ORDINANCE 2022-022 **PASSED: MAY 23, 2022**

APPROVING THE FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR ARISTA RESIDENCES LOCATED AT 1383 BARBER GREENE ROAD, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Pappas Development (the "Applicant") seeks approval of a Final Development Plan and Final Plat, as required by Ordinance 2022-008, for the property commonly known as 1383 Barber Greene Road, DeKalb, Illinois, and legally described in Exhibit A; and

WHEREAS, on May 16, 2022, the City's Planning and Zoning Commission (the "PZC") recommended approval of the Final Development Plan and Final Plat; and

WHEREAS, the City's corporate authorities adopt and incorporate the findings and recommendations of the PZC by reference and further find that approving the Final Development Plan and Final Plat is in the City's best interests for the protection of the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The City's corporate authorities approve the Final Development Plan and Final Plat attached hereto and incorporated herein as Exhibit B.

SECTION 2: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provision of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 23rd day of May 2022 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.

CITY OF DEKALB STATE OF ILLINOIS

COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant

EXHIBIT A

Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois.

Part of the East Half (E1/2) of Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, described as follows: Beginning at the Southeast corner of Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62), as shown on the plat recorded in DeKalb County, in Book "D" of Plats, page 8; running thence North along the East line of Lots One (1) and Five (5) to the Northeast corner of Lot One (1) in said Fred C. Love's Subdivision; thence Easterly, at right angles, 120 feet to the West line, extended North of Klage's Subdivision, according to the plat thereof recorded in DeKalb County, in Book "J" of Plats, page 29, as Document No. 283590; thence South on said Northerly extension of said West line, 400 feet to the South line of said Lot Five (5), extended East; thence West, along said South line extended East, 120 feet to the Point of Beginning, in DeKalb County, Illinois.

EXHIBIT B

Construction Plans with a latest revision date of 5-10-22 prepared by Wendler Engineering Services, Inc. containing 10 sheets and Standard Sanitary Sewer Construction Details containing 5 sheets.

Architectural Elevation dated 3-30-22.

Landscape Plan dated 4-20-22 prepared by Site to Place Inc.

Lighting Plan dated 4-11-22 prepared by PG Enlighten.

Final Plat dated 5-4-22 prepared by Wendler Engineering Services, Inc.

EXHIBIT B

CONSTRUCTION PLANS OF ARISTA RESIDENCES

DEKALB, ILLINOIS
PAPPAS DEVELOPMENT
2022

BENCHMARK INFORMATION

B.M. "A" – COTTON SPINDLE IN POWER POLE, STA. 2+88, SOUTH SIDE OF BARBER GREENE ROAD
ELEV. = 884.28

B.M. "B" – COTTON SPINDLE IN POWER POLE, STA. 8+33.36, SOUTH SIDE OF BARBER GREENE ROAD
ELEV. = 877.77

INDEX OF SHEETS

01. COVER SHEET
02. GENERAL NOTES
03. DEMOLITION PLAN
04. LAYOUT PLAN
05. UTILITY PLAN
06. GRADING PLAN
07. SANITARY SEWER PROFILES
08. DETAILS
09. WATERMAIN DETAILS
10. EROSION CONTROL

LOCATION MAP
CITY OF DEKALB

OWNER
PAPPAS DEVELOPMENT
13 FAIRWAY CIRCLE
DEKALB, IL 60115
815-970-0905

ENGINEER
WENDLER ENGINEERING SERVICES, INC.
698 TIMBER CREEK ROAD
DIXON, IL 61021
815.288.2261

AREA OF SITE
77,939 SQ. FT.
1.789 ACRES

BUILDING INFORMATION
AREA: 12,653 SQ. FT. PER FLOOR
STORIES: 4
USE: RESIDENTIAL
13 – 1BR UNITS
48 – STUDIO UNITS
SPRINKLED: YES

ZONING
PD-R

PARKING SUMMARY
HANDICAP STALLS = 4
STANDARD STALLS = 89
TOTAL STALLS = 93

SURROUNDING ZONING
NORTH: PD-C
SOUTH: PD-C
EAST: PD-C
WEST: GC

LEGEND

TOPOGRAPHIC

BOUNDARY OF SURVEY
SECTION LINE
RIGHT OF WAY LINE
CENTERLINE
BUILDING SETBACK (BSL)
EASEMENT (ESC)
GAS SERV
WATERMAIN
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE
FIBER OPTIC LINE
FENCE LINE
STORM SEWER
SANITARY SEWER
CURB AND GUTTER
DEPRESSED CURB
EXISTING CONTOUR LINE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
DECIDUOUS TREE
CONIFEROUS TREE
STUMP
TELEPHONE POLE
TELEPHONE PEDESTAL
CABLE TV RISER
POWER POLE
POWER POLE WITH LIGHT
ELEC. PED W/ TRANS.
GAS METER/REGULATOR
WARNING FOR ELECTRIC
HANDHOLE
GUY WIRE
STREET LIGHT
FIRE HYDRANT
MANHOLE
CLEANOUT
WATER VALVE
WATER SERVICE
GAS VALVE
GAS RISER
INLET
SIGN

SURVEY

FOUND PIN FOUND
FOUND PIN SET
SET SURVEY NAIL
R.O.W. MARKER
CHISELED "X"
STONE FOUND
P.K. NAIL

PROPOSED

PROPOSED SANITARY SEWER
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY SERVICE
PROPOSED WATER MAIN
PROPOSED WATER SERVICE
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED STORM MANHOLE
PROPOSED STORM TILE
PROPOSED END SECTION
PROPOSED DIP SIGN
PROPOSED DIRECTION OF FLOW
PROPOSED 100 YEAR FLOOD SERVICE
TOP OF FOUNDATION
PROPOSED EASEMENT LINE
PROPOSED CURB & GUTTER

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING
COUNTY DEKALB
CITY/TOWNSHIP DEKALB
48 Hours Before You Dig.

UTILITY NOTE:
THE LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION PROVIDED BY OTHERS. WENDLER ENGINEERING SERVICES, INC. MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, FOR THE ACCURACY AND LOCATION OF THE UNDERGROUND UTILITIES. CONTACT J.U.L.I.E. AT 1-800-892-0123 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

MARC A. GEBHARDT
STERLING, ILLINOIS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-053363
EXPIRES 11-30-2023

DATE

REVISIONS
REQUIRE COVERED PARKING 9/19/2022

DESIGNED BY MAG
DRAWN BY DJV
CHECKED BY MAG-JMP
BOOK NO. FILE

wendler
wendler engineering services, inc.
civil-structural-surveying
www.wendlerengs.com ph: 815.288.2261
Illinois Professional Design Firm No. 184.003548

SITEPLAN OF ARISTA RESIDENCES FOR PAPPAS DEVELOPMENT

SHEET TITLE
COVER SHEET

JOB NUMBER 2210319
DATE 03/30/2022
SHEET NO. 1 of 10

GENERAL NOTES

1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2016 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST ADDITION, AND THE CITY OF DEKALB CODES AND ORDINANCES.

2) THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS WHICH MAY BE NECESSARY TO PROTECT THE PROPERTY OF THE VARIOUS PUBLIC UTILITIES WHICH MAY BE LOCATED UNDERGROUND OR ABOVE GROUND, AT OR ADJACENT TO THE SITE OF THIS IMPROVEMENT. NEEDED ADJUSTMENTS OF THESE FACILITIES SHALL BE COORDINATED BY THE CONTRACTOR AND THE RESPECTIVE UTILITY COMPANIES IF SO REQUIRED. THE OWNER SHALL BE SAVED HARMLESS AND CARE SHALL BE EXERCISED SO AS NOT TO DISRUPT OR DESTROY THE SERVICES PROVIDED BY THESE UTILITIES. THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE ANY PUBLIC UTILITY PROPERTY WHICH HAS BEEN DAMAGED THROUGH HIS/HER EFFORTS. THE PROCEDURE AND SPECIFICATIONS OF REPAIR WILL BE IN ACCORDANCE WITH THE REGULATIONS AND/OR POLICY OF THE UTILITY.

3) THE CONTRACTOR SHALL CONTACT AND COORDINATE HIS ACTIVITIES WITH THE UTILITIES BY CONTACTING: JULIE - 800/892-0123.

4) THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND BE FAMILIAR WITH THE UTILITY LAYOUT OF THIS PROJECT AND STANDARD CONSTRUCTION PROCEDURES AND PRACTICES PRIOR TO BUILDING.

5) THE AGGREGATE BASE COURSE, TYPE B, SHALL BE CA-10 OR CA-06. THIS MATERIAL SHALL BE PLACED AND COMPACTED TO THE DIMENSION AS SHOWN ON THE PLANS AS PER SECTION 301 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

6) BITUMINOUS MATERIALS PRIME COAT SHALL BE SS-01 MC-30 OR P.E.P. APPLIED AT A RATE OF 0.35 GALLONS PER SQUARE YARD.

7) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING EXISTING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.

8) ALL WORK ON THE STREETS, PARKING LOTS, SIDEWALKS, WATERMAIN, SANITARY SEWER, AND STORM SEWER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS IN THE PLANS AND SHALL INCLUDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO PROVIDE THE OWNER WITH A COMPLETE WORKABLE SYSTEM COMPLYING WITH ALL APPLICABLE CODES.

9) ALL MATERIAL INCORPORATED INTO THE PROJECT FOR SITE DEVELOPMENT OF PARKING, DRIVEWAYS, SIDEWALKS, TRENCH BACKFILL, ETC. SHALL BE PER I.D.O.T. SPECIFICATIONS AS PER THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

10) TRENCH BACKFILL OF A GRANULAR MATERIAL SHALL BE USED AT ALL EXCAVATED TRENCH AREAS THAT ARE TO HAVE SIDEWALK, PARKING, DRIVEWAYS, OR CURB OVER IT. THIS MATERIAL SHALL BE BACKFILLED IN 6" LIFTS AND COMPACTED TO MINIMIZE SETTLEMENT.
TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 208 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EMPLOYEES IN EXCAVATIONS IN ACCORDANCE WITH THE EXCAVATION STANDARDS ADOPTED BY THE U.S. DEPARTMENT OF LABOR AND OSHA. THE PROTECTION SYSTEMS FOR EXCAVATIONS GREATER THAN 20 FEET IN DEPTH SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER OF ILLINOIS AND THE TABULATED DATA AND DESIGN MUST BE AVAILABLE FOR INSPECTION. THIS COST SHALL BE INCLUDED IN THE CONTRACTORS UNIT PRICE BID PER FOOT FOR INSTALLING THE UNDERGROUND UTILITY OF THE SIZE SPECIFIED IN THE PLANS.

12) ALL DISTURBED AREAS SHALL BE SEEDED WITH THE APPROPRIATE SEASONAL SEED MIXTURE, FERTILIZED AT A RATE OF 200 LBS/AC IN THE RATIO OF 10:10:10 FOR NITROGEN, PHOSPHOROUS AND POTASSIUM, AND MULCHED PER THE RECOMMENDATIONS OF THE SEED COMPANY. ALL SEEDED AREAS SHALL HAVE THE EXISTING VEGETATION PLUS THE TOP TWO INCHES OF SOIL PREPARED TO THE SATISFACTION OF THE OWNER.

13) ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED PAVEMENT, UNLESS NOTED OTHERWISE.

14) ALL PARKING SPACES AND DIAGONALS SHALL BE PAINTED WITH A 4" YELLOW PAVEMENT MARKING LINE.

15) TRUCKS AND MIXER TRUCKS WILL BE ALLOWED TO OPERATE ON THE SUBGRADE; HOWEVER, SHOULD SUBGRADE SHOW ANY SIGN OF DISTRESS, ALL OPERATIONS WILL CEASE UNTIL THESE ITEMS ARE CORRECTED TO THE SATISFACTION OF THE ENGINEER. ANY SUBGRADE DISTRESSED BY TRUCKS AND MIXER TRUCKS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

16) THE PRIME CONTRACTOR SHALL REQUEST FROM THE ENGINEER OR OWNER A COPY OF THE CONSTRUCTION DRAWINGS WHICH IS TO BE DESIGNATED AND USED SOLEY BY THE CONTRACTOR FOR THE PURPOSE OF RECORDING THE "AS-BUILT" LOCATIONS AND ELEVATIONS OF THE IMPROVEMENTS. PRIOR TO THE BEGINNING OF ANY SITE WORK, THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH THE OWNER TO DISCUSS THE EXTENT OF WHAT IS REQUIRED TO BE SHOWN ON THIS POST CONSTRUCTION PLANS. AT A MINIMUM, THE CONTRACTOR SHALL RETURN THE POST CONSTRUCTION DRAWINGS TO THE OWNER AT THE END OF THE PROJECT WITH THE RECORDED "AS-BUILT" INFORMATION INDICATED ON THE PLANS. THE CONTRACTOR SHALL PROVIDE TO THE OWNER, IN A FORMAT APPROVED BY THE ENGINEER AND OWNER, THE FOLLOWING INFORMATION: (AT A MINIMUM) - DISTANCES MEASURED FROM LOT CORNERS, AND/OR LOT LINES TO UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM SEWER, DRAIN TILES, WATER MAIN, SANITARY SEWER MAIN AND THEIR ASSOCIATED TAPS AND SERVICE LATERALS. ALSO ANY CHANGES IN DIMENSIONS FROM THE CONSTRUCTION DRAWINGS SHOULD BE NOTED.

17) CONTRACTOR SHALL REMOVE ALL SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL FROM THE SITE AND LEGALLY DISPOSE OF IT.

18) ALL LANDSCAPED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL.

19) THE CONTRACTOR SHALL PROVIDE THE NECESSARY LABOR AND EQUIPMENT TO PROPERLY INSTALL THE SIGNAGE AND PAVEMENT MARKINGS AS INDICATED IN THE DRAWINGS, IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

20) ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CLASS IV CONFORMING TO ASTM DESIGNATION C76, UNLESS OTHERWISE NOTED. CONCRETE PIPE JOINTS SHALL CONFORM TO ALL STORM SEWER ASTM C-443 FOR FLEXIBLE GASKET. FITTINGS (BENDS, TEES, CAPS, ETC.) SHALL BE INCLUDED IN THE COST OF THE STORM SEWER AS SPECIFIED.

21) SILTATION FENCE SHALL BE INSTALLED AS PRUDENT AND NECESSARY TO PROVIDE TEMPORARY EROSION CONTROL.

22) SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:

1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 0.10 FOOT (30 MM).
2. WALKS: PLUS OR MINUS 0.10 FOOT (30 MM).
3. PAVEMENTS: PLUS OR MINUS ½ INCH (13 MM).

23) THE LOCATION OF SOME EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THE BASIS OF INFORMATION FURNISHED BY OTHERS AND THE ENGINEER DOES NOT WARRANT OR GUARANTEE THIS INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.

24) SAWCUTS SHALL BE REQUIRED FOR ALL PAVEMENT, SIDEWALK AND CURB REMOVED ADJACENT TO EXISTING PAVEMENT, SIDEWALK
AND CURB AND SHALL BE CONSIDERED INCIDENTAL.

25) CONTRACTOR TO VERIFY LOCATION OF DOWNSPOUTS WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION OF COLLECTION TILE.

26) A 4" AGGREGATE BASE COURSE TYPE B SHALL BE PROVIDED UNDER ALL CURB & GUTTER.

27) BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE PEA GRAVEL OR CA-7 AND FINAL BACKFILL SHALL BE CA-7 AND WITHIN THE TOP 6" OF THE TOP OF SUBGRADE SHALL BE CA-6 FOR PIPE IN THE R.O.W. UNDER PAVEMENT.

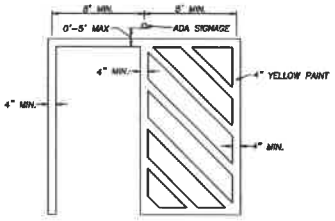
28) THE CONTRACTOR SHALL MARK ALL SEWERS CROSSED WHEN EXCAVATING ON SITE. ALL SEWERS CROSS THAT ARE IN WORKING CONDITION SHALL BE RECONNECTED AND MADE OPERABLE TO THE SAME CONDITION THEY WERE IN PRIOR TO CONSTRUCTION.

29) EXISTING UNDERGROUND UTILITIES THAT ARE BEING ABANDONED IN PLACE SHALL BE PLUGGED AND SEALED WATER TIGHT.

30) ANY DAMAGED PAVEMENT IN THE R.O.W. SHOULD BE REPLACED IN-KIND.

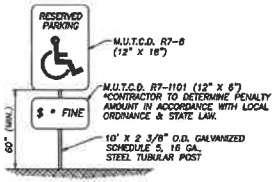
31) SEEDING OR SOD WITHIN THE RIGHT OF WAY SHOULD BE SALT TOLERANT LAWN MIXTURE.

32) DETECTABLE WARNING PLATES SHALL BE TUFTILE 10 GAUGE GALVANIZED STEEL IN FED 22144 BRICK RED.

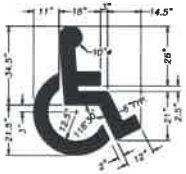


HANDICAP PARKING STALL

NOTE: YELLOW PAVEMENT MARKING PAINT SHALL BE MANUFACTURED AND APPROVED FOR HIGHWAY APPLICATION



HANDICAP PARKING SIGNAGE



THIS SYMBOL SHALL BE PAINTED ON ALL HANDICAP PARKING SPACES.

HANDICAP PAVEMENT MARKING DETAIL

ACCESSIBILITY GENERAL NOTES

1. THIS PLAN HAS BEEN DESIGNED TO MEET THE HANDICAP ACCESSIBILITY REQUIREMENTS. THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN STRICT COMPLIANCE WITH THE SLOPES SHOWN IN ORDER TO MEET THESE REQUIREMENTS. IF PAVEMENT/SIDEWALK IS CONSTRUCTED WITH SLOPES IN EXCESS OF THE HANDICAP ACCESSIBILITY REQUIREMENTS IT WILL HAVE TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONSULTANT OF ANY CONDITIONS OF THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ILLINOIS ACCESSIBILITY CODE.

REVISIONS

	DATE
1. 5-20-14	

DESIGNED BY: MAG
DRAWN BY: DJV
REVIEWED BY: MRK/JWP
BOOK NO.: FILE

wendler
wendler engineering services, inc.
civil engineers / surveyors
www.wendlerpa.com
ph: 815.756.2291
Illinois Professional Design Firm No. 184-000968

SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE
GENERAL NOTES

JOB NUMBER 2210319

DATE 03/30/2022

SHEET NO. 2 of 10

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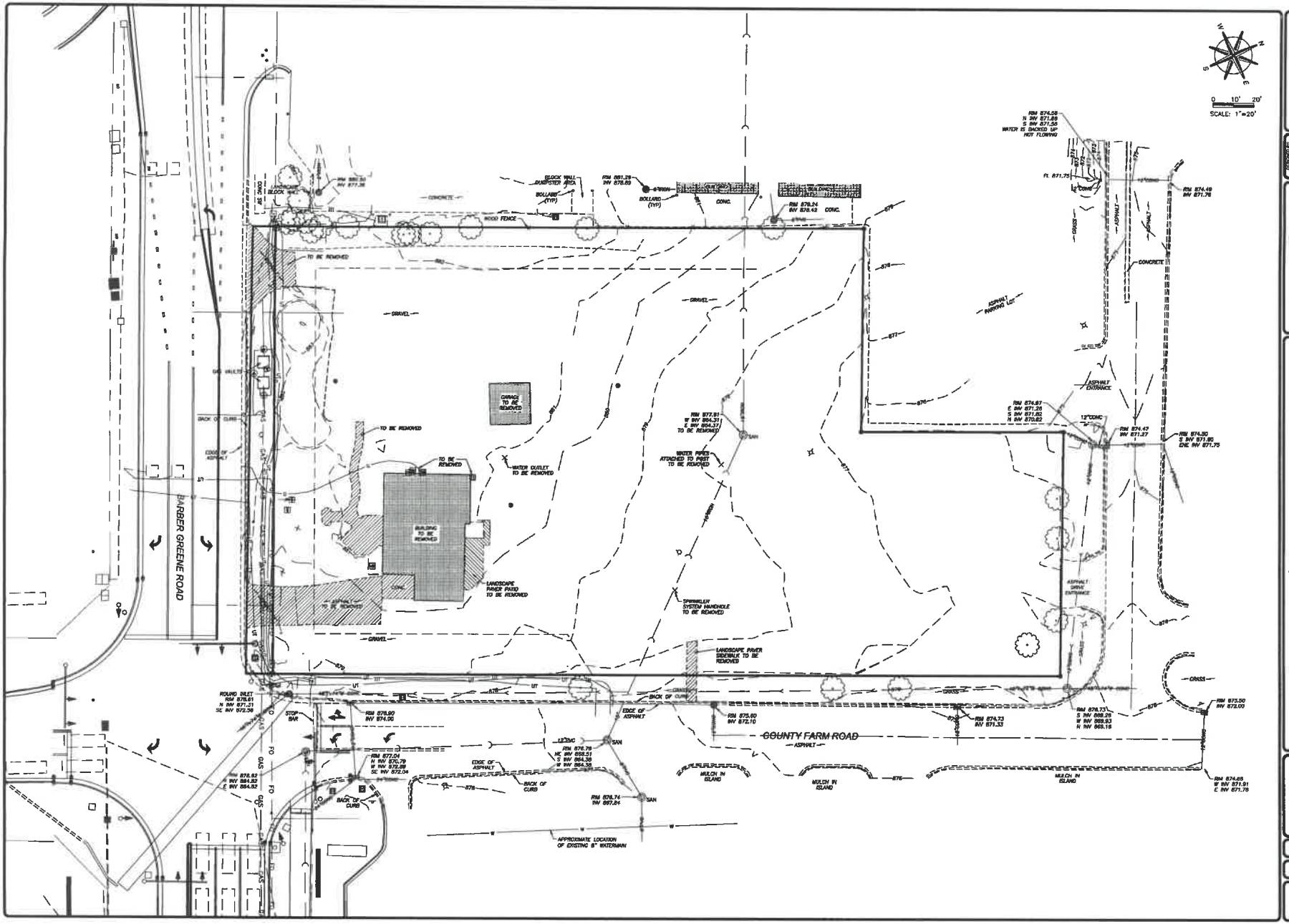

REVISIONS

DATE	REVISION

DESIGNED BY: MAG
DRAWN BY: CJV
SURVEYED BY: MR/LARP
BOOK NO.: FILE

wendler

wendler engineering services, inc.
civil-structural-surveying
www.wendlerpc.com ph. 815.356.2261
Illinois Professional Design Firm No. 184-000948

SITEPLAN OF ARISTA RESIDENCES FOR PAPPAS DEVELOPMENT

SHEET TITLE

DEMO PLAN

JOB NUMBER: 2210319

DATE: 03/30/2022

SHEET NO.: 3 of 10

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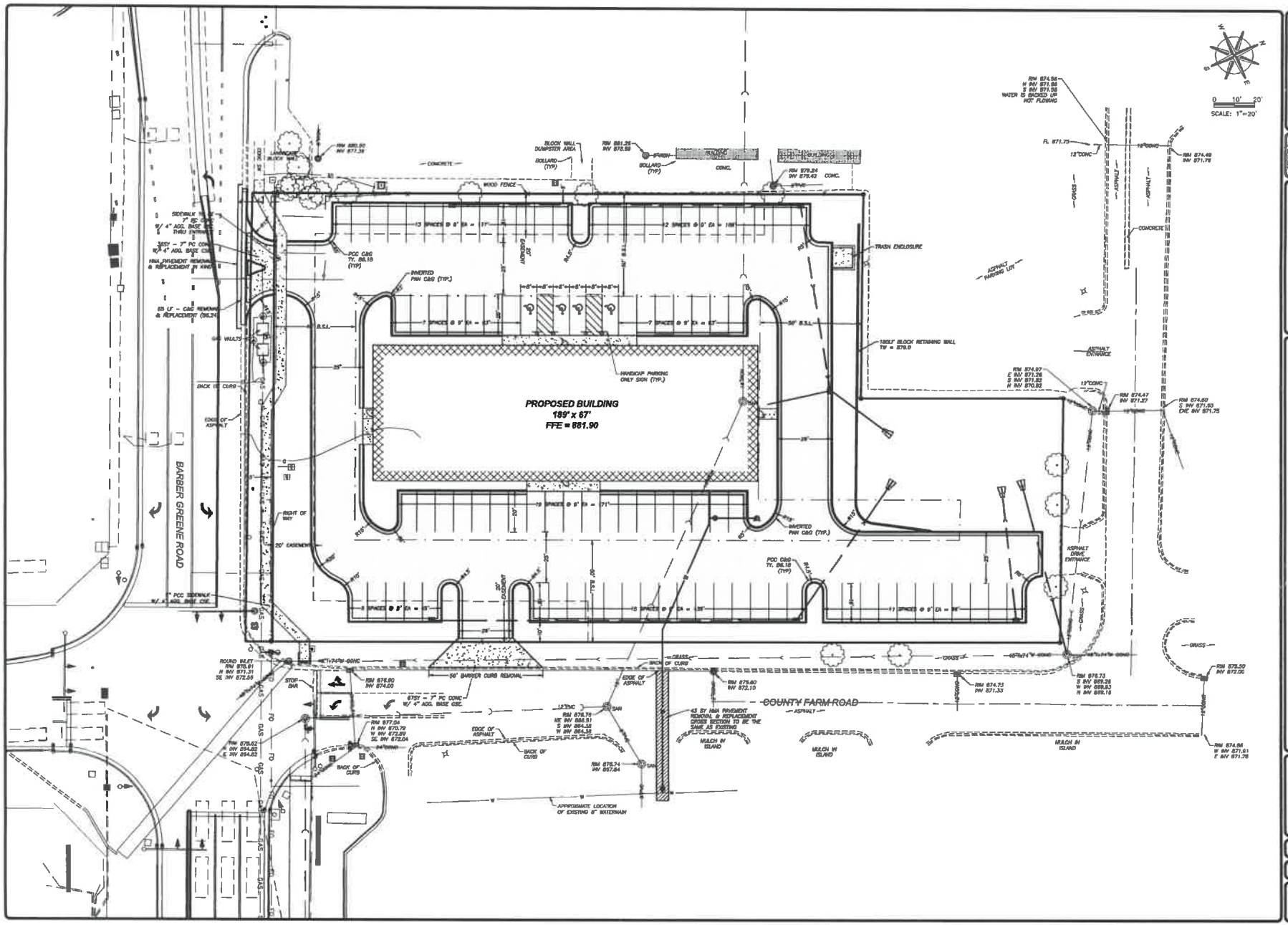


REVISIONS

1	REVISE COVERED PARKING	5/10/2022

DESIGNED BY: MKS
DRAWN BY: DJK
SUPERVISED BY: MRK-AGP
SCALE: 1"=20'

wendler
wendler engineering services, inc.
civil- structural- surveying
www.wendlerengs.com ph. 815.388.2381
Illinois Professional Design Firm No. 184-000848

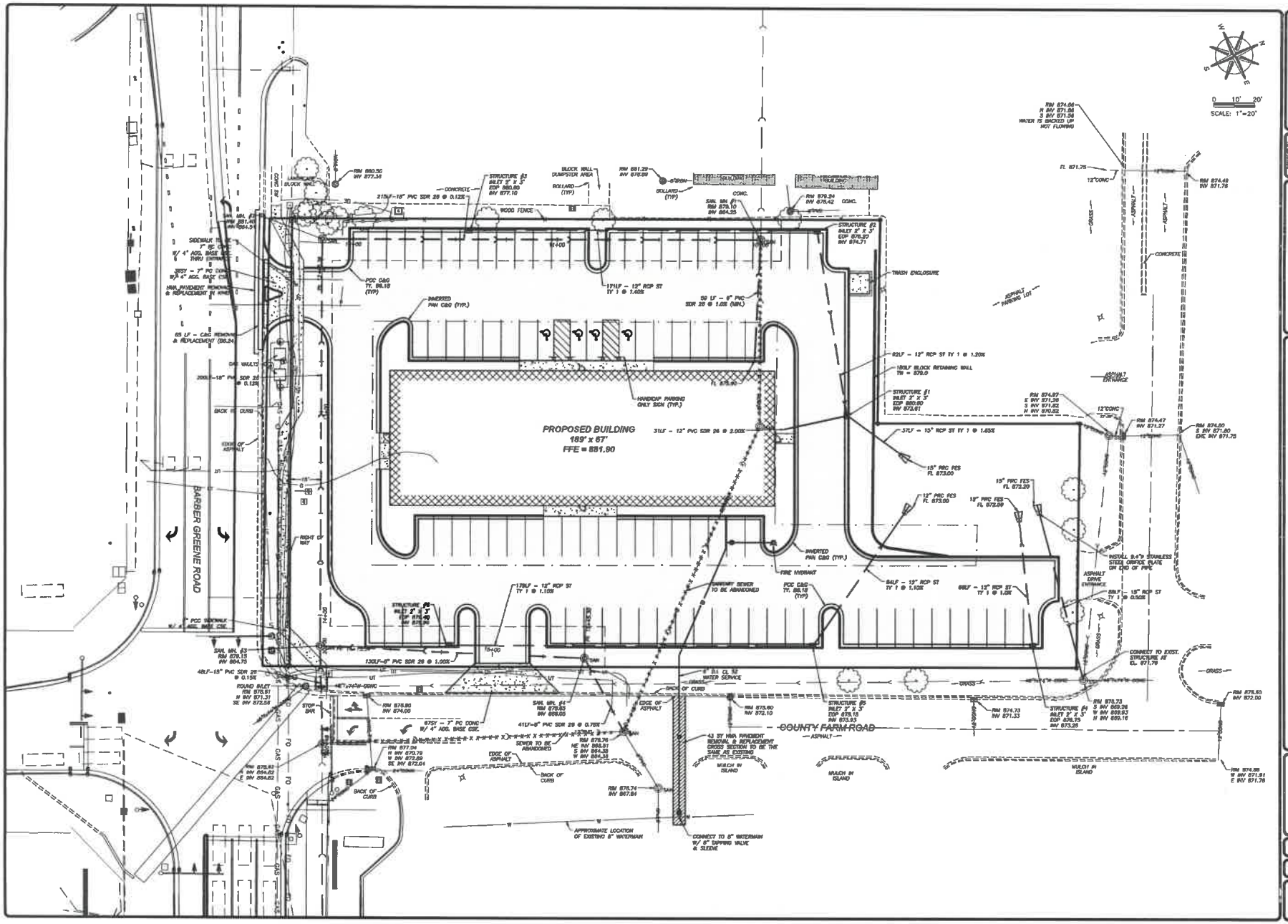
SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE
LAYOUT PLAN

JOB NUMBER
2210319

DATE
03/30/2022

SHEET NO.
4 of 10



REVISIONS

NO.	REMARKS	DATE
1	PRIVATE CONFIRED PARKING	11/10/2022

DESIGNED BY: MAG
DRAWN BY: CLV
SUPERVISED BY: MBK, AMP
SCALE: 1"=20'
DOCT NO.: FILE

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PH. 815.398.2291

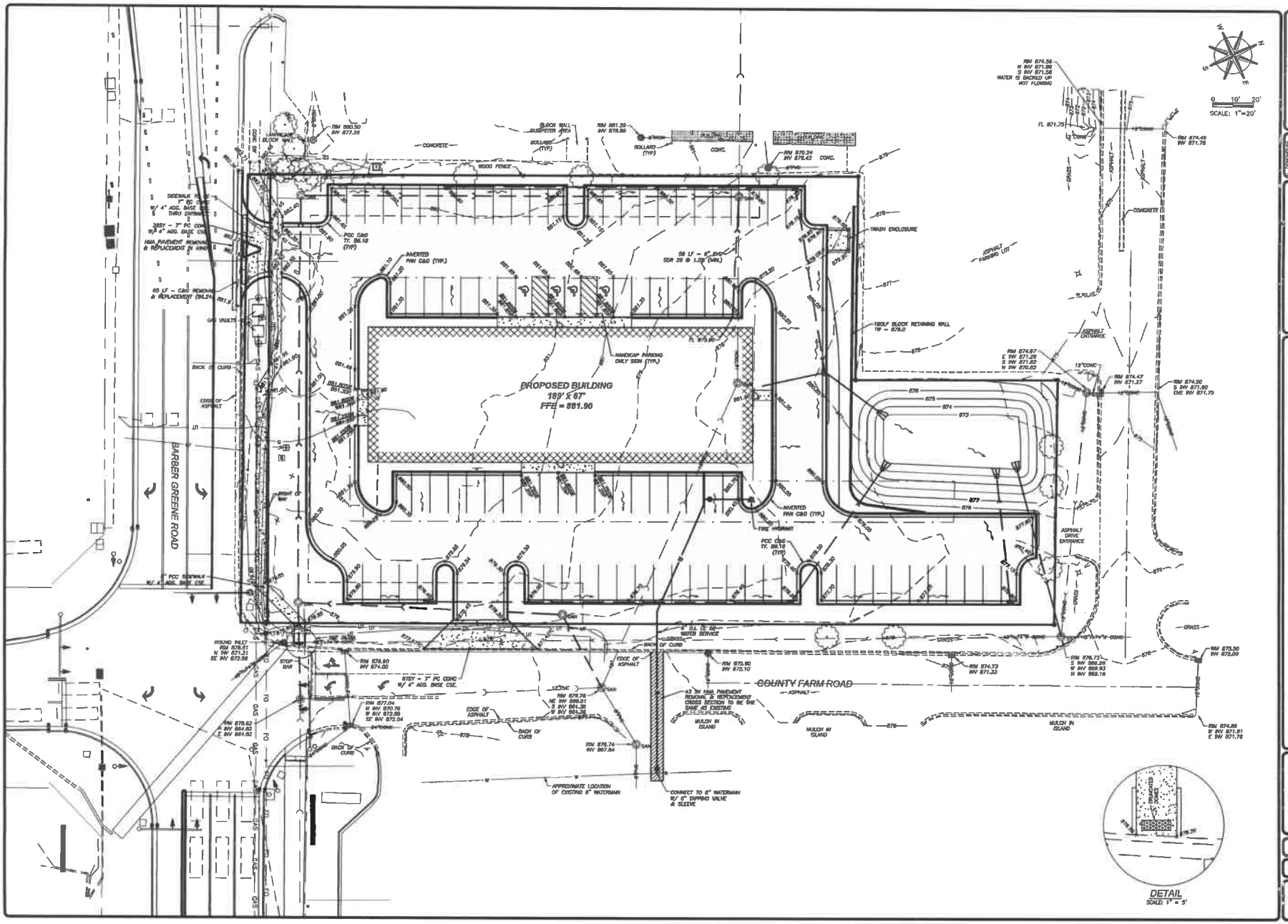
SITEPLAN OF ARISTA RESIDENCES FOR PAPPAS DEVELOPMENT

SHEET TITLE
UTILITY PLAN

JOB NUMBER
2210319

DATE
03/30/2022

SHEET NO.
5 of 10



REVISIONS

RE: ITEM	REVISE COVERED PARKING	DATE 5/10/2022

DESIGNED BY: MAAS
DRAWN BY: DJV
SUPERVISED BY: MRK/JRP
SCALE: 1"=20'

wendler
wendler engineering services, inc.
civil-structural-land surveying
www.wendlergs.com
illinois professional design firm no. 184-000948
ph: 815.338.2281

SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE
GRADING PLAN

JOB NUMBER 2210319
DATE 03/30/2022
SHEET NO. 6 of 10

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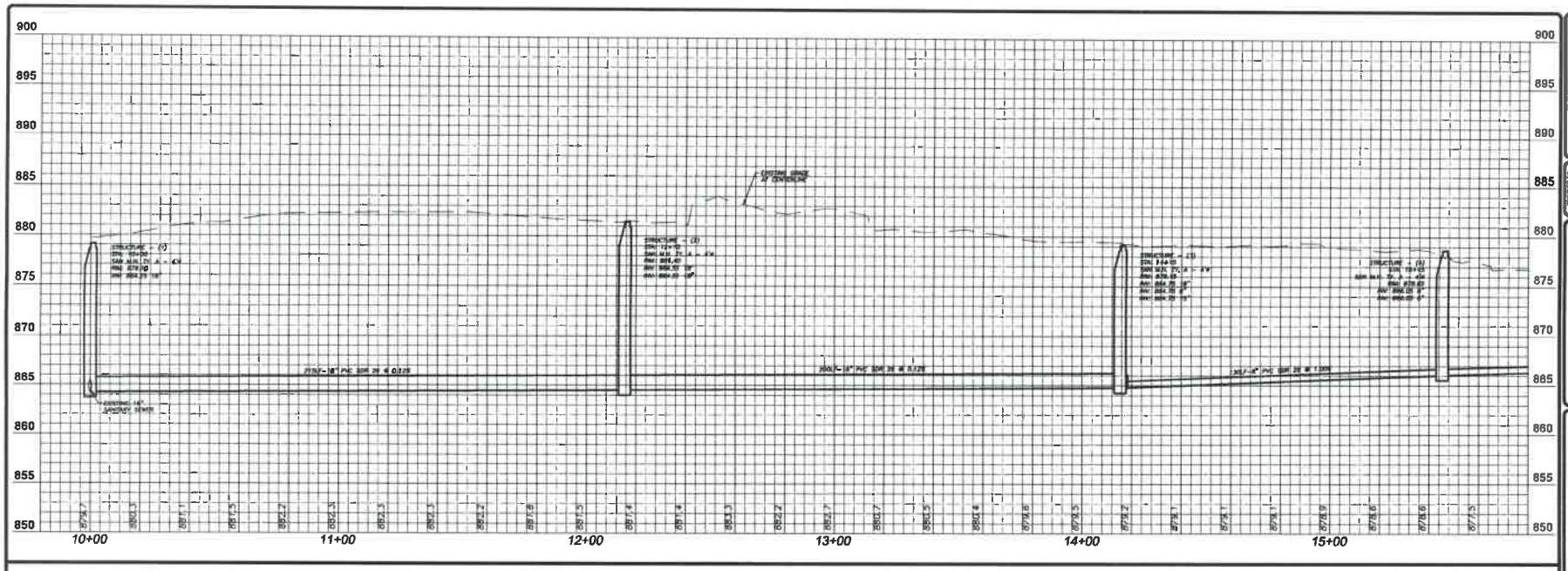

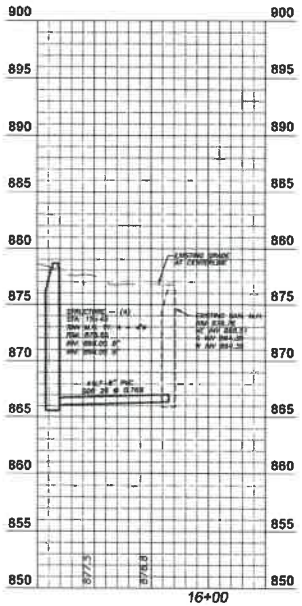

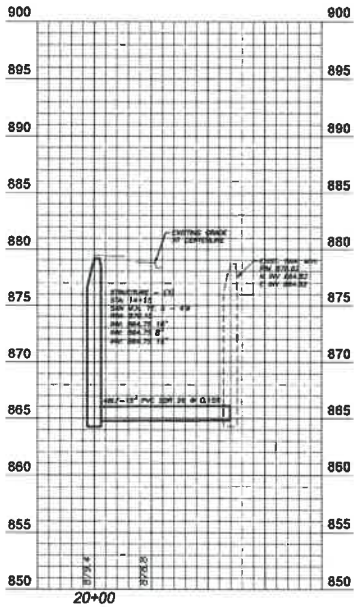

REVISIONS

REVISION	DATE

DESIGNED: MAG
DRAWN BY: DJV
REVIEWED BY: MRK,JWP
BOOK NO.: FILE

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SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE:
SANITARY SEWER PROFILES

JOB NUMBER
22100319

DATE
03/30/2022

SHEET NO.
7 of 10

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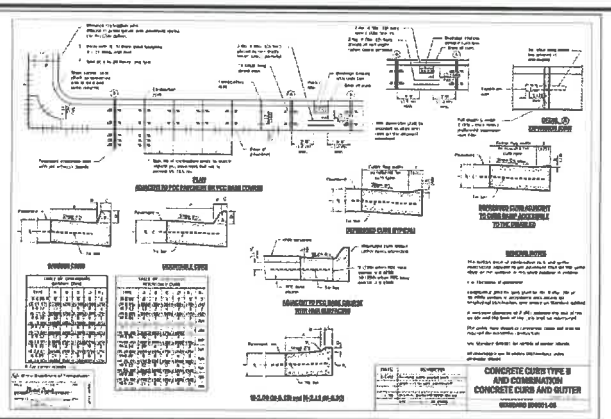
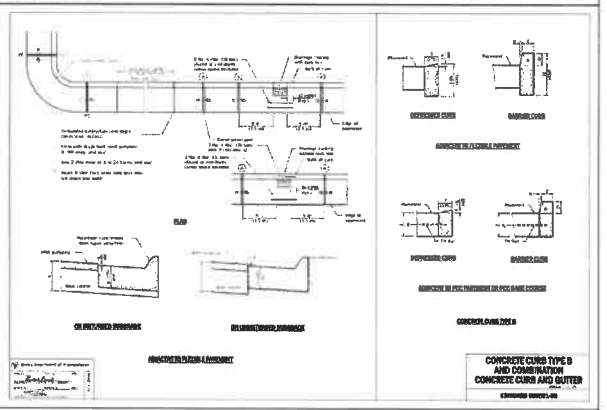
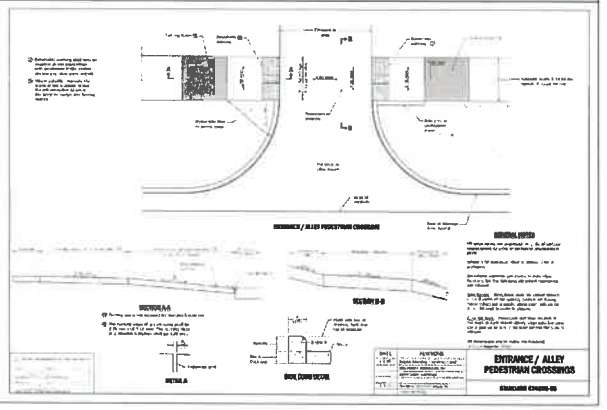
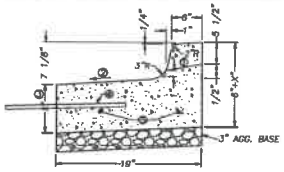


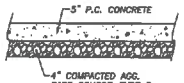






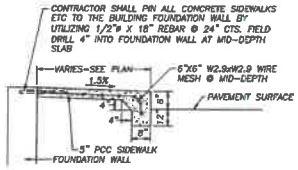
INVERTED PAN CURB & GUTTER

1. DEPRESS AT HANDICAP RAMPS
2. SLOPE 3/4 IN/FT EXCEPT AT INTERSECTIONS
3. X=8" OR DEPTH OF PAVEMENT WHEN ADJACENT TO P.C.C. PAVEMENT, WHICHEVER IS GREATER. X=8" WHEN ADJACENT TO P.C.C., AGGREGATE, BITUMINOUS OR BRICK BASE COURSE.
4. 30" LONG #4 REBARS AT 30" SPACING (USED ONLY WHEN ADJACENT TO P.C.C. PAVEMENT OR P.C.C. BASE)
5. 2-#4 REBARS SHALL BE PLACED LONGITUDINALLY ONLY WHEN CROSSING UTILITY TRENCHES. REBARS SHALL EXTEND A MINIMUM OF 5' BEYOND THE TRENCH ON EACH SIDE.
6. PROVIDE 3" AGG. BASE COURSE UNDER CURB. COST INCIDENTAL TO CURB AND GUTTER.

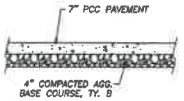


SIDEWALK DETAIL

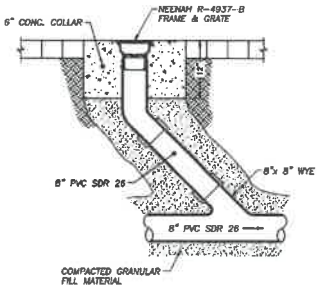
TYPICAL SECTION HMA PAVEMENT



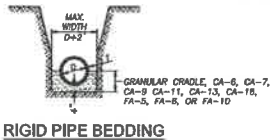
SIDEWALK TYPE SPECIAL



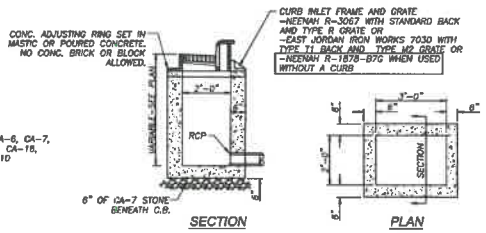
TYPICAL SECTION PCC DRIVEWAY PAVEMENT



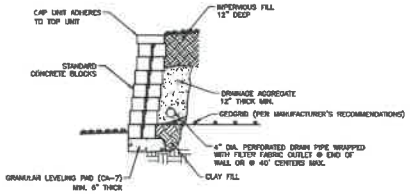
DRAIN DETAIL



RIGID PIPE BEDDING & EXCAVATION DETAIL



INLET 2' x 3'



TYPICAL SECTION-RETAINING WALL

RETAINING WALL GENERAL NOTES:

1. CONTRACTOR TO FIELD LOCATE ALL UTILITIES BEFORE STARTING CONSTRUCTION AROUND BLOCK WALL.
2. THE RETAINING WALL SYSTEM TO BE USED IS THE ALLEN BLOCK WALL SYSTEM, KEYSTONE WALL SYSTEM, NORI-LOK WALL SYSTEM OR APPROVED EQUAL. THE WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND AS SHOWN ON THE PLANS.
3. BACKFILL MATERIAL SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND AS SHOWN ON THE BLOCK WALL TYPICAL SECTION. PLACEMENT OF FILL SHALL ALSO BE AS RECOMMENDED BY THE MANUFACTURER.
4. THE FILTER FABRIC REQUIRED AROUND THE 4" PERFORATED DRAIN TILE SHALL MEET THE REQUIREMENTS OF SECTION 1080.05 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, LATEST EDITION.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, LATEST EDITION.
6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE STRUCTURES AND TREES FROM ANY DAMAGE DUE TO THE CONSTRUCTION OPERATION. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
7. THE CONTRACTOR SHALL INSTALL A GRAVEL BASE UNDER THE RETAINING WALL AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

REVISIONS

DATE	REVISION

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SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE
DETAILS

JOB NUMBER
2210319

DATE
03/30/2022

SHEET NO.
8 of 10

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WATER MAIN SPECIFICATIONS:

Water Main: CL-52 Ductile Iron Pipe
For River Crossing Pipe---CL-52 Restrained Joint Ductile Iron Pipe

Water Main Fittings: Compact Ductile Iron Mechanical Joint Fittings
- AWWA C-153
- Must be American Made

Gate Valves (4"-12"): Mueller A2360-20, American Flow Control Series 2500
- Resilient Wedge Valve
- Epoxy Coated Seat
- Ductile Valve Body
- 2" Square nut open left
- AWWA-515
- **No Alternates Allowed**

Butterfly Valves (14" and Larger): Mueller B3211-20 Mechanical Joint, Pratt Groundhog
- AWWA C504
- 2" Square Nut Open Left
- **No Alternates Allowed**

Fire Hydrants: Waterous Pacer W67-250, Mueller Super Centurion-250
- AWWA C503
- 6' Trench Depth
- 6" MJ Shoe
- 1 5" Pentagon Operating Nut
- Open Left
- One 4" NST Pumper Nozzle
- Two 2-1/2" NST Hose Nozzles
- Painted Red
- **No Alternates Allowed**

Valve Boxes: Tyler 6845 Cast Iron
- Two Piece Box
- 6" Stabilizer
- Lid Marked "Water"

Valve Vaults:
- Lid marked with "Water"
- All main line valves must be installed in vaults

East Jordan #1050, Neenah #R1712

Diameter of Water Main	Vault Size
6" and under	4'-0"
8" to 14"	5'-0"
16" and over	9'-0"

Diameter of Tapping Valve	Vault Size
8" and under	5'0"
10" and over	6'0"

Tapping Sleeve: Mueller H615 MJ CI Tapping Sleeves
Acceptable All Sizes
Smith Blair #665 Tapping Sleeve or Cascade CST-EX
Acceptable for all tap sizes on 4", 6" or 8" Mains

Tapping Valve: Mueller #587, American Flow Control 2500

Repair Coupling: Smith Blair #291, Cascade CR1

Water Service Lines: ¾" – 2" Type K Soft Copper Tubing

Connection Stop: Mueller H15000 or H15008 (3/4"-1"), Mueller H15000 or H15013 (1 1/2" -2")

Curb Stop: Mueller H15154, H15155, H25154, or H25155

Curb Boxes: Mueller 6' – H10300

Thrust Blocking: Solid pre-cast concrete blocks 8x8x16. Additional threaded rods and retainer glands if situation requires these. Poured thrust blocking must be approved by the Water Resources Division.

Steel Casing Pipe: New steel meeting ASTM 134 with field weld butt joints. Must be used under roadways or railroad tracks. A minimum yield strength of 35,000 psi.
Minimum wall thickness:

0.25	–	18"
0.25	–	20"
0.312	–	24"
0.312	–	30"
0.312	–	36"

PVC Casing Pipe: SDR-18 C-900 12" and under
SDR-18 C-905 14" and over

WATER MAIN NOTES:

1) ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", THESE IMPROVEMENT PLANS AND DETAILS, SPECIAL PROVISIONS AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE CITY OF DEKALB, ILLINOIS.

2) LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS AND LATERAL RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C600. WHEN RUBBER GASKETED PIPE IS LAID ON A CURVE, THE PIPE SHALL BE JOINTED IN A STRAIGHT ALIGNMENT AND THEN DEFLECTED TO THE CURVED ALIGNMENT. TRENCHES SHALL BE MADE WIDER ON CURVES FOR THIS PURPOSE.

3) ALL TEES, BENDS, VALVES, AND FIRE HYDRANTS SHALL BE ADEQUATELY SUPPORTED WITH A CONCRETE BASE, AND SUPPORTED LATERALLY WITH POURED IN PLACE THRUST BLOCKING AGAINST UNDISTURBED EARTH.

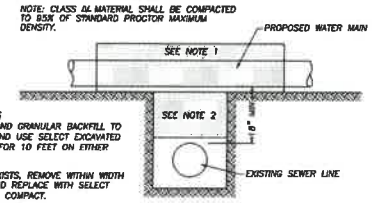
4) ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5.5'.

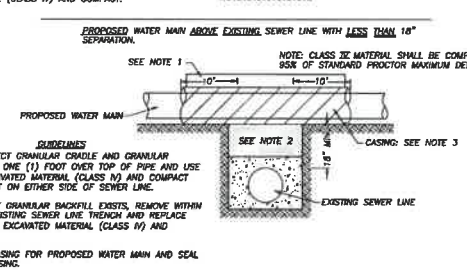
5) HYDROSTATIC TESTS – THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTS IN ACCORDANCE WITH DIVISION IV, SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND APPLICABLE PROVISIONS OF AWWA C-600 AND C- 603. THE WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI. ALLOWABLE LEAKAGE SHALL BE AS SET FORTH IN AWWA C-600 LATEST EDITION.

6) DISINFECTION OF THE WATER MAINS – UPON COMPLETION OF THE INSTALLED WATER MAINS, THE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION PROCEDURE DESCRIPTION, AWWA C-651, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING SAMPLES AND HAVING BACTERIOLOGICAL TESTING PERFORMED AS REQUIRED BY THE EPA. THE CONTRACTOR SHALL FURNISH THE CITY THE REQUIRED DOCUMENTATION, TEST RESULTS, ETC., REQUIRED BY THE EPA BEFORE PLACING THE WATER MAINS IN SERVICE.

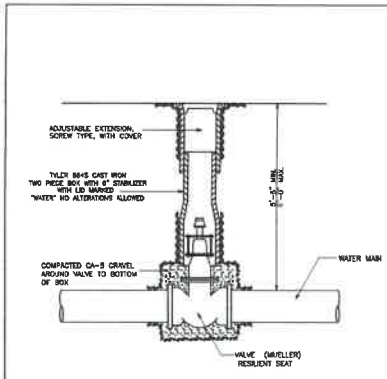
7) ALL WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35: ENVIRONMENTAL PROTECTION AGENCY SUBTITLE F: PUBLIC WATER SUPPLIES, CHAPTER B: ENVIRONMENTAL PROTECTION AGENCY, PARTS 601- 654 TECHNICAL POLICY STATEMENTS, SECTION 653.118.

8) WATER MAINS TO BE INSTALLED IN CORROSIVE SOILS SHALL BE WRAPPED WITH A POLYETHYLENE SHEET, TIED OR TAPED SECURELY IN PLACE, WITH A THICKNESS OF EIGHT (8) MILS, AND COMPLYING WITH ASTM D1248.

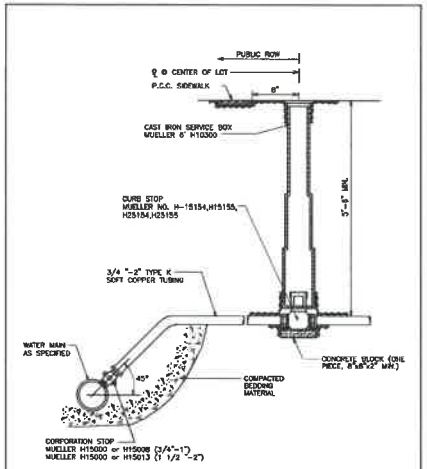




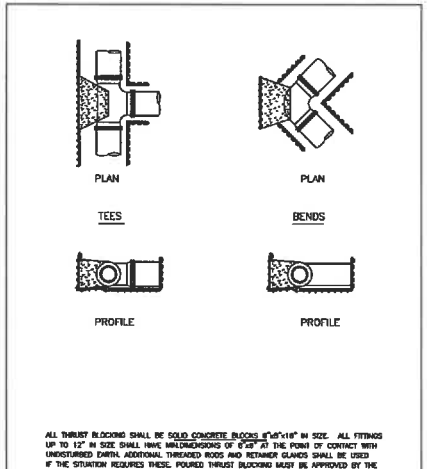
WATER AND SEWER SEPARATION REQUIREMENTS
(VERTICAL SEPARATION)



STANDARD DETAIL FOR CAST IRON VALVE BOXES	REVISIONS RBR 1/15/04	CITY OF DEKALB WATER MAIN STANDARD WM-307

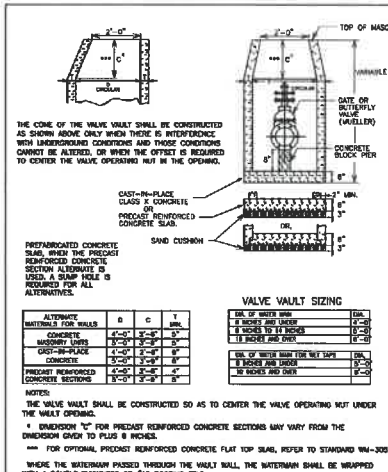


STANDARD DETAIL FOR HOUSE WATER SERVICE	REVISIONS RBR 1/15/04	CITY OF DEKALB WATER MAIN STANDARD WM-310



ALL THRUST BLOCKING SHALL BE SOLID CONCRETE BLOCKS 8"x8"x16" IN SIZE. ALL FITTINGS UP TO 12" IN SIZE SHALL HAVE MINIMUM DIMENSIONS OF 6"x8" AT THE POINT OF CONTACT WITH UNDISTURBED EARTH. ADDITIONAL THREADED RODS AND RETAINER GLANDS SHALL BE USED IF THE SITUATION REQUIRES THESE. POURED THRUST BLOCKING MUST BE APPROVED BY THE WATER RESOURCES DIVISION.

STANDARD DETAIL FOR WATER MAIN THRUST BLOCKING	REVISIONS RBR 1/15/04	CITY OF DEKALB WATER MAIN STANDARD WM-301



ALTERNATE MATERIALS FOR VAULTS	B	C	T MIN.
CONCRETE MASONRY UNITS	4'-0"	3'-0"	3"
	5'-0"	3'-0"	3"
CAST-IN-PLACE CONCRETE	4'-0"	3'-6"	6"
	5'-0"	3'-9"	8"
PRECAST REINFORCED CONCRETE SECTIONS	4'-0"	3'-6"	4"
	5'-0"	3'-9"	5"

VALVE VAULT SIZING

DIA. OF WATER MAIN	DIA.
6 INCHES AND UNDER	4'-0"
8 INCHES TO 14 INCHES	5'-0"
16 INCHES AND OVER	6'-0"

DIA. OF WATER MAIN FOR WET TAPS	DIA.
8 INCHES AND UNDER	5'-0"
10 INCHES AND OVER	6'-0"

NOTES:
THE VALVE VAULT SHALL BE CONSTRUCTED SO AS TO CENTER THE VALVE OPERATING NUT UNDER THE VAULT OPENING.
* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.
*** FOR OPTIONAL PRECAST REINFORCED CONCRETE FLAT TOP SLAB, REFER TO STANDARD WM-305.
WHERE THE WATERMAIN PASSED THROUGH THE VAULT WALL, THE WATERMAIN SHALL BE WRAPPED WITH A DOUBLE THICKNESS OF #15 ROOFING FELT.

STANDARD DETAIL FOR VALVE VAULTS, TYPE A	REVISIONS RBR 1/15/04	CITY OF DEKALB WATER MAIN STANDARD WM-303

REVISIONS

NO.	REVISION	DATE

DESIGNED BY: MAG
DRAWN BY: DJV
SUPERVISED BY: MDR,AMP
DOCK NO.: P.E.E

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Illinois Professional Design Firm No. 184.000948

SITEPLAN OF ARISTA RESIDENCES FOR PAPPAS DEVELOPMENT

SHEET TITLE
WATER DETAILS

JOB NUMBER 2210319
DATE 03/30/2022
SHEET NO. 9 of 10

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Site Description:
A. Provide a description of the project location (include latitude and longitude):
SITE ADDRESS: 1383 BARBER GREENE ROAD, DEKALB
LAT: 41°57'11.17N LONG: 88°43'22.0"W

B. Provide a description of the construction activity which is the subject of this plan:

THE PROJECT WILL INCLUDE CLEARING OF THE SITE, SITE GRADING, UNDERGROUND UTILITY INSTALLATION, PAVING,BUILDING CONSTRUCTION, FINE GRADING AND LANDSCAPING.

C. Provide the estimated duration of this project:

THE PROJECT IS ESTIMATED TO BE COMPLETED BY NOVEMBER, 2023

D. The total area of the construction site is estimated to be 1.7 acres The total area of the site estimated to be disturbed by excavation, grading or other activities is 1.7 acres.

E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:
ESTIMATED RUNOFF C=0.84

F. List all soils found within project boundaries. Include map unit name, slope information, and erodibility:

SOIL NAME	KF	T FACTOR
152B MAYVILLE SILT LOAM	.49	5
336A ELPASO SILTY CLAY LOAM	.24	5

G. Provide an aerial extent of wetland acreage at the site:
-

H. Provide a description of potentially erosive areas associated with this project:

ALL AREAS DISTURBED BY CONSTRUCTION.

I. The following is a description of soil disturbing activities by stages, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

STAGE 1 - ROUGH GRADING
STAGE 2 - INSTALLATION OF UNDERGROUND UTILITIES.
STAGE 3 - PAVEMENT, CURB & GUTTER, SIDEWALK
STAGE 4 - FINE GRADING, SEEDING AND LANDSCAPING

J. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

K. Identify who owns the drainage system (municipality or agency) this project will drain into:
CITY OF DEKALB

L. The following is a list of receiving water(s) and the ultimate receiving water(s) for this site. The location of the receiving waters can be found on the erosion and sediment control plans:

TRIBUTARY TO THE SOUTH BRANCH KISHWAUKEE RIVER

M. Describe areas of the site that are to be protected or remain undisturbed. These areas may include steep slopes, highly erodible soils, streams, stream buffers, specimen trees, natural vegetation, nature preserves, etc.

Do not disturb areas outside of project limits.

N. The following sensitive environmental resources are associated with this project, and may have the potential to be impacted by the proposed development:

- ☐ Floodplain
- ☐ Wetland Riparian
- ☐ Threatened and Endangered Species
- ☐ Historic Preservation 303(d) Listed receiving waters for suspended solids, turbidity, or siltation
- ☐ Receiving waters with Total Maximum Daily Load (TMDL) for sediment, total suspended solids, turbidity or siltation
- ☐ Applicable Federal, Tribal, State or Local Programs
- ☐ Other

1. 303(d) Listed receiving waters (fill out this section if checked above):

a. The name(s) of the listed water body, and identification of all pollutants causing impairment:

b. Provide a description of how erosion and sediment control practices will prevent a discharge of sediment resulting from a storm event equal to or greater than a twenty-five (25) year, twenty-four (24) hour rainfall event:

c. Provide a description of the location(s) of direct discharge from the project site to the 303(d) water body:

d. Provide a description of the location(s) of any dewatering discharges to the MS4 and/or water body:

2. TMDL (fill out this section if checked above):

a. The name(s) of the listed water body:

b. Provide a description of the erosion and sediment control strategy that will be incorporated into the site design that is consistent with the assumptions and requirements of the TMDL:

c. If a specific numeric waste load allocation has been established that would apply to the project's discharges, provide a description of the necessary steps to meet that allocation:

O. The following pollutants of concern will be associated with this construction project:

- ☒ Soil Sediment
- ☐ Concrete
- ☐ Concrete Truck Waste
- ☐ Concrete Curing Compounds
- ☒ Solid Waste Debris
- ☐ Paints
- ☐ Solvents
- ☒ Fertilizers / Pesticides
- ☒ Petroleum (gas, diesel, oil, kerosene, hydraulic oil / fluids)
- ☐ Antifreeze / Coolants
- ☒ Waste water from cleaning construction equipment
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)

P. Controls:
This section of the plan addresses the controls that will be implemented for each of the major construction activities described in 1.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the Contractor will be responsible for its implementation as indicated. The Contractor shall provide to the Owner a plan for the implementation of the measures indicated. The Contractor, and subcontractors, will notify the Owner of any proposed changes, maintenance, or modifications to keep construction activities compliant with the Permit ILR10. Each such Contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

A. Erosion and Sediment Controls

1. Stabilized Practices: Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II.A.1.f(1)(b) and II.A.1.f(2), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased on all disturbed portions of the site where construction will not occur for a period of fourteen (14) or more calendar days Where the initiation of stabilization measures by the seventh day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following stabilization practices will be used for this project:

- ☒ Preservation of Mature Vegetation
- ☒ Vegetated Buffer Strips
- ☐ Protection of Trees
- ☒ Temporary Erosion Control Seeding
- ☐ Temporary Turf (Seeding, Class 7)
- ☐ Temporary Mulching
- ☒ Permanent Seeding
- ☒ Erosion Control Blanket / Mulching
- ☐ Sodding
- ☐ Geotextiles
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)

Describe how the stabilization practices listed above will be utilized during construction:

The contractor will perform this work in accordance with the Standard Specifications for Road & Bridge construction, Adopted by IDOT and provisions included in NPDES Permit No. ILR10 issued by the EPA for storm water discharges from construction site activity.

Describe how the stabilization practices listed above will be utilized after construction activities have been completed:

THE OWNER OR HIS REPRESENTATIVE WILL CONTINUE TO MONITOR THE PROJECT LIMITS AND WILL PURSUE CORRECTIVE MEASURES, IF NECESSARY.

2. Structural Practices: Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, rainbowed soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The following structural practices will be used for this project:

- ☒ Perimeter Erosion Barrier
- ☐ Temporary Ditch Check
- ☒ Storm Drain Inlet Protection
- ☐ Sediment Trap
- ☐ Temporary Pipe Slope Drain
- ☐ Temporary Sediment Basin
- ☐ Temporary Stream Crossing
- ☒ Stabilized Construction Exits
- ☐ Turf Reinforcement Mats
- ☐ Permanent Check Dams
- ☐ Permanent Sediment Basin
- ☐ Aggregate Ditch
- ☐ Paved Ditch
- ☐ Rock Outlet Protection
- ☐ Riprap
- ☐ Gabions
- ☐ Slope Mattress
- ☒ Retaining Walls
- ☐ Slope Walls
- ☐ Concrete Revetment Mats
- ☐ Level Spreaders
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)
- ☐ Other (specify)

Describe how the structural practices listed above will be utilized during construction:

THE CONTRACTOR WILL PERFORM THIS WORK IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, ADOPTED BY IDOT AND PROVISIONS INCLUDED IN THE STORM WATER RUNOFF PERMIT DURING CONSTRUCTION.

Describe how the structural practices listed above will be utilized after construction activities have been completed:

THE OWNER/DEVELOPER WILL CONTINUE TO MONITOR THE PROJECT LIMITS AND WILL PURSUE CORRECTIVE MEASURES, IF NECESSARY.

3. Storm Water Management: Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

a. Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Chapter 41 (Construction Site Storm Water Pollution Control) of the IDOT Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation, or if practices are applied for situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

b. Velocity dissipation devices will be placed at discharge locations and along the length of any outlet channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Description of storm water management controls:
-

4. Approved State or Local Laws:
The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are upon submittal of an NOI, to be authorized to discharge under the Permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in this plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

5. Contractor Required Submittals: Prior to conducting any professional services at the site covered by this plan, the Contractor and each subcontractor responsible for compliance with the permit shall submit to the Owner a Contractor Certification Statement, IDOT 2342a.

a. The Contractor shall provide a construction schedule containing an adequate level of detail to show major activities with implementation of pollution prevention BMPs, including the following items:

- *Approximate duration of the project, including each stage of the project*
- *Rainy season, dry season, and winter shutdown dates*
- *Temporary stabilization measures to be employed by contract phases*
- *Mobilization timeframes*
- *Mass clearing and grubbing/roadside clearing dates*
- *Deployment of Erosion Control Practices*
- *Deployment of Sediment Control Practices (including stabilized construction entrance/pads)*
- *Deployment of Construction Site Management Practices (including concrete washout facilities, chemical storage, refueling locations, etc.)*
- *Paving, seal coating, and any other pavement related operations*
- *Major planned stockpiling operations*
- *Timeframes for other significant long-term operations or activities that may plan non-storm water discharges such as dewatering, grouting, etc.*
- *Permanent stabilization activities for each area of the project*

b. The Contractor and each subcontractor shall provide, as an attachment to their signed Contractor Certification Statement, a discussion of how they will comply with the requirements of the permit in regard to the following items and provide a graphical representation showing location and type of BMPs to be used when applicable:

- *Vehicle Entrances and Exits - Identify type and location of stabilized construction entrances and exits to be used and how they will be established.*
- *Material Delivery, Storage and Use - Discuss where and how materials including chemicals, concrete curing components, petroleum products, etc. will be stored for the project.*
- *Stockpile Management - Discuss what BMPs will be used to prevent pollution of storm water from stockpiles.*
- *Waste Disposal - Discuss methods of waste disposal that will be used for this project.*
- *Spill Prevention and Control - Discuss steps that will be taken in the event of a material spill (chemicals, concrete curing components, petroleum, etc.)*
- *Concrete Residuals and Washout Wastes - Discuss the location and type of concrete washout facilities to be used on this project and how they will be signed and established.*
- *Litter Management - Discuss how litter will be maintained for this project (relocation of employees, number of dumpsters, frequency of dumpster pick-up, etc.).*
- *Vehicle and Equipment Fueling - Identify equipment fueling locations for this project and what BMPs will be used to ensure containment and spill prevention.*
- *Vehicle and Equipment Cleaning and Maintenance - Identify where equipment cleaning and maintenance locations for this project and what BMPs will be used to ensure containment and spill prevention.*
- *Additional measures indicated in the plan.*

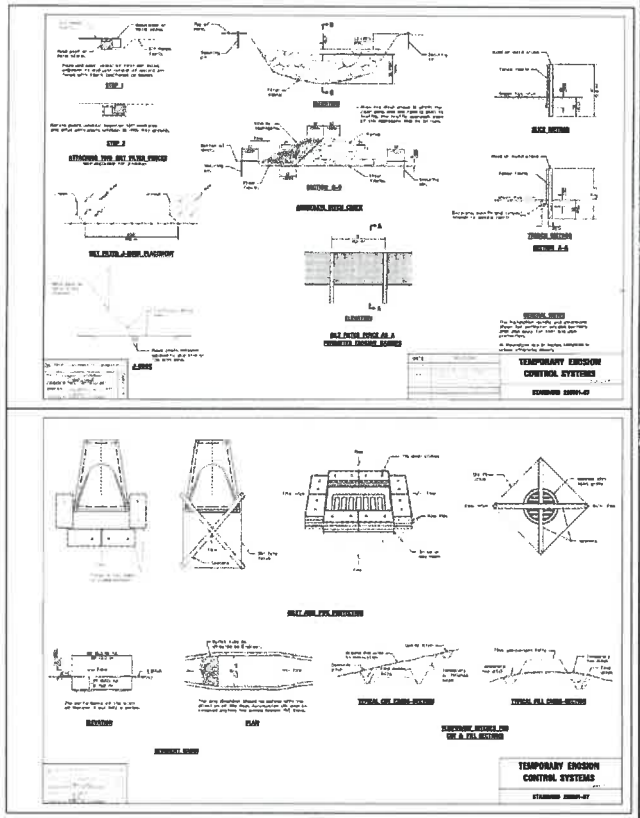
III. Maintenance:
When requested by the Contractor, the Owner will provide general maintenance guides to the Contractor for the practices associated with this project. The following additional procedures will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. It will be the Contractor's responsibility to attain maintenance guidelines for any manufactured BMPs when are to be installed and maintained per manufacture's specifications.

IV. Inspections:
Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site using IDOT Storm Water Pollution Prevention Plan Erosion Control Inspection Report (BC 2259). Such inspections shall be conducted at least once every seven (7) calendar days and within twenty-four (24) hours of the end of a storm that is 0.5 inch or greater or equivalent snowfall.

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Owner shall notify the appropriate IEPA Field Operations Section office by email at epa.emergencies@illinois.gov, telephone or fax within twenty-four (24) hours of the incident. The Owner shall then complete and submit an "Incidence of Non-Compliance" (ION) report for the identified violation within five (5) days of the incident. The Owner shall use forms provided by IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of non-compliance shall be signed by a responsible authority in accordance with Part VI. G of the Permit ILR10.

The Incidence of Non-Compliance shall be mailed to the following address:Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

V. Failure to Comply:
Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of a Notice of Violation/ Discharge Elimination System/Erosion and Sediment Control Deficiency Declaration against the Contractor and/or penalties under the Permit ILR10 which could be passed on to the Contractor.



NOTE:
THE SWPPP & NOI PERMIT SHALL BE STORED ON SITE IN A WATER TIGHT BOX.

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owners Name _____ Owners Signature _____
Owners Title _____ Date _____

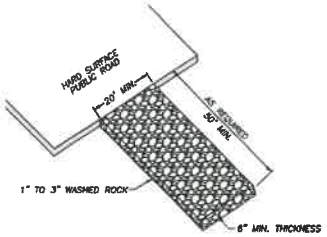
This certification statement is part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with General NPDES Permit No. ILR10 issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

☐ Contractor
☐ Sub-Contractor

Print Name _____ Signature _____
Title _____ Date _____
Name of Firm _____ Telephone _____



STABILIZED CONSTRUCTION ENTRANCE

REVISIONS

DATE	REVISION

MADE BY	CHKD BY	WORK ORDER	PROJ. NO.

wendler engineering services, inc.
Consulting Civil Engineers & Land Surveyors
www.wendlerengineering.com 815-756-2208
Illinois Professional Design Firm Registration No. 184-000583

SITEPLAN
OF
ARISTA RESIDENCES
FOR
PAPPAS DEVELOPMENT

SHEET TITLE
EROSION CONTROL

JOB NUMBER 2210319
DATE 03/30/2022
SHEET NO. 10 of 10

F:\2022\JOBS\2210319\ACTIVE\CS\8-22\10\19.dwg, 3/30/2022 10:32:04 AM, DJV

General Notes

GENERAL NOTES:

THE REQUIREMENTS OF THE DEKALB SANITARY DISTRICT SET FORTH IN THESE NOTES AND DETAILS ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT RATHER TO HIGHLIGHT MORE SIGNIFICANT ITEMS.

THE DISTRICT RESERVES THE RIGHT TO ESTABLISH OR MODIFY REQUIREMENTS, THAT ARE DEEMED APPROPRIATE IN THE OPINION OF THE DISTRICT, AS NEEDED ON A CASE BY CASE BASIS.

OTHER REQUIREMENTS OF THE DISTRICT MAY BE FOUND IN VARIOUS ORDINANCES RELATING TO SEWER USE CHARGES, ANNEXATION/CONNECTION FEES, INSTALLATION AND OPERATION OF SANITARY INFRASTRUCTURE AND ENFORCEMENT OF REGULATIONS.

SANITARY SEWER CONSTRUCTION SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AS PUBLISHED BY THE ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, TITLE 35 ILLINOIS ADMINISTRATIVE CODE, SUBTITLE G: WATER POLLUTION, CHAPTER I: ENVIRONMENTAL PROTECTION AGENCY, PART 370: ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (RSSW), AND THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, ILLINOIS DEPARTMENT OF TRANSPORTATION (ISDOT).

THE ASSEMBLY, APPLICATION ON INSTALLATION OF SANITARY SEWER COMPONENTS AND APPURTENANCES SHALL BE PERFORMED PER THE MANUFACTURER'S PROCEDURES AND INSTRUCTIONS. FAILURE TO FOLLOW PRESCRIBED INSTALLATION PROCEDURES OR INSTRUCTIONS MAY NEGATE THE PURPOSE OR LIMIT THE EFFECTIVENESS OR USEFUL LIFE OF THE PRODUCT.

IEPA PERMIT MUST BE EXECUTED BEFORE CONSTRUCTION STARTS

PROJECT COMPLETION, ACCEPTANCE AND PLACEMENT OF SEWERS INTO SERVICE:

THE DISTRICT USES A "SANITARY SEWER PROJECTS - STATUS MATRIX TO HELP TRACK SEWER PROJECTS. THE MATRIX ADDRESSES EVERYTHING FROM PIPE AND MANHOLE TESTING TO RECORD DRAWINGS AND CONFIRMATION THAT ANY OUTSTANDING ADMINISTRATION & INSPECTION FEES HAVE BEEN PAID. THE PLACEMENT OF NEW SEWERS INTO SERVICE WILL NOT OCCUR UNTIL ALL MATRIX REQUIREMENTS ARE SUCCESSFULLY COMPLETED AND ALL REQUIRED DOCUMENTATION IS SUBMITTED TO THE DISTRICT. A COPY OF THE MATRIX IS INCLUDED IN THE DRAWINGS. THE MATRIX CAN HELP YOU TRACK COMPLETED ISSUES AS WELL AS THOSE NEEDING SUCCESSFUL COMPLETION BEFORE THE DISTRICT WILL ALLOW THE SEWER TO PROVIDE SERVICE.

SYSTEM ISOLATION:

THE DEKALB SANITARY DISTRICT WILL INSTALL ISOLATION PLUG(S) TO PROTECT THE "LIVE" DOWNSTREAM SANITARY SEWERS FROM EXTRANEOUS WATER AND DEBRIS DURING SEWER CONSTRUCTION.

THE ISOLATION PLUG(S) WILL NOT BE REMOVED UNTIL THE NEW SEWERS HAVE PASSED THE REQUIRED TESTS, INSPECTIONS AND ALL REQUIRED DOCUMENTATION, IN ACCEPTABLE FORMAT, HAS BEEN PROVIDED AND AT SUCH TIME THAT THE DISTRICT DETERMINES TO BE APPROPRIATE.

TAMPERING WITH OR REMOVAL OF THE ISOLATION PLUG(S) IS A VIOLATION OF DEKALB SANITARY DISTRICT ORDINANCE NO. 259. ANY PERSONS VIOLATING SAID ORDINANCE PROVISION IS SUBJECT TO FINES, LEGAL ACTION, AND IMMEDIATE ARREST.

QUALITY ASSURANCE (QA) ON STATUS MATRIX:
QUALITY ASSURANCE (QA) INSPECTIONS AND TESTS ARE REQUIRED. THE DEVELOPER'S CONTRACTOR WILL PERFORM THE QA TESTING WORK OR SUBCONTRACT IT TO A COMPANY THAT PERFORMS THESE SERVICES. TESTING WILL INCLUDE LOW PRESSURE AIR TESTING, DEFLECTION TESTING OF ALL FLEXIBLE PIPE, LAMPING MANHOLE VACUUM TESTING AND TELEVISING ALL GRAVITY SEWER PIPE. ALL PIPE SHALL JETTED AND THE SYSTEM CLEANED OF DEBRIS PRIOR TO TELEVISING.
THE DEVELOPER SHALL FURNISH THE DISTRICT WITH ONE COPY OF THE VIDEOTAPE FOR REVIEW. IN THE EVENT THAT A DEFICIENCY IS NOTICED, THE DEVELOPER/ CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THIS DEFICIENCY AND RETESTING THE FAILED SECTION.

THE DEVELOPER/CONTRACTOR MUST INITIATE CONTACT WITH THE DISTRICT AS TO HIS SCHEDULE AND READINESS FOR INSPECTIONS AND/OR TEST OBSERVATION. AFTER CONTACT BY THE CONTRACTOR, THE DISTRICT WILL SCHEDULE INSPECTORS TO PERFORM QA INSPECTIONS AND/OR OBSERVE QA TESTING. A REPRESENTATIVE OF THE DEKALB SANITARY DISTRICT MUST BE PRESENT TO OBSERVE THE TESTING PROCEDURES. THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH AT LEAST 24 HOURS LEAD TIME SO THE DISTRICT CAN EFFECTIVELY SCHEDULE MANPOWER. THE DISTRICT MUST ALSO BE INFORMED WHEN A DEFICIENCY HAS BEEN CORRECTED OR WE WON'T KNOW THAT IT IS READY FOR A RE-INSPECTION.

RECORD DRAWINGS (47 ON STATUS MATRIX):
THE DEVELOPER SHALL SUPPLY THE DISTRICT, THROUGH HIS ENGINEER, WITH TWO HARD COPY SETS OF RECORD DRAWINGS. ONE SET IS TO BE A MYLAR COPY AND ONE SET IS TO BE A BLUELINE "XEROX" COPY. ELECTRONIC FILES (COPY) SHALL BE IN MICROSTATION (.dgn) FILE OR AUTOCAD 2000 (.dwg) FILE FORMATS.

THE RECORD DRAWINGS SHALL INDICATE ANY DEVIATION FROM THE APPROVED PROJECT PLANS AND/OR MATERIALS. THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING: RIM AND INVERT ELEVATIONS (USGS/NGS DATUM), THE X, (GRADE), SIZE, PIPE MATERIAL, DISTANCE FROM MANHOLE TO MANHOLE, THE DISTANCE FROM A DEFINED MANHOLE TO EACH SERVICE WYE OR TEE, THE LOCATION OF LATERALS AT PROPERTY LINES (MEASURED FROM THE LOT LINE PROJ), THE SIZE AND MATERIAL SERVICE LATERAL ARE MADE OF.

RECORD DRAWINGS ARE TO BE LABELED "RECORD DRAWINGS" AND DATED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF ILLINOIS.

COST OF SANITARY SEWERS THAT WILL BE DEDICATED AS PUBLIC (48 ON STATUS MATRIX):
THE GOVERNMENTAL ACCOUNTING STANDARDS BOARD REQUIRES GOVERNMENT AGENCIES TO LIST THEIR INFRASTRUCTURE ASSETS (GASB 34). IF THE SANITARY INFRASTRUCTURE IS GOING TO BE DEDICATED AND ACCEPTED BY THE DEKALB SANITARY DISTRICT AS A PUBLIC SYSTEM, THE COSTS ASSOCIATED WITH THE INSTALLATION OF THE SANITARY SYSTEM ARE TO BE PROVIDED TO THE SANITARY DISTRICT BY THE CONTRACTS OR PROJECT LIEN WAIVERS THAT INCLUDE ALL SANITARY INSTALLATION COSTS WILL BE ACCEPTABLE. PLEASE NOTE THAT MANY INFRASTRUCTURE CONTRACTS ALSO INCLUDE WATER MAIN AND STORM SEWER INSTALLATIONS. THE DISTRICT IS ONLY CONCERNED WITH THE SANITARY INFRASTRUCTURE COSTS; THEREFORE THE COSTS MAY NEED TO BE BREAKDOWN OUT OF THE CONTRACT FORMULATED TO REFLECT INDIVIDUAL COSTS FOR SANITARY, STORM AND WATER MAIN.

PROJECT COMPLETION/ACCEPTANCE FOR SERVICE (49 ON STATUS MATRIX):
THE PLACEMENT OF THE NEW SEWERS INTO SERVICE WILL NOT OCCUR UNTIL ALL REQUIREMENTS ARE SUCCESSFULLY COMPLETED AND ALL REQUIRED DOCUMENTATION, IN ACCEPTABLE FORMAT TO THE DISTRICT, HAS BEEN PROVIDED AND AT SUCH TIME THAT THE DISTRICT DETERMINES TO BE APPROPRIATE. PROVIDED THAT ALL OUTSTANDING REQUIREMENTS (AS NOTED IN THE SEWER PROJECT DEFICIENCY & STATUS MEMO AND IN THE SANITARY SEWER PROJECTS- STATUS MATRIX) HAVE BEEN COMPLETED AND UPON WRITTEN REQUEST FROM THE DEVELOPER TO MAKE THE SANITARY SEWER AVAILABLE FOR USE, THE DISTRICT WILL ACCEPT AND ALLOW THE SANITARY SEWER PORTION OF THIS PROJECT TO BE ACTIVATED FOR SERVICE.

SANITARY MANHOLE CONSTRUCTION:

CONSTRUCT MANHOLE WITH LID/CASTING SET TO FINISHED GRADE. LID MUST BE EXPOSED. IN PAVEMENT, BINDER COURSE IS TO BE RAMPED AROUND FRAMES TO PROTECT FROM EQUIPMENT STRIKES IF THE FINAL LEVELING COURSE IS NOT INSTALLED FOR A SEASON OR MORE.

SANITARY MANHOLE FRAME TO CONE SEALS (CHIMNEY SEALS) SHALL CONSIST OF AN EXTERNAL CANUSA WRAPED SEAL INSTALLATION. MANUFACTURER'S INSTALLATION PROCEDURES ARE TO BE FOLLOWED FOR PREPARATION AND INSTALLATION OF THE CANUSA WRAPED SEAL.

IF IT BECOMES NECESSARY TO RE-ADJUST ANY MANHOLE FRAME ELEVATION, REINSTALL THE NECESSARY PORTIONS OF THE CHIMNEY SEAL AND CONTACT THE DISTRICT FOR FINAL VISUAL INSPECTION OF THE CHIMNEY SEAL PRIOR TO ANY BACKFILLING.

MANHOLE SPECIFICATIONS:
PROVIDE PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, CONES, BOTTOMS, AND FLAT TOP SLABS COMPLYING WITH ASTM C478.

DESIGN FLAT TOP SLABS FOR HS20-44 LOADINGS.

PROVIDE ECCENTRIC CONE SECTION.

PROVIDE PRECAST REINFORCED CONCRETE MONOLITHIC BASES WITH PRECAST INVERT AND BENCHES FOR NEW SEWER LINES.

THE EXTERIOR OF MANHOLE ELEMENTS ARE TO BE "WATERPROOFED" WITH A FACTORY APPLICATION OF CONSEAL CS-55 (PER MANUFACTURE'S SPECIFICATIONS).

JOINTS FOR PRECAST SECTIONS:
PROVIDE TONGUE AND GROOVE JOINTS WITH EITHER FLEXIBLE WATERTIGHT RUBBER GASKETS OR PREFORMED BITUMINOUS MASTIC GASKETS CONSISTING OF A HOMOGENEOUS BLEND OF REFINED HYDROCARBON RESINS AND PLASTICIZERS COMPOUNDED REINFORCED WITH INERT MINERAL FILLER.
ACCEPTABLE PREFORMED GASKET PRODUCTS:

K.T. SNYDER CO., RIM-TRIK, OR EQUAL

CONCRETE SEALANTS, TYPE CS-402, OR EQUAL.

ON THE EXTERIOR OF BARREL TO BARREL JOINTS, APPLY MAC WRAP WATERPROOFING STRIPS (MAR MAC COMPANY).

STEPS:

PROVIDE STEPS WITH A MINIMUM WIDTH OF 12 INCHES AND A MINIMUM PROJECTION OF 5 INCHES. STEPS SHALL BE PROVIDED ON 16" CENTERS.

USE STEPS CONSISTING OF COPOLYMER POLYPROPYLENE PLASTIC WITH A CONTINUOUS 1/2-INCH STEEL REINFORCEMENT AS MANUFACTURED BY M.A. INDUSTRIES, INC.

FRAMES AND LIDS:

PROVIDE CAST IRON FRAMES AND LIDS WITH SOLID SELF-SEALING LIDS AND MACHINED BEARING SURFACES. STAMPED WITH THE WORD "SANITARY".

ACCEPTABLE PRODUCTS: NEENAH R-1712, EAST JORDAN 1050 SD EXTRA HEAVY DUTY OR EQUAL.

PROVIDE BOLTED AND GASKETED COVERS WHERE DIRECTED BY THE DISTRICT.

ACCEPTABLE PRODUCTS: NEENAH R-1916-C, EAST JORDAN 1050 HT OR EQUAL.

ADJUSTMENT OF FRAMES AND COVERS:

IN PAVED AREAS, SO THAT THE TOP OF THE COVER WILL BE FLUSH WITH THE FINISHED PAVEMENT WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED 12 INCHES ACCOMPLISHED THROUGH A MAXIMUM OF 2 RINGS. FRAMES AND ADJUSTMENT RINGS SHALL BE SEALED WITH THERMOPLASTIC MASTIC TO MINIMIZE SETTLEMENT.

FLEXIBLE PIPE CONNECTORS:

PROVIDE FLEXIBLE RUBBER GASKET COLLAR FOR CONNECTING PIPES TO THE MANHOLE OPENINGS.

FOR PIPE 24-INCH AND SMALLER, USE PSX GASKET SYSTEM BY PRESS-SEAL GASKET CORPORATION, OR EQUAL.

FOR PIPE 27-INCH AND LARGER, USE RESILIENT GASKET BY A-LOK PRODUCTS, INC., OR EQUAL.

MANHOLE DROP CONNECTIONS:

8-INCH TO 12-INCH DIAMETER DROP: PVC SDR 26.

DROP SHALL BE PRECAST AND CONSTRUCTED VERTICALLY AND PARALLEL TO THE OUTSIDE OF THE MANHOLE.

OVER 12-INCH DIAMETER DROP: DUCTILE IRON CLASS 50.

ENCASE ENTIRE DROP PIPE FROM BASE OF MANHOLE TO 6 INCHES ABOVE TOP OF INCOMING SEWER WITH 4000 PSI CONCRETE AT A MINIMUM THICKNESS OF 6 INCHES.

DROP SHALL BE CONSTRUCTED VERTICALLY AND PARALLEL TO THE OUTSIDE OF THE MANHOLE.

ENCASE DROP ELBOW AT BASE OF MANHOLE ONLY IN CONCRETE.

ENCASE TO 12 FEET ABOVE TOP OF ELBOW.

UTILIZE DUCTILE IRON RESTRAINED JOINT PIPE AND FITTINGS FOR DROP ELBOW, PIPE, AND DUCTILE IRON TEE AT INCOMING SEWER.

SUPPORT DROP PIPE TO MANHOLE WALL WITH STAINLESS STEEL BRACKETS AND STRAPPING WHERE DROPS ARE OVER 10 FEET LONG.

PVC DROPS OVER 12-INCH DIAMETER WITH TOTAL CONCRETE ENCASEMENT MAY BE UTILIZED IF APPROVED BY THE DISTRICT. NO INTERNAL DROPS ARE ALLOWED.

CONNECTIONS TO EXISTING SEWERS:

AT LOCATIONS WHERE A SANITARY SEWER IS PROPOSED ON AN EXISTING LINE THE MANHOLE SHALL BE PLACED BY UTILIZING THE FOLLOWING PROCEDURE. "DOG HOUSING" IS PROHIBITED. ALL BASE AND LOWEST SECTIONS OF THE MANHOLE SHALL BE MONOLITHIC.

THE EXISTING PIPES SHALL BE CUT SMOOTH APPROXIMATELY 5' FROM THE OUTSIDE OF THE PROPOSED MANHOLE.

LENGTHS OF DUCTILE PIPE SHALL BE FITTED WITH NON-SHEAR COUPLINGS AND THEN ATTACHED TO THE MANHOLE USING BOOTED CONNECTIONS.

DOGHOUSING OR PLACING STRUCTURES DIRECTLY OVER THE EXISTING LINES IS NOT PERMITTED.

SANITARY MANHOLE TESTING:

ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS SECTION 370.330(C).

THE CONTRACTOR SHALL NOTIFY THE DEKALB SANITARY DISTRICT 24 HOURS IN ADVANCE OF THE TESTING PROCEDURES.

MANHOLES SHALL BE TESTED FROM THE TOP OF THE FRAME ON DOWN.

REMOVE LID AND PLACE VACUUM TESTER HEAD ON TOP PORTION OF FRAME. DRAW VACUUM OF 10 INCHES HG (MERCURY).

TIME FOR VACUUM TO DROP TO 9 INCHES HG SHALL NOT BE LESS THAN 40, 50, OR 60 SECONDS FOR MANHOLE DIAMETERS OF 48, 60, AND 72 INCHES, RESPECTIVELY.

FOR MANHOLES DEEPER THAN 20 FEET, TEST TIMES SHALL BE INCREASED BY 2 SECONDS PER FOOT OF ADDITIONAL MANHOLE DEPTH.

MANHOLES THAT FAIL SHALL BE SEALED AND RETESTED BY CONTRACTOR UNTIL MANHOLE IS ABLE TO PASS TEST. ISOLATE AND REPAIR ANY LEAKING JOINTS, PIPE SEALS, ETC. OBTAIN PRE-APPROVAL OF REPAIR MATERIALS AND METHODS FROM DEKALB SANITARY DISTRICT. LEAKS MUST BE REPAIRED EXTERNALLY (AVOID PRODUCT OR SMALL AMT. "PATCH" OF MORTAR OR SEALANTS ON INSIDE OF SURFACE OF MANHOLE WILL NOT BE ACCEPTED.

GREASE INTERCEPTORS:

ALL NEW CONSTRUCTION OF COMMERCIAL OR INSTITUTIONAL FOOD SERVICE ESTABLISHMENTS SHALL REQUIRE A GREASE INTERCEPTOR AS PER THE DSD STANDARD DETAIL.

SEWER PIPE & FITTINGS SPECIFICATIONS:

DUCTILE-IRON PIPE AND FITTINGS:

DUCTILE IRON PIPE: AWWA C151 THICKNESS AWWA C150; INTERIOR CEMENT LINING AND BITUMINOUS COATINGS; EXTERIOR COAL TAR COATING AWWA C104, PRESSURE CLASS 350. JOINTS SHALL BE AWWA C111/A21.11 RUBBER RING SLIP SEAL OR "PUSH-ON TYPE

PIPE: COMPLY WITH ANSI A21.51, CLASS 50.

FITTINGS: COMPLY WITH ANSI A21.10.

JOINTS: COMPLY WITH ANSI A21.11.

ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI A21.4, STANDARD THICKNESS.

ALL DUCTILE IRON PIPES SHALL BE INSTALLED WITH POLYETHYLENE ENCASEMENT. THIS MAY BE WAIVED IF THE APPLICANT PROVIDES THE DEKALB SANITARY DISTRICT WITH SUFFICIENT SOIL INFORMATION TO INDICATING THAT EXISTING SOILS WILL NOT ADVERSELY AFFECT THE PIPE.

PVC PIPE AND FITTINGS:

PVC PLASTIC SEWER PIPE AND FITTINGS (DEPTHS OF 20' OR LESS)

POLYVINYL CHLORIDE (PVC) PIPE: ASTM D3034, HEAVY WALL SEWER PIPE; SDR-26. JOINTS SHALL BE ASTM D3212 FLEXIBLE ELASTOMERIC SEALS.

PIPE AND FITTINGS: NOMINAL SIZES UP TO 15" IN DIAMETER SHALL AT A MINIMUM BE ASTM D-3034. NOMINAL SIZES 18", 21" AND 24" SHALL MEET THE REQUIREMENTS OF ASTM-F-679 AS APPLICABLE TO T-1 MATERIALS. FOR ALL SIZES, THE STANDARD DIMENSION RATIO (SDR) SHALL BE NO LESS THAN SDR-26.

JOINTS: PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D-3212.

PVC HEAVY WALL GRAVITY SEWER PIPE (DEPTHS GREATER THAN 20')

PVC PIPE SHALL CONFORM TO AWWA C900/C905, DEPENDING ON DIAMETER. DIMENSION RATIO SHALL BE INDICATED ON THE PLANS AND SHALL BE NO GREATER THAN 21.

JOINTS SHALL BE ELASTOMERIC PUSH-ON TYPE JOINTS IN ACCORDANCE WITH ASTM F477 AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139

PVC WATER MAIN QUALITY PIPE (LARGE DIAMETER AT DEPTH GREATER THAN 20')

PIPE AND FITTINGS: NOMINAL SIZES 14", 16", 18", 20", 24" AND 30" SHALL MEET THE REQUIREMENTS OF AWWA STANDARDS ANSI/AWWA C-905.

HIGH DENSITY POLYETHYLENE SEWER PIPE (HDPE):

HDPE SHALL BE SDR 11 OR AS APPROVED BY THE DISTRICT

CELL CLASSIFICATION OF PE345464C OR GREATER PER ASTM D3350

THE USE OF HDPE AND ALL FITTINGS WILL BE APPROVED BY THE DISTRICT ON A CASE-BY-CASE BASIS.

ALL HDPE WELDS SHALL BE CERTIFIED THROUGH THE USE OF A DATALOGGER.

TWO TRACER WIRES SHALL BE INSTALLED WITH THE HDPE PIPE.

COUPLINGS:

PROVIDE NON-SHEAR FLEXIBLE RUBBER COUPLINGS WITH ADJUSTABLE STAINLESS STEEL BANDS FOR CONNECTING NEW PIPE TO EXISTING SEWER PIPE AND FOR REPAIRING SEWER PIPE.

ACCEPTABLE PRODUCTS: NON-SHEAR COUPLINGS BY DFW PLASTICS/NEFCO PLASTICS, INC., OR FERNCO

CONSTRUCTION STANDARDS:

ALL PIPE SHALL BE INSPECTED AND APPROVED BY THE DISTRICT OR DISTRICT'S AGENT PRIOR TO INSTALLATION.

PROVIDE MINIMUM COVER OF 5 FEET ABOVE TOP OF PIPE WHERE PIPE CROSSES BENEATH PAVED AREAS SUCH AS STREETS AND DRIVEWAYS AND A MINIMUM COVER OF 4 FEET IN UNPAVED AREAS.

SANITARY SEWER INSTALLATION SHALL NOT START UNTIL MASS GRADING HAS BEEN COMPLETED.

PIPE SHALL BE LAID AT A CONSTANT GRADE ON A STRAIGHT LINE FROM MANHOLE TO MANHOLE. CURVILINEAR SANITARY SEWERS OR SEWERS WITH DEFLECTED PIPES ARE PROHIBITED.

ALL CHANGES IN PIPE MATERIAL, CLASS, SIZE, SLOPE, AND DIRECTION SHALL BE MADE AT A MANHOLE UNLESS APPROVED BY THE DISTRICT. ALL SANITARY SEWERS SHALL BE CONSTRUCTED WITH THE USE OF A PIPE LASER.

ALL SANITARY SEWER SERVICES SHALL BE SDR 26 WITH A MINIMUM INSIDE DIAMETER OF SIX-INCHES (6") WHEN INSTALLED CONCURRENT WITH MAIN INSTALLATIONS.

SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM SLOPE OF (1 1/8" PER FOOT) FOR 6" DIAMETER SERVICES OR 2% (1/4" PER FOOT) FOR 4" DIAMETER SERVICES.

PLACE THE BUILDING SEWER PIPE/SERVICE ON A LAYER OF WASHED STONE CONFORMING TO IDOT GRADATION CA 7. PROVIDE A MINIMUM THICKNESS OF FOUR (4) INCHES UNDER THE PIPE BARREL, AND TWO (2) INCHES UNDER BELLS. CAREFULLY PLACE AND COMPACT AROUND THE PIPE TO PROVIDE UNIFORM SUPPORT TO THE BOTTOM QUADRANT. INSTALL PVC PLASTIC PIPE WITH BEDDING MATERIAL TO ONE (1) FOOT ABOVE TOP OF PIPE AND COMPACT IT PER THE DIRECTION OF THE DISTRICT.

PIPE BEDDING AND COVERING:

PROVIDE GRANULAR PIPE BEDDING AND COVER MATERIAL OF WELL GRADED, WASHED, MIXTURE OF GRAVEL OR STONE AGGREGATE FREE OF CLAY, LOAM, DIRT, CALCAREOUS OR OTHER FOREIGN MATTER CONFORMING TO THE IDOT "STANDARD SPECIFICATIONS" GRADATION NO. CA 7, OR THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

FOLLOWING PLACEMENT OF PIPE AND INSPECTION OF JOINTS, PROVIDE COMPACTED GRANULAR PIPE BEDDING AND COVER MATERIAL FOR THE FULL WIDTH OF THE TRENCH TO THE FOLLOWING LEVELS UNLESS OTHERWISE SHOWN ON THE DRAWINGS:

FOR PIPE SIZES 24-INCH AND SMALLER, EXCEPT FLEXIBLE THERMOPLASTIC PIPE: TO 4 INCHES ABOVE THE TOP OF THE PIPE.

FOR PIPE SIZES 27-INCH AND LARGER, EXCEPT FLEXIBLE THERMOPLASTIC PIPE: TO THE HORIZONTAL CENTERLINE (SPRINGLINE) OF THE PIPE.

FOR FLEXIBLE THERMOPLASTIC PIPES, INCLUDING PVC PLASTIC PIPE, AND OTHER FLEXIBLE TYPE PIPE: TO 12 INCHES ABOVE THE TOP OF THE PIPE.

SEWER PIPE TESTING:

TESTING WILL INCLUDE LOW PRESSURE AIR TESTING, DEFLECTION TESTING OF ALL FLEXIBLE PIPE, SEGMENT LAMPING AND TELEVISING ALL GRAVITY SEWER PIPE SHALL JETTED AND THE SYSTEM CLEANED OF DEBRIS PRIOR TO TELEVISING. THE DEKALB SANITARY DISTRICT MUST BE NOTIFIED ON THE DATE WHEN PIPE CONSTRUCTION IS COMPLETED.

THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF AIR TESTING ALL SANITARY SEWER LINES. THIS SHALL BE DONE IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN SECTION 31.2.C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

MANDREL DEFLECTION TESTING OF ALL FLEXIBLE PIPE SHALL NOT COMMENCE PRIOR TO 30 DAYS AFTER THE INSTALLATION OF THE LAST SECTION OF PIPE.

THE FULL LENGTH OF ALL SANITARY SEWERS SHALL BE TESTED AS SPECIFIED IN DIVISION 3, SECTION 31 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PAVEMENT REPLACEMENT:

PAVEMENT REPLACEMENT SHALL DEPEND ON THE MAKE UP OF THE EXISTING PAVEMENT STRUCTURE AND BE IN ACCORDANCE WITH THE CITY OF DEKALB REQUIREMENTS FOR THE PAVEMENT IN QUESTION (SEE DISTRICT'S STANDARD DRAWINGS).

CASING PIPES:

STEEL CASING PIPE

STEEL CASING PIPE SHALL BE A MINIMUM OF 24" DIAMETER, SHALL HAVE A MINIMUM WALL THICKNESS OF 0.250" AND SHALL BE STEEL CONFORMING TO ASTM A-53, TYPE 2, GRADE B. IT SHALL HAVE A 16 MIL BITUMINOUS COATING INSIDE AND OUT OF CASING PIPE. THICKNESS SHALL BE AS REQUIRED TO RESIST ALL LOADS INCLUDING, BUT NOT LIMITED TO SOIL STRUCTURES, VEHICLE DEAD LOADS, AS WELL AS VEHICLE LIVE LOADS AND LIVE LOAD SURCHARGES.

STAINLESS STEEL CASING SPACERS

CARRIER PIPE SHALL BE CENTERED WITHIN A CASING BY USE OF STAINLESS STEEL CASING SPACERS AS SHOWN ON THE PLANS. CENTER-TO-CENTER DIMENSIONS ARE TO BE PER THE DETAIL PROVIDED.

ACCEPTABLE MANUFACTURER: CASCADE WATERWORKS MANUFACTURING, CO - YORKVILLE, ILLINOIS - MODEL CCS, OR ACCEPTABLE ALTERNATIVE.

ALL WELDS AND METAL SURFACES SHALL BE CHEMICALLY PASSIVATED.

CASING END SEALS

ENDS OF ALL CASING PIPES SHALL BE SEALED WITH A PREFABRICATED END SEAL CONSTRUCTED FROM VIRGIN SBR WITH T-304 STAINLESS STEEL BANDS. CASCADE MODEL CCESS WITH STAINLESS STEEL BANDS OR APPROVED EQUAL

BRICK AND MORTAR ARE NOT PERMITTED

CONSTRUCTION STANDARDS

NO MORE THAN 3 INCHES LATERAL AND 1 INCH VERTICAL DEVIATION FROM THE THEORETICAL ALIGNMENT SHALL BE PERMITTED IN THE POSITION OF THE COMPLETED SEWER PIPE AT ANY POINT ALONG THE ALIGNMENT.

DUCTILE IRON PIPES AND FITTINGS

PROTECT PIPE AND FITTINGS INSTALLED IN CORROSIVE SOILS CONTAINING CINDERS OR HAVING A HIGH ORGANIC CONTENT BY LOOSE WRAPPING WITH POLYETHYLENE SHEET.

PLACE POLYETHYLENE SHEET AROUND THE ENTIRE CIRCUMFERENCE OF THE PIPE. TIE OR TAPE SHEET SECURELY TO PREVENT DISPLACEMENT DURING BACKFILLING.

COMPLY WITH ANSI/AWWA A21.5-93/C105 REGARDING INSTALLATION OF POLYETHYLENE PROTECTION.

MATERIALS 4-INCH SIZE THROUGH 24-INCH USE DUCTILE IRON, PVC PLASTIC, OR HDPE PIPES.

DUCTILE IRON PIPES

PIPES COMPLY WITH ANSI A21.51 THICKNESS CLASS 52, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

PIPE JOINTS: COMPLY WITH ANSI A21.11 FOR RUBBER GASKET TYPE.

PROVIDE COAL TAR ENAMEL OR OTHER SUITABLE COATING WILL BE SPECIFIED BY THE ENGINEER TO PROTECT INTERNAL DIAMETER FROM CORROSION. WHEN EXTERNAL CORROSION RESISTANCE IS REQUIRED, THE POLYETHYLENE ENCASEMENT CONFORMING TO ANSI/C105 A21.5-93 SHALL BE USED.

ONE BOLT, INC. FITTINGS.

FITTINGS:

USE DUCTILE IRON FITTINGS WITH MECHANICAL JOINT COMPLYING WITH ANSI A21.10 OR A21.53.

USE CEMENT LINING COMPLYING WITH ANSI A21.4, STANDARD THICKNESS.

BOLTS AND NUTS:

USE CORTEN BOLTS AND NUTS.

USE A-304 STAINLESS STEEL BOLTS WITH NUTS AND WASHERS OF SERIES 300 STAINLESS STEEL PER ASTM A194.

PROVIDE RESTRAINED JOINT TYPE FITTINGS THAT ARE COMPATIBLE WITH SYSTEM UTILIZED, AS SPECIFIED BY THE PIPE MANUFACTURER.

ACCEPTABLE PRODUCTS:

AMERICAN FASTIE, FLEX-RING LOK-RING, AND W/ COUPLED JOINT.
CLOW TYTON JOINT - TYPE A OR TYPE B, AND SUPER-LOCK.
U.S. PIPE TR-FLEX GRIPPER.

GRIFFIN BOLT LOK OR SNAP LOK.

FIELD LOK OR FAST GRIP GASKET SYSTEMS.

MEG-A-LUG SYSTEM

PROVIDE RIVER CROSSING PIPE WHERE INDICATED ON THE DRAWINGS.

PROVIDE BALL AND SOCKET TYPE JOINTS.

ALLOW 15 DEGREES MAXIMUM DEFLECTION.

ACCEPTABLE PRODUCTS:

AMERICAN FLEX-LOK BALL JOINT PIPE.

CLOW BALL AND SOCKET PIPE.

US PIPE USIFLEX PIPE.

GRIFFIN SNAP-LOK RIVER CROSSING PIPE.

MARKINGS:

THE FOLLOWING INFORMATION WILL BE CLEARLY MARKED ON THE PIPE AT MINIMUM INCREMENTS OF 2 FEET ALONG ITS LENGTH:

MANUFACTURERS NAME OR TRADEMARK

YEAR OF MANUFACTURE.

MIN. FILM THICKNESS AND MATERIAL TYPE (LINE OR HOCLPE).

APPLICABLE RANGE OF NOMINAL PIPE DIAMETER SIZE(S).

WARNING - CORROSION PROTECTION - REPAIR ANY DAMAGE.

DETECTABLE TRACER WIRE:

12 GAUGE COPPER TRACER 45 MIL PE COATED (DIRIS-TECH OR EQUAL), USED TO LOCATE UNDERGROUND UTILITIES. DETECTABLE BY METAL DETECTOR WHEN WIRE IS BURIED UP TO 6' DEEP. TWO (2) TRACER WIRES TO BE INSTALLED ON ALL LOW PRESSURE SEWERS. TERMINAL ENDS TO BE PLACED IN ALL STRUCTURES OR BROUGHT TO THE SURFACE AT OTHER LOCATIONS DESIGNATED BY THE ENGINEER.

ALL TRACER WIRE SPLICE TO LOCATIONS SHALL BE MADE WITH SUITABLE ELECTRICAL CONNECTION DEVICES OR ELECTRICAL WIRE CONNECTORS SIMILAR TO THE FOLLOWING TYPES:

IDEAL TWISTER DB PLUS WIRE CONNECTOR WITH NON-HARDENING SEALANT
THOMAS & BETTS BUTT SPLICE WITH HEAT SHRINK TUBING
3.SCOT CABLE SPLICES WITH HEAT SHRINK TUBING
LUG CONNECTORS AND SUITABLE ELECTRICAL TAPE FOR UNDERGROUND INSTALLATION.
3M SCOTCH-LOK CONNECTORS

DUCT TAPING OR USE OF OTHER METHODS TO ATTACH THE TRACER WIRE TO THE TOP OF THE PIPE SHOULD BE APPLIED AROUND ENTIRE DIAMETER OF PIPE AT INTERVALS OF NOT MORE THAN 50 FEET.

IF THE CONTRACTOR FAILS TO PROPERLY INSTALL THE TRACER WIRES, OR THE WIRE BREAKS DURING INSTALLATION, THE CONTRACTOR WILL BE REQUIRED TO INSTALL SAID TRACER WIRE IN A 1-INCH PVC CONDUIT SECURELY ATTACHED TO THE TOP OF THE MAIN AND SERVICE LINES.

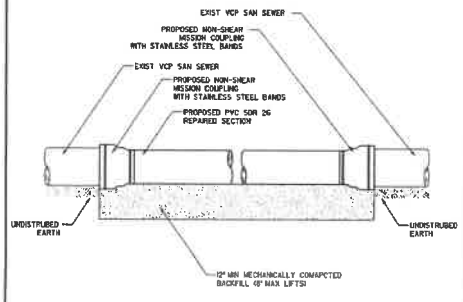
RANDOM CHECKS OF COMPLETED INSTALLATIONS WILL BE MADE FOR "CONTINUITY" TO VERIFY THE TRACER WIRES WERE INSTALLED PROPERLY.

CONSTRUCTION STANDARDS

PRIOR TO THE START OF WORK, OWNER/ CONTRACTOR SHALL PREPARE AND SUBMIT FOR DISTRICT'S APPROVAL A DETAILED DESCRIPTION OF THE HORIZONTAL DRILLING PLAN, INCLUDING MATERIALS AND EQUIPMENT, LATERAL REPAIR PROCEDURES AND MANHOLE RESTORATION PROCEDURES, EQUIPMENT, MATERIALS, BYPASS PUMPING SYSTEM, PLAN OF OPERATION, SCHEDULE OF WORK, ETC.
DEPTH AND ROUTING OF THE FORCEMAIN SHALL BE VERIFIED AT NO GREATER THAN 50' INTERVALS.

SANITARY SEWER PROJECTS - STATUS MATRIX

NOT AVAILAB



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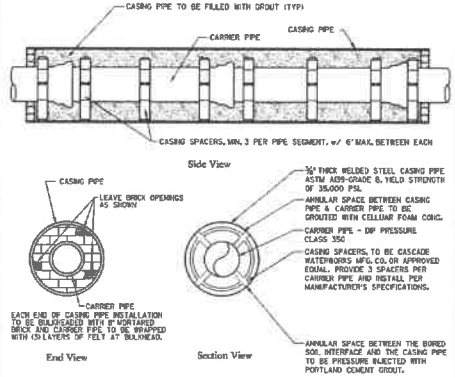
DETAIL No. 1

Existing Sanitary Sewer Spot Repair Detail

NOTES:

1. CONTRACTOR TO INSTALL INTERLOCKING STEEL SHEETING OR CIRCULAR LINER PLATES TO SUPPORT WALLS OF PITS. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT DETAILS OF PITS TO THE ENGINEER FOR INFORMATIONAL PURPOSES. THE COST OF SHEETING/LINER PLATES SHALL BE INCLUDED IN THE COST FOR CASING PIPE. ALL SHEETING/LINERPLATES SHALL BE REMOVED FROM JACKING AND RECEIVING PIT AFTER JACKING OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PHYSICALLY VERIFYING ALL UTILITY CLEARANCES PRIOR TO BEGINNING INSTALLATION. EXPLORATORY TRENCHES SHALL BE REQUIRED AT ALL UTILITY CROSSINGS.
3. A MINIMUM OF 3 CASING SPACERS PER SEGMENT OF PIPE SHALL BE REQUIRED.
4. ALL CONTRACTOR'S OPERATIONS REGARDING CONSTRUCTION OF CASING PIPES, CARRIER PIPES AND APPURTENANCES TO BE CONDUCTED IN ACCORDANCE WITH STATE, CITY AND DISTRICT REQUIREMENTS.



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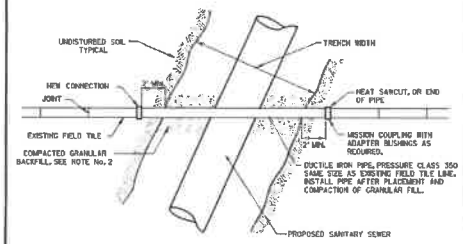
DETAIL No. 2

Casing Pipe Detail



NOTES:

1. ALL CONNECTIONS SHALL BE MADE WITH NON SHEAR MISSION COUPLING WITH STAINLESS STEEL BANDS, FERNCO OR APPROVED EQUAL.
2. COMPACT GRANULAR BACKFILL IN 8" LIFTS, BENEATH FIELD TILE LINE TO 95% STANDARD PROCTOR DENSITY. THE COST OF GRANULAR BACKFILL AND MECHANICAL COMPACTION SHALL BE CONSIDERED INCIDENTAL TO THE COST OF FIELD TILE REPLACEMENT.

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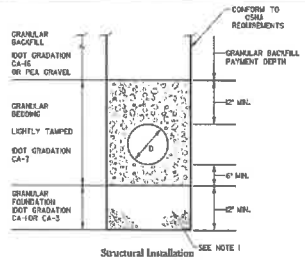
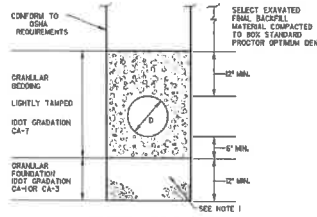
DETAIL No. 3

Replacement of Field Tile Lines Detail



Structural Installation



Non-Structural Installation

NOTES:

1. CONSTRUCT A GRANULAR FOUNDATION WHERE UNSUITABLE MATERIAL OR WET CONDITIONS ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH OR AS DIRECTED BY THE ENGINEER.

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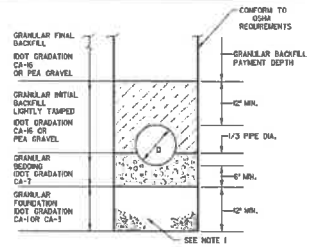
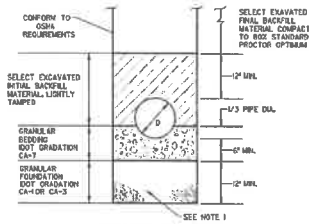
DETAIL No. 4

Detail for Bedding and Backfilling Polyvinyl Chloride (PVC) Sewers



Structural Installation



Non-Structural Installation

NOTES:

1. CONSTRUCT A GRANULAR FOUNDATION WHERE UNSUITABLE MATERIAL OR WET CONDITIONS ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH OR AS DIRECTED BY THE ENGINEER.

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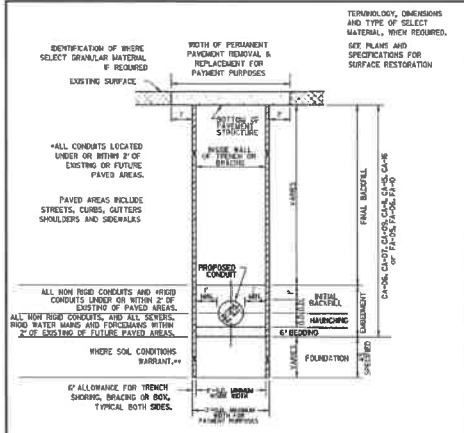
DETAIL No. 5

Detail for Bedding and Backfilling Ductile Iron Pipe Sewers



*INDICATES ELIGIBLE FOR PAYMENT AS SELECT GRANULAR BACKFILL OTHERWISE INCIDENTAL TO THE PIPE.

**INDICATES ELIGIBLE FOR PAYMENT AS SELECT FOUNDATION MATERIAL.

NON RIGID CONDUITS ARE DEFINED AS FLEXIBLE THERMOPLASTIC PIPE AND/OR CORRUGATED METAL PIPE.

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DETAIL No. 6

Typical Detail of Conduit Installation

Issue	Revisions	Date

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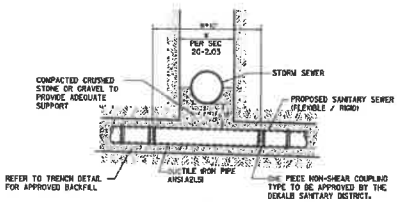
Standard Sanitary Sewer Construction Details

DeKalb, Illinois

Issue Date:
Scale:
Sheet Number
2



Sectional Elevation

NOTE:
DUCTILE IRON PIPE SHALL BE REQUIRED WHEN THE BOTTOM OF THE STORM SEWER IS WITHIN 18" OF THE TOP OF THE SANITARY SEWER. UNDER NO CIRCUMSTANCES SHALL THE STORM SEWER BE SUPPORTED BY THE SANITARY LINE.

Vertical Seperation

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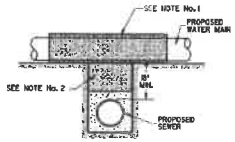
DETAIL No. 7

Sanitary Sewer at Storm Sewer Crossing Detail

PROPOSED WATER MAIN ABOVE PROPOSED SEWER LINE WITH 18" MINIMUM SEPARATION.

NOTE: CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



GUIDELINES:

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.

Vertical Seperation

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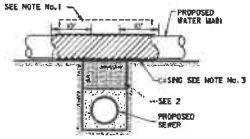
DETAIL No. 8

Water and Sewer Separation Requirement - Detail

PROPOSED WATER MAIN ABOVE PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM SEPARATION.

NOTE: CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



GUIDELINES:

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE A CASING FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN OR WATER MAIN CASING AND SEWER.

Vertical Seperation

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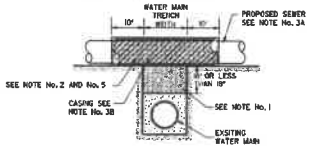
DETAIL No. 9

Water and Sewer Separation Requirement - Detail

EXISTING WATER MAIN BELOW PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM SEPARATION.

EXISTING WATER MAIN BELOW PROPOSED SEWER LINE WITH 18" MINIMUM SEPARATION.

NOTE: CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



GUIDELINES:

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF WATER MAIN.
3. A: PROPOSED SEWER CONSTRUCTED OF WATER MAIN MATERIAL (ACROSS WATER MAIN TRENCH PLUS 10 FT. EACH SIDE) AND PRESSURE TEST. OR;

   B: PROVIDE CASING FOR PROPOSED SEWER, TO EXTEND 10 FT. EACH SIDE OF WATER MAIN TRENCH AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

Vertical Seperation

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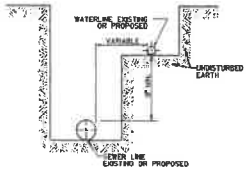
DETAIL No. 10

Water and Sewer Separation Requirement - Detail

PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER).

PLAN VIEW

PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER).



Horizontal Seperation

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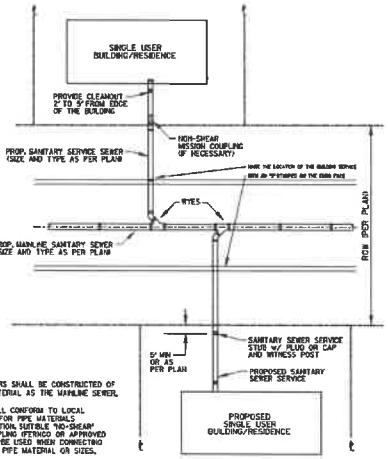
DETAIL No. 11

Horizontal Water and Sewer Separation Requirement - Detail



NOTES:

SERVICE SEWERS SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THE MAINLINE SEWER.

ALL PIPE SHALL CONFORM TO LOCAL REQUIREMENTS FOR PIPE MATERIALS AND INSTALLATION. SUITABLE "NO-SHEAR" ADAPTER COUPLING (FERNCO OR APPROVED EQUAL) SHALL BE USED WHEN CONNECTING TO DISSIMILAR PIPE MATERIAL OR SIZES.

INSTALL 2-12 GA. COPPER "TRACER" WIRES DIRECTLY OVER THE CONSTRUCTED SERVICE. AT A DEPTH OF 18-24 INCHES FROM FINISH GRADE AND TERMINATING AS DIRECTED BY THE DISTRICT.

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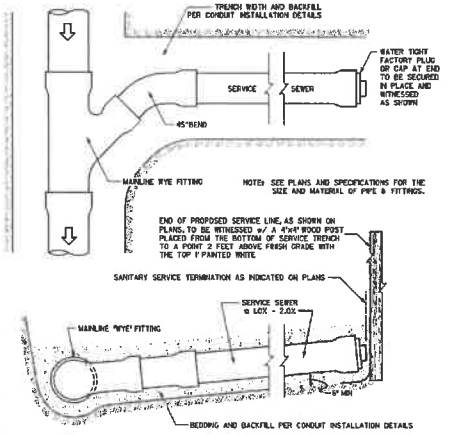
DETAIL No. 12

Sanitary Sewer Service Detail



NOTES:

SERVICE SEWERS SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THE MAINLINE SEWER.

ALL PIPE SHALL CONFORM TO LOCAL REQUIREMENTS FOR PIPE MATERIALS AND INSTALLATION. SUITABLE "NO-SHEAR" ADAPTER COUPLING (FERNCO OR APPROVED EQUAL) SHALL BE USED WHEN CONNECTING TO DISSIMILAR PIPE MATERIAL OR SIZES.

MARK THE LOCATION OF THE BUILDING SERVICE WITH AN "S" STAMPED ON THE FACE OF THE CURB

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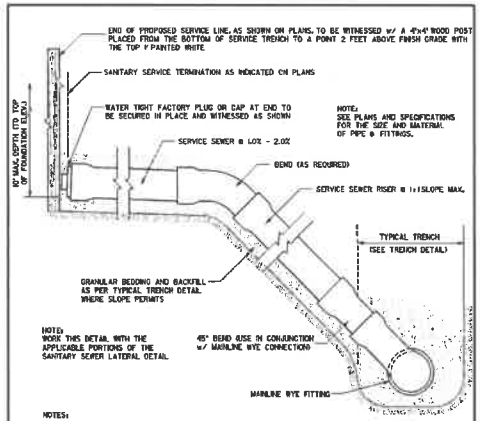
DETAIL No. 13

Sanitary Sewer Service Lateral Detail



NOTES:

THE DETAILED SERVICE RISER SHALL BE CONSTRUCTED IN LIEU OF THE STANDARD SERVICE SEWER, WHEN THE DEPTH OF THE PROPOSED SEWER SHALL EXCEED 12 FEET.

WHEN PLACED AT A SLOPE UNABLE TO SECURE THE REQUIRED BEDDING, THE RISER SHALL BE PLACED ON UNDISTURBED EARTH SHAPED TO PROVIDE UNIFORM BEARING FOR 1/4 OF THE PIPE BARREL CIRCUMFERENCE.

SERVICE RISERS AND ALL ASSOCIATED FITTINGS SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THE MAINLINE SEWER, UNLESS OTHERWISE SPECIFIED.

ALL PIPE SHALL CONFORM TO LOCAL REQUIREMENTS FOR PIPE MATERIALS AND INSTALLATION. SUITABLE "NO-SHEAR" ADAPTER COUPLING (FERNCO OR APPROVED EQUAL) SHALL BE USED WHEN CONNECTING TO DISSIMILAR PIPE MATERIAL OR SIZES.

MARK THE LOCATION OF THE BUILDING SERVICE WITH AN "S" STAMPED ON THE FACE OF THE CURB

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DETAIL No. 14

Sanitary Sewer Service Riser Detail

Issue	Revisions	Date

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Standard Sanitary Sewer Construction Details

DeKalb, Illinois

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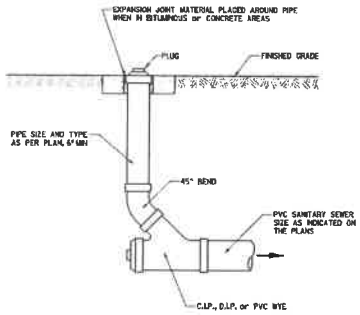

NOTES:

SANITARY SEWER SERVICE CLEANOUTS, AS DETAILED, SHALL BE INSTALLED
1. AT 100' INTERVALS, MEASURED FROM THE DOWNSTREAM CONNECTION
2. AT EVERY DEFLECTION OR BEND GREATER THAN 12 ½%
3. AS DETAILED ON THESE PLANS
4. AS DIRECTED BY THE DISTRICT OR DISTRICT REPRESENTATIVE

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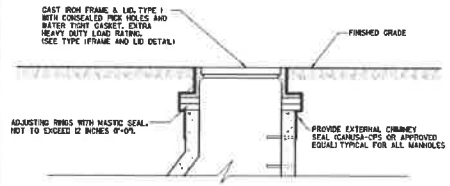
DETAIL No. 15

Sanitary Service Cleanout Detail



NOTE: THE FRAME SHALL BE SLOPED WHEN REQUIRED TO MATCH THE FINISH GRADE, THROUGH THE USE OF ADJUSTMENT RINGS AND MORTAR.

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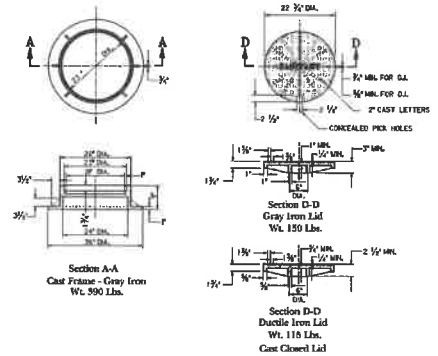
DETAIL No. 16

Flexible Watertight Frame Chimney Seal Detail



1. DUCTILE IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL LIDS AND COVERS SHALL BE MACHINED.
3. MANHOLE COVERS SHALL HAVE 2" CAST LETTERS THAT SAY "SANITARY".
4. AS AN ALTERNATE TO DUCTILE IRON LID, GRAY IRON MAY BE USED.
5. MINIMUM WEIGHTS FOR THE CASTING AS SHOWN.
6. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN #1050 SD or NEENAH #R-1085-2000.

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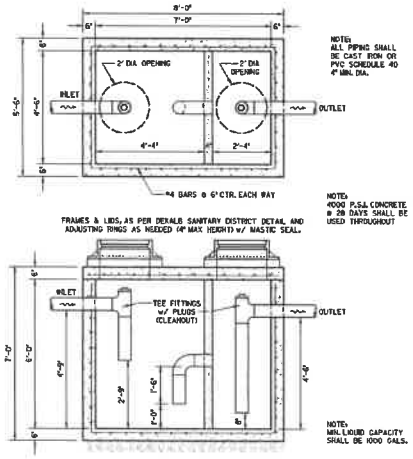
DETAIL No. 17

Frame and Lid Detail



NOTE: ALL PIPING SHALL BE CAST IRON OR PVC SCHEDULE 40 4" MIN. DIA.

NOTE: 4000 P.S.I. CONCRETE @ 28 DAYS SHALL BE USED THROUGHOUT

NOTE: MIN. LIQUID CAPACITY SHALL BE 1000 GALS.

NOTES:

1. INSTALLATION OF GREASE INTERCEPTOR STRUCTURE SHALL BE IN ACCORDANCE WITH ALL OTHER APPLICABLE STANDARDS FOLLOWED BY THE DEKALB SANITARY DISTRICT.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL WHEN PREMANUFACTURED STRUCTURES ARE TO BE USED.

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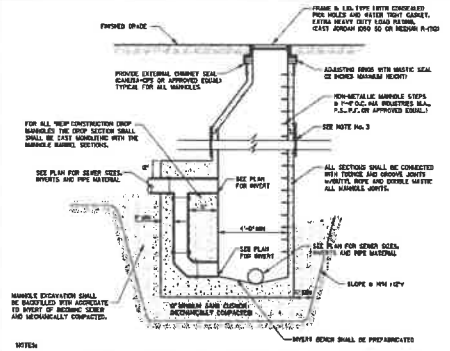
DETAIL No. 25

Precast Reinforced Concrete Grease Interceptor Detail



NOTES:

1. DROP MANHOLES SHALL BE USED WHERE INCOMING INVERT IS 2'-0" OR MORE ABOVE THE LOWEST INVERT. FOR INCOMING SEWERS SMALLER THAN 12" USE VERTICAL PIPE OF SAME DIAMETER. FOR INCOMING SEWERS OF 12" OR GREATER, USE 12" VERTICAL PIPE.
2. EXTERNAL DROP CONNECTORS ARE REQUIRED FOR 48" DIA. MANHOLES AND INTERIOR DROPS MAY BE USED FOR MANHOLES 48" DIA. AND LARGER, WITH APPROVAL OF THE ENGINEER AND DEKALB SANITARY DISTRICT.
3. PROVIDE MANHOLE ENCAPSULATION SYSTEM (WATERPROOF MEMBRANE) ON ALL MANHOLE JOINTS. SEE SPECIFICATION SECTION 02935 - TYPICAL. ALL MANHOLES (MAC WRAP OR APPROVED EQUAL)
4. ALL SECTIONS SHALL BE CONNECTED WITH TONGUE AND GROOVE JOINTS W/BUTYL ROPE. DOUBLE MASTIC ALL MANHOLE JOINTS.
5. ALL MANHOLE SECTIONS SHALL BE SEALED WITH BUTYL ROPE JOINT MATERIAL. CASTINGS AND ADJUSTMENT SHALL BE SEALED WITH TROWELABLE MASTIC
6. ENTIRE EXTERIOR OF MANHOLE TO BE FACTORY COATED WITH 2 COATS BITUMASTIC COATING CONSEAL CS85 OR APPROVED EQUAL.
7. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES. STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE OF THE STRUCTURE. ALL STEPS SHALL BE POLYPROPYLENE COATED STEEL REINFORCED ROOT.
8. MANHOLE FRAME AND LID SHALL BE NEENAH R-1405-2000 OR EAST JORDAN IRON WORKS 1050 SD WITH SELF SEALING LID AND CONCEALED PICKHOLES. ALL LIDS SHALL HAVE THE WORD "SANITARY" CAST INTO IT.
9. THE CONTRACT UNIT PRICE FOR MANHOLES, TYPE A SHALL INCLUDE THE COMPACTED GRAVEL OR CRUSHED STONE WHEN REQUIRED, FURNISHING AND INSTALLING STEPS WHEN REQUIRED, AND FURNISHING (AND COMPACTING) THE SPECIFIED BACKFILL MATERIAL. ALL MANHOLE CONSTRUCTION SHALL CONFORM TO ASTM C478 LATEST REVISION AND CONCENTRIC CONES WILL NOT BE ALLOWED
10. FOR NEW CONNECTIONS TO EXISTING MANHOLES, CORE DRILL OPENING & INSTALL WATERTIGHT PIPE TO MANHOLE SEAL WITH LINK SEAL OR APPROVED EQUAL.
11. ADJUSTING RINGS MAY NOT EXCEED 12 INCHES (1.0 FT)

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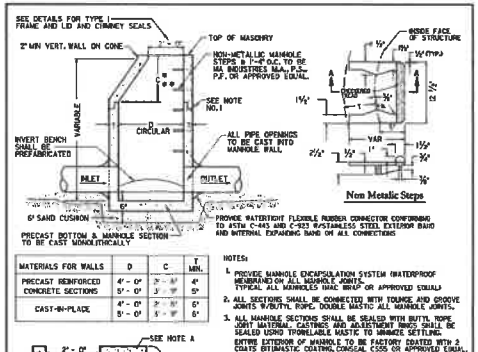
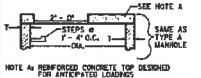
DETAIL No. 18

Drop Manhole Detail



MATERIALS FOR WALLS	D	C	T MIN.
PRECAST REINFORCED CONCRETE SECTIONS	4' - 0"	3" - 0"	4"
	5' - 0"	3" - 0"	5"
CAST-IN-PLACE	4' - 0"	3" - 0"	6"
	5' - 0"	3" - 0"	6"



NOTE A: REINFORCED CONCRETE TOP DESIGNED FOR ANTICIPATED LOADINGS. (SEE PLANS FOR SPECIAL PROVISIONS).
1. 6" THICKNESS 2' & 4' DIA.
2. 8" THICKNESS 6' DIA.

DETAIL OF MANHOLE TOP TO BE USED WHERE RESTRICTED HEAD ROOM WILL NOT PERMIT CONE SECTION

Manhole Type C

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

** FOR AN OPTIONAL PRECAST CONCRETE FLAT SLAB TOP - SEE I.D.O.T. STD. 602604.

NOTES:

1. PROVIDE MANHOLE ENCAPSULATION SYSTEM (WATERPROOF MEMBRANE) ON ALL MANHOLE JOINTS. TYPICAL ALL MANHOLES (MAC WRAP OR APPROVED EQUAL)
2. ALL SECTIONS SHALL BE CONNECTED WITH TONGUE AND GROOVE JOINTS W/BUTYL ROPE. DOUBLE MASTIC ALL MANHOLE JOINTS.
3. ALL MANHOLE SECTIONS SHALL BE SEALED WITH BUTYL ROPE JOINT MATERIAL. CASTINGS AND ADJUSTMENT RINGS SHALL BE SEALED USING TROWELABLE MASTIC TO MINIMIZE SETTLING. ENTIRE EXTERIOR OF MANHOLE TO BE FACTORY COATED WITH 2 COATS BITUMASTIC COATING CONSEAL CS85 OR APPROVED EQUAL.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES. STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE OF THE STRUCTURE. ALL STEPS SHALL BE POLYPROPYLENE COATED STEEL REINFORCED RODS.
5. MANHOLE FRAME AND LID SHALL BE NEENAH R-1405-2000 OR EAST JORDAN IRON WORKS 1050 SD WITH SELF SEALING LID AND CONCEALED PICKHOLES. ALL LIDS SHALL HAVE THE WORD "SANITARY" CAST INTO IT.
6. IN ADDITION TO THE REQUIREMENTS OF ART. 02.13 OF THE STANDARD SPECIFICATIONS, THE CONTRACT UNIT PRICE FOR MANHOLES, TYPE A SHALL INCLUDE THE COMPACTED GRAVEL OR CRUSHED STONE WHEN REQUIRED, FURNISHING AND INSTALLING STEPS WHEN REQUIRED, AND FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL. ALL MANHOLE CONST. SHALL CONFORM TO ASTM C478 LATEST REVISION & CONCENTRIC CONES WILL NOT BE ALLOWED.
7. FOR NEW CONNECTIONS TO EXISTING MANHOLES, CORE DRILL OPENING & INSTALL WATERTIGHT PIPE TO MANHOLE SEAL WITH LINK SEAL OR APPROVED EQUAL.
8. ADJUSTING RINGS MAY NOT EXCEED 12 INCHES (1.0 FT)

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DETAIL No. 19

Sanitary Manhole Type A

Date	Revisions	Date

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DeKalb, Illinois

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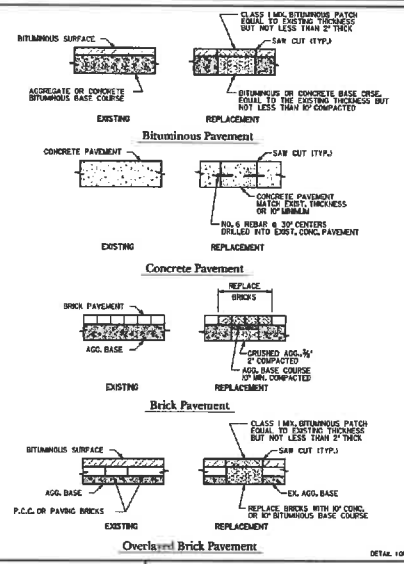

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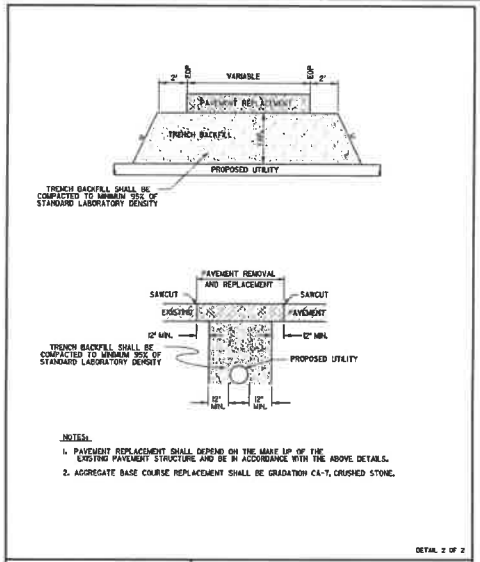
DETAIL No. 20

Pavement Replacement Detail
(City of DeKalb Detail / Specifications)



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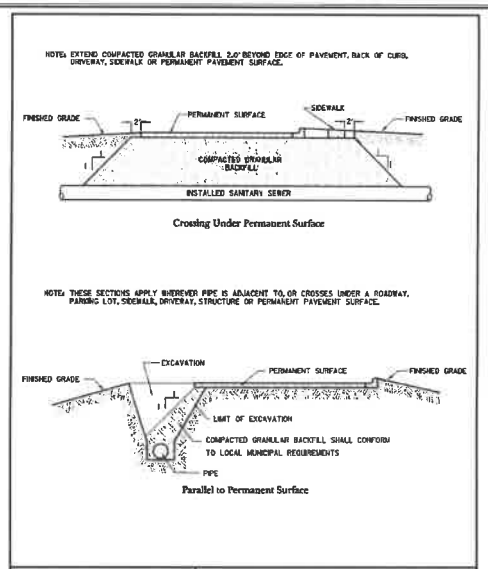
DETAIL No. 21

Pavement Replacement Detail
(City of DeKalb Detail / Specifications)



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815.758.3515 Fax: 815.758.6615
DETAIL No. 22

Detail for Installation of Pipe Parallel to and Crossing Under Permanent Surface

NOTES:

THE BASE CASTING SHALL BE ASTM A-48, CLASS 30 CAST IRON (VARIOUS CONTOURS AVAILABLE TO FIT 6.275" - 30.0" O.D. MAINS)

THE PVC ADAPTER SHALL BE A GASKETED BELL TO ACCEPT SCHEDULE 40 DWV

THE ADAPTER SHALL BE CEMENTED PERMANENTLY IN PLACE WITH A 2-PART URETHANE ADHESIVE.

THE BASE OF THE SADDLE SHALL BE DIP-COATED IN A WATERBASED BITUMINOUS COATING.

THE STRAP TO BE 24 GAUGE x 2.5" WIDE, TYPE 304 STAINLESS STEEL

THE STRAP PINS TO BE .75" DIA., TYPE 303 STAINLESS STEEL

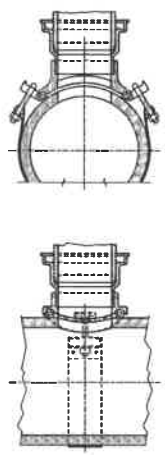
THE "T" BOLTS TO BE .375" - 16, TYPE 304 STAINLESS STEEL

NUTS AND WASHERS TO BE TYPE 18-8 STAINLESS STEEL

"O" RINGS TO BE ASTM C-361-77 TUBULAR POLYISOPRENE

A 4" INLET SHALL REQUIRE A 4" DIA. TAP IN THE SEWER MAIN

A 6" INLET SHALL REQUIRE A 6" DIA TAP IN THE SEWER MAIN (THE SEWER MAIN SHALL BE A MIN. 8" DIA.)



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DETAIL No. 23

Sealtite Sewer Saddle Tee Detail

NOTES:

THE BASE CASTING SHALL BE ASTM A-48, CLASS 30 CAST IRON (VARIOUS CONTOURS AVAILABLE TO FIT 6.275" - 30.0" O.D. MAINS)

THE PVC ADAPTER SHALL BE A GASKETED BELL TO ACCEPT SCHEDULE 40 DWV

THE ADAPTER SHALL BE CEMENTED PERMANENTLY IN PLACE WITH A 2-PART URETHANE ADHESIVE.

THE BASE OF THE SADDLE SHALL BE DIP-COATED IN A WATERBASED BITUMINOUS COATING.

THE STRAP TO BE 24 GAUGE x 2.5" WIDE, TYPE 304 STAINLESS STEEL

THE STRAP PINS TO BE .75" DIA., TYPE 303 STAINLESS STEEL

THE "T" BOLTS TO BE .375" - 16, TYPE 304 STAINLESS STEEL

NUTS AND WASHERS TO BE TYPE 18-8 STAINLESS STEEL

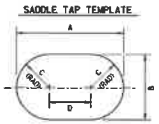
"O" RINGS TO BE ASTM C-361-77 TUBULAR POLYISOPRENE

A 4" INLET SHALL REQUIRE A 4"x6.5" OVAL TAP IN THE SEWER MAIN

A 6" INLET SHALL REQUIRE A 6"x9.25" OVAL TAP IN THE SEWER MAIN (THE SEWER MAIN SHALL BE A MIN. 8" DIA.)

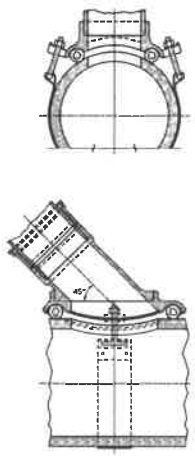
A SADDLE TAP TEMPLATE SHALL BE SUPPLIED WITH EACH SADDLE.

SADDLE TAP TEMPLATE



SADDLE TAP DIMENSIONS

SIZE	A	B	C	D
4" INLET	6.5"	4"	2"	2.5"
6" INLET	9.25"	6"	3"	3.25"



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DETAIL No. 24

Sealtite Sewer Saddle Wye Detail

Issue	Revisions	Date

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Standard Sanitary Sewer Construction Details
DeKalb, Illinois

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REVISED ELEVATION
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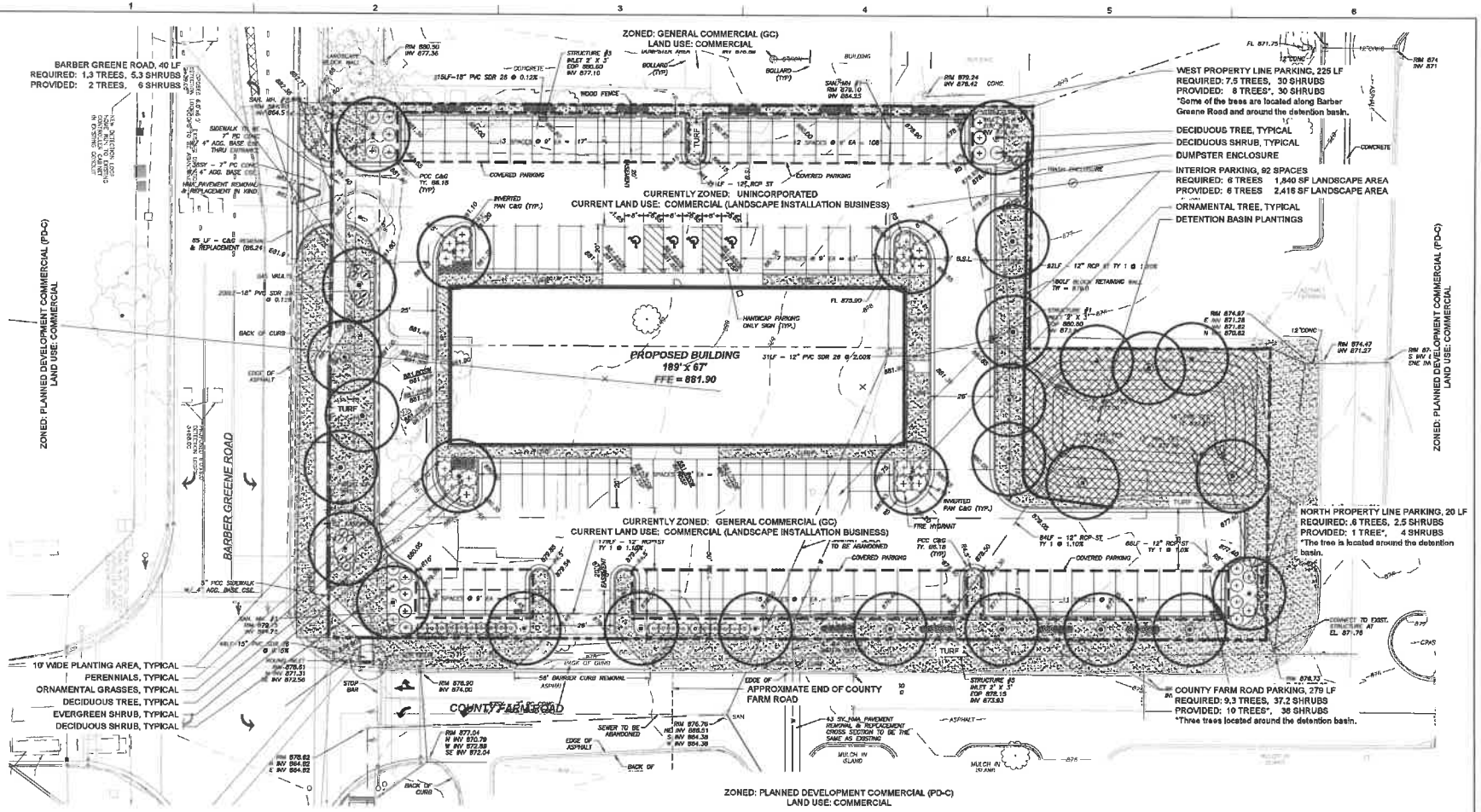
ARISTA



Planting Notes

1. Basemap information obtained from geometric site, grading, and utility plans prepared by Wendler Engineering Services, Inc. dated 03/30/2022.
2. This plan is a concept. Final planting designs will reflect final site plans.
3. It is presumed, at this stage of the project, that all existing trees will be removed from the property.
4. The potential material list represents species likely to be selected during the design process.

Potential Material List

Description	Estimated Quantity	Unit of Measure	Size	Rootball Condition
Trees	0			
Acer x freemanii 'Marmo' Marmo Freeman Maple	0	EA.	2.5" CAL	B/B
Acer x freemanii 'Sienna' Sienna Glen Maple	0	EA.	2.5" CAL	B/B
Celtis occidentalis Hackberry	0	EA.	2.5" CAL	B/B
Gleditsia triacanthos f. inermis 'Skycole' Skyline Skyline Honeylocust	0	EA.	2.5" CAL	B/B
Quercus bicolor Swamp White Oak	0	EA.	2.5" CAL	B/B
Quercus imbricaria Shingle Oak	0	EA.	2.5" CAL	B/B
Deciduous Shrubs	0			
Ribes alpinum 'Green Mound' Green Mound Alpine Currant	0	EA.	24" HGT	B/B
Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	0	EA.	24" HGT	B/B
Viburnum dentatum 'Christom' BLUE MUFFIN Blue Muffin Arrowwood Viburnum	0	EA.	24" HGT	B/B

Description	Estimated Quantity	Unit of Measure	Size	Rootball Condition
Evergreen Shrubs	0			
Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	0	EA.	24" WD	B/B
Juniperus x pfitzeriana 'Sea Green' Sea Green Juniper	0	EA.	24" WD	B/B
Ornamental Grasses	0			
Sporobolus heterolepis Prairie Dropseed	0	EA.	1/2 GAL	Potted
Seeding				
Turf Seed	2400	S.Y.		Seed
Detention Basin Mix	675	S.Y.		Seed

B/B = balled and burlapped
Potted = pots or flats of plants

Note: The owner reserves the right to substitute cultivars, and species if necessary, at the time of construction due to plant availability.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE TO place INC.

Site to Place, Inc.
847 South Randall Road, #406
Elgin, Illinois 60123
Phone: (847) 699-8834 Fax: (307) 640-3065
www.sitetoplace.com

CONSULTANTS:

SEAL(S):

PREPARED FOR:
Wendler Engineering Services, Inc.
Dixon, Illinois

PROJECT NAME:
Arista Residences Site and Landscape Improvements
DeKalb, Illinois

PROJECT NO.: 018-005
ISSUED: FOR CITY REVIEW
DATE: 12/30/2021
REVISIONS:
1 01/11/2022 Per City Comment
2 04/20/2022 Per Site Plan Revisions

DRAWN BY: BMS
CHECKED BY: BMS

Scale: 1" = 20'
NORTH
0' 5' 10' 20' 40' 60'

SHEET TITLE:
PLANTING CONCEPT PLAN

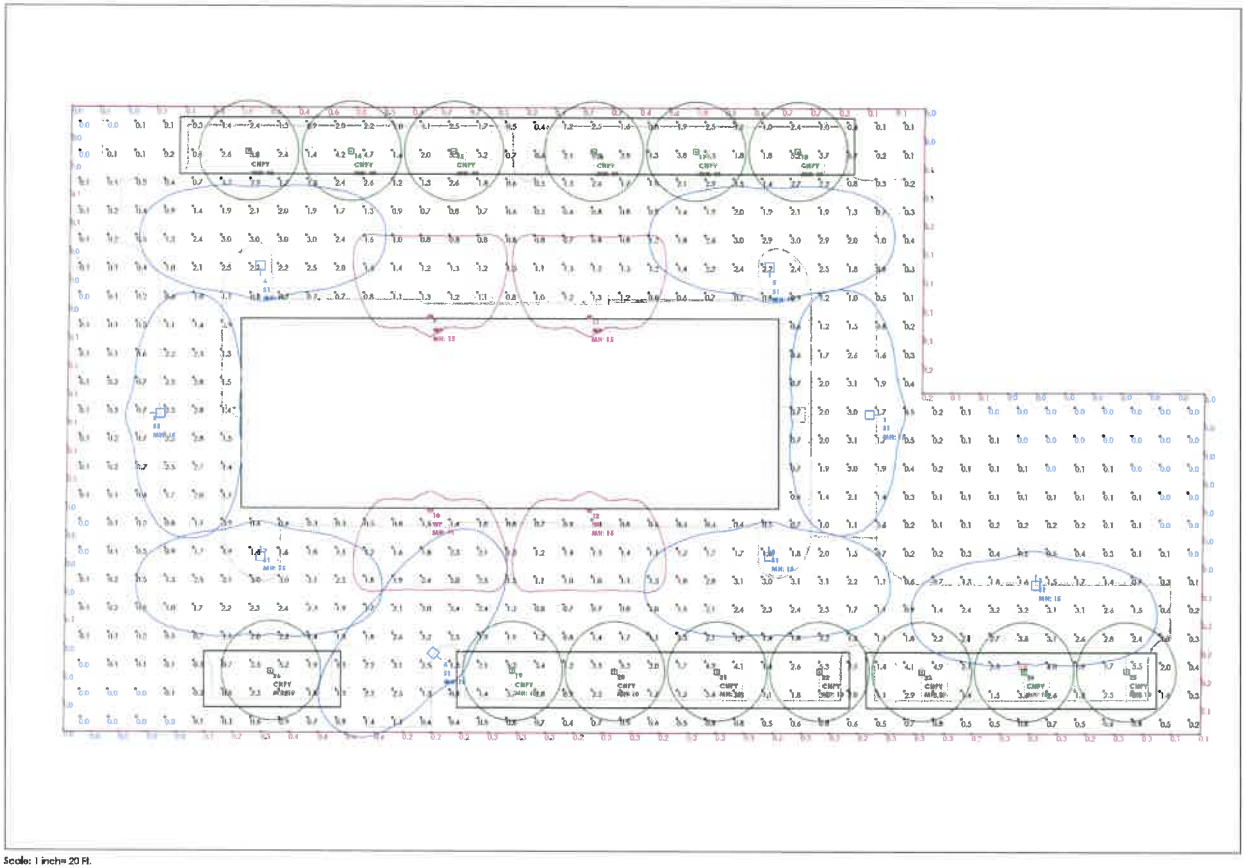
L1

© 2021 Site to Place, Inc.

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	14	CNPY	Single	3170	3170	24.3	24.3	0.900	HUBBELL OUTDOOR LIGHTING	LSQ1-25-4K7-UNV-X
	8	S1	Single	6329	6329	49.7	49.7	0.900	HUBBELL OUTDOOR	ASL1-80L-50-4K7-3-UNV-ASQU-X
	4	WP	Single	2783	2783	28.6	28.6	0.900	HUBBELL OUTDOOR	LNC2-12L-4K-070-4-U-X

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PROPERTY LINES	Illuminance	Fc	0.21	0.8	0.0	N.A.	N.A.	READINGS @ GRADE
SITE_Planar	Illuminance	Fc	1.35	5.6	0.0	N.A.	N.A.	READINGS @ GRADE
PARKING LOT	Illuminance	Fc	1.95	5.6	0.4	14.00	4.88	READINGS @ GRADE

Luminaire Location Summary				
LumNo	Label	Mtg Ht	Orient	Tilt
1	ASL1-80L-50-4K7-3-U	15	180	0
2	ASL1-80L-50-4K7-3-U	15	0	0
3	ASL1-80L-50-4K7-3-U	15	270	0
4	ASL1-80L-50-4K7-3-U	15	140	0
5	ASL1-80L-50-4K7-3-U	15	90	0
6	ASL1-80L-50-4K7-3-U	15	90	0
7	ASL1-80L-50-4K7-3-U	15	270	0
8	ASL1-80L-50-4K7-3-U	15	270	0
9	LNC2-12L-4K-070-4	15	90	0
10	LNC2-12L-4K-070-4	15	270	0
11	LNC2-12L-4K-070-4	15	90	0
12	LNC2-12L-4K-070-4	15	270	0
13	LSQ1-25-4K7-UNV-X	10	270	0
14	LSQ1-25-4K7-UNV-X	10	270	0
15	LSQ1-25-4K7-UNV-X	10	270	0
16	LSQ1-25-4K7-UNV-X	10	270	0
17	LSQ1-25-4K7-UNV-X	10	270	0
18	LSQ1-25-4K7-UNV-X	10	270	0
19	LSQ1-25-4K7-UNV-X	10	270	0
20	LSQ1-25-4K7-UNV-X	10	270	0
21	LSQ1-25-4K7-UNV-X	10	270	0
22	LSQ1-25-4K7-UNV-X	10	270	0
23	LSQ1-25-4K7-UNV-X	10	270	0
24	LSQ1-25-4K7-UNV-X	10	270	0
25	LSQ1-25-4K7-UNV-X	10	270	0
26	LSQ1-25-4K7-UNV-X	10	270	0



Scale: 1 inch= 20 ft.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY USES, USE AVG. TO 3	

SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14.
INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

PG enlighten

DRAWN BY:
Joeli Collins
joeli.collins@pg-enlighten.com
847.258.1199

PG CONTACT:
Brian Dahlquist
Brian.Dahlquist@pg-enlighten.com
847.258.1199

REVISIONS
1
2
3

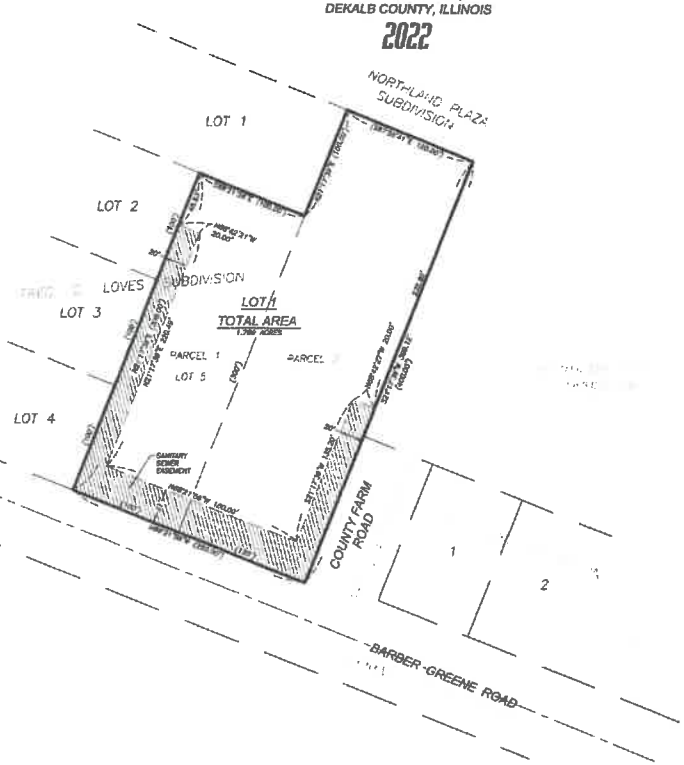
PROJECT NAME:
Arista Residences, DeKalb, IL

CLIENT NAME:
Wendler Engineering Services, Inc.

Date:4/11/2022

FINAL PLAT
OF
"ARISTA RESIDENCES SUBDIVISION"
PART OF FRED C. LOVES
SUBDIVISION & SECTION 12,
TOWNSHIP 40, RANGE 4 EAST OF
THE THIRD PRINCIPAL MERIDIAN,
CITY OF DEKALB,
DEKALB COUNTY, ILLINOIS
2022

N
W E
S
0 25' 50'
SCALE: 1"=50'



2022009617
DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 10/6/2022 10:14 AM
REC FEE: 95.00 RHSPS FEE: 9.00

PAGES: 2

"KEEP IN FILE"
Plat Cabinet 11
Slide # 40-D

SANITARY DISTRICT CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE KISHWAUKEE WATER RECLAMATION DISTRICT, DEKALB COUNTY, ILLINOIS.

APPROVED THIS 9TH DAY OF SEPTEMBER, 2022.

BY: Dennis J. Collins
PRESIDENT
(PLEASE SIGN AND PRINT)

ATTEST: Michael Holland
MICHAEL HOLLAND
(PLEASE SIGN AND PRINT)

KISHWAUKEE WATER RECLAMATION DISTRICT EASEMENT PROVISIONS

THE OWNER DOES HEREBY COVENT AND GRANT TO KISHWAUKEE WATER RECLAMATION DISTRICT ("GRANTEE"), A PERMANENT EXCLUSIVE SEWER EASEMENT (THE "EASEMENT") WITHIN THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" ON THE PLAT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AND AS LEGALLY DESCRIBED (THE "PREMISES"). THE EASEMENT IS GRANTED TO INSTALL, CONSTRUCT, REPAIR, REPLACE, REMOVE, OPERATE, MAINTAIN, AND RECONSTRUCT SANITARY SEWERS AND THEIR APPURTENANCES TO SERVE THE PROPERTY DESCRIBED HEREON IN DEKALB, ILLINOIS (THE "PROPERTY"). THE RIGHT IS ALSO GRANTED TO THE KISHWAUKEE WATER RECLAMATION DISTRICT TO CUT, TRIM OR REMOVE TREES, BUSHES, FENCES, AND SIGNS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED.

THE GRANTOR AGREES THAT NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED WITHIN THE PREMISES, BUT SAID AREA MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING AREAS, DRIVEWAYS, PAVED AREAS, CURBING, CURB CUTS, TRAFFIC CONTROL IMPROVEMENTS, FENCING, SIGNAGE, AND RELATED IMPROVEMENTS AND INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES CROSSING THE EASEMENT AREA (COLLECTIVELY, THE "IMPROVEMENTS"), AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN.

ANY WORK AUTHORIZED UNDER THE EASEMENT SHALL BE PERFORMED BY THE GRANTEE CAREFULLY SO AS TO CAUSE AS LITTLE DAMAGE AS POSSIBLE TO THE PREMISES AND IT WILL CAUSE THE PREMISES TO BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION AFTER THE COMPLETION OF NECESSARY CONSTRUCTION PERFORMED BY THE GRANTEE. THE GRANTEE WILL SAVE, PROTECT, INDEMNIFY, AND KEEP HARMLESS THE GRANTOR, THE SAID PREMISES AND THE REMAINDER OF THE GRANTOR'S ADJACENT LANDS FROM ANY LIENS OF ANY KIND FOR OTHER WORK OR MATERIALS USED OR EMPLOYED BY ALL WORK PERFORMED BY THE GRANTEE ON THE PROPERTY. THE GRANTOR SPECIFICALLY RESERVES UNTO itself THE FEE SIMPLE TITLE TO THE PROPERTY SUBJECT ONLY TO THE EASEMENT DESCRIBED HEREIN. GRANTOR IS AWARE OF AND WAIVES ITS RIGHT PROVIDED BY THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 (P.L. 91-646) AND GRANTOR FURTHER AGREES THAT IT IS BECEIVING FAIR AND REASONABLE COMPENSATION FOR THE EASEMENT.

SURVEYOR'S CERTIFICATE

I, PATRICK T HUBERT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AND AT THE REQUEST OF THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE LAND HEREON TO BE HEREAFTER KNOWN AS " ARISTA RESIDENCES", A SUBDIVISION IN SECTION TWELVE (12), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS:

PARCEL ONE
LOT FIVE (5) OF FRED C. LOVE'S SUBDIVISION OF ASSESSOR'S LOT SIXTY-TWO (62) ON SECTION TWELVE (12), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 8, SITUATED IN DEKALB COUNTY, ILLINOIS.

PARCEL TWO
PART OF THE EAST HALF (E1/2) OF SECTION TWELVE (12), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF FRED C. LOVE'S SUBDIVISION OF ASSESSOR'S LOT SIXTY-TWO (62), AS SHOWN ON PLAT RECORDED IN DEKALB COUNTY, IN BOOK "D" OF PLATS, PAGE 8; RUNNING THENCE NORTH ALONG THE EAST LINE OF LOTS ONE (1) AND FIVE (5) TO THE NORTHEAST CORNER OF LOT ONE (1) IN SAID FRED C. LOVE'S SUBDIVISION; THENCE EASTERLY, AT RIGHT ANGLES, 120 FEET TO THE WEST LINE, EXTENDED NORTH OF ELMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN DEKALB COUNTY, IN BOOK "J" OF PLATS, PAGE 29, AS DOCUMENT NO. 281993; THENCE SOUTH ON SAID NORTHERLY EXTENSION OF SAID WEST LINE, 400 FEET TO THE SOUTH LINE OF SAID LOT FIVE (5), EXTENDED EAST; THENCE WEST, ALONG SAID SOUTH LINE EXTENDED EAST, 120 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

I ALSO CERTIFY, THAT THE LAND CONTAINED WITHIN THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS OF THE CITY PLAN.

I ALSO CERTIFY, THAT NO PART OF THE LAND CONTAINED WITHIN THIS SUBDIVISION IS LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATING MAP 17037C0041E, REVISED JANUARY 2, 2009

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FOREGOING PLAT IS IN COMPLIANCE WITH 765 ILCS 205/2 OF THE ILLINOIS COMPILED STATUTES; THAT ALL MONUMENTS AND MARKERS EXIST AS SHOWN HEREON; AND THAT ALL BIREARINGS AND GEODETIC DETAILS ARE CORRECT AS SHOWN HEREON. DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. BEARINGS OR ANGLES ARE IN DEGREES, MINUTES AND SECONDS. DISTANCES ALONG CURVED LINES ARE ARC DISTANCES UNLESS OTHERWISE NOTED. ANGLES TO CURVED LINES ARE ANGLES TO THE CHORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 13 DAY OF JULY, A.D., 20 22.

PATRICK T HUBERT
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-4028

MY LICENSE EXPIRES NOVEMBER 30, 2022.

STATE OF ILLINOIS
PATRICK T. HUBERT
35-4028
PROFESSIONAL LAND SURVEYOR

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT ISAAC II SUITES, LLC
IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED BY THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE OF "ARISTA RESIDENCES SUBDIVISION".

DATED AT DEKALB, ILLINOIS THIS 25TH DAY OF JULY, 2022

ISAAC I SUITES, LLC - JOHN PAPPAS
3 FURBRY CIRCLE
DEKALB, IL 60115

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, Amy Prais, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT John Pappas FOR ISAAC II SUITES, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25TH DAY OF July, 20 22, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC

OFFICIAL SEAL
AMY L PRAIS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/14/25

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT [redacted] N/A GREENE LLC
IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED BY THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE OF "ARISTA RESIDENCES SUBDIVISION".

DATED AT DEKALB, ILLINOIS THIS 8TH DAY OF AUGUST, 2022

NA GREENE LLC - PAUL ANNOMOSTOPOULOS
121 W WINCH ROAD, STE. 12
MAHWEH, NY 10954

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, RALPH CRAFTON, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT [redacted] FOR NA GREENE LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF AUGUST, 20 22, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC

I.D.O.T. ACCESS NOTE

THIS PLAT DOES NOT NEED APPROVAL BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2 AS AMENDED, DUE TO THERE BEING NO NEW POINTS OF ACCESS CREATED WITH THIS PLAT.

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING STREETS, SIDEWALKS, STORM SEWERS, WATERMAIN, AND DRAINAGE STRUCTURES HAVE BEEN BUILT, AS REQUIRED, OR HAVE BEEN PROVIDED FOR BY BOND CONTRACT OR IRREVOCABLE LETTER OF CREDIT TO MY APPROVAL.

APPROVED THIS 26TH DAY OF JULY, 2022.

BY: Zachary Gill
CITY ENGINEER, CITY OF DEKALB

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

ON THE 23RD DAY OF May, 2022. (Ord. 2022-029)

BY: Cohen Barnes
MAYOR
(PLEASE SIGN & PRINT)

ATTEST: Ruth A. Scott
RUTH A. SCOTT
EXECUTIVE ASSISTANT
(PLEASE SIGN & PRINT)

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES IS IN THE FOLLOWING DISTRICT(S):
DEKALB COMMUNITY SCHOOL DISTRICT #428
901 S. 4TH STREET
DEKALB, ILLINOIS 60115

ISAAC I SUITES, LLC - JOHN PAPPAS
3 FURBRY CIRCLE
DEKALB, IL 60115

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, Amy Prais, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT John Pappas FOR ISAAC II SUITES, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25TH DAY OF July, 20 22, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC

OFFICIAL SEAL
AMY L PRAIS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/14/25

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES IS IN THE FOLLOWING DISTRICT(S):
DEKALB COMMUNITY SCHOOL DISTRICT #428
901 S. 4TH STREET
DEKALB, ILLINOIS 60115

NA GREENE LLC - PAUL ANNOMOSTOPOULOS
121 W WINCH ROAD, STE. 12
MAHWEH, NY 10954

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, RALPH CRAFTON, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT [redacted] FOR NA GREENE LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF AUGUST, 20 22, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS THIS 16TH DAY OF May, 2022

MIKE HAYWELL, CHAIRPERSON

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, DOUGLAS J. JOHNSON, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT CENTRAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON.

THIS 6TH DAY OF October, 2022

DOUGLAS J. JOHNSON, COUNTY CLERK

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, AFORESAID ON THIS 6TH DAY OF October, 2022 AT 10:14 O'CLOCK A.M. AND DULY RECORDED IN PLAT CABINET 11 SLIDE NO. 40-D AS DOCUMENT NO. 2022009617

DOUGLAS J. JOHNSON, COUNTY RECORDER

LEGEND

	BOUNDARY OF SURVEY
●	MONUMENT FOUND
A	SET MAG NAIL
●	SET SURVEY NAIL
○	5/8" STEEL PIN SET
+	CHISELED "X"
■	P.C.N. MARKER
$\Delta_{P.K.}$	P.K. NAIL
	SECTION LINE
	RIGHT OF WAY LINE
	TOTAL LINE
	BUILDING SETBACK (BSL)
	UTILITY EASEMENT (UE)
(101.36')	RECORD DIMENSION
(90°01'55")	RECORD ANGLE
(N84°12'10"E)	RECORD BEARING

wendler
wendler engineering services, inc.
civil · structural · surveying
www.wendlerga.com ph: 815.758.2391
Illinois Professional Design Firm No. 184-000348

FINAL PLAT
FOR
PAPPAS DEVELOPMENT

2022009617 11/40-D

00-CF-12-452-005
00-CF-12-452-014

2022005146

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 5/26/2022 09:51 AM
REC FEE: 75.00

PAGES: 23

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2022-022

APPROVING THE FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR ARISTA RESIDENCES LOCATED AT 1383 BARBER GREENE ROAD, DEKALB, ILLINOIS.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 23rd day of May 2022.

WITNESS my hand and the official seal of said City this 26th day of May 2022.

RUTH A. SCOTT, Executive Assistant

CITY OF DEKALB STATE OF ILLINOIS

Prepared by and Return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
164 E. Lincoln Highway
DeKalb, Illinois 60115