

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 3f

Title:

Recommendation to approve the Third Amendment to Intergovernmental Agreement between the City of St. Charles and the City of Geneva (1337 Geneva Rd.)

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: May 14, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

An Intergovernmental Agreement between St. Charles and Geneva was approved in 1986 allowing for a residential development in Geneva to connect to St. Charles' sanitary sewer system. The IGA was subsequently amended in 1988 and 1990 allowing for other property in Geneva to be served by St. Charles sanitary. Proposed is a Third Amendment to the IGA in regards to the water service connection for the property located at 1337 Geneva Rd. in St. Charles.

In October 2017, the Committee recommended approval of a Map Amendment and Final Plat of Subdivision for Parkside Reserves, 1337 Geneva Rd., to allow construction of a three-unit townhome on the property, which is a vacant half-acre parcel near the St. Charles/Geneva border.

The developer is proposing to serve the development with City of Geneva water due to the proximity of the Geneva water main. Connecting to St. Charles water would require a more costly water main extension.

The City of Geneva has agreed to allow the water service connection to Geneva's water main system.

An Intergovernmental Agreement has been prepared outlining the parties responsible for infrastructure improvements and how the townhome residents will be billed for water and sewer service. Residents will be charged for water and sewer service by Geneva using Geneva usage rates for water and St. Charles usage rates for sewer. Sanitary sewer charges will be remitted to the City of St. Charles on an annual basis.

City of Geneva staff has reviewed the IGA and find it acceptable. The IGA requires approval by Geneva City Council.

Attachments *(please list):*

Intergovernmental Agreement, Engineering Plans

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve the Third Amendment to Intergovernmental Agreement between the City of St. Charles and the City of Geneva (1337 Geneva Rd.)

**THIRD AMENDMENT TO INTERGOVERNMENTAL
AGREEMENT BY AND BETWEEN THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS, AND
THE CITY OF GENEVA, KANE COUNTY, ILLINOIS**

WHEREAS, the City of St. Charles, Kane and DuPage Counties, Illinois, and the City of Geneva, Kane County, Illinois, entered into an Intergovernmental Agreement, pursuant to the 1970 Illinois Constitution, on November 3, 1986 and subsequently amended said Intergovernmental Agreement on April 4, 1988 and June 4, 1990; and

WHEREAS, the City of St. Charles has approved a preliminary plan for a townhome consisting of three (3) residential units (“Townhouses”) which is commonly known as 1337 Geneva Road and is legally described in Exhibit “A”, attached hereto; and

WHEREAS, the Cities of Geneva and St. Charles find that the proposed Townhouses would be more practically served by the water system (water main) of the City of Geneva since providing such water main service by the City of St. Charles would require an unreasonably expensive main extension, whose maintenance would not be cost effective. This extension would also create a disturbance of Illinois Route 31.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and the recitals of facts hereinabove made, it is hereby agreed by and between the City of Geneva, Kane County, Illinois, (“Geneva”) and the City of St. Charles, Kane and DuPage Counties, Illinois, (“St. Charles”) as follows:

1. Subject to satisfaction of the conditions set forth in Paragraph 2 below, Geneva shall cooperate with St. Charles in allowing the connection of a private water service line serving a property located in St. Charles to connect to Geneva’s water main system in order to provide service to the townhouses as described in Exhibit “A”.

2. St. Charles shall cause the Developer and/or water main residential user to comply with the following conditions:

(a) That at the time of construction of the Townhomes infrastructure improvements, the Developer of 1337 Geneva Road (“Developer”) shall construct water mains and any necessary appurtenant structures in accordance with current Geneva regulations, and

(b) That the plans and specifications for water mains and appurtenant structures shall be reviewed and approved by Geneva, and

(c) That the Developer shall pay to Geneva the customary fees, including engineering fees and legal fees, for plan review and inspection of the water main and related facilities as if the water mains and facilities were constructed for a new subdivision in Geneva, and

(d) That the Developer shall pay to Geneva all necessary water main connection fees and other charges in accordance with the established schedule of fees and charges of Geneva for the proposed water main, and

(e) That the Developer and each water main residential user in the Townhomes shall accept ownership of and agree to operate and maintain any new service line connection in accordance with the ordinances and regulations of Geneva, and

(f) That the water main residential users shall be charged for their water main user fees by Geneva in accordance with the usage rates maintained by Geneva; and

3. That the water main residential users shall be charged for their sanitary sewer user fees by Geneva in accordance with the usage rates maintained by St. Charles, and the City of Geneva shall provide an annual report indicating the amount so collected for sanitary sewer usage from the residential users and shall make a remittance of said charges collected to the City of St. Charles on or

before April 15th of each calendar year.

4. The City of St. Charles will notify the City of Geneva thirty- (30) days prior to any sewage treatment rate changes going into effect.

5. This Agreement is solely between the parties hereto and is not intended to create any third-party beneficial relationships between St. Charles, Geneva, and the Developer or owner of a unit in the Townhomes.

6. That the Intergovernmental Agreement dated November 3, 1986 as amended, is hereby readopted, reaffirmed and re-executed by the parties hereto.

IN WITNESS WHEREOF, on this _____ day of _____, 2018, the parties affix their respective seals.

CITY OF ST. CHARLES, ILLINOIS

(S E A L)

BY: _____

Mayor

ATTEST:

City Clerk

CITY OF GENEVA, ILLINOIS

(S E A L)

BY: _____

Mayor

ATTEST:

City Clerk

This instrument prepared by:

Jon Green

President, PE, CFM

Engineering Resource Associates, Inc.

3S701 West Avenue, Suite #150

Warrenville IL 60555

EXHIBIT A

1337 Geneva Road, generally located on the West Side of Geneva Road as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MEDIAPOLIS ADDITION TO ST. CHARLES AND GENEVA, ILLINOIS; THENCE SOUTH 82 DEGREES 17 MINUTES EAST ALONG THE NORTHERLY LINE OF SAID MEDIAPOLIS ADDITION PRODUCED EASTERLY 104.1 FEET TO AN IRON PIPE IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 03 MINUTES EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 59.5 FEET TO A N IRON PIPE; THENCE NORTH 75 DEGREES 25 MINUTES EAST, 140.7 FEET TO AN IRON BOLT IN THE WESTERLY LINE OF ILLINOIS HIGHWAY 31 (ALSO KNOWN AS THE WEST ST. CHARLES AND GENEVA ROAD); THENCE SOUTH 20 DEGREES 46 MINUTES EAST ALONG SAID WESTERLY LINE OF ILLINOIS HIGHWAY ROUTE 31, A DISTANCE OF 164.2 FEET TO AN IRON PIN; THENCE NORTH 82 DEGREES 17 MINUTES WEST PARALLEL TO SAID NORTHERLY LINE OF MEDIAPOLIS ADDITION AND ITS EXTENSION EASTERLY 231.6 FEET TO AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTH 23 DEGREES 58 MINUTES EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 34.3 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

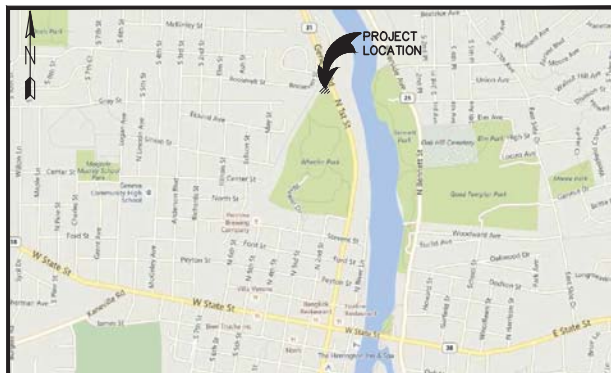
FINAL ENGINEERING IMPROVEMENT PLANS

PARKSIDE RESERVES

ST. CHARLES, ILLINOIS

INDEX TO DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS
3. DEMOLITION PLAN
4. UTILITY & GEOMETRY PLAN
5. GRADING & EROSION CONTROL PLAN
6. STORMWATER POLLUTION PREVENTION PLAN
7. GENERAL NOTES
8. GENERAL NOTES
9. DETAILS
10. DETAILS
11. IDOT DETAILS
12. IDOT DETAILS



LOCATION MAP
WTA

PREPARED FOR:

GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL 60174
PH: (630) 513-1966
FAX: (630) 377-3812

LEGEND

EXISTING		PROPOSED	
CURB & GUTTER	=====	CURB & GUTTER	=====
WATER	—W—	WATER	—W—
ELECTRIC	—E—	ELECTRIC	—E—
GAS	—G—	GAS	—G—
SANITARY SEWER	—S—	SANITARY SEWER	—S—
STORM SEWER	—ST—	STORM SEWER	—ST—
OVERHEAD WIRES	—OW—	MANHOLE	⊙
MANHOLE	⊙	CATCH BASIN	⊙
CATCH BASIN	⊙	INLET	⊙
INLET	⊙	VALVE VAULT	⊙
VALVE VAULT	⊙	VALVE & BOX	⊙
VALVE & BOX	⊙	BUFFALO BOX	⊙
BUFFALO BOX	⊙	GAS VALVE	⊙
GAS VALVE	⊙	HYDRANT	⊙
HYDRANT	⊙	HANDICAPPED RAMP	⊙
HANDICAPPED RAMP	⊙	FILL STRUCTURE	⊙
FILL STRUCTURE	⊙	ADJUST STRUCTURE	⊙
ADJUST STRUCTURE	⊙	ELEVATION	⊙
ELEVATION	⊙	CONTOUR	⊙
CONTOUR	⊙	FLOW	⊙
FLOW	⊙	OVERFLOW ROUTE	⊙
OVERFLOW ROUTE	⊙	INLET PROTECTION	⊙
INLET PROTECTION	⊙	SILT FENCE	⊙
SILT FENCE	⊙	CONSTRUCTION ENTRANCE	⊙
CONSTRUCTION ENTRANCE	⊙		



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REVISED DATE: APRIL 24, 2018
 REVISED DATE: MARCH 10, 2018
 REVISED DATE: JANUARY 10, 2018
 REVISED DATE: NOVEMBER 3, 2017
 REVISED DATE: AUGUST 15, 2017
 REVISED DATE: AUGUST 4, 2016
 ORIGINAL SUBMITTAL: FEBRUARY 5, 2016

ERA JOB NO: 130209

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

Jon P. Green, P.E.
 Ill. P.E. NO. 062-052108
 Expires November 30, 2019

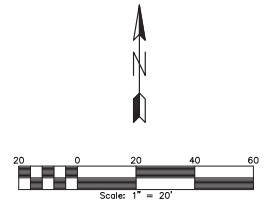
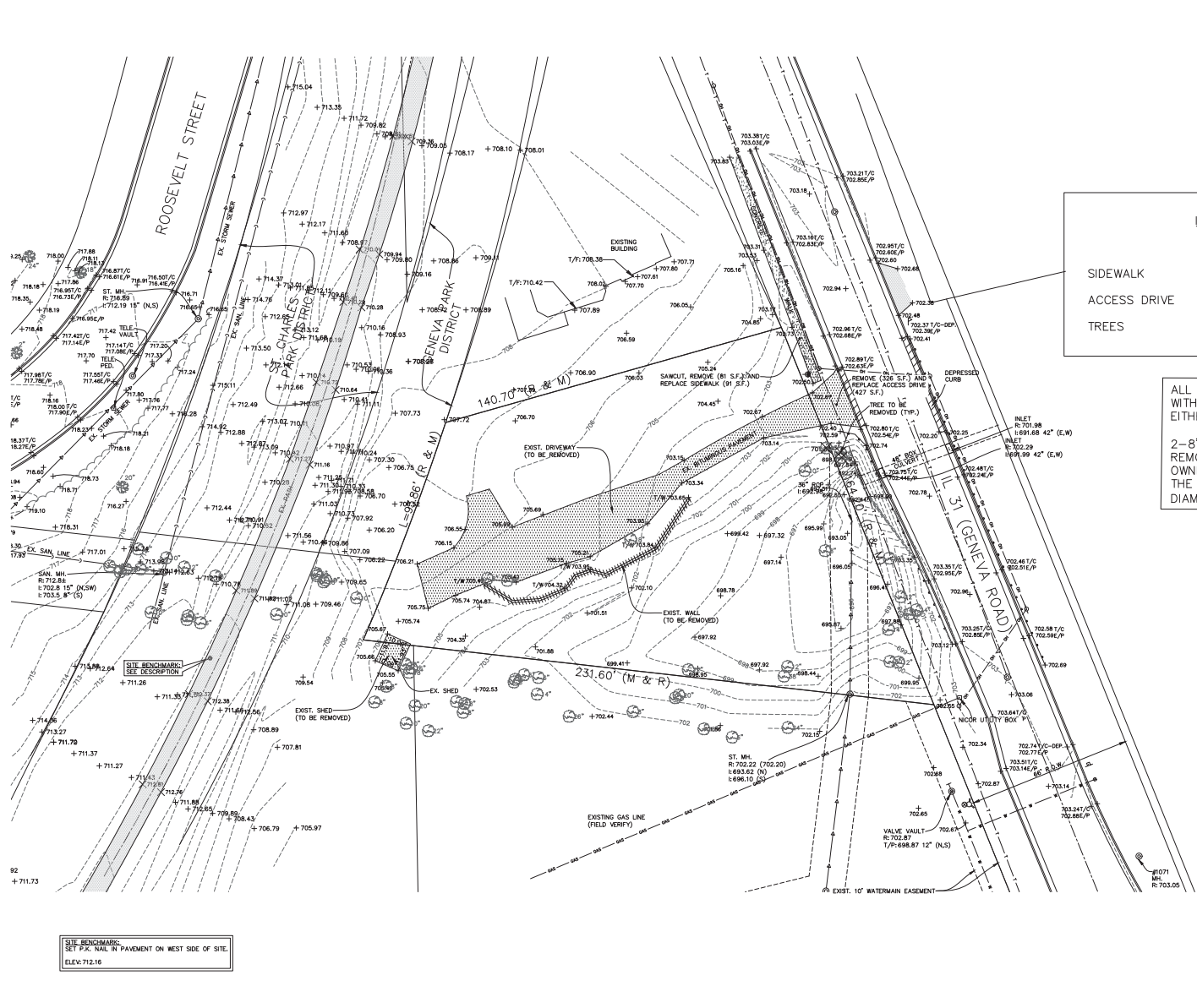
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ITEMS WITHIN IDOT ROW		
	REMOVE	REPLACE
SIDEWALK	81 S.F.	91 S.F.
ACCESS DRIVE	326 S.F.	427 S.F.
TREES	3 COUNT	

ALL TREES REMOVED MUST BE REPLACED WITH AN EQUAL SUM OF DIAMETERS EITHER ONSITE OR WITHIN THE STATE ROW.
 2-8" AND 1-16" TREES HAVE BEEN REMOVED FROM THE IDOT ROW. THE OWNER SHALL COORDINATE REPLACING THE TREES WITH AN EQUAL SUM OF DIAMETERS OF 32"

SITE BENCHMARK:
 SET P.K. NAIL IN PAVEMENT ON WEST SIDE OF SHTL.
 ELEV. 712.16

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/16	EM	PER CITY COMMENTS	05/19/18	KF	PER IDOT/CITY COMMENTS
10/07/16	EM	PER EPA COMMENTS	04/24/18	KF	PER IDOT/CITY COMMENTS
11/03/17	TF	PER IDOT COMMENTS			
01/10/18	TF	PER IDOT/CITY COMMENTS			

DRAWN BY: BL
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 APPROVED BY: JC

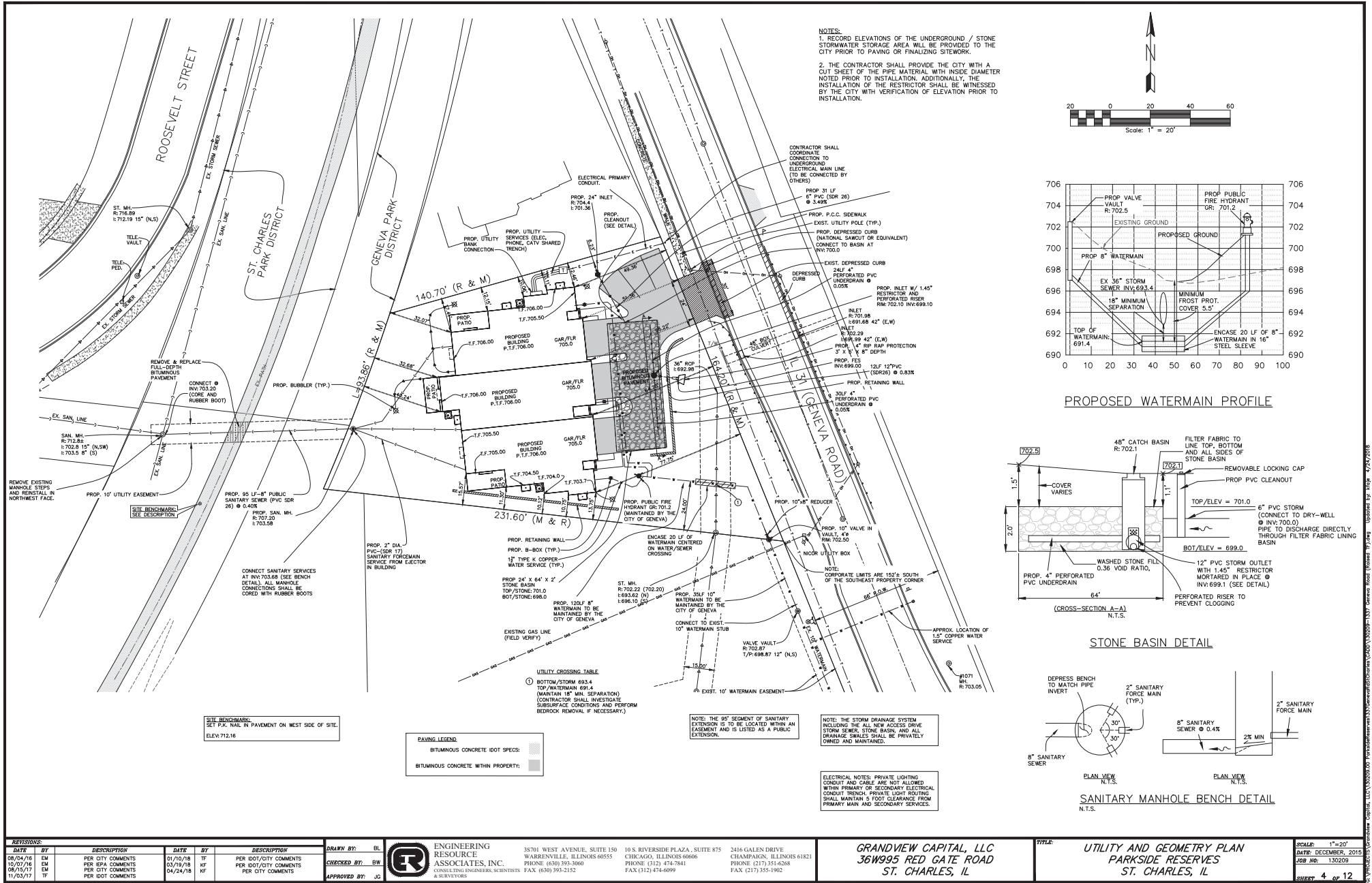


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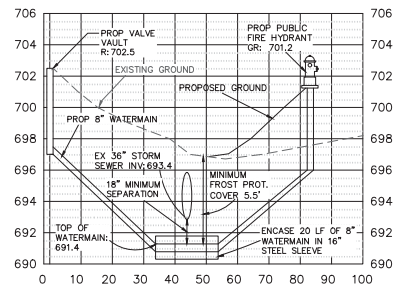
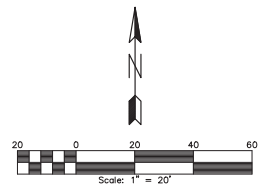
GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

TITLE: DEMOLITION PLAN
 PARKSIDE RESERVES
 ST. CHARLES, IL

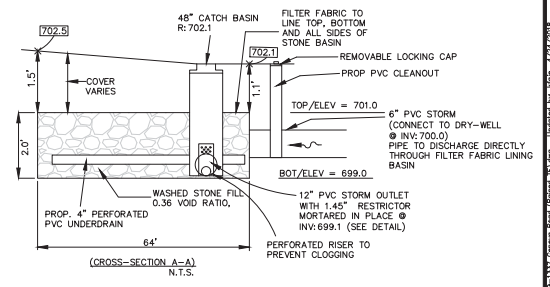
SCALE: 1"=20'
 DATE: DECEMBER, 2015
 JOB NO: 130209
 SHEET 3 OF 12



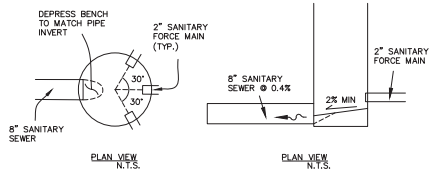
- NOTES:**
1. RECORD ELEVATIONS OF THE UNDERGROUND / STONE STORMWATER STORAGE AREA WILL BE PROVIDED TO THE CITY PRIOR TO PAVING OR FINALIZING SITEWORK.
 2. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A CUT SHEET OF THE PIPE MATERIAL WITH INSIDE DIAMETER NOTED PRIOR TO INSTALLATION. ADDITIONALLY, THE INSTALLATION OF THE RESTRICTOR SHALL BE WITNESSED BY THE CITY WITH VERIFICATION OF ELEVATION PRIOR TO INSTALLATION.



PROPOSED WATERMAIN PROFILE



STONE BASIN DETAIL



SANITARY MANHOLE BENCH DETAIL

SITE BENCHMARK:
SET P.K. NAIL IN PAVEMENT ON WEST SIDE OF SITE.
ELEV=712.16

PAVING LEGEND:
BITUMINOUS CONCRETE (DOT SPECS): [Pattern]
BITUMINOUS CONCRETE WITHIN PROPERTY: [Pattern]

NOTE: THE STORM DRAINAGE SYSTEM INCLUDING THE MAIN ACCESS DRIVE STORM SEWER, STONE BASIN, AND ALL DRAINAGE SWALES SHALL BE PRIVATELY OWNED AND MAINTAINED.

ELECTRICAL NOTES: PRIVATE LIGHTING CONDUIT AND CABLE ARE NOT ALLOWED WITHIN PRIMARY OR SECONDARY ELECTRICAL CONDUIT TRENCH. PRIVATE LIGHT ROUTING SHALL MAINTAIN 6 FOOT CLEARANCE FROM PRIMARY MAIN AND SECONDARY SERVICES.

REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/16	EM	PER CITY COMMENTS	01/10/18	TF	PER DOT/CITY COMMENTS	
10/07/16	EM	PER EPA COMMENTS	03/15/18	KF	PER DOT/CITY COMMENTS	
08/15/17	EM	PER CITY COMMENTS	04/24/18	KF	PER CITY COMMENTS	
11/03/17	TF	PER DOT COMMENTS				

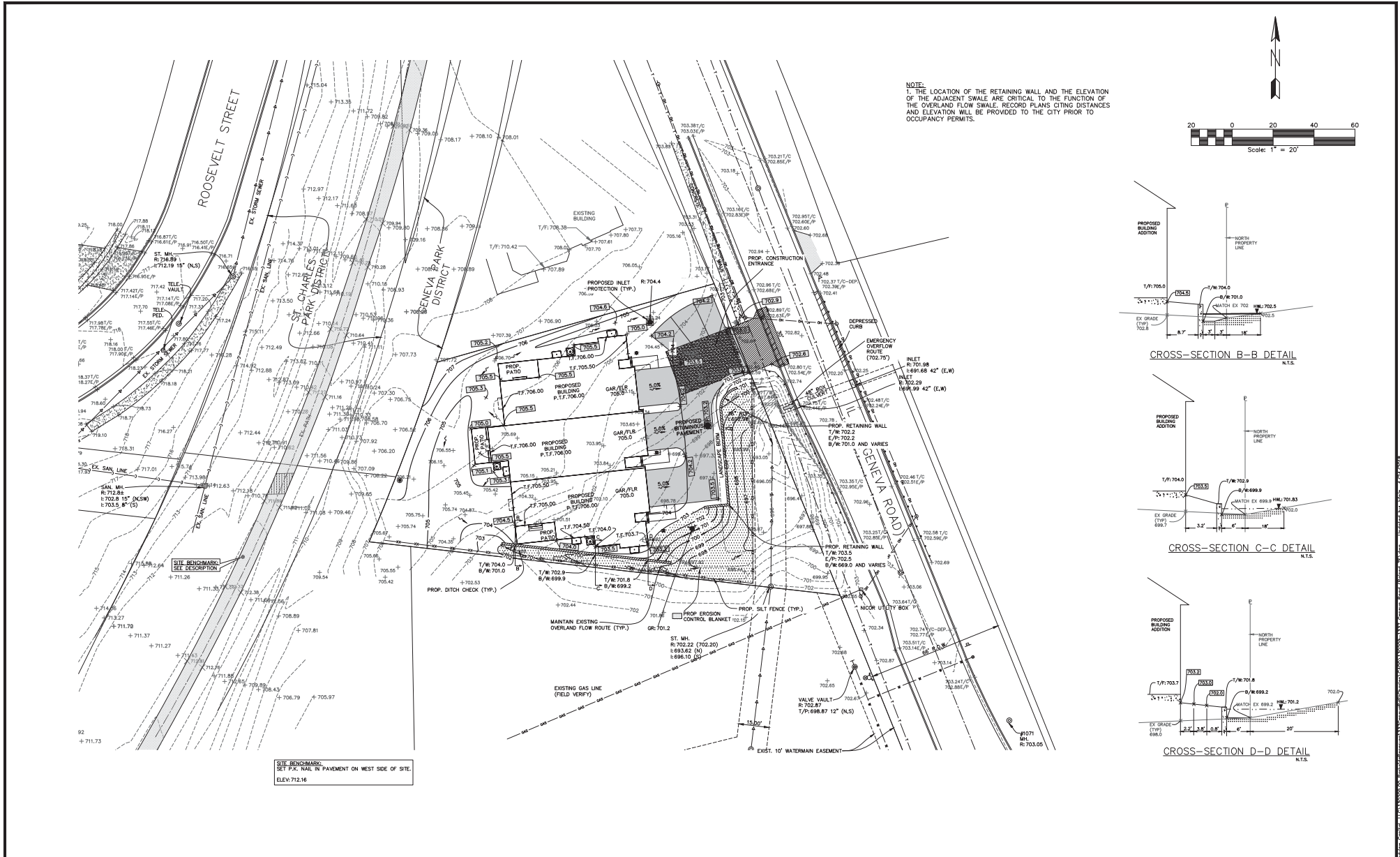
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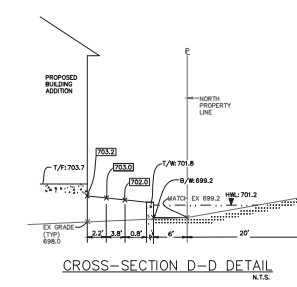
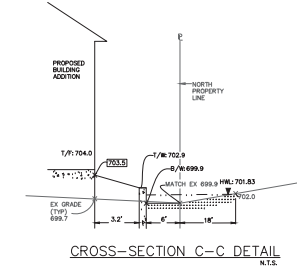
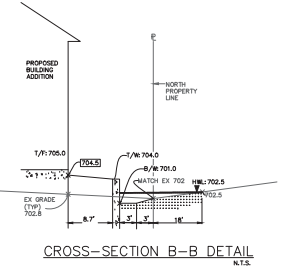
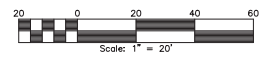
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GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE: UTILITY AND GEOMETRY PLAN
PARKSIDE RESERVES
ST. CHARLES, IL
SCALE: 1"=20'
DATE: DECEMBER, 2015
JOB NO: 130209
SHEET: 4 of 12



NOTE:
 1. THE LOCATION OF THE RETAINING WALL AND THE ELEVATION OF THE ADJACENT SWALE ARE CRITICAL TO THE FUNCTION OF THE OVERLAND FLOW SWALE. RECORD PLANS SHOWING DISTANCES AND ELEVATION WILL BE PROVIDED TO THE CITY PRIOR TO OUPANCY PERMITS.



SITE BENCHMARK
 SET P.K. NAIL IN PAVEMENT ON WEST SIDE OF SITE.
 ELEV: 712.16

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/16	EM	PER CITY COMMENTS	01/10/18	TF	PER IDOT/CITY COMMENTS
01/07/16	EM	PER EPA COMMENTS	03/19/18	KF	PER IDOT/CITY COMMENTS
08/15/17	EM	PER CITY COMMENTS	04/24/18	KF	PER CITY COMMENTS
11/03/17	TF	PER IDOT COMMENTS			

DRAWN BY: BL
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 APPROVED BY: JC



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GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

TITLE: GRADING AND EROSION CONTROL PLAN
 PARKSIDE RESERVES
 ST. CHARLES, IL

SCALE: 1"=20'
 DATE: DECEMBER, 2015
 JOB NO: 130209
 SHEET 5 OF 12

STORM WATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED IN THE PROJECT TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS AND TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION AND SEDIMENTATION AND TO LIMIT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS AND PROVIDING AROUND COVER FOR EXPOSED AREAS.

CERTAIN SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE BASIS DEPENDING ON THE CONTRACTOR'S SCHEDULE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITIONS.

THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SYSTEMS AND SEDIMENT WITHIN THE FRAME SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER, MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEDIMENT. THE ENGINEER WILL CERTIFY IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THIS PLAN ARE NOT DEEMED TO BE AN ADDITIONAL TEMPORARY EROSION CONTROL SYSTEM WHICH ARE NOT INCLUDED IN THIS PLAN. SUCH ITEMS SHALL BE ADDED. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN EACH DRAWING SHEET.

SECTION 280, TEMPORARY EROSION CONTROL, OF THE STANDARD SPECIFICATIONS ADDITIONALLY SUPPLEMENTS THIS PLAN.

USE ADDITIONAL CONSTRUCTION ACTIVITIES:

1. THE PROJECT IS LOCATED AT 1337 GENEA ROAD, IN THE CITY OF ST. CHARLES.
2. CONSTRUCTION INCLUDES EARTHWORK, RETAINMENT SHEET PILE IMPROVEMENTS, SANITARY & WATER IMPROVEMENTS AND CONSTRUCTION OF THREE SINGLE FAMILY ATTACHED RESIDENCES.

EROSION OR SEDIMENT PREVENTION FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

1. SEDIMENT CONTROL, SILT FENCING SHALL BE IN PLACE PRIOR TO EARTHWORK ACTIVITIES.
2. SITE SHALL BE MASS-GRAZED, WITH ALL PROPOSED PAVEMENT GRADES TO ROUGHLY 1'-FOOT BELOW FINAL ELEVATION ON THE DATE.
3. UTILITIES SHALL BE CONSTRUCTED AFTER COMPLETION OF STORM WATER CONSTRUCTION, SEDIMENT CONTROL, FILTER BARRIER AND SEDIMENT CONTROL FLOW-THROUGH (DUMP-IN) FILTERS SHALL BE PLACED AT EACH OPEN-GRADE STRUCTURE.
4. RETAINMENT PAVEMENT SHALL BE CONSTRUCTED.

AREA OF CONSTRUCTION SITE:

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE .5504 ACRES BY WHICH .5504 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING, AND OTHER ACTIVITIES.

OWNER ADDRESS, ADDRESS AND PLANS, WHICH ARE IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN:

1. INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEYS AND SOIL BORDERS THAT WERE UTILIZED FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS.
2. PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND PLAN DRAWINGS INDICATING DRAINAGE PATTERNS, APPROXIMATE SLOPES, AND GRADE GRADING ACTIVITIES WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

GRAZING, TURFING, AND SENSITIVE AREAS SURROUNDING BOUNDARY FROM THIS CONSTRUCTION SITE:

1. THE SITE SHALL BE MASS-GRAZED, WITH ALL PROPOSED PAVEMENT GRADES BY MEANS OF OVERLAND FLOW SLOPES.

CONTROL, EROSION AND SEDIMENT CONTROL:

THE DRAWINGS, SPECIFICATIONS AND SPECIAL PROVISIONS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE TEMPORARY SEDIMENT BARRIERS, PROTECTION OF TREES, PRESERVATION OF VEGETATION, AND OTHER APPROPRIATE MEASURES AS DIRECTED BY THE ENGINEER. STABILIZATION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY GRADED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

- (a) AREAS OF EXISTING VEGETATION, WOODS AND GRASSLANDS, OUTSIDE THE PROPOSED CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
- (b) DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL.
- (c) AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINAGE AWAY FROM THE PROJECT, TEMPORARY PERIMETER SILT FENCE SHALL BE INSTALLED AS CALLED OUT IN THIS PLAN OR DIRECTED BY THE ENGINEER.
- (d) BARE AND SPARSELY VEGETATED GROUND IN HIGH EROSION AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED. THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
- (e) IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED, AREAS WHICH ARE HIGHLY EROSION AS DETERMINED BY THE ENGINEER, SHALL BE TEMPORARILY SEEDED WHEN NO CONSTRUCTION ACTIVITIES ARE DIRECTED WITHIN SEVEN (7) DAYS.

2. ESTABLISHMENT OF THESE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. SEEDING AREAS SHALL BE BROWN ESTABLISHED IN THESE AREAS AND WILL SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING, MOWING AND OVER SEEDING CAN BE COMPLETED.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	08/04/16	BY	1	08/04/16	BY
2	11/03/17	BY	2	11/03/17	BY
3	01/10/18	BY	3	01/10/18	BY

1. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE PLAN AT ALL TIMES.

2. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE PLAN AT ALL TIMES.

3. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE PLAN AT ALL TIMES.

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DESCRIPTION OF EROSION PREVENTION STRATEGIES DURING CONSTRUCTION:

1. DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STORAGE, PARKING OR LEVELING OF CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS OR OTHER CONSTRUCTION RELATED ACTIVITIES.

(a) WITHIN THE CONSTRUCTION LIMITS, AREAS WHICH MAY BE SUSCEPTIBLE TO EROSION AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.

(b) AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL INSTALL THE FOLLOWING AS DIRECTED BY THE ENGINEER:

1. PLACE TEMPORARY SEDIMENT CONTROL PRODUCTS (FILTER BARRIERS, ETC.) AT LOCATIONS SHOWN ON THE PLAN.

2. TEMPORARILY SEED EROSION BARE EARTH ON A MEDICAL BASIS TO MINIMIZE THE AMOUNT OF EROSION SURFACE AREA WITHIN THE CONSTRUCTION LIMITS.

3. CONTINUE BUILDING UP THE EMBANKMENT TO THE PROPOSED GRADE WHILE, AT THE SAME TIME, PLACING PERMANENT SEDIMENT CONTROL ALONG THE SLOPES.

(c) EXCAVATED AREAS AND EMBANKMENT SHALL BE PERMANENTLY SEEDED IMMEDIATELY AFTER FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN AREA IS PLANNED FOR SEVEN (7) DAYS.

(d) CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY SUPPLIES SHALL BE TAKEN TO CONTAIN BAY FUEL OR OTHER POLLUTANT IN ACCORDANCE WITH EPA WATER QUALITY REGULATIONS, LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.

(e) THE OWNER OR HIS DESIGNATED REPRESENTATIVE SHALL INSPECT THE PROJECT WEEKLY DURING CONSTRUCTION AND DURING THE WINTER SHUTDOWN PERIOD.

(f) SEDIMENT COLLECTED DURING CONSTRUCTION FROM THE VARIOUS TEMPORARY SEDIMENT CONTROL SYSTEMS SHALL BE DEPOSITED ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EACH EXCAVATION FOR EROSION AND SEDIMENT CONTROL.

(g) THE TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE REMOVED, AS DIRECTED BY THE ENGINEER, AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.

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EROSION AND SEDIMENT CONTROL MEASURES:

CONSTRUCTION ACTIVITIES WILL COME WITH THE INSTALLATION OF A SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE PLAN. THE ENGINEER WILL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE PLAN AT ALL TIMES.

FOR THE INSTALLATION OF THESE MEASURES, THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE PLAN AT ALL TIMES.

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GENERAL NOTES:

- AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
 - CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL
 - ENGINEERING RESOURCE ASSOC. (630) 393-3060
 - KANE-DUPAGE SWDC (630) 584-7961 X3
- UTILITY INFORMATION IS BASED ON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE CONTRACTOR FROM VERIFYING THE LOCATION AND DEPTH OF UTILITIES.
- THE CONTRACTOR SHALL NOTIFY JULLICE (1-800-860-4123) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION.
 - "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION CONTROL AND SEDIMENTATION CONTROL IN ILLINOIS", NORTHEASTERN ILLINOIS SOIL EROSION AND SEDIMENTATION CONTROL STEERING COMMITTEE AND URBAN STORM WATER CONTROL, GRONWAGE, LATEST EDITION.
 - "CITY OF ST. CHARLES SUBDIVISION DESIGN STANDARDS & SPECIFICATIONS"
 - "CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL"
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. THE MANUAL ON URBAN TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.
- UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY ENGINEER, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
- THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. BONDS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" UTILITY INFORMATION PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE CITY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
- THE OWNER IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPES, MANHOLE STUDS, AND STRUCTURES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS TO BE TAKEN TO PROTECT THE PUBLIC AND THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE DESIGN, RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/ENGINEER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.
- ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMANS, WATER SERVICE PIPES AND EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER STRUCTURES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURBS AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION ONE OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.) USE CA-8 CRUSHED LIMESTONE ONLY; NO RECYCLED OR FINE AGGREGATE SAND.
- AS NECESSARY, STREET SIGNS SHALL BE ERECTED AT EACH STREET INTERSECTION. THE TYPE OF SIGN AND LOCATION THEREOF SHALL BE SUBJECT TO THE APPROVAL AND DIRECTION OF THE CITY OF ST. CHARLES DEPARTMENT OF PUBLIC WORKS.
- CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL SHALL GOVERN ALL DESIGN STANDARDS.

WATERMAN:

- WATER SYSTEM CONSTRUCTION SHALL, IN ALL RESPECTS, BE IN ACCORDANCE WITH THE REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY OF THE STATE OF ILLINOIS. NO CONSTRUCTION SHALL COMMENCE UNTIL A COPY OF A PERMIT FROM THIS AGENCY IS FILED WITH THE CITY AND CITY ENGINEER.
- ALL WATERMANS SHALL BE DUCTILE IRON MECHANICAL JOINT, CLASS 30, CEMENT-LINED, CONFORMING TO ANWW-C101, OR AS REQUIRED BY ANWW-C150 FOR VARIOUS DEPTHS. JOINTS SHALL BE PUSH-ON AND MECHANICAL, CONFORMING TO ANWW-C-111. FITTINGS SHALL BE CAST OR DUCTILE IRON CONFORMING TO ANWW-C-115 AND ANWW-C-111.
- AS WATERMAN IS CONSTRUCTED, CONTRACTOR SHALL INSTALL 2" WIDE BLUE PLASTIC WRAPPING TAPE, BURIED IN THE BACKFILL DIRECTLY ABOVE THE WATERMAN AT A DEPTH BETWEEN ONE AND TWO FEET, ALONG WITH TAPE, CONTRACTOR SHALL BURY NO. 8 (SOLID BLUE INSULATED) BRASS WIRE THE WIRE SHALL BE CONTINUOUS & CONNECTED TO VARIOUS WATERMAN COMPONENTS PER CITY REQUIREMENTS.
- THE MINIMUM DEPTH OF WATERMAN FROM THE TOP OF THE PIPE TO THE FINISHED GRADE SHALL BE FIVE AND A HALF (5.5) FEET.
- VALVES THAT ARE 12 INCHES AND SMALLER SHALL BE IRON BODY, BRONZE MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEEL GATE VALVES, COUNTER-CLOCKWISE TO OPEN, IN FULL CONFORMANCE WITH ANWW C-500 WITH MECHANICAL JOINT ENDS (ANWW C-111).
- VALVES SIX (6) INCHES AND LARGER MUST BE INSTALLED IN VALVE VAULTS. VALVE VAULTS MUST BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND ASTM C-443. VALVE VAULTS SHALL HAVE A 48" INSIDE DIAMETER FOR 6" AND 8" DIAMETER VALVES. VALVE VAULTS SHALL HAVE A 60" INSIDE DIAMETER FOR 10" AND LARGER DIAMETER VALVES. ALL PRESSURE CONNECTIONS SHALL ALSO BE INSTALLED IN 60" INSIDE DIAMETER VAULTS.
- VALVE VAULTS REQUIRING OFFSET CONES SHALL BE POSITIONED SO THAT NEITHER THE INSIDE OF THE CONE NOR THE MANHOLE STEPS WILL INTERFERE WITH THE OPERATION OF THE VALVE. ALL WATER VAULTS SHALL BE WATER-PROOFED & SEALED.
- VALVE VAULTS SHALL NOT HAVE MORE THAN TWO (2) PRECAST ADJUSTING RINGS WITH AN 8" NON-MINIMUM TOTAL HEIGHT ADJUSTMENT.
- CASTINGS SHALL HAVE "MARKET" AND "CITY OF ST. CHARLES" EMBOSSED ON THE LIDS. CASTINGS SHALL BE NENAH R-1713, TYPE B.
- WATERMAN BEDDING SHALL BE 4 INCHES OF CRUSHED GRAVEL OR CRUSHED STONE WITH THE SPRINGLINE OF THE PIPE. THE BEDDING STONE SHALL BE EXTENDED TO THE SPRINGLINE OF THE PIPE.
- ELEVATIONS SHOWN AT FIVE HYDRANTS ARE GROUND ELEVATIONS.
- ALL DOMESTIC WATER SERVICES SHALL BE CONSTRUCTED OF TYPE K COPPER PIPE (ASTM B-88), HAVING A MINIMUM WALL THICKNESS OF .017" UNLESS OTHERWISE NOTED. SUCH SERVICES SHALL BE EQUIPPED WITH A CORPORATION STOP, CURB STOPS AND OTHER NECESSARY DEVICES. THE STOP SHALL BE INSTALLED AT THE CURB STOP AND THE STOP SHALL BE INSTALLED AT THE PUBLIC RIGHT-OF-WAY LINE PER CITY FOR EACH LOT. THE SERVICE SHALL BE LOCATED AT THE APPROXIMATE CENTER OF EACH LOT AT A MINIMUM DEPTH OF FIVE FEET. THE END OF THE SERVICE LINE SHALL BE MARKED WITH A 4" FOOT X 4" FOOT REDWOOD STAKE PAINTED BLUE.
- CONCRETE THURST RESTRAINTS SHALL BE PRECAST OR POWDER CLASS 5 CONCRETE AND PROVIDED AT ALL TEES, PLUGGED ENDS, HYDRANTS AND BENDS BETWEEN 11.25 DEGREES AND 90 DEGREES. CARE SHOULD BE TAKEN WHEN POURING CONCRETE SO THAT THE MIX WILL NOT INTERFERE WITH ACCESS TO JOINTS OR WITH HYDRANT DRAGAGE.
- CASING PIPES SHALL BE STEEL, CONFORMING TO ASTM A-120 WITH 0.375 MINIMUM THICKNESS.

15. HORIZONTAL SEPARATION - WATERMANS AND SEWERS:

- WATERMANS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
 - LOCAL CONDITIONS PERMIT A LATERAL SEPARATION OF TEN FEET; AND
 - THE WATERMAN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
 - THE WATERMAN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SURFACE LOCATED TO THE SIDE OF THE SEWER.
- WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. ADJUSTING RINGS SHALL BE USED TO ADJUST THE SEWER TO THE WATERMAN. EQUIVALENT TO WATERMAN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- VERTICAL SEPARATION - WATERMANS AND SEWERS:
 - A WATERMAN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - BOTH THE WATERMAN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR PVC PIPE EQUIVALENT TO WATERMAN STANDARDS OF CONSTRUCTION WHEN:
 - IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE; OR
 - THE WATERMAN PASSES UNDER A SEWER OR DRAIN.
 - A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAN WHERE A WATERMAN CROSSES UNDER A SEWER, SHALL SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAN, AS APPROVED BY THE CITY ENGINEER.
 - CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
 - INSTALLED WATERMAN SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL, AND THE DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL ACCEPTANCE.
 - INSTALLED WATERMAN SHALL BE DISINFECTED AND TESTED ACCORDING TO THE REQUIREMENTS OF THE "STANDARDS FOR DISINFECTING WATERMANS", 401, AND AS REQUIRED BY CITY CODE. ALL DISINFECTION, AS REQUIRED, SHALL BE PERFORMED BY AN INDEPENDENT PUBLIC HEALTH INSPECTOR AS APPROVED BY THE CITY ENGINEER.
 - FIVE HYDRANTS SHALL MEET THE STANDARDS OF THE ANWW C-502. HYDRANTS SHALL INCLUDE SIX-INCH (6") BARRELS, TWO (2) TWO-AND-ONE-HALF-INCH (2-1/2") AND ONE (1) FOUR-AND-ONE-HALF-INCH (4-1/2") OUTLETS. OUTLET THREADS SHALL BE AMERICAN NATIONAL STANDARD. AN AUXILIARY GATE VALVE SHALL BE PROVIDED ON THE HYDRANT BRANCH LINE-MINIMUM 30-INCH (6") DIAMETER.
 - ALL FIVE HYDRANTS REQUIRE VALVE BOX STABILIZER AND VALVE BOX ORP.
 - IF WATER SUPPLIES, INCLUDING FIRE SUPPLIES, SHALL BE IN OPERATION PRIOR TO THE START OF CONSTRUCTION OF ANY BUILDING IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT ORDINANCE.
 - FIVE HYDRANT OUTLETS SHALL BE A MINIMUM OF TWENTY INCHES (20") AND NOT MORE THAN THIRTY-SIX INCHES (36") ABOVE FINISHED GRADE.
 - EACH HYDRANT SHALL HAVE THE PUMPER (STEAMER) CONNECTION FACING THE PRIMARY STREET AND SHALL BE ACCESSIBLE SO THAT A CONNECTION CAN BE MADE BETWEEN THE HYDRANT AND THE APPARATUS LOCATED IN THE STREET WITH TWENTY FEET (20') OF SUCTION HOSE.
 - THE CITY OF ST. CHARLES PUBLIC WORKS DEPT. SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE ALL FINAL INSPECTIONS.

STORM SEWER:

- REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS III. PIPE STORM SEWER (4 INCH AND 6 INCH) SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-3034 (SDR 35). GALVANIZED CORRUGATED STEEL CULVERT PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF AASHTO M-294, TYPE B, MINIMUM WALL THICKNESS 1/4 GAUGE.
- SEWER PIPE JOINTS SHALL BE "TO-RING" TYPE - ASTM C-443 FOR RCP AND SHALL BE PUSH-ON TYPE - ASTM M-3013 FOR PVC. THE METHODS AND TECHNIQUES OF THIS OPERATION SHALL BE APPROVED BY THE CITY.
- MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS OTHERWISE SPECIFIED:
 - FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER.
 - FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER.
 - FOR SEWER GREATER THAN THIRTY-SIX (36) INCH INSIDE DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.
- NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.
- STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR, "TO-RING" GASKETS, OR MASTIC MATERIAL.
- MANHOLE FRAME AND COVER CASTINGS SHALL BE NENAH R-1713 WITH TYPE C OPEN OR CLOSED LID, EMBOSSED WITH "STORM" AND "CITY OF ST. CHARLES, ILL." AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NENAH R-4340. ALL 18" CURB & GUTTER CASTINGS SHALL BE NENAH R-328 R/A OR R-3278. DEPRESSURED 18" CURB & GUTTER CASTINGS SHALL BE NENAH R-3006-AS UNLESS OTHERWISE SPECIFIED.
- INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-474.
- FOUR INCHES OF CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE (ASTM C-33, SIZE NO. 67) SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.
- THE CONTRACTOR SHALL INSTALL EXISTING CLAY SEWAGE BLOCKS ON ALL STORM SEWER LINES ENTERING THE DETENTION POND. THE BLOCKS SHALL BE PLACED APPROXIMATELY 10" TO 12" OUTSIDE THE END OF THE HUB AND END OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO THE CROWN OF THE PIPE.
- RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.
- ALL EXISTING FIELD AND/OR DRAIN PIPES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH A NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND GRADE AND PUT INTO AN ACCEPTABLE OPERATING CONDITION. A RECORD OF ALL FIELD AND/OR DRAIN PIPES ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER FOR RECORD DRAWING. UPON COMPLETION OF THE PROJECT, THE COST OF THIS WORK SHALL BE REIMBURSED IN ACCORDANCE WITH THE CITY OF ST. CHARLES. NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- ALL FOOTING DRAINS AND DOWNSPOUTS SHALL DISCHARGE TO THE STORM SYSTEM.
- ANY PIPES ON MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.
- ALL WINDOW WELLS, WHERE APPLICABLE, SHALL DISCHARGE TO THE STORM SYSTEM.

SANITARY SEWER:

- ALL SANITARY SEWER AND SERVICE CONNECTION PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 FOR 30" OR ASTM D-2442 FOR 24" & 30" 1/2", WITH FIBREGLASS ELASTOMERIC SEAL JOINTS CONFORMING TO ASTM D-3217.
- THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAN AT AN ANGLE OF ONE PERCENT. THE SERVICE LATERAL SHALL BE TERMINATED EIGHT (8) FEET INTO THE LOT AND ALL SERVICES SHALL BE INSTALLED TO THE WATER-TIGHT FACTORY MADE PLUG. THE PLUG SHALL BE INSTALLABLE AND VERIFY TO THE CITY ENGINEER'S TEST PRESSURE AND MARKED WITH A 4 X 4 GREEN STAKE.
- MANHOLES SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BUTYLOIDUS JANTING MATERIAL. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF EIGHT INCHES SHALL BE ALLOWED.
- ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESISTENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS PER ASTM C-923.
- MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.
- ALL SANITARY SEWER CONSTRUCTION REQUIRES FOUR (4) INCHES OF CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWENTY EIGHT INCHES ABOVE THE TOP OF THE PIPE.
- THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-242 FOR PVC PIPE AND FITTINGS.
- BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL INTO THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-M MATERIAL.
- "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING PIPE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED:
 - CIRCULAR SUB-OF SEWER MAIN BY PAPER TOOLS (2.5 INCHES) CONCRETE TOLL SPACES SHALL BE SEALED WITH AN INSTALLATION OF HUB-WE SEADLE OR HUB-TEE ADDER.
 - REMOVE AN ENTIRE SECTION OF PIPE (BEARING ONLY) TOP OF ONE BELLAND REPAIR WITH A NEW TEE. TEST EACH BRANCH SECTION.
 - REMOVE CURB AND GUTTER, NEARLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING. BOND "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- MANHOLE CASTINGS SHALL BE NENAH R-1713 WITH A SELF-SIGNALING UNEMBOSSED WITH "SANITARY SEWER" AND "CITY OF ST. CHARLES, ILL." AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NENAH R-4340. ALL 18" CURB & GUTTER CASTINGS SHALL BE NENAH R-328 R/A OR R-3278. DEPRESSURED 18" CURB & GUTTER CASTINGS SHALL BE NENAH R-3006-AS UNLESS OTHERWISE SPECIFIED.
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
- ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH KANE COUNTY SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISION, INFILTRATION, EXFILTRATION, AIR TESTS, AND DEFLECTION TESTS.
- OVERHEAD SEWERS ARE REQUIRED FOR ALL RESIDENCES.

PAVEMENT, SIDEWALK, AND CURB & GUTTER:

- PAVEMENT THICKNESS SHALL COMPLY WITH THE CITY OF ST. CHARLES REQUIREMENTS.
- EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 40' MAXIMUM SPACING, ALL P.C.'S AND P.T'S TO BE CONSTRUCTED WITH A 1/2" GROUT SPACE. CURB AND GUTTER FRAMES, TWO (2) INCH REINFORCING BARS SHALL BE PLACED CONTINUOUSLY THROUGH THE ENTIRE LENGTH OF THE CURB AND GUTTER WITH SIX INCH PITCH ON CENTER.
- CONCRETE JOINTS SHALL BE SAWCUT AT 10'-FOOT MAXIMUM INTERVALS TO A DEPTH OF 2.5 INCHES. CONCRETE JOINT SPACES SHALL BE SEALED WITH A COLD-POURED JOINT COMPOUND. CONCRETE CURING COMPOUND SHALL BE APPLIED AS FINISHING WORK PROCESSES.
- THE CONTRACTOR SHALL BACKFILL CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIALS. THE CURB IS TO BE SAWCUT WITHIN 24 HOURS AFTER PLACEMENT. GUTTER PITCH SHALL BE REVERSED WHERE APPROPRIATE FOR DRAINAGE.
- ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH ON THE MAIN DRIVE SHALL BE REINFORCED WITH TWO NO. 4 BARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER UNLESS THREE (3) NO. 8 BARS OVER UTILITIES.
- PRIOR TO LAYING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. BOTH THE CURB AND GUTTER AND PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULL-CADED DRUM TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ALL UNLAYERED AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. EXISTING/OWNER'S MATERIAL TESTING AGENT SHALL ALSO VERIFY PROCEDURE TO MAKE AND CERTIFY REPAIRS IN WRITING.
- ALL EXISTING PAVEMENT ON CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAR EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGAIN.
- SHORTLY AFTER CURB IS POURED, CONTRACTOR SHALL STAMP IT IN FRONT OF EACH LOT WITH "M" AND "TO RECONSTRUCTIVE" AND "SUB" WATER SEWER AND SANITARY SEWER SERVICE LOCATIONS. SOIL EROSION CONTROL PLAN (SEE SHEET 5 OF 8 FOR FULL SUMMARY).
- THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LICENSED SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
- DURING CONSTRUCTION, A SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES. THE CONTRACTOR SHALL INSTALL EXISTING CLAY SEWAGE BLOCKS ON ALL STORM SEWER LINES WHERE FENCING IS USED. THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN PROPER RUNOFF. DAMAGED OR DETERIORATED FENCES SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
- ANY STORM WATER DRAINAGE STRUCTURES THAT HAVE THE POTENTIAL TO ACCENT RUNOFF CONTAINING SUSPENDED SOLID PARTICLES SHALL BE SURROUNDED WITH STAKED SILT FENCE.

- STOOPLES OF SOIL AND OTHER ERODIBLE BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (LA PERMETER SILT FENCE). STOOPLES TO REMAIN IN PLACE FOR 30 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- ALL SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED, AND SHALL ALSO BE CHECKED AT REGULAR INTERVALS TO MAINTAIN THEIR EFFECTIVENESS IN TERMS OF TOTAL CONTACT WITH THE EARTH BELOW. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF THE HOUSES/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.
- AS EACH PHASE ON THE ENTIRE SITE IS COMPLETED, SILT FENCE IS TO BE REMOVED AND THE ENTIRE AREA EITHER SLOPED OR SEVED AFTER SEDIMENT HAS BEEN REDISTRIBUTED. IF WEATHER CONDITIONS ARE SUCH THAT SEEDING WOULD NOT BE EFFECTIVE, THEN THE STOCK PILES SHOULD BE EITHER MULCHED OR COVERED AND GRADED SO THAT ALL SEDIMENT FROM EROSION WILL BE CONFINED WITHIN THE BOUNDARIES OF THE SITE.
- SEEDING SHALL BE DONE PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL, LATEST EDITION AND DUPAGE COUNTY STORM WATER CONTROL ORDINANCE.
- TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, STABILIZED CONSTRUCTION WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 100 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
- THE OWNER SHALL HAVE THE DETENTION POND VOLUME VERIFIED BY A LICENSED ENGINEER OR SURVEYOR PRIOR TO THE INSTALLATION OF TOPSOIL AND SEEDING/SOD. THE COST OF SOD VERIFICATION SHALL BE BORNE BY THE OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
- DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

SITE GRADING:

- EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAIN SURFACE ELEVATIONS.
- PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE. WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL, THE EXCAVATED MATERIAL SHALL BE PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.
- EXCAVATED MATERIALS IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.
- EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL, THE EXCAVATION SHALL BE WITHIN A TOLERANCE OF 0.3" +/- OF THE PLAIN SURFACE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE 0.1" +/-, OR SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.
- PLACEMENT AND COMPACTON OF MATERIALS SHALL CONFORM TO I.D.O.T. SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- PAVEMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) 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. S&B UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH A SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A SPOON SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATION OF THE CITY.
- THE DEVELOPMENT SHALL BE WITHIN 6 INCHES OF FINAL GRADE BEFORE ST. CHARLES PROCEEDS WITH INSTALLATION OF ANY FACILITIES.

ELECTRIC:

- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ENTIRE 3-PHASE ELECTRIC CONDUIT RUN AND CONNECTING IT TO THE EXISTING CONDUIT THAT IS STRIPPED UP NEAR THE N.W. CORNER OF GENEVA ROAD AND HOOVER ST. AND TO THE NEAREST OF THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE 0.1" +/-, OR SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A 2" X 2" SPICE BOX PROVIDED BY THE CITY, NEAR THE UTILITY POLE #145903 AS PER THE CITY'S SPECIFICATIONS. THIS LOCATION IS ALSO IN THE ROUTE 31 R.O.W. AND WILL REQUIRE APPROVAL AS WELL AS AN ADDITIONAL 3-CORREY MEASUREMENT FROM THE NEW TRANSFORMER TO THIS SPICE BOX FOR RELIABILITY PURPOSES BY "CLOSING THE LOOP" TO THE EAST AT THE WILLOWDALE SUBSTATION. THIS WILL REQUIRE A DEDICATED CONTRACTOR TO THE CITY.
- THE ST. CHARLES MUNICIPAL ELECTRIC UTILITY IS A "ZERO STANDARD" UTILITY, WHICH MEANS THAT THE DEVELOPER PAYS 100% OF THE COSTS TO GET THE DEVELOPMENT ONTO OUR SYSTEM. WE WILL WORK COLLABORATIVELY TO EXPLORE SEVERAL ALTERNATIVES AND OPTIONS.
- ALL SECONDARY/SERVICE CONDUITS FROM THE TRANSFORMER TO THE BUILDING WILL BE INSTALLED BY THE CUSTOMER. AN ADDITIONAL SECONDARY/SERVICE CONDUIT MUST BE INSTALLED FROM THE NEW TRANSFORMER TO THE EXISTING STREETLIGHT POLE #145903. ALL INSTALLED ELECTRIC CONDUITS WILL REQUIRE MADE-TOE FOR CABLE PULLING PURPOSES.
- THE CITY WILL INSTALL THE NEW TRANSFORMER PAD BUT THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TRANSFORMER GROUND GRID AND TRANSFORMER PAD GROUND BASE AS PER THE CITY'S ELECTRIC SPECIFICATIONS.
- THERE APPEARS TO BE A POSSIBLE CONFLICT BETWEEN THE NEW CONSTRUCTION SITE AND THE EXISTING OVERHEAD ELECTRIC UTILITIES ON GENEVA ROAD. THE PROPOSED ENTRANCE DRIVEWAY MAY REQUIRE RE-LOCATING THE EXISTING STREETLIGHT & SERVICE POLE AT 45400' TO THE SOUTH. IF THE CITY DETERMINES THAT THE EXISTING POLE #145903 LEADS TO CLOSE TO THE PROPOSED ENTRANCE DRIVEWAY AND IT NEEDS TO BE RELOCATED, IT WILL BE RELOCATED BY THE CITY AT THE CUSTOMER'S EXPENSE.
- THERE DOES NOT APPEAR TO BE ANY TYPE OF ON-SITE SUBSTATIONING FOR THIS SITE. THERE IS PRIVATE SUBSTATIONING TO BE UTILIZED, IT MUST BE METERED SEPARATELY WITH THE GROUP METERS CABINET THAT IS TO BE LOCATED ON THE NORTH SIDE OF THE BUILDING.
- IF THE CUSTOMER REQUESTS THAT ANY EXISTING OVERHEAD CONDUITORS ON THE WEST SIDE OF GENEVA ROAD BE RE-LOCATED, IT WILL BE DONE BY THE CITY'S CREWS AT THE CUSTOMER'S EXPENSE.

REVISIONS:		DATE		DESCRIPTION	
08/24/16	EM	02/19/18	KF	PER DOT/CITY COMMENTS	
11/02/17	TF	07/26/18	MF	PER DOT COMMENTS	
01/10/18	TF			PER IDOT/CITY COMMENTS	

DRAWN BY:		DATE		DESCRIPTION	
AK		02/19/18	KF	PER DOT/CITY COMMENTS	
AK		07/26/18	MF	PER DOT COMMENTS	
JC				PER IDOT/CITY COMMENTS	

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GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

TITLE:
 GENERAL NOTES
 PARKSIDE RESERVES
 ST. CHARLES, IL

SCALE:	NONE
DATE:	DECEMBER, 2015
JOB NO.:	130209
SHEET:	7 of 12

B: Materials:

- Drop Connections:** Drop connections shall be constructed of Ductile Iron Pipe, Class 52 or PVC SDR 26, per manufacturers specifications. All drop manhole piping shall be encased in concrete (refer to standard drop manhole detail).
- Frame & Lid:** Frame: *Neneah R-1713 or R-1916C to Flowplate*
Lid: *Neneah R-1713 or R-1916C Type "B" with the words "City of St. Charles - SANTARY" cast into surface.*
- Joins:** All joints shall conform to ASTM D-3212 for PVC pipe and ASTM A-746 for ductile iron. Both pipe types shall be joined by means of a flexible gasket. Gaskets for PVC joints shall be in conformance with ASTM A 21.11-79 (AWWA C111).
- Manhole:** New sanitary manholes are to be precast reinforced concrete eccentric type with a minimum 48" LD barrel section. One section shall have a 3 inch integrally cast precast concrete collar. Pipe penetrations are to be sealed via the use of a cast in place flexible synthetic rubber pipe sleeve which is to be fastened to the pipe with two stainless steel bands. Barrel sections shall be sealed using (2) half rubber strips per tongue and groove section. Chimney seals are to be internal type, manufactured by "Crestex" or approved equal by Public Works. All new or adjusted steps shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4101, Type II, Grade 49108 over a #1 Grade 60, ASTM A615, reinforcing bar. A maximum of 8" of adjusting rings shall be used (refer to standard sanitary manhole detail).
- Services:** Sanitary services shall be constructed for all buildable lots. Services shall be constructed of PVC SDR 26 pipe, six (6) inch minimum diameter, and shall be extended to the right-of-way limits. All connections to the public main shall be at a manhole or at a "tee" fitting approved by Public Works Division. Once installed all services extending to the City right-of-way limits shall be located utilizing a 2" x 4" wooden stake painted red.
- Sewer Pipe Materials:** Sanitary sewer shall be constructed of the following materials:
 - Depth less than 20': PVC SDR 26 or Ductile Iron Pipe, Class 52
 - Depth greater than 20': Ductile Iron Pipe, Class 52 or PVC SDR 21
 - Force Main: Ductile Iron Pipe, Class 52 or PVC SDR 21
- Thrust Blocks (force main):** Thrust blocking shall be a combination pre-cast masonry blocks and "Mega-Log" brand restrainers.
- Trench Backfill:** All utility and service trenches within (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone) FA-6 (clean beach sand) material shall be used in all other unpaved locations. All backfill material shall be properly compacted unless otherwise directed by the appropriate Engineering Division. Backfill under existing pavements, where an open cut of the pavement has been approved, shall be Flowable Fill that meets the IDOT standards of Controlled Low Strength Material (CLSM) Mixture "A". No fly ash will be permitted in this mix (refer to City pipe trench detail).

B: Materials:

- Casing:** Where water main protection is required, encasement shall consist of PVC SDR 26, or steel casing with "Gastec" type CCR STD" spacers or approved equal.
- Frame & Grit:**
 - High back: *Neneah R-1251-A or R-3278-1*
 - Depressed: *Neneah R-1506-A2*
 - C.B., "behind the curb type": *Neneah R-1305*
Neneah R-1713 (Refer to Lid Detail)
 - C.B./M.H. Type "D": *Grate: Neneah R-1713 (Refer to Lid Detail)*
Frame: Neneah R-1713
 - C.B., "behind type": *Neneah R-4140-B*
- Manhole:** Manholes shall be reinforced concrete with steps provided 16" on-center. All manholes shall have a minimum inside diameter which conforms to the following:
 - 8" through 12" inside diameter: *Flow (5) foot inside diameter*
 - 12" to 48" storm sewer: *Flow (5) foot inside diameter*
 - Larger than 48" storm sewer: *special design required*
- Sewer Pipe Materials:** Main line storm sewer shall be constructed of one of the following:
 - Pre-cast reinforced concrete pipe, with "O-ring" joints;
 - PVC pipe, rigid, (Min. SDR 26, push-on gasket joints);
 - All joints shall conform to ANSI 21.11 for ductile iron pipe.
 - Ductile iron pipe, (Class 52), minimum;
 - HDPE pipe, (rigid with corrugated exterior and smooth interior meeting AASHTO M-294, Type S. Pipe sections shall be joined with PVC double bell couplers installed on the pipe with O-ring gaskets. Ex protrusion maximum shall meet or exceed that of PVC SDR 26 with push-on joints. **FOR PRIVATE USE ONLY. NOT TO BE USED WITHIN PUBLIC RIGHT-OF-WAY OR FOR PUBLICLY OWNED AND MAINTAINED STORM SEWER.**
 - The type of pipe material to be used shall be dependent upon the depth of bury, soil conditions, and pipe criteria, and as approved by the City of St. Charles.
 - For RCP/PCSP pipe, lifting holes shall not be allowed on pipes less than 84" in diameter.
 - All storm sewer smaller than 15-inches in diameter that will be publicly owned and maintained shall be PVC pipe, rigid, (Min. SDR 26, push-on gasket joints).
- Flared End Section:** Flared end sections and subsequent riprap material shall be designed and specified per the Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" latest edition. Flared end sections shall be constructed of a concrete material only or approved by the appropriate Engineering Division.

C: Materials:

- Corporation Slugs:**
 - Compression fittings,
 - Mueller B-7400-N (1", 1 1/2", 2")
 - For:
 - FB1000-Q-NL 1"
 - FB1000-Q-NL 1 1/2"
 - FB 1000-Q-NL 2"
 - A. Y. McDonald 4701-BQ (1", 1 1/2", 2")
 - Q Series Brass
- Curb Slugs:**
 - Compression fittings,
 - Mueller B-2315-N (1", 1 1/2", 2")
 - For:
 - B-44-44-Q-NL 1"
 - B-44-66-Q-NL 1 1/2"
 - B-44-77-Q-NL 2"
 - A. Y. McDonald 6104-Q (1", 1 1/2", 2")
 - Q Series Brass
- Curb Box:** (Minneapolis pattern, lid marked "WATER")
- Ballast Type:**
 - For 1" thru 2", Mueller H-10300 Copper service
 - A. Y. McDonald, 5615 1 1/2"
- Fire Hydrant:**
 - Approved Models: (Refer to standard Fire Hydrant Detail)
 - Mueller Super Connection 200
 - Watsons Pacer Model WB-67-250
 - Clow Mediflon
 - All hydrants shall have:
 - 6" mechanical joint connection
 - 2 1/2" valve opening
 - 3" cover over hydrant lateral
 - 6" valve on lateral
 - "Hydrifier" standard hydrant locator, installed
 - Valve box shall have a valve box stabilizer installed *
 - *Valve box adaptor #2 type A, as made by Adaptor, Inc. or approved equal
- Fire Hydrant Paint:** Safety Red, Sherwin Williams "Shercry" 6403-3192, B668300
- Bolts Placed Underground:** All below grade factory installed bolts and fasteners shall be 304-grade stainless steel.
- Valves:** 4" through 16" diameter Right-hand closing Resilient Wedge gate valves, conforming to AWWA Standard C-509 as manufactured by the Clow Corporation, Waterson Company or approved equal. All below grade factory installed bolts and fasteners shall be 304-grade stainless steel.
- Valve Vaults:** Watertight valve vaults shall be provided for each valve. Barrel sections shall be sealed using a butyl rubber or rubber strip (Refer to City standard valve vault detail):
 - 3" through 6" valves: Min. 4" inside diameter vault minimum
 - 8" and larger valves: Min. 5" inside diameter vault minimum
 - Pressure Taps: Min. 5" inside diameter vault minimum
 - Valve Vault Lid: Neneah R-1712, Type B or approved equal
 - The word "WATER" shall be cast into the surface of the lid.
 - Vaults are not required for system maximum valves except when a pressure tap for a hydrant lateral is in a roadway.
- Watermain PIPES:**
 - Ductile Iron Class 52, conforming to AWWA Standard C-151.
 - Cement Lining, conforming to AWWA Standard C-104.
 - Mechanical or push-on joints shall conform to AWWA Standard C-111.
 - At minimum, Type 3 laying conditions shall be provided, conforming to AWWA Standard C-600 (Attached).
 - All watermain shall be encased in a High Density polyethylene encasement with its material specifications and installation method in accordance with ANSLAWWA C105A21.5, ASTM A674, using "Method A" installation.

A: Design Requirements:

- Generally:** Street Structures shall be designed to meet the requirements of the applicable jurisdiction e.g., City, IDOT, KDOT, DUDOT, and ST Charles Township. Any proposed street dedication shall be in accordance with the following standards.
- Right-of-way and Pavement Requirements:**

Street Designation	Minimum R.O.W. Width	Minimum Street Width	Minimum Structural Number	Minimum Horizontal Curve Radius	Minimum Tangent
Residential	Entré	66 ft.	26 ft.	240'	50 ft.
	Local	66 ft.	31 ft.	240'	50 ft.
	Collector	80 ft.	30 ft.	300'	100 ft.
	Arterial	100 ft.	52 ft.	See Note 1	500'
Industrial	Local	66 ft.	40 ft.	300'	50 ft.
	Collector	80 ft.	44 ft.	See Note 1	100 ft.
	Arterial	100 ft.	52 ft.	See Note 1	500'

Note 1: Heavily traveled streets in industrial and residential areas shall be considered as individual basis and pavement designs shall be based on specific engineering data for each street.

Street Designation	Minimum Gradient	Maximum Gradient	Minimum Soil Support (L.B.R.)	Maximum A.D.T.	
Residential	Entré	0.5%	7.0%	3.0	400
	Local	0.5%	7.0%	3.0	1,000
	Collector	0.5%	5.0%	3.0	3,500
	Arterial	0.5%	5.0%	3.0	10,000
Industrial	Local	0.5%	5.0%	3.0	1,000
	Collector	0.5%	5.0%	3.0	3,500
	Arterial	0.5%	5.0%	3.0	10,000
- Pavement Lengths:**
 - Maximum residential block length shall be per title 16.08.030.
 - Cul-de-sac shall have a maximum length of as defined in Title 12.30.050(B)(4)
- Pavements:** Pavements shall be designed and constructed so as to obtain a minimum twenty (20) year service life with minimal maintenance after acceptance of the pavement by the City of St. Charles. The design engineer should consider such factors as construction and end use traffic loading sub-base IIR, etc., in determining the structural make up of the pavement section.
 - Pavement Materials and Minimum thickness:** The following two pavement sections are the MINIMUM acceptable to the City. Their use must be supported by calculations to substantiate the use of the minimum pavement section.
 - Rigid Pavement**
 - A minimum of 9" Portland Cement Concrete pavement (PCC) designed in accordance with IDOT standards. All Portland Cement Concrete shall be treated with a protective coat application.
 - Concrete pavements shall be reinforced in accordance with IDOT standards.
 - Concrete pavement shall have a minimum 4-inch of sub-base granular material, Type B.
 - Portland Cement Concrete shall have minimum 14-day compressive strength of 3500 psi.
 - In cases where an additional cross section may be needed for the sub-grade, the use of 9" of aggregate material meeting aggregate sub-grade gradation (i.e. crushed concrete) and a 3" milled asphalt cap may be used. Milled asphalt or the blending of asphalt millings with crushed concrete or other crushed aggregate material is **not allowed** for use in either the sub-grade or sub-base material.
 - Flexible Base Pavement**
 - Flexible base pavements shall have minimum of four inch (4") Sub-base Granular Material, Type B. Milled asphalt meeting Aggregate Sub-grade specifications cannot be used for Sub-base granular Material Type B.
 - Hot-Mix Asphalt Base Course, 6"
 - Hot-Mix Asphalt Binder Course, 11-19.0, N50, 2 1/2"
 - Hot-Mix Asphalt Surface Course, Mix "C", N50, 1 1/2"
 - In cases where an additional cross section may be needed for the sub-grade, the use of 9" of Aggregate Material meeting Aggregate Sub-grade gradation 9 (i.e. crushed concrete) and a 3" milled asphalt cap may be used. Milled asphalt or the blending of asphalt millings with crushed concrete or other crushed aggregate material is **not allowed** for use in either the sub-grade or sub-base material.
 - Note:** All asphalt is to be laid by a self-propelled mechanical spreader.
 - Sub-grade:** All sub-grade material shall have a minimum Illinois Bearing Ratio (IBR) of 3.0. All unsuitable sub-grade material, including sub-grade material having an IBR

less than 3.0 shall be removed and replaced with a suitable fill material, or the pavement must be designed to compensate for the soil condition. The soil support IBR values selected for use by the engineer shall represent a minimum value for the soil to be used.

- Pavement Design Shall Include:** In addition to the information provided in the right-of-way and pavement requirements, pavement design shall include the following:
 - Public Alleys shall be constructed of reinforced Portland Cement Concrete (PCC) designed in accordance to specifications listed above for rigid pavements.
 - Maximum allowable pavement grade = 7% and minimum allowable pavement grade = 0.5%;
 - Driveway grades shall have a minimum slope of 1% and a maximum slope of 5%. All driveway grades in excess of 5% shall substantiate that vehicular bottom clearances are met.
 - Vertical curves shall be used when the absolute value of the algebraic difference between the intersecting pavements' centerlines exceed 1.5%. The minimum length of vertical curves shall be one hundred (100) feet for one and one-half (1.5) percent absolute value of the algebraic difference of grade. For each additional (1%) percent, or fraction thereof, of absolute value of the algebraic difference in grade over one and one-half (1.5) percent, a fifty-foot increment, or fraction thereof, shall be added to the length of the vertical curve.
 - The minimum intersection curb radius:
 - Two minor streets: 25'
 - Minor and collector streets: 30'
 - Tow collector streets: 40'
 - Truck routes or zoned manufacturing: 45'
 - Curb and gutter shall be a B-6.12 barrier type unless otherwise directed by the City of St. Charles appropriate Engineering Division. Curbs shall be constructed of 6.1 bag mix Portland Cement Concrete, 5-8% air entrained, (PCC) with (2), continuous epoxy coated, #4 rebar. A 1" expansion joints shall be placed at 60' intervals, and contraction joints shall be at 15' intervals and all points of curvature. All B-box, sanitary services and storm service locations shall be marked on the curb with a "W", "S", or "ST", as the case may be. All Portland Cement Concrete shall be treated with a protective coat application.
 - 26-foot wide bituminous pavement shall have a 4" crown as measured from the flag of the curb. 26-foot wide concrete pavement shall have a 4" crown as measured from the flow line of the gutter.
- Pavement Patches:**

Note: All pavement patches shall be replaced in kind with the following revisions:

- Flexible Pavement**

Patches shall have a minimum of 6" Hot-Mix Asphalt Base Course, placed over a 4" compacted sub-base of granular material. 2 1/2" of Hot-Mix Asphalt Binder Course, 11-19.0, N50, and 1 1/2" of Hot-Mix Asphalt Surface Course, Mix "C", N50 shall be laid subsequent to the Base Course. (See details for pavement patching).
- Rigid Pavement**

Concrete pavements shall be replaced with a minimum of 14 day, 3500 psi, 9" of Portland Cement Concrete mix placed over a 4" compacted granular sub-base. The existing pavement shall have #6 epoxy-coated dowel bars, 2" in length, drilled at 24" on-center, grouted in place. All Portland Cement Concrete shall be treated with a protective coat application. (See details for pavement patching). PCC shall be a 6.1 bag mix, 5-8% air entrained.

Composite Pavement

For pavements with a concrete base and asphalt surface, the concrete shall be placed at the same thickness as the existing pavement, but shall be a minimum of 8" thick. Epoxy-coated dowel bars, 2" in length, shall be placed at 24" on-center, grouted in place.

There shall be a minimum of 2 1/2" surface asphalt placed over the concrete. Steel plates shall be placed over all Portland Cement Concrete patches until concrete is cured or a minimum of 3 days. (See details for pavement patching).
- Storm inlets and catch basins** placed within the roadway surface shall be designed to incorporate an uniaxial drain system of perforated PVC pipe in accordance with the attached detail.

- Sidewalks:**
 - Public Sidewalks are to be constructed of a minimum of five (5) inch thick by five (5) foot wide, 6.1 bag mix Portland Cement Concrete (PCC) with (5-8%) air entrainment. All Portland Cement Concrete shall be treated with a protective coat application.
 - Public walks that cross driveways are to be thickened to a minimum of (6) inches or the thickness of the driveway;
 - Sidewalks shall be constructed of one (1) foot off the street R.O.W. line unless otherwise directed by the appropriate Engineering Division;
 - Sidewalks shall be continuous through driveways;
 - All utility service locations shall be marked on the curb with a "W", "S", and "ST";
 - A 1" expansion joint shall be provided at 50' intervals, and contraction joints shall be at 5-foot intervals.
 - Ramping and sloping of sidewalks at intersections shall be in accordance with the specifications and standards as set forth by the Illinois Department of Transportation, the American Disabilities Act (ADA), and the Illinois Disability Code.

Note: All concrete shall be treated with a protective coat application of linseed oil or curing compound equivalent for temperatures over 40 degrees.

REVISIONS:		DATE		BY		DESCRIPTION	
06/24/16	BY	06/24/16	KF	PER	DOT/CITY COMMENTS		
11/02/17	EM	06/24/16	KF	PER	DOT/CITY COMMENTS		
01/10/18	TF			PER	DOT/CITY COMMENTS		

DRAWN BY:	AJ
CHECKED BY:	AK
APPROVED BY:	JC



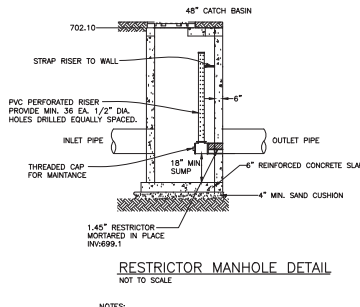
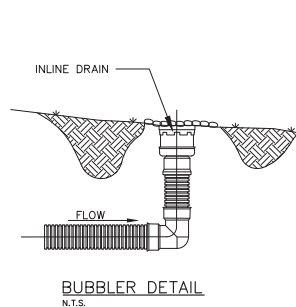
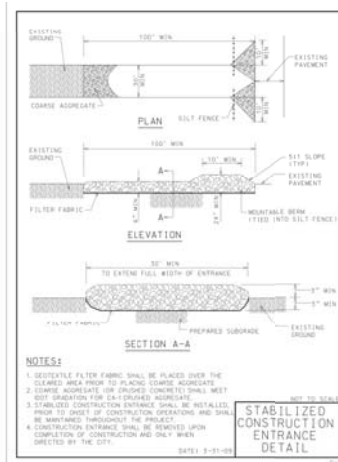
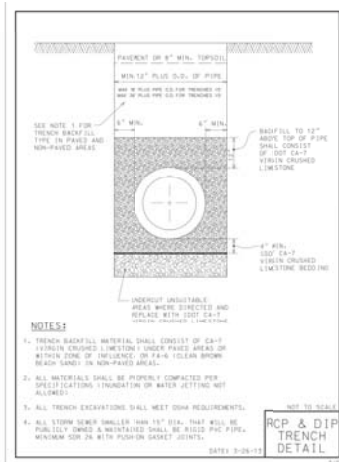
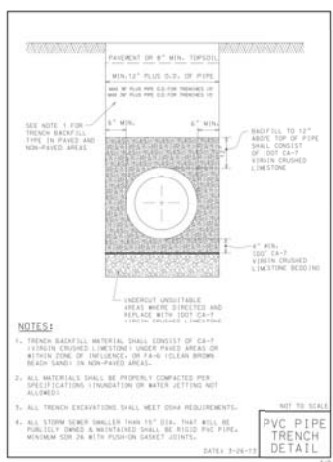
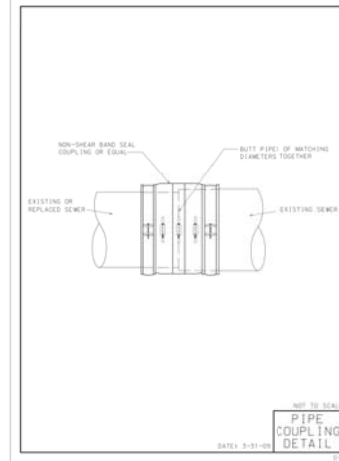
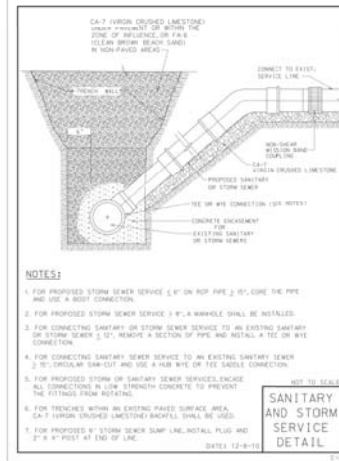
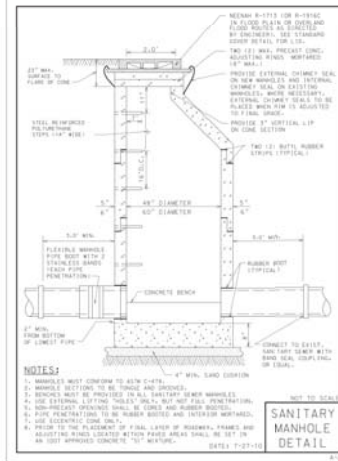
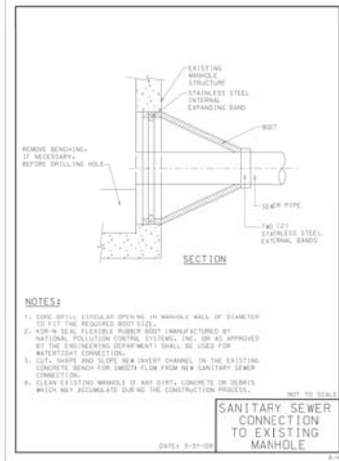
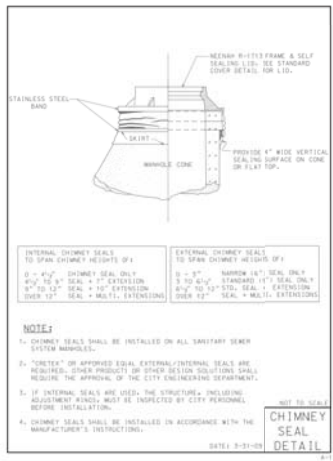
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GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE:	GENERAL NOTES PARKSIDE RESERVES ST. CHARLES, IL
SCALE:	NONE
DATE:	DECEMBER, 2015
JOB NO.:	130209
SHEET:	8 of 12



REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/15	EM	PER CITY COMMENTS	03/19/18	KF	PER IDOT/CITY COMMENTS	
11/05/17	TF	PER DOT COMMENTS	04/24/18	KF	PER CITY COMMENTS	
01/10/18	TF	PER IDOT/CITY COMMENTS				

DRAWN BY:	BL
CHECKED BY:	BW
APPROVED BY:	JC

ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

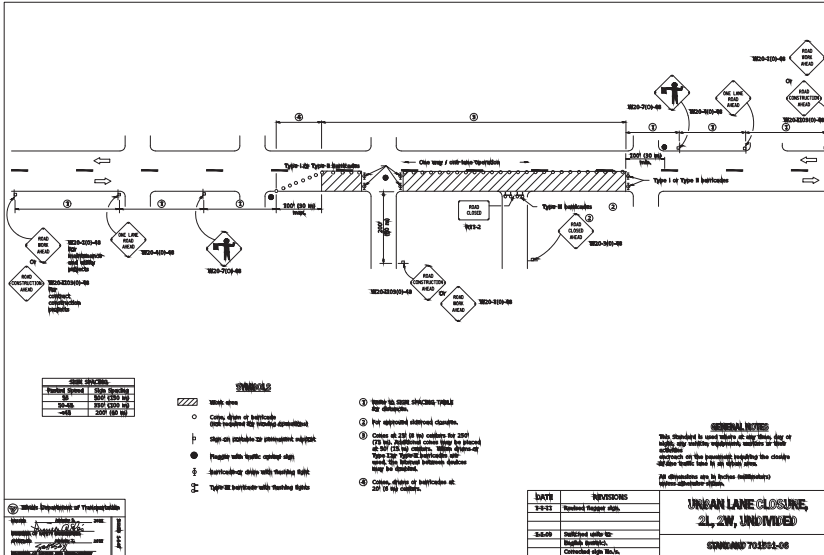
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GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE:	DETAILS PARKSIDE RESERVES ST. CHARLES, IL
SCALE:	NONE
DATE:	DECEMBER, 2015
JOB NO.:	130209
SHEET:	10 of 12

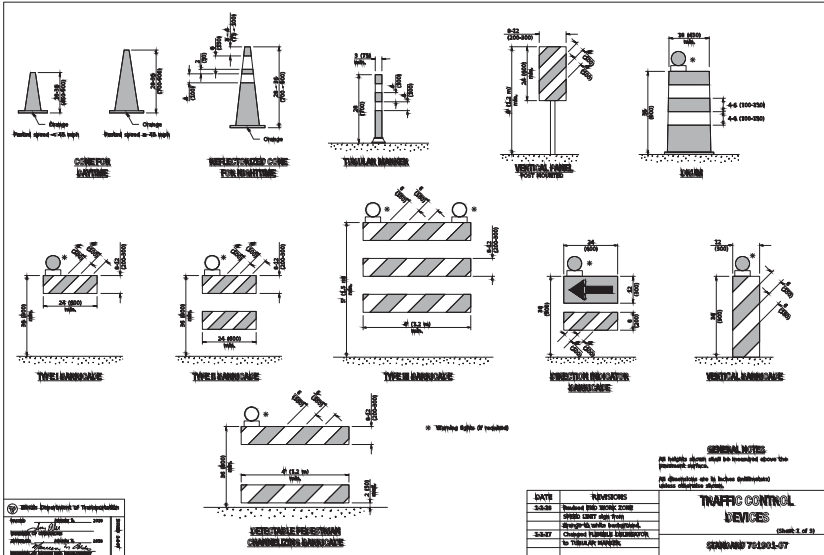


- NOTE:** All signs shall be treated as temporary unless otherwise noted.
- TRAFFIC CONTROL:**
- 1. Signs shall be treated as temporary unless otherwise noted.
 - 2. Signs shall be treated as temporary unless otherwise noted.
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 - 10. Signs shall be treated as temporary unless otherwise noted.

DATE	REVISIONS
3-2-12	Standard Support Sign
3-6-09	Standard Support Sign
	Standard Support Sign
	Standard Support Sign

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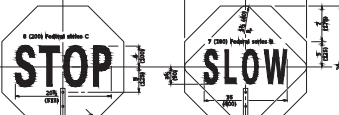
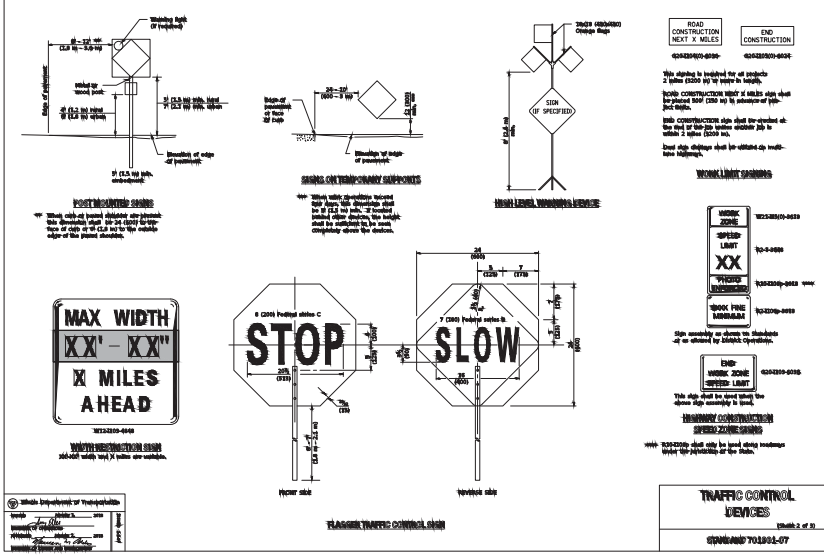
STANDARD 701001-06



DATE	REVISIONS
3-2-12	Standard Support Sign
3-6-09	Standard Support Sign
	Standard Support Sign
	Standard Support Sign

TRAFFIC CONTROL DEVICES

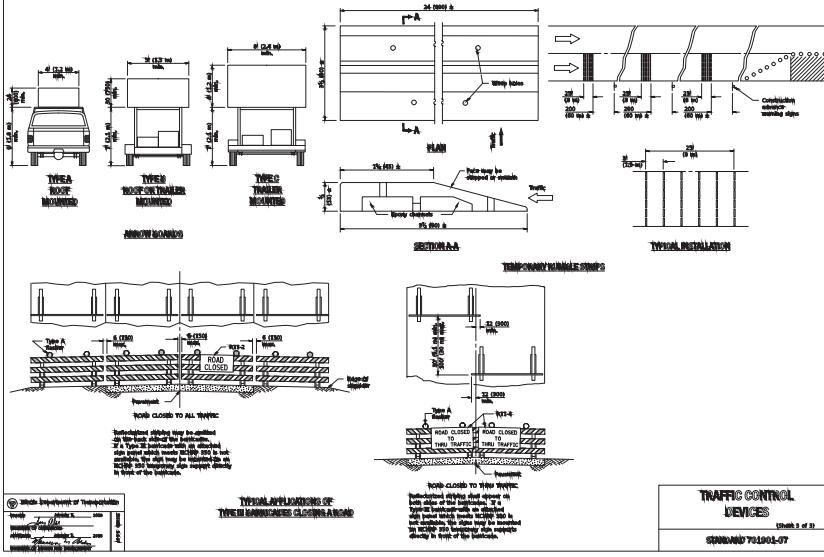
STANDARD 701001-07



DATE	REVISIONS
3-2-12	Standard Support Sign
3-6-09	Standard Support Sign
	Standard Support Sign
	Standard Support Sign

TRAFFIC CONTROL DEVICES

STANDARD 701001-07



DATE	REVISIONS
3-2-12	Standard Support Sign
3-6-09	Standard Support Sign
	Standard Support Sign
	Standard Support Sign

TRAFFIC CONTROL DEVICES

STANDARD 701001-07

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/16	EM	PER CITY COMMENTS	03/19/18	KF	PER DOT/CITY COMMENTS
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01/10/18	TF	PER CITY COMMENTS			

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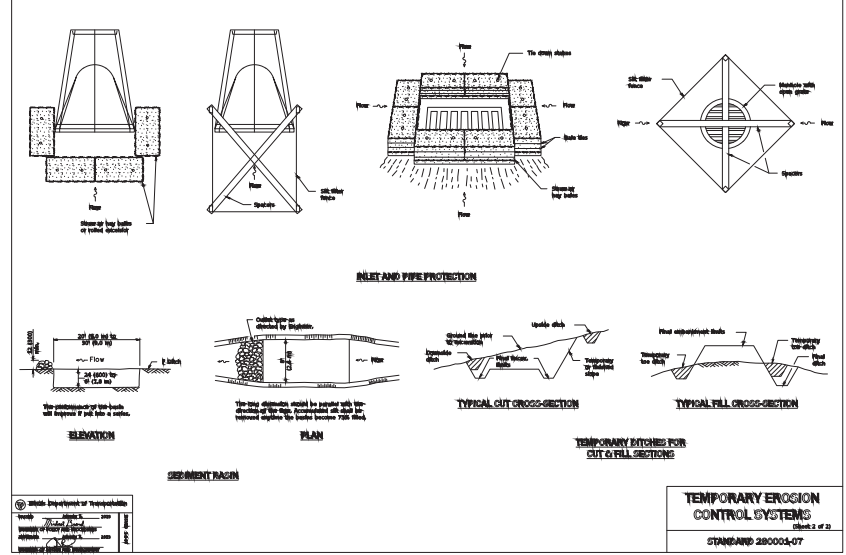
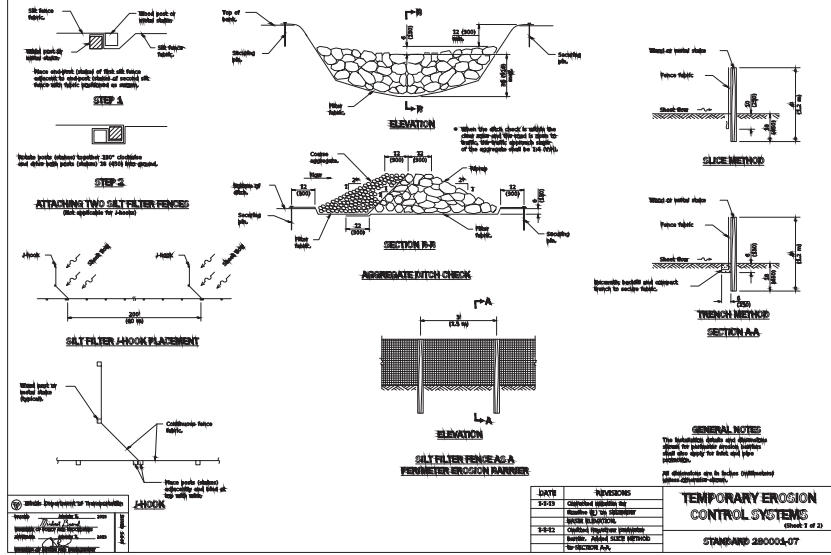
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GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

ITD DETAILS
 PARKSIDE RESERVES
 ST. CHARLES, IL

SCALE: NONE
 DATE: DECEMBER, 2015
 JOB NO: 130209
 SHEET 11 of 12



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/15	EM	PER CITY COMMENTS	03/12/18	KF	PER DOT/CITY COMMENTS
11/03/17	TF	PER DOT/CITY COMMENTS	01/24/18	NF	PER DOT/CITY COMMENTS
01/10/18	TF	PER DOT/CITY COMMENTS			

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CHECKED BY: BW
APPROVED BY: JC

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GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE:
IDOT DETAILS
PARKSIDE RESERVES
ST. CHARLES, IL

SCALE: NONE
DATE: DECEMBER, 2015
JOB NO: 130209
SHEET 12 of 12

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