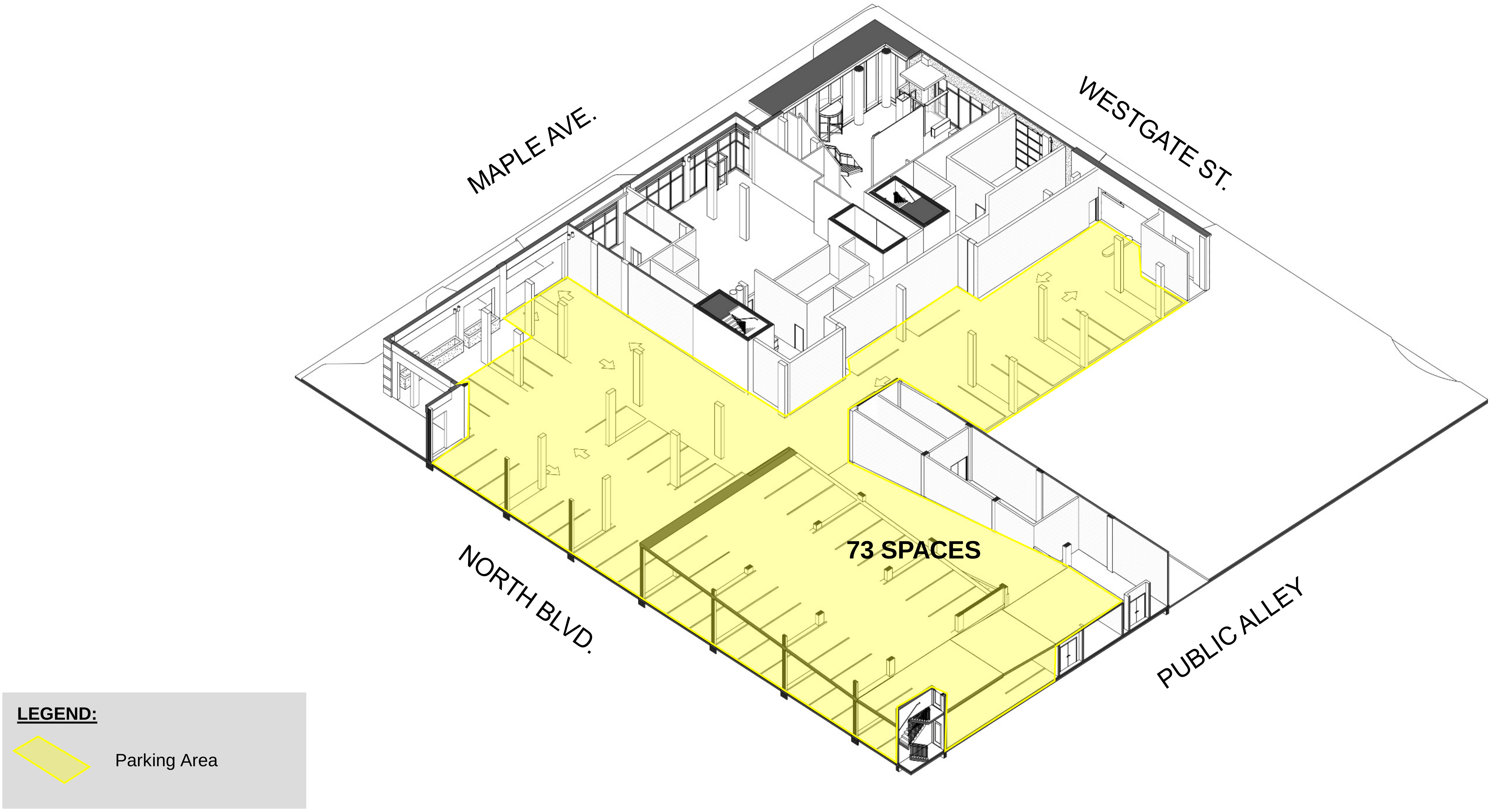
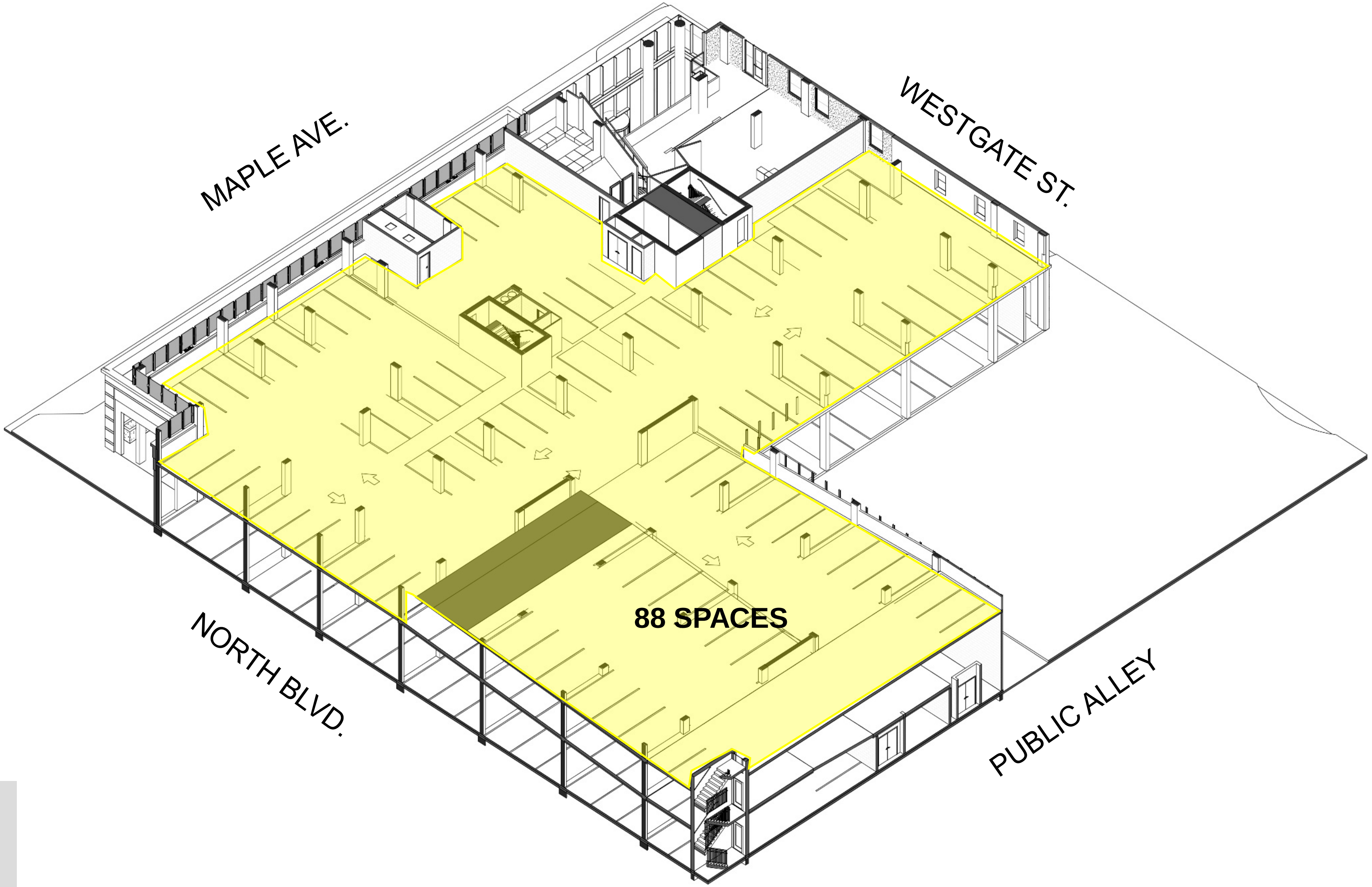
Clark Street Development



Parking Garage – 1st Level

FitzGerald
LENNAR MULTIFAMILY COMMUNITIES
CLARK STREET Development



LEGEND:

Parking Area

Parking Garage – 2nd Level

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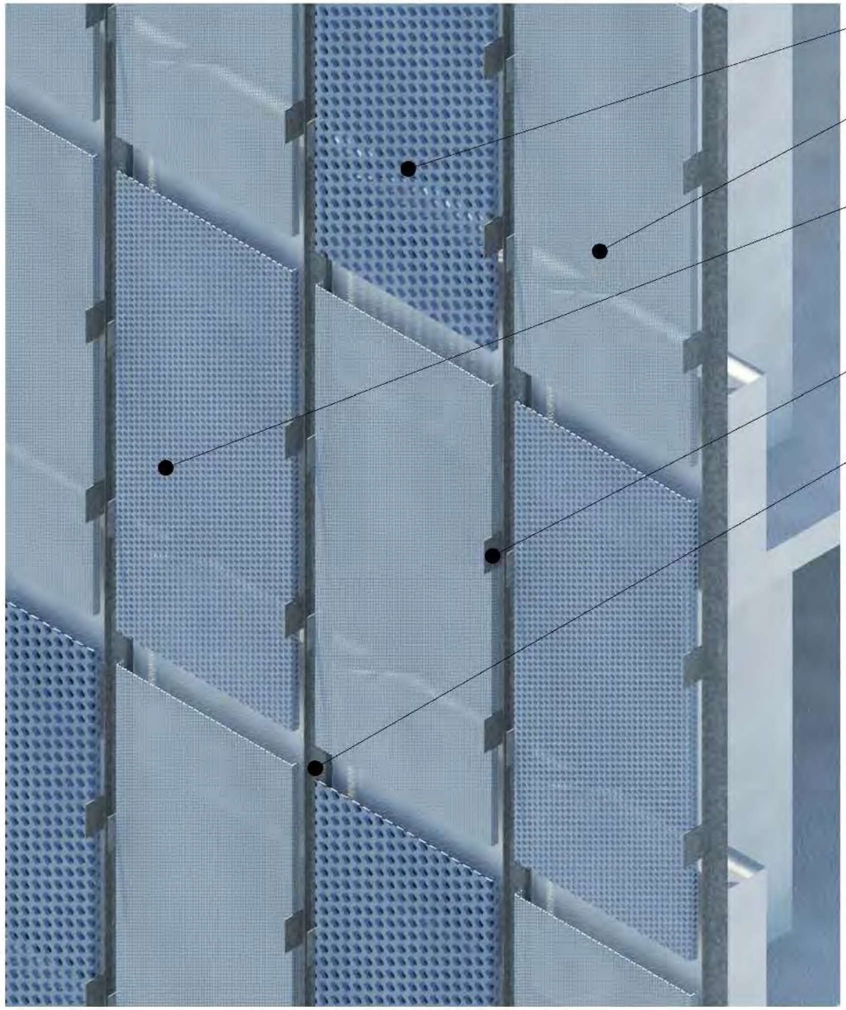
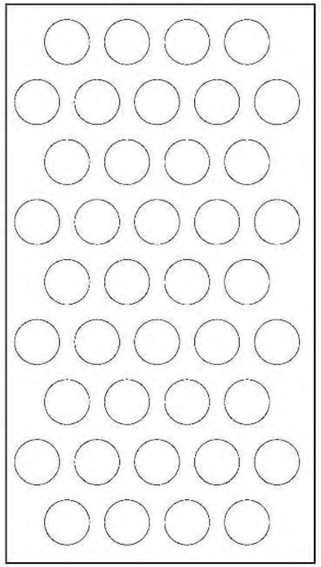
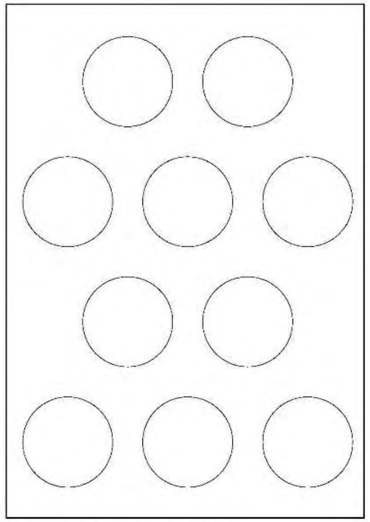
CLARK STREET Development

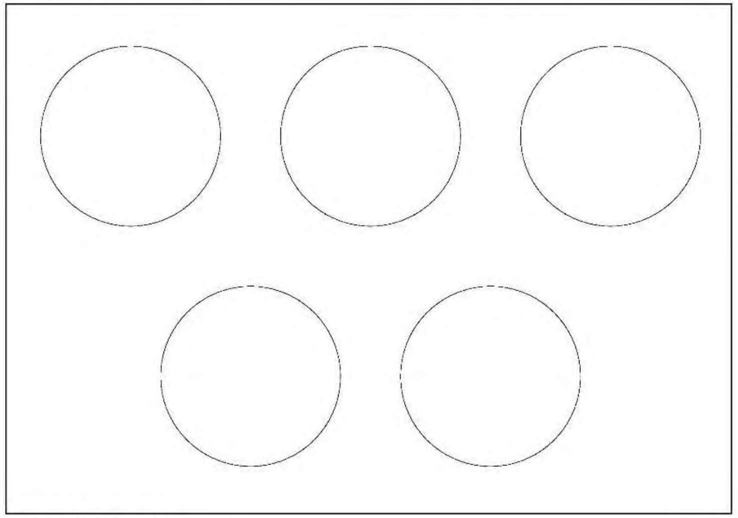




3/4" PERFORATION



1-1/2" PERFORATION



3" PERFORATION

Garage Screen Wall Detail

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CLARK STREET Development

South Building – Alley – East Elevation

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South Building – Westgate St. – North Elevation

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North Blvd. – Looking West – Train Platform

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Clark Street Development

North Blvd. – Looking West – Street Level

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LENNAR MULTIFAMILY COMMUNITIES

Clark Street Development

View Looking Northeast

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MULTIFAMILY COMMUNITIES

CLARK STREET
Development

Lake Street – Looking South

FitzGerald Associates Architects

LENNAR MULTIFAMILY COMMUNITIES

Clark Street Development

Lake Street – Looking South

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CLARK STREET
Development

Lake Street – Looking Southwest

Lake Street – Looking Northwest

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Clark Street Development

View Looking West

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Clark Street
Development

North Building – Lake St. Elevation

FitzGerald Associates Architects

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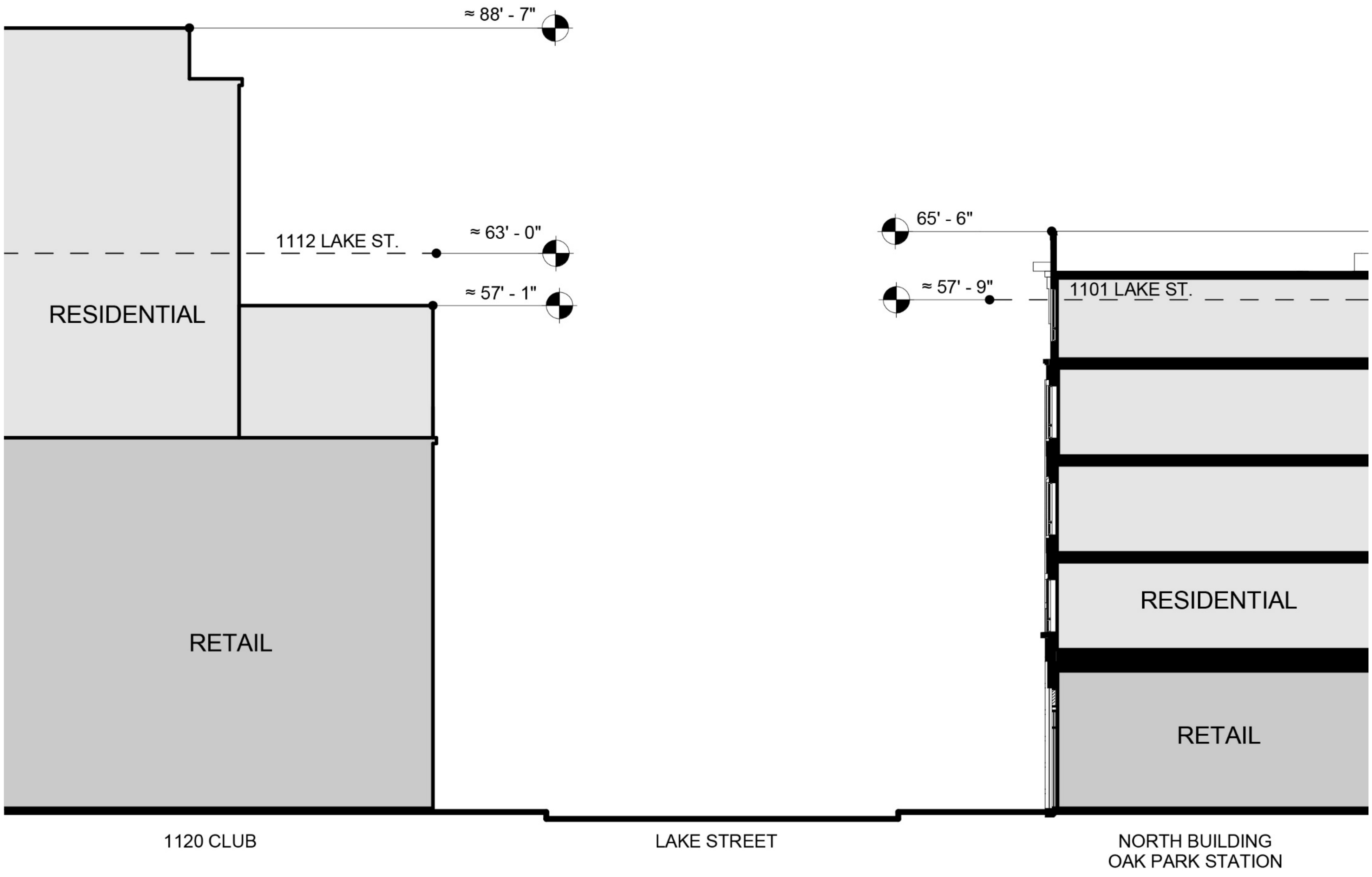
Clark Street Development



Lake Street Section

FitzGerald Associates Architects LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development

Westgate Street – Looking North

FitzGerald Associates Architects LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development

North Building – Westgate St. Elevation

Westgate Street – Looking South

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CLARK STREET Development

South Building – Westgate St. Elevation - Before

FitzGerald Associates Architects

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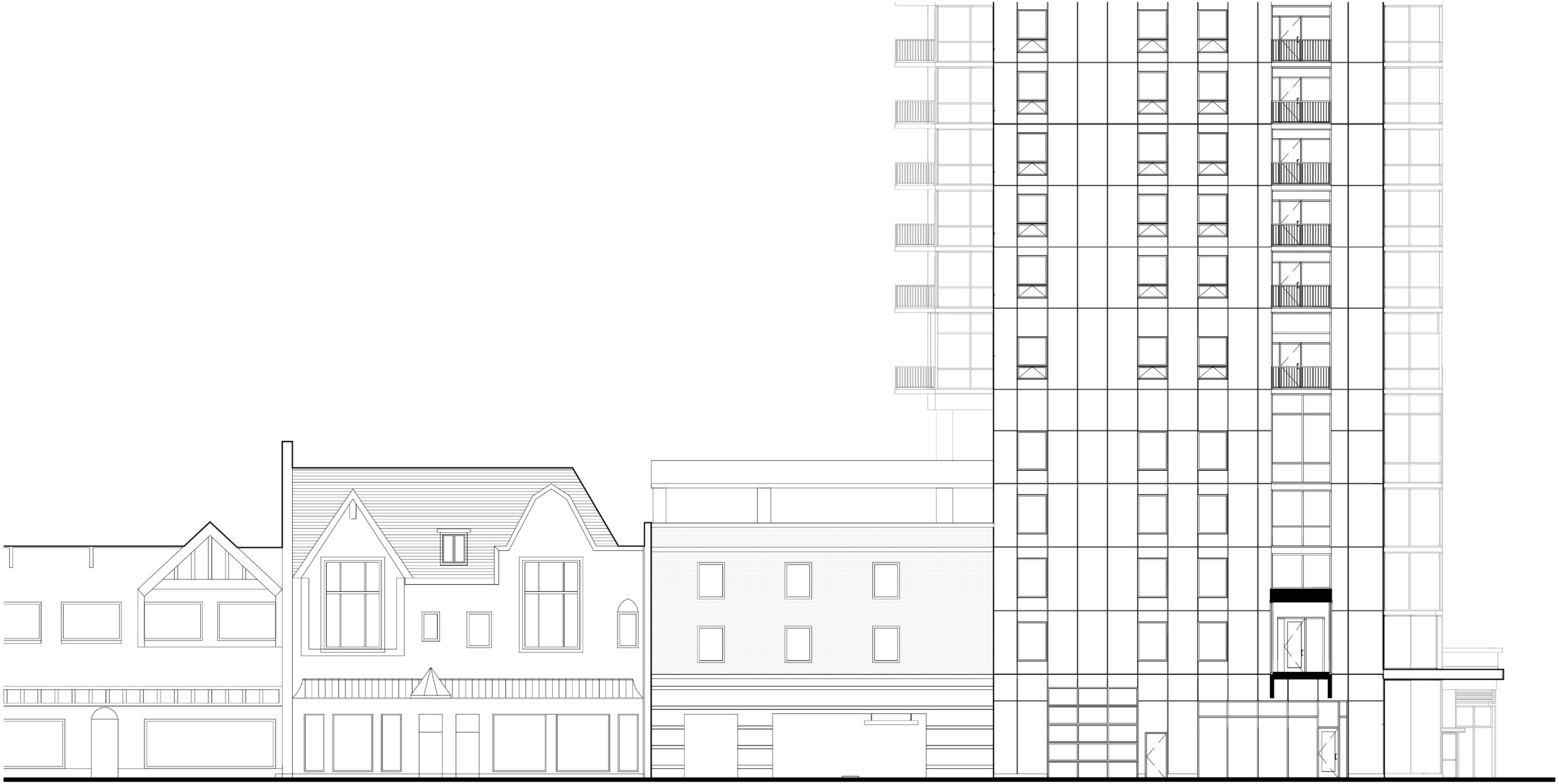
Clark Street Development



South Building – Westgate St. Elevation - After

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Clark Street Development

View Looking Southeast

FitzGerald Associates Architects

LENNAR MULTIFAMILY COMMUNITIES

Clark Street Development

View Looking Northeast

FitzGerald Associates Architects

LENNAR MULTIFAMILY COMMUNITIES

Clark Street Development

View Looking Northwest

FitzGerald Associates Architects

LENNAR MULTIFAMILY COMMUNITIES

CLARK STREET Development

Lake Street Looking East

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LENNAR MULTIFAMILY COMMUNITIES

CLARK STREET Development

View Looking North

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MULTIFAMILY COMMUNITIES
CLARK STREET
Development

View Looking East

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Clark Street
Development

View Looking West

View Looking Northeast

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LENNAR
MULTIFAMILY COMMUNITIES

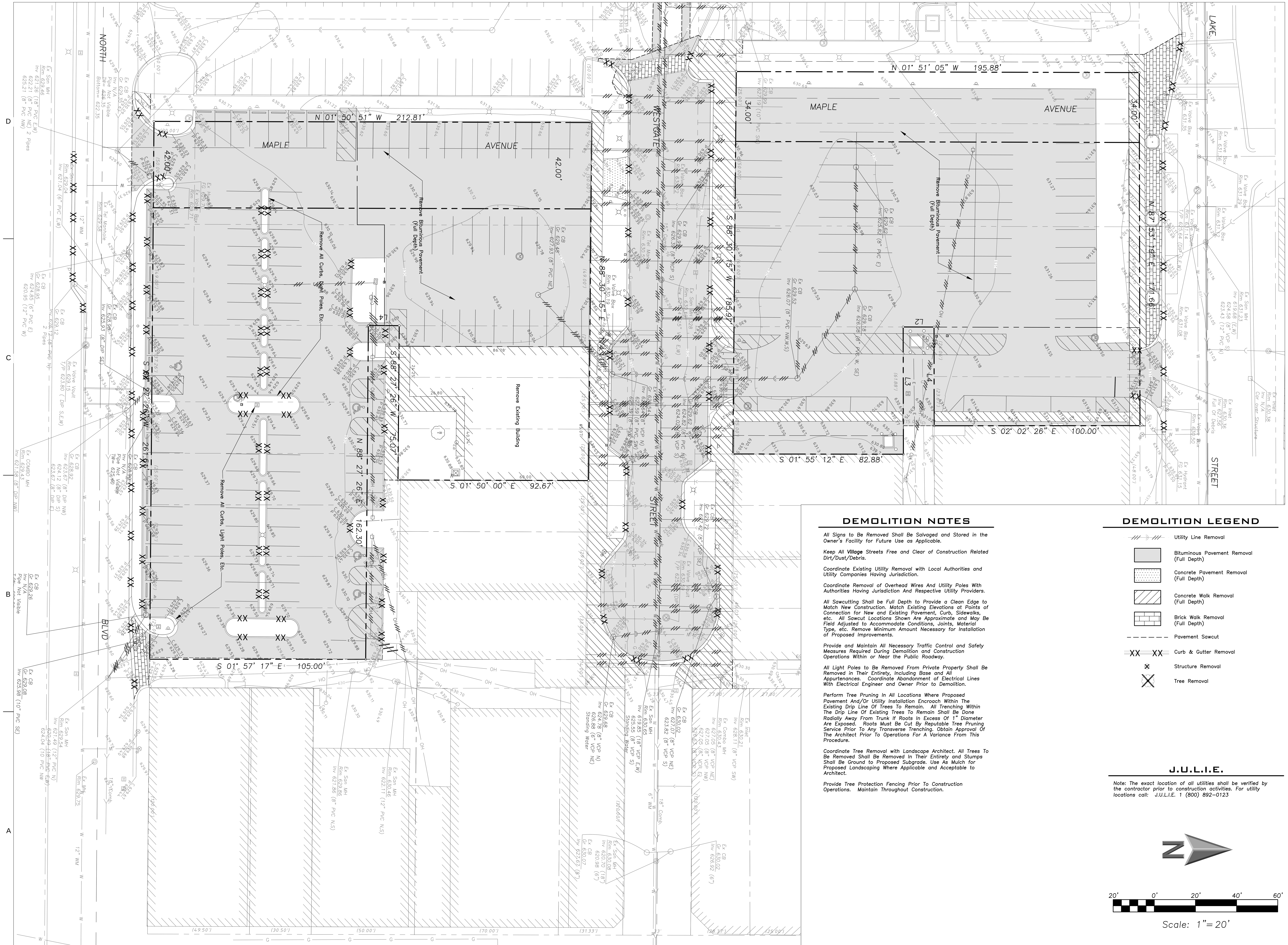
Clark Street

View Looking South

FitzGerald Associates Architects LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development

View Looking West

FitzGerald LENNAR MULTIFAMILY COMMUNITIES CLARK STREET Development



DEMOLITION NOTES

All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.

Keep All **Village** Streets Free and Clear of Construction Related Dirt/Dust/Debris.

Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.

Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.

All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.

Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.

All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.

Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.

Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.

Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Concrete Walk Removal (Full Depth)
- Brick Walk Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123

20' 0' 20' 40' 60'

Scale: 1"= 20'

LENNAR
MULTIFAMILY COMMUNITIES

CLARK STREET
Development

FitzGerald
Associates Architects
912 W. Lake St. t 312-563-9100
Chicago, Illinois f 312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

Eriksson Engineering Associates, Ltd.
601 W. Randolph Street
Suite 500
Chicago, Illinois 60661

12087

OAK PARK STATION

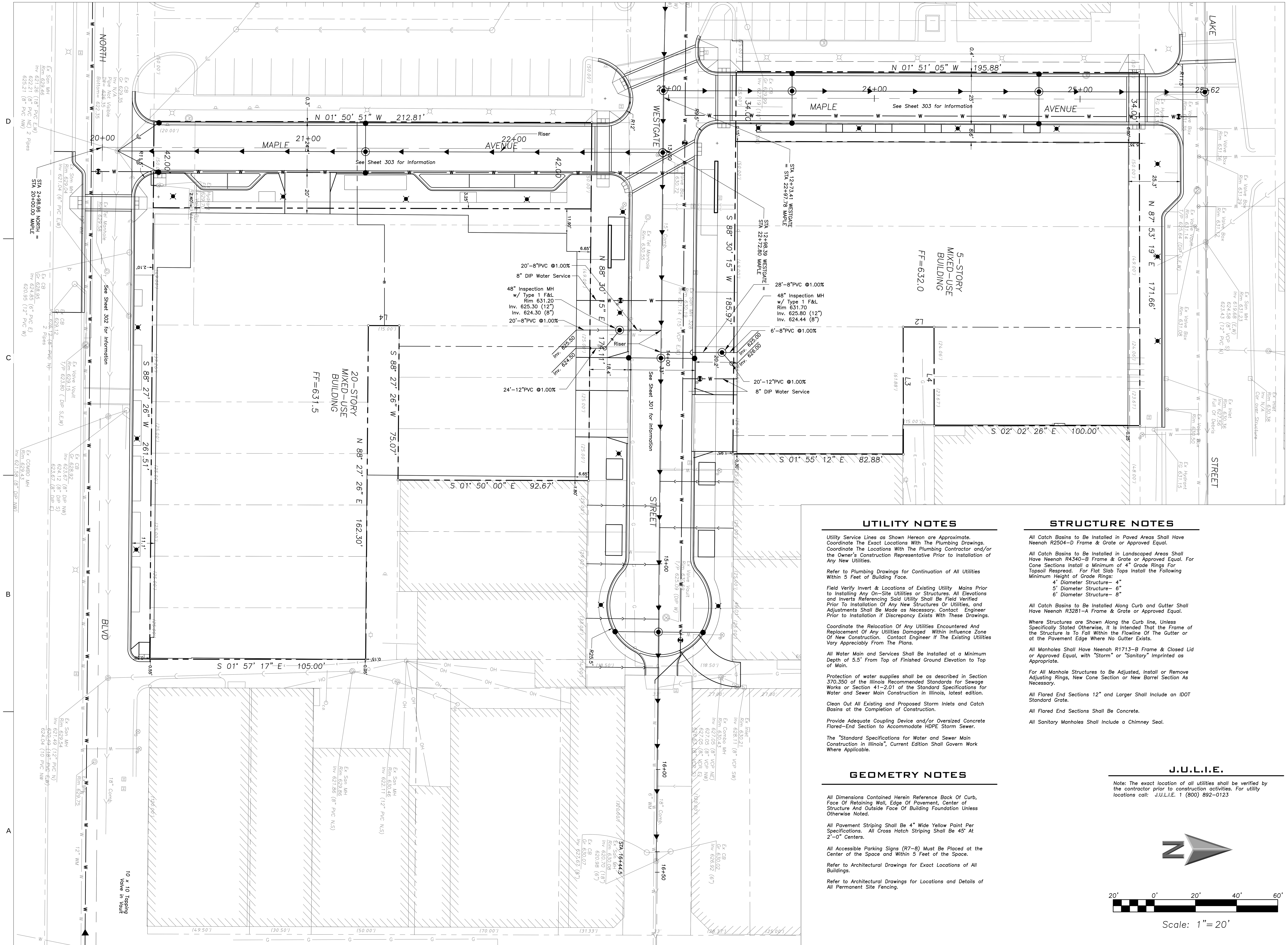
CLIENT:

Lennar Multifamily Communities
1300 E. Woodfield Road
Suite #304
Schaumburg, IL 60173

#	DESCRIPTION	DATE
1	ISSUED FOR DESIGN DEVELOPMENT	7/1/2015

SITE DEMOLITION PLAN

C-101



UTILITY NOTES

Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.

Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.

Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On–Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.

Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.

All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.

Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41–2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.

Provide Adequate Coupling Device and/or Oversized Concrete Flared–End Section to Accommodate HDPE Storm Sewer.

The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

GEOMETRY NOTES

All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.

All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'–0" Centers.

All Accessible Parking Signs (R7–8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.

Refer to Architectural Drawings for Exact Locations of All Buildings.

Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

STRUCTURE NOTES

All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.

All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340–B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:

4' Diameter Structure– 4"
5' Diameter Structure– 6"
6' Diameter Structure– 8"

All Catch Basins to Be Installed Along Curb and Gutter Shall Have Neenah R3281–A Frame & Grate or Approved Equal.

Where Structures are Shown Along the Curb line, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.

All Manholes Shall Have Neenah R1713–B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.

For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.

All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.

All Flared End Sections Shall Be Concrete.

All Sanitary Manholes Shall Include a Chimney Seal.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LENNAR
MULTIFAMILY COMMUNITIES

CLARK STREET
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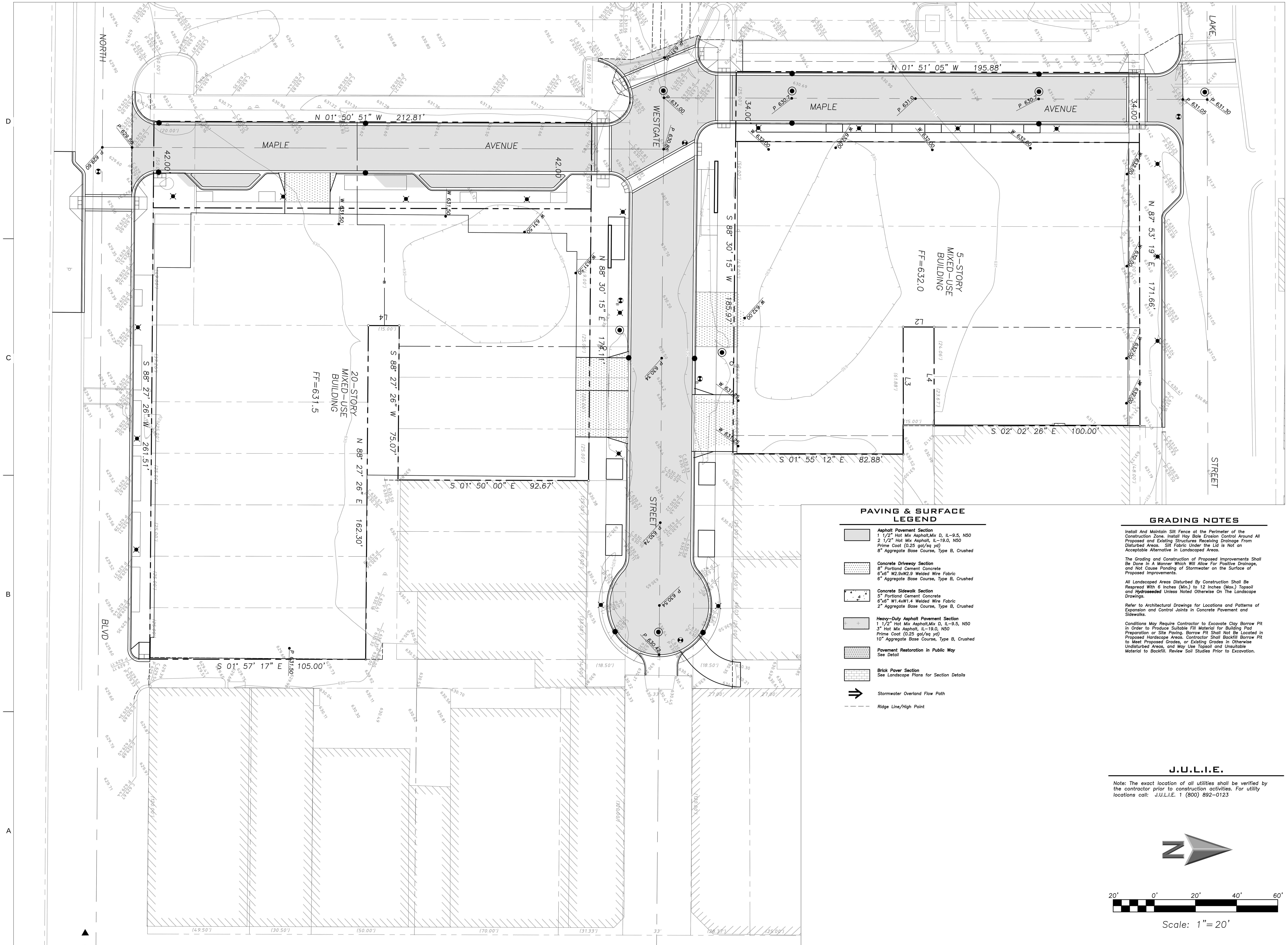
UTILITY &
GEOMETRY
PLAN

C-102



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed

Pavement Restoration in Public Way
See Detail

Brick Paver Section
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

GRADING NOTES

Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative in Landscaped Areas.

The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.

All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Hydroseeded** Unless Noted Otherwise On The Landscape Drawings.

Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.

Conditions May Require Contractor to Excavate Clay Borrow Pit in Order to Produce Suitable Fill Material for Building Pad Preparation or Site Paving. Borrow Pit Shall Not Be Located in Proposed Hardscape Areas. Contractor Shall Backfill Borrow Pit to Meet Proposed Grades, or Existing Grades in Otherwise Undisturbed Areas, and May Use Topsoil and Unsuitable Material to Backfill. Review Soil Studies Prior to Excavation.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

20' 0' 20' 40' 60'

Scale: 1"= 20'

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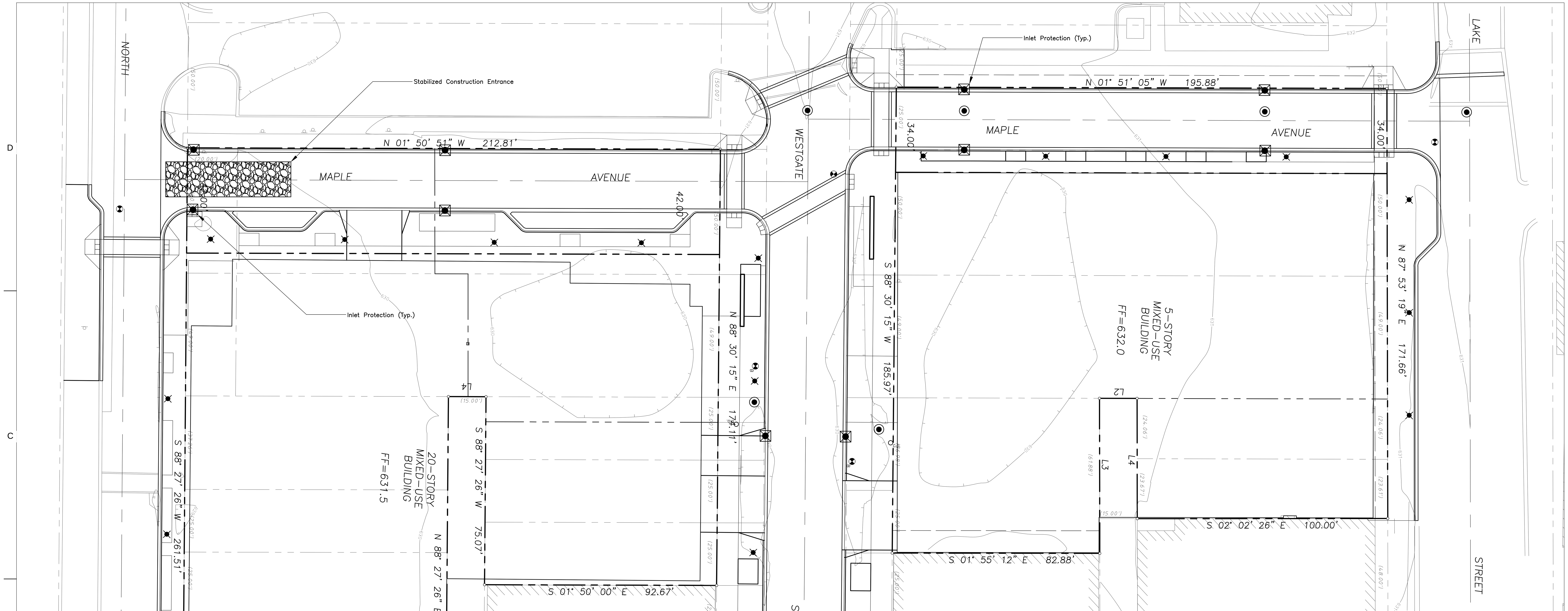
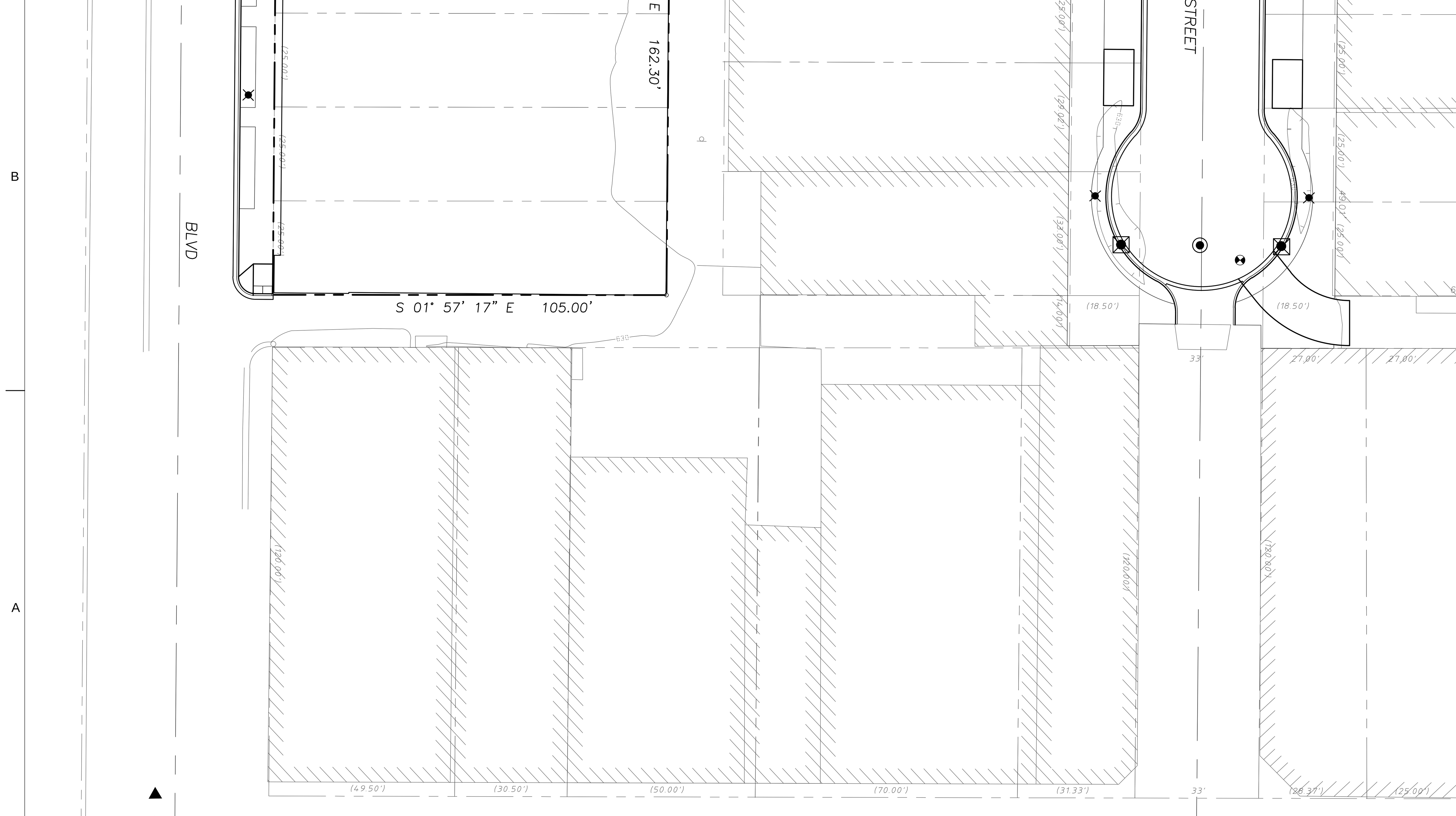
GRADING & PAVING PLAN

C-103





SOIL EROSION & SEDIMENTATION CONTROL NOTES

Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.

Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.

Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Done Within 14 Days after Completion of Final Grading of Soil.

All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.

Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.

All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch—All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch—All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.

All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA—NPDES Phase II.

Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.

The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Engineer Or Governing Agency.

Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.

Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.

All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition

If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible.*
5. *When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
6. *Construct Sedimentation Basins and Structures.*
7. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
8. *Install Permanent Seeding and Plantings.*
9. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
10. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892—0123

20' 0' 20' 40' 60'

Scale: 1"= 20'

LENNAR
MULTIFAMILY COMMUNITIES

CLARK STREET
Development

FitzGerald
Associates Architects
912 W. Lake St. t 312-563-9100
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www.fitzgeraldassociates.net

CONSULTANT:
Eriksson Engineering Associates, Ltd.
601 W. Randolph Street
Suite 500
Chicago, Illinois 60661

12087

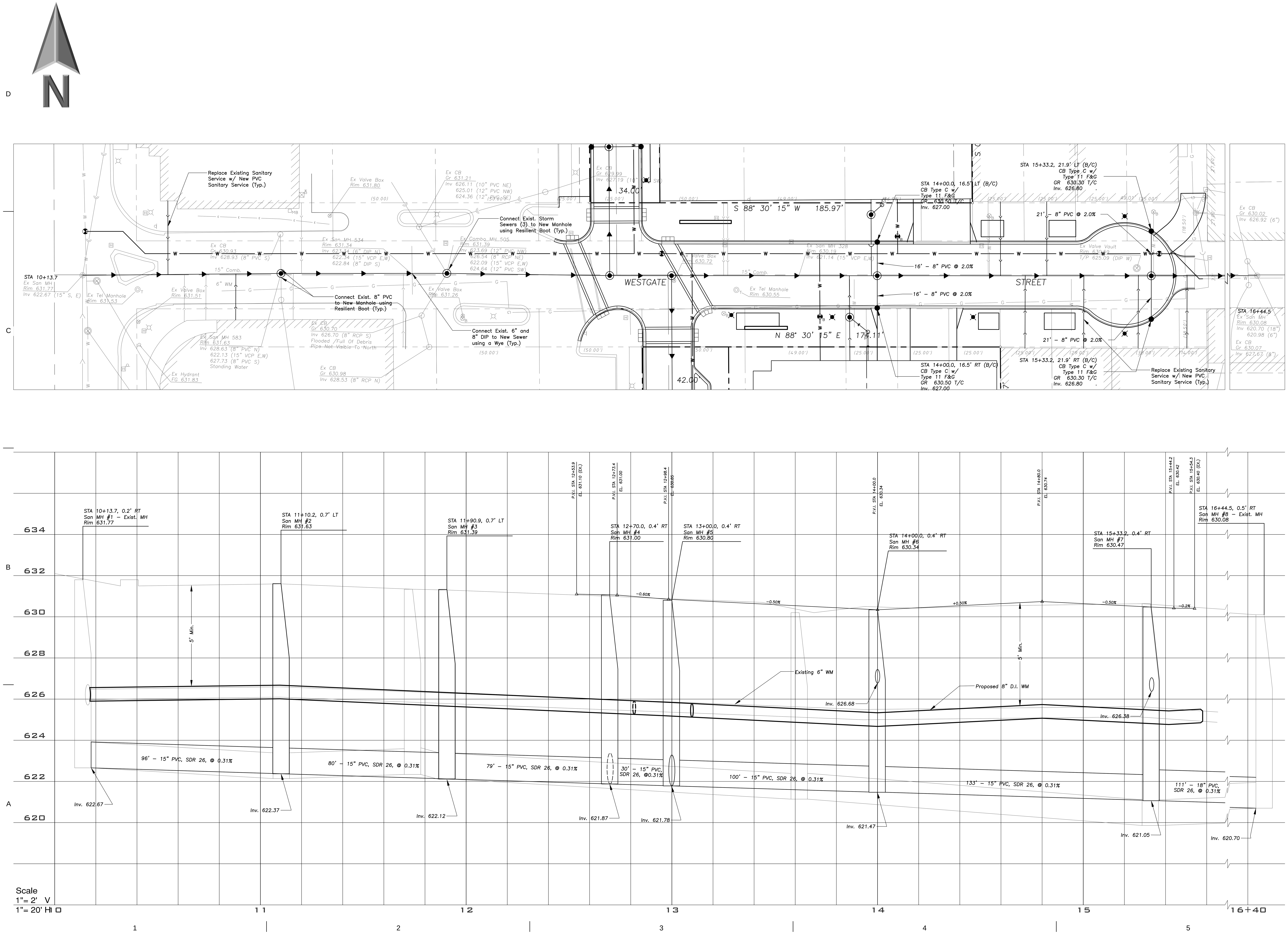
OAK PARK STATION

CLIENT:
Lennar Multifamily Communities
1300 E. Woodfield Road
Suite #304
Schaumburg, IL 60173

#	DESCRIPTION	DATE
1	ISSUED FOR DESIGN DEVELOPMENT	7/1/2015

SOIL EROSION & SEDIMENT CONTROL PLAN

C-104



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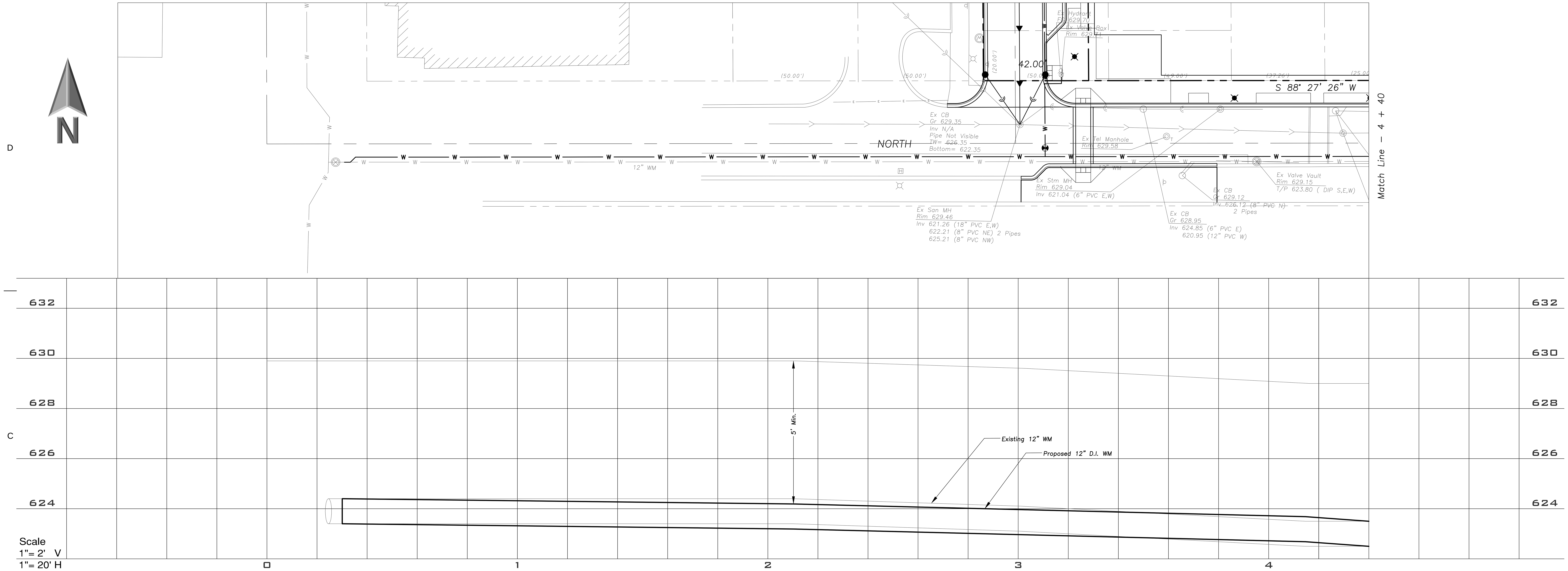
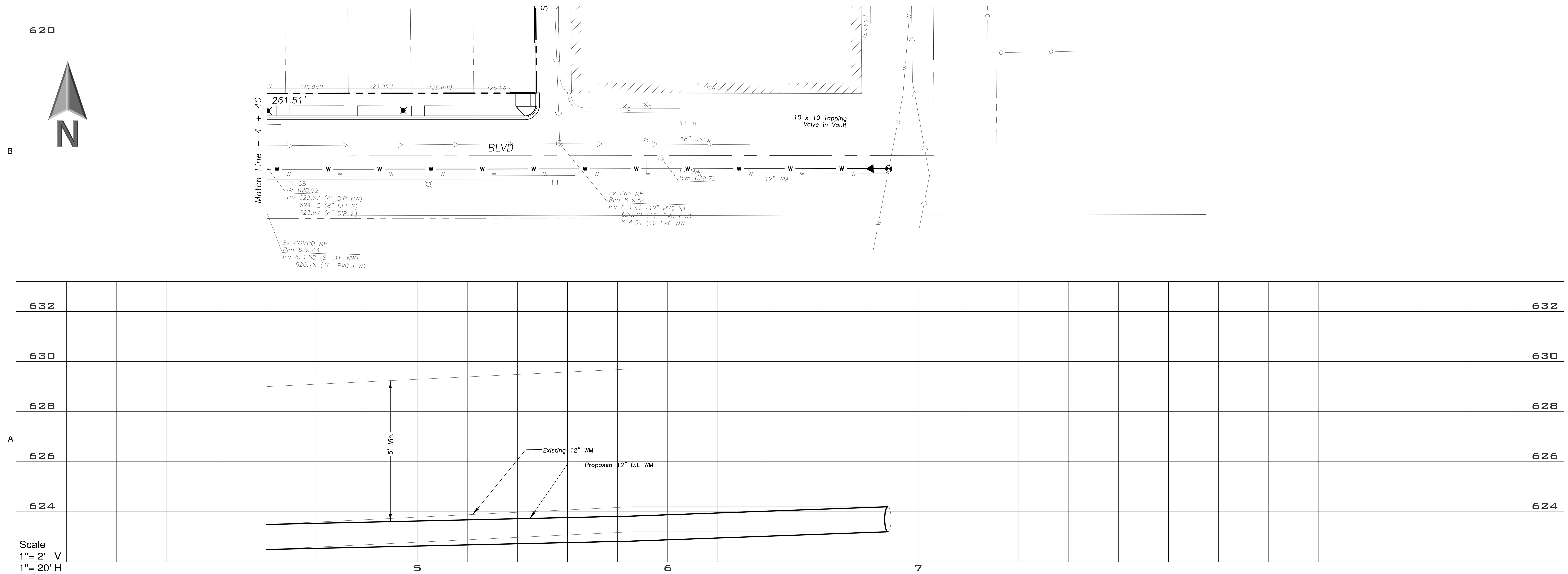
#	DESCRIPTION	DATE
1	ISSUED FOR DESIGN DEVELOPMENT	7/1/2015

WESTGATE PLAN / PROFILE

C-301





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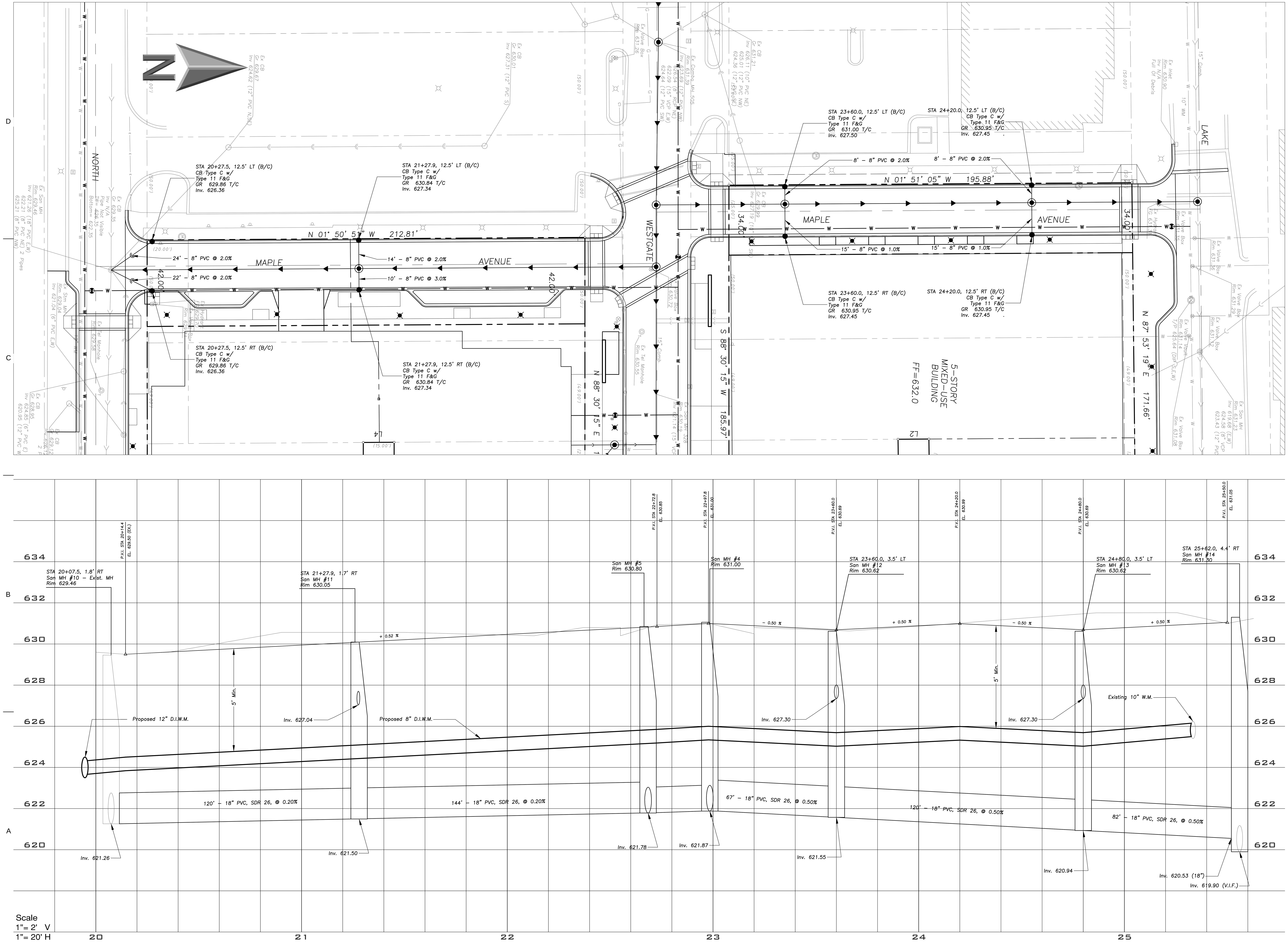
NORTH BLVD.
PLAN / PROFILE

C-302



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#	DESCRIPTION	DATE
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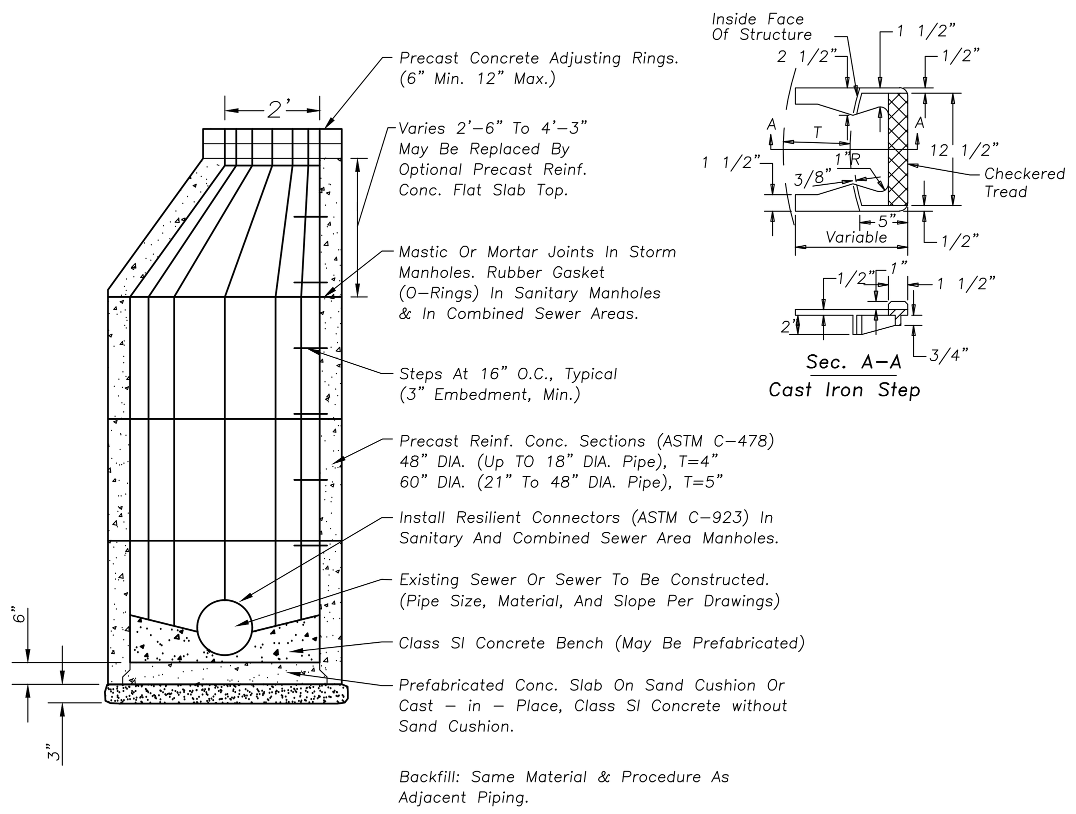
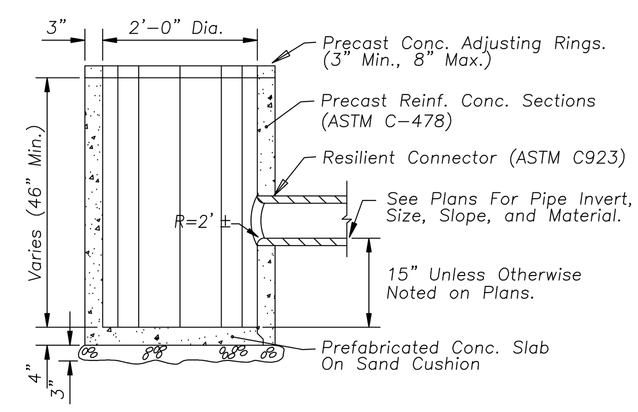
MAPLE
PLAN / PROFILE

C-303

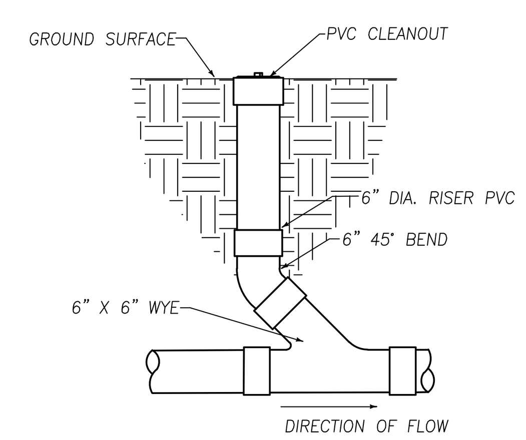
D



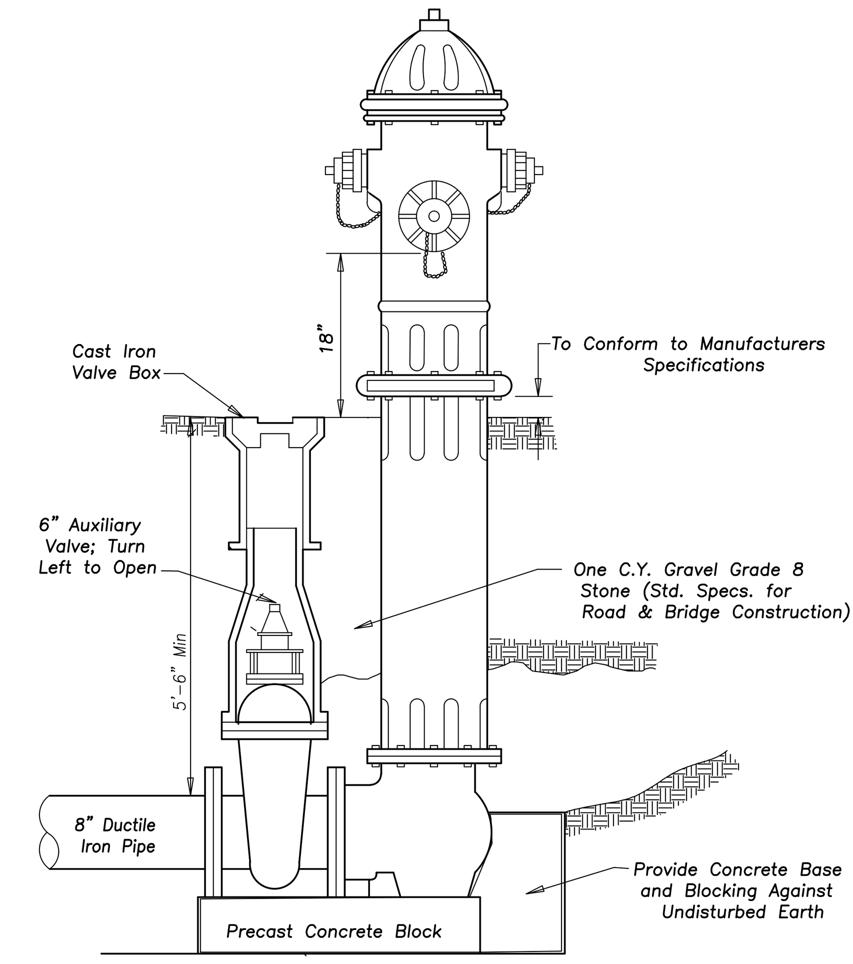
MANHOLE – 48"–60" DIA.



CATCH BASIN – 2' DIA.

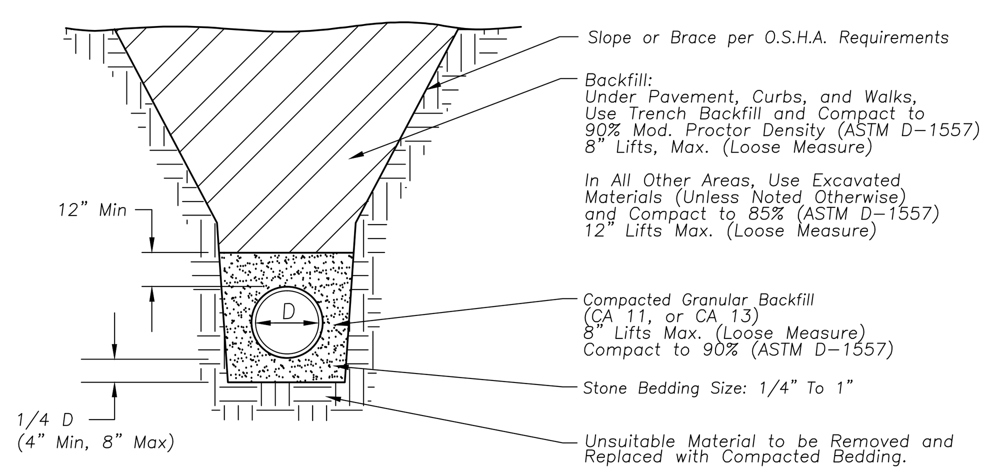


PVC CLEANOUT

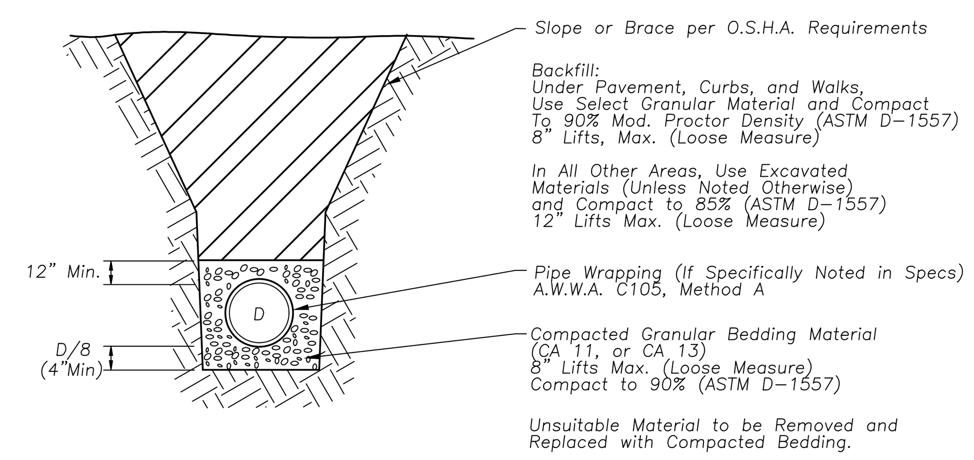


HYDRANT INSTALLATION

C

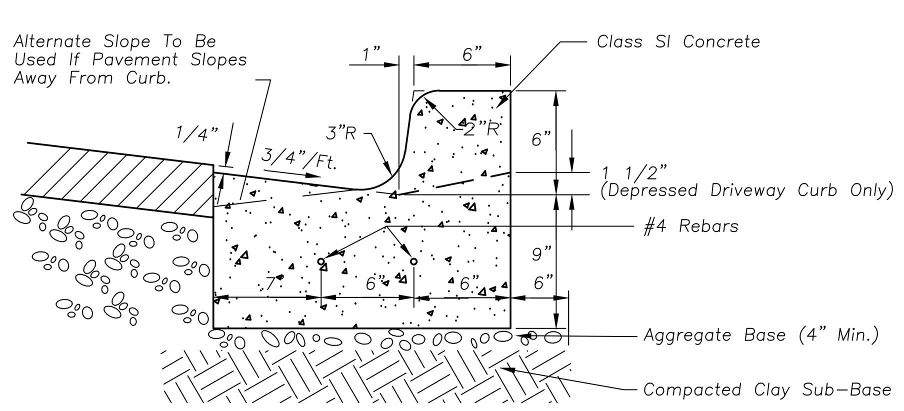


TRENCH SECTION–PVC PIPE



TRENCH SECTION–DUCTILE IRON PIPE

B



Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft.) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4" ø, 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" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER

A

1 2 3 4 5

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SITE CONSTRUCTION DETAILS

C-501

STANDARD SPECIFICATIONS

1. The Standard Specifications which apply to the construction work as shown on the Engineering Plans, are contained in the following documents:

a. Standard Specifications for Road and Bridge Construction, current edition, by the State of Illinois, Department of Transportation.

b. Standard Specifications for Water and Sewer Main Construction in Illinois, current edition, by the Illinois Society of Professional Engineers, et al.

c. Village of Oak Park Standard Specifications for Subdivision Improvements, current edition.

2. In the event of a conflict between statements which apply to the construction work, the statement contained within the document first enumerated below shall govern:

a. Special Provisions

b. General Notes

c. Notes and Details on the Engineering Plans

d. Standard Specifications, as defined in Paragraph 1 above.

GENERAL NOTES

1. Definition of terms:

a. The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.

b. The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.

c. The ENGINEER where specifically referred to in the Special Provisions shall be the OWNER'S representative.

d. The VILLAGE is the Village of Oak Park.

2. ALL CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:

a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the ENGINEER at once of any discrepancies.

b. The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.

c. The notification of the start of construction to all jurisdictional agencies, utility companies, and the ENGINEER, at least two (2) working days prior to said start. All existing utilities must be staked prior to construction.

d. Calling attention to the OWNER of any errors or discrepancies which may be suspected in lines and grades which are established by the OWNER. The CONTRACTOR shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the OWNER. Additional staking that may be required due to the CONTRACTOR negligence, shall be paid for by the CONTRACTOR.

e. The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades, and the keeping of public street pavements clean of construction dirt and debris.

f. The restoration to the original condition or better of any offsite areas that are damaged by the CONTRACTOR during construction.

g. The testing of materials, if required by the OWNER and/or the jurisdictional agencies.

h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and the jurisdictional agencies.

i. The Traffic Control and Protection of all work conducted within public rights-of-way, shall be in accordance with the applicable articles of the "Standard Specifications for Road and Bridge Construction", current edition, and the latest edition of the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways".

3. The OWNER shall be responsible for the following:

a. Scheduling the necessary pre-construction meeting(s) with the jurisdictional agencies.

b. Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper execution and control of the work.

4. The ENGINEER shall be responsible for the following:

a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the OWNER.

b. The ENGINEER shall not, during such visits or as a result of such observations of the CONTRACTOR(S)' work in progress, supervise, direct or have control over the CONTRACTOR(s)' work nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR(s)', for safety precautions and programs incident to the work of the CONTRACTOR(s) or for any failure of the CONTRACTOR(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the CONTRACTOR(s) furnishing and performing their work. Accordingly, the ENGINEER can neither guarantee the performance of the construction contracts by the CONTRACTOR(s) nor assume responsibility for the CONTRACTOR(s)' failure to furnish and perform their work in accordance with the Contract Documents.

SPECIAL PROVISIONS

1. EARTHWORK IMPROVEMENTS

a. Topsoil Excavation includes:

1. Excavation of topsoil and other structurally unsuitable materials within those areas that will require earth excavation or compacted earth fill material, in order to achieve the plan subgrade elevations.

2. Placement of the excavated material in OWNER designated areas for future use within areas to be landscaped, and those areas not requiring structural fill material.

3. Compaction of the excavated material where placed in areas not requiring structural fill material, shall be moderate.

4. Excess materials, if not utilized as fill or if not stockpiled for future landscaping, shall be completely removed from the construction site and disposed of by the CONTRACTOR.

b. Earth Excavation includes:

1. Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be within a tolerance of 0.3 feet (+/-) of the plan subgrade elevations. The (+/-) tolerance within pavement areas shall be such that the earth material shall "balance" as part of the fine grading operation.

2. Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan subgrade elevations to within a tolerance of 0.3 feet (+/-). The fill material shall be placed in loose lifts that shall not exceed eight (8) inches in thickness, and the water content shall be adjusted in order to achieve the required compaction. Earth material may be placed within those portions of the building site not requiring structural fill, to within six (6) inches of the plan finished grade elevation. In areas requiring structural fill, however, the earth material shall not be placed over topsoil or other unsuitable materials unless specifically directed by a Soils Engineer with the concurrence of the OWNER.

3. Compaction of the earth and other suitable materials, shall be to at least 95% of the Standard Proctor Dry density, ASTM 698 within proposed pavement and building areas. Moderate compaction is required elsewhere.

4. Excess materials, if not utilized as fill, shall be completely removed from the construction site and disposed of by the CONTRACTOR.

c. Unsuitable Material

1. Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is encountered below normal topsoil depths and the proposed subgrade elevation. The decision to remove said material, and to what extent, shall be made by a Soils Engineer with the concurrence of the OWNER.

d. GENERAL

The Grading CONTRACTOR shall:

1. Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.

2. Spread and compact uniformly to the degree specified all excess trench spoil after completion of the underground improvements.

3. Scarify and compact to the degree specified the upper twelve (12) inches of the suitable subgrade material, in all areas that may be soft due to excess moisture content. This applies to cut areas as well as fill areas.

4. Provide water to add to dry material in order to adjust the moisture content for the purpose of achieving the specified compaction.

5. Be responsible for implementation of the "Soil Erosion and Sedimentation Control Measures" as assigned to the grading CONTRACTOR on the Engineering Plans.

e. Testing and Final Acceptance

1. The CONTRACTOR shall provide as a minimum, a fully loaded six-wheel truck for proof rolling the pavement subgrade prior to the placement of the curb and gutter and the base material.

2. Specific compaction testing may be required by the OWNER in selected fill areas. The CONTRACTOR shall bear the cost of any compaction testing which does not meet specifications as well as the testing and cost for the necessary correction(s).

3. Approval of the pavement subgrade by the OWNER shall be required prior to the placement of the pavement materials.

f. Method of Measurement

1. As-built measurements of earthwork for the purpose of payment shall not apply. The quantities shown in the ENGINEER's "Quantity Estimate" shall be utilized unless said quantities are adjusted by mutual consent of the OWNER and CONTRACTOR prior to the signing and acceptance of a contract.

2. The quantities as shown in the ENGINEER's "Quantity Estimate" are those estimated by the ENGINEER and are provided solely for the convenience of the CONTRACTOR. The CONTRACTOR by choosing to utilize these quantities in the preparation of his "lump sum" bid, also accepts their accuracy. The CONTRACTOR is therefore encouraged to make his own independent earthwork calculation, and to visit the site prior to the preparation of his bid.

3. Prior to the removal of unsuitable material, the CONTRACTOR shall notify the OWNER for authorization to remove said material. Upon authorization and removal, the unsuitable material shall be field measured by the ENGINEER in place.

g. Basis of Payment

1. Payment for all earthwork shall be "lump sum". The CONTRACTOR shall provide unit prices for earthwork for the purpose of contract adjustment, if required.

2. Payment for the removal of unsuitable material shall be based on the quantities as field measured by the ENGINEER. The CONTRACTOR shall provide as part of his bid a unit price per CUBIC YARD for the removal of unsuitable material. Said unit price shall include the complete removal of the material, replacement with a suitable material obtained by the CONTRACTOR from a borrow source, and compaction to the required specification.

2. PAVING IMPROVEMENTS

a. Fine Grading

1. Prior to the construction of the curb and gutter and the placement of the base material, the streets shall be fine graded to within 0.1 feet + of final subgrade elevation, to a point two (2) feet beyond the back of the proposed curb.

b. Pavement

1. The pavement materials shall be as detailed on the Engineering Plans. Thicknesses specified shall be considered to be the minimum compacted thickness.

c. General The Paving Contractor shall:

1. Repair any base course failures prior to the installation of the final bituminous concrete surface course.

d. Testing and Final Acceptance

1. Prior to placement of the base course, the subgrade must be approved by the local jurisdictional authority. (See "Testing and Final Acceptance for Earthwork")

2. Final acceptance of the total pavement installation shall be subject to the testing and checking requirements cited above.

e. Method of Measurement

1. Base course shall be measured in the field by the CONTRACTOR. The quantities shall be submitted to the ENGINEER for verification.

2. When requested, documentation for the installed base course and surface course, shall be submitted to the ENGINEER for verification. Deficiencies in total bituminous concrete pavement thickness shall be adjusted for in accordance with the requirements of the jurisdictional authority.

f. Basis of Payment

1. Prime Coat material shall be paid for at the contract unit price per GALLON.

2. Aggregate Base Course shall be paid for at the contract unit price per SQUARE YARD.

3. Bituminous Concrete shall be paid for at the contract unit price per TON.

3. UNDERGROUND IMPROVEMENTS

a. Water Main and Services

1. Material for the water service shall be ductile iron (DIP) which shall meet or exceed the performance requirements of ANSI A21.51, cement-lined.

2. Joints shall be:

a. Push-on conforming to ANSI A21.11.

3. Cover over the pipe shall be 5'-0" minimum.

4. Polyethylene Encasement, conforming to ANSI A21.5 shall be provided for all ductile iron pipe placed in corrosive soils, as determined by the ENGINEER prior to construction.

5. Services shall terminate at the valve box (single family development), or to within five (5) feet from the face of a proposed building being served (multi-family and commercial development). The termination points shall be clearly located with a blue-topped 4 inch x 4 inch stake.

6. Sizes shall be as indicated on the Engineering Plans.

b. Storm Sewer

1. Material shall be:

a. reinforced concrete pipe (RCP), min class 3, wall B, which shall meet or exceed the performance requirements of ASTM C 76.

b. ductile iron pipe (DIP), where indicated on the plans, which shall meet or exceed the performance requirements of ANSI A21.51, cement-lined.

c. polyvinyl chloride pipe (PVC), where indicated on the plans, which shall meet or exceed the performance requirements of ASTM D 2241.

d. corrugated metal pipe (CMP), where indicated on plans, which shall meet or exceed the performance requirements of AASHTO M-36.

2. Joints shall be:

a. for RCP; ASTM C 443 joints (O-ring).

b. for DIP; push-on (bell-tite) type, ANSI A21.11.

c. for PVC; ring-tite type, ASTM D 3139.

3. Bedding shall be as detailed on the Engineering Plans.

4. Size shall be as indicated on the Engineering Plans.

c. Trench Backfill Material

1. Trench backfill material shall consist of CA-7 coarse aggregate.

2. All trenches under or within 5' or a 1:1 slope of an existing or proposed curb and/or pavement are to be backfilled with trench backfill material.

d. Incidental to Construction

The Underground CONTRACTOR shall:

1. Adhere to the criteria for the separation between water mains and the storm and sanitary sewer lines as described in the "Technical Policy Statements", Division of Public Water Supplies, Illinois Environmental Protection Agency (See General Specifications).

2. Be responsible to place on grade, and coordinate with other CONTRACTORS, all underground utility structure frames such as manholes, catchbasins, and inlets.

3. Be aware of potential conflicts with existing utilities. The CONTRACTOR shall excavate around the existing utilities to determine their exact location and elevation prior to the construction of the proposed utility improvements.

4. Provide poured concrete fillets conforming to the shape of the pipe in all sanitary and storm manholes, and inlets.

5. Endeavor to maintain the top of any utility trench at least two (2) feet away from any existing or proposed curb or pavement, in those instances where the trench runs parallel to said curb or pavement.

6. Be responsible for the de-watering of utility trenches during construction and providing the necessary trench bracing that may be required in order to adhere to the current OSHA safety standards.

7. Remove soft materials that may be encountered at the pipe invert elevation to a depth of at least one (1) ft. below the bottom of the pipe, and backfill with compacted bedding material.

8. Not damage the road subgrade with excessive water saturation from hydrant flushing, or from leaks in the water distribution system. The cost of repair for such damage shall be borne by the CONTRACTOR. Hoses should be used to direct the water from hydrant flushing into the storm sewer system (if available).

9. Repair any existing field drainage tile damaged during construction, and properly reroute and/or connect said tile to the nearest storm sewer outlet as directed by the Village and Design Engineer. All locations of encountered field drainage tile shall be properly indicated on the CONTRACTOR's record drawing.

10. Furnish one (1) set of Record drawings to the ENGINEER upon completion of the sanitary sewers and water mains. Drawings shall show the location of all sanitary sewer wyes (measured from the nearest downstream manhole), hydrants, valves, and individual service boxes.

11. Be responsible for implementation of the "Soil Erosion and Sedimentation Control Measures" as applicable.

e. Testing and Final Acceptance

1. Storm sewer and all storm structures shall be clean and free from debris prior to their final acceptance.

2. Water main shall be tested in accordance with the local jurisdictional requirements prior to its final acceptance. The pressure and leakage tests and disinfection of the mains shall be as described in the "General Specifications" unless the local requirements are more restrictive. All valve vaults shall be clean and free of debris and water, and individual service boxes shall be visible and clearly located prior to their final acceptance.

f. Method of Measurement

1. All sanitary sewer, storm sewer, and water main pipe shall be measured in the field after its installation. Payment shall be based on these field measurements.

2. All appurtenances such as manholes, catchbasins, inlets, valves and valve vaults, valve boxes, and fire hydrants, shall be paid for on the basis of in-place quantities.

3. Water services, where indicated on the "Quantity Estimate" as "long" or "short", shall include the necessary length of type "K" copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, and all necessary labor, tools, equipment, excavation & backfill, for a complete installation as shown on the Engineering plans. Trench backfill will be paid for separately, when required.

4. Trench backfill material shall be measured by multiplying the maximum width of trench (which shall not exceed that indicated in the General Specification - "Standard Specifications for Water and Sewer Construction in Illinois") by the actual depth of the trench backfill above the center of pipe, with a deduction for the volume of one-half of the pipe. If requested, the CONTRACTOR shall provide load tickets to the ENGINEER for verification of the trench backfill material delivered to the construction site. Load tickets for bedding material shall be submitted separately.

g. Basis of Payment

1. All sanitary sewer, water main, and storm sewer pipe shall be paid for at the contract unit price per LINEAL FOOT. The price shall include the necessary labor and material for a complete in-place installation, as well as all incidental construction, testing approvals, acceptances, bedding material, and connections to existing utilities.

2. All appurtenances for the underground improvements shall be paid for at the contract unit price EACH, said price to include the necessary labor and material for an in-place installation. The price for manholes, inlets, and catchbasins shall also include the frame and grate and all incidental construction. The price for fire hydrants shall also include a six (6) inch valve and box, and all incidental construction. The price for water main shall also include bends and other fittings if not listed separately on the ENGINEER'S "Quantity Estimate".

3. Trench backfill material shall be paid for at the contract unit price per CUBIC YARD, and shall include necessary compacting of the in-place material.

PROTECTION OF WATERMAIN AND WATER SERVICE

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

A) Water Mains:

1) Horizontal Separation:

A) Water mains shall be laid at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

B) Water mains may be laid closer that ten feet to sewer line when:

I. Local conditions prevent a separation of ten feet;

II. The water main invert is at least 18 inches above the crown of the sewer; and

III. The water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

C) Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, pre-stressed concrete pipe (storm sewer only), or PVC pipe meeting the requirements of Section 653.111 of the I.E.P.A. Technical Policy Statements, when it is impossible to meet (A) of (B) above. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

2) Vertical Separation:

A) A water main shall be laid so that its invert is 18 inches above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

B) Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, pre-stressed concrete pipe, (storm sewers only), or PVC pipe meeting the requirements of Section 653.111, or the drain or sewer shall be sleeved with steel pipe or reinforced concrete pipe conforming to ASTM C-361 with gasketed joints conforming to ASTM C-443 (storm sewer only), when:

I) It is impossible to obtain the proper vertical separation as described in (A) above: or

II) The water main passes under a sewer or drain.

C) A vertical separation of 18 inches between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.

D) Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet.

B) Water Service Lines.

1) The horizontal and vertical separation between water service and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described in (A) above.

2) Water pipe described in (A) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

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#	DESCRIPTION	DATE
1	ISSUED FOR DESIGN DEVELOPMENT	7/1/2015

GENERAL NOTES AND SPECIFICATIONS

C-502