#### VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** ORDINANCE: FINAL PLANNED UNIT DEVELOPMENT FOR SUGAR GROVE CENTER LOT 8

**AGENDA:** DECEMBER 17, 2024 VILLAGE BOARD MEETING

**DATE:** DECEMBER 10, 2024

#### **ISSUE**

Shall the Village Board approve an Ordinance for Final Planned Unit Development for Sugar Grove Center and Special Use for an Automobile Service Shop, Lot 9, 112 E Galena Boulevard.

#### DISCUSSION

At the December 3, 2024 Village Board Meeting the Village Board discussed the proposed Final PUD and Special Use for Lot 9 in Sugar Grove Center for the development of a new Jiffy Lube Service Center. Board members discussed the use, the overall site plan, landscaping and the architecture of the building. There were no concerns expressed with the use, overall site plan, and landscaping, however, the Board seemed to be split on the appearance of the building and requested that the applicant revise the proposed architecture to include more brick. The applicant has provided revised elevations incorporating more brick as requested and has also provided an updated landscape plan.

The Plan Commission discussed the proposed Final PUD at the November 20, 2024 meeting. Commissioners discussed if traffic woud be an issue on Saturday mornings, oil spills, and if the proposed lighting would comply with the Sugar Grove Center PUD. They agreed that the Final PUD complies with the provisions in the Sugar Grove Center PUD and the Village Code. The Plan Commission made a recommendation that the Village Board approve the proposed PUD with the following conditions:

- The applicant will provide final signage plans prior to receiving Village Board approval.
- The applicant will provide revised final landscaping plans prior to receiving Village Board approval
- The applicant will be granted a deviation to not be required to install the required foundation plantings per the Village Code

The Plan Commission held the required public hearing for the Special Use permit on November 20, 2024. No objectors were present. The Commission discussed the proposed Special Use and overall did not have any concerns. The Plan Commission made a recommendation that the Village Board approve the proposed Special Use for an Automobile Service Shop and incorporate the Findings of Fact.

#### **COSTS**

All costs associated with the request are borne by the Applicant.

#### **ATTACHMENTS**

- Planning Commission Recommendation PC24-16
- Planning Commission Recommendation PC24-17
- An Ordinance Granting Approval of Final Planned Unit Development for Sugar Grove Center Lot 9
- Site Plan
- Revised Elevations
- An Ordinance Granting Approval of a Special Use Permit for an Automobile Service Shop for Sugar Grove Center Lot 9

#### **RECOMMENDATION**

That the Village Board approve the Ordinance granting Final Planned Unit Development approval for Sugar Grove Center Lot 9 with the following conditions:

- The applicant will be granted a deviation to not be rquired to install the required foundation plantings pre the Village Code and landscaping be provided per the approved landscape plan.
- Subject to Village Engineer Approval.

That the Village Board approve the Ordinance granting a Special Use Permit for an Automobile Service Shop for Sugar Grove Center Lot 9.

#### VILLAGE PRESIDENT

Jennifer Konen

### VILLAGE ADMINISTRATOR

Scott Koeppel

#### VILLAGE CLERK

Tracey Conti



#### **VILLAGE TRUSTEES**

Matthew Bonnie Sean Herron Heidi Lendi Sean Michaels Michael Schomas James F. White

# R E C O M M E N D A T I O N PC24-16

TO: Village President and Board of Trustees

FROM: Planning Commission

DATE: Meeting of December 3, 2024

PETITION: 24-019 Final PUD Lot 9 Sugar Grove Center

#### **PROPOSAL**

Guggenheim Development Services is applying for a Final PUD for Lot 9 (112 E Galena Blvd) in Sugar Grove Center.

#### **LOCATION MAP**



#### **BACKGROUND & HISTORY**

The subject property is part of Sugar Grove Center, the preliminary Planned Unit Development (PUD) for this property was approved as part of the Sugar Grove Center PUD on September 21, 2004, Ordinance 2004-0921C. The Sugar Grove Center PUD included the Jewel-Osco building, a couple inline buildings and several out lots. This property is one of the remaining outlots left to be developed. The applicant is requesting approval of a Final PUD for Lot 9. This property has been vacant since Jewel-Osco and the other stores opened in 2006.

The subject property is .08 acres and is zoned B-3 PUD Regional Business District. It is located east of FNBO bank and west of Ace Hardware on Galena Blvd. The applicant proposes to build a new Jiffy Lube automotive service center on the property. The proposed development will include a 3,098 square foot, single-story building, with a detached trash enclosure and 10 onsite parking spaces. There will be three service bays in the building and approximately 30 vehicles will be serviced per day. Store hours will be 8 am to 7 pm Monday through Friday, 8 am to 5 pm on Saturday, and 10 am to 4 pm on Sunday. The store will employ one manager, two assistant managers, and six to eight additional employees. There will be one oil product delivery each week during regular business hours. Circulation on the property will be connected to the shopping center circulation roadway. The exterior appearance of the building, including the maroon, white, and dark brick color scheme will mimic existing Jiffy Lube service centers in other locations.

#### **DISCUSSION**

The Planning Commission discussed the proposed Final PUD. Commissioners discussed if traffic would be an issue on Saturday morning, oil spills, and if the proposed lighting would comply with the Sugar Grove Center PUD. They agreed that the Final PUD complies with provisions in the Sugar Grove Center PUD and the Village Code.

#### **RECOMMENDATION**

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Final PUD for Lot 9 in Sugar Grove Center and incorporate the findings of facts with the following conditions:

- 1) The applicant will provide final signage plans prior to receiving Village Board approval;
- 2) The applicant will provide final landscaping plans prior to receiving Village Board approval;
- 3) The applicant will be granted a deviation to not be required to install eight linear feet of foundation landscaping around the building.

AYES: Guddendorf, Coia, Bieritz, Speciale, Jones

NAYES: None

ABSENT: Ochenschlager, Sabo

# VILLAGE PRESIDENT Jennifer Konen

VILLAGE ADMINISTRATOR

# Scott Koeppel

VILLAGE CLERK
Tracey Conti



#### **VILLAGE TRUSTEES**

Matthew Bonnie Sean Herron Heidi Lendi Sean Michels Michael Schomas James F. White

# R E C O M M E N D A T I O N PC24-17

TO: Village President and Board of Trustees

FROM: Planning Commission

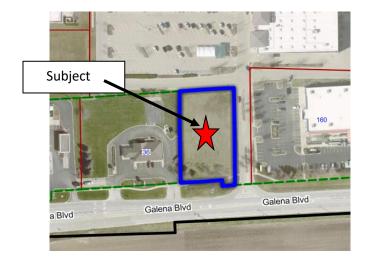
DATE: Meeting of December 3, 2024

PETITION: 24-020 Jiffy Lube Special Use Permit for an Autombile Service Shop

#### **PROPOSAL**

The applicant is requesting approval of a Special Use Permit for an Automobile Service Shop in the B-3 Planned Unit Development (PUD) Regional Business District, pursuant to Section 11-4-22 of the Sugar Grove Zoning Ordinance.

#### **LOCATION MAP**



#### **BACKGROUND & HISTORY**

Jiffy Lube recently acquired the above-mentioned property and has contracted Guggenheim Development Services, a development firm, to construct a new Jiffy Lube service center at the subject property. The subject property is part of Sugar Grove Center, the preliminary PUD for this property was approved as part of the Sugar Grove Center PUD on September 21, 2004, Ordinance 2004-0921C. This property has remained vacant since that approval. The applicant is requesting approval of a Special Use Permit for an Automobile Service Shop in the B-3 PUD Regional Business District. The applicant proposes to build a new Jiffy Lube automotive service center on the property. The proposed development will include a 3,098 square foot, single-story building, with a detached trash enclosure and 10 onsite parking spaces. There will be three service bays in the building and approximately 30 vehicles will be serviced per day. Store hours will be 8 am to 7 pm Monday through Friday, 8 am to 5 pm on Saturday, and 10 am to 4 pm on Sunday. The store will employ one manager, two assistant managers, and six to eight additional employees. There will be one oil product delivery each week during regular business hours. Circulation on the property will be connected to the shopping center circulation roadway. The exterior appearance of the building, including the maroon, white, and dark brick color scheme will mimic existing Jiffy Lube service centers in other locations.

#### **DISCUSSION**

Commissioners discussed the proposal and had no concerns.

#### **FINDINGS OF FACT**

When considering special use requests, the Zoning Ordinance provides certain standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.
  - The proposed Jiffy Lube automobile service shop use conforms to the Comprehensive Land Use Plan Commercial designation and also conforms to all applicable regulations of the Zoning Ordinance.
- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
  - The proposed Jiffy Lube automobile service shop will fit into this existing commercial development area. The building and site will blend in with and enhance the character of the area. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained.

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.
  - The proposed Jiffy Lube automobile service shop will not endanger the public health, safety, or general welfare of any portion of the community as demonstrated in the site plan, building plans, and photometric plan. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.
- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
  - The proposed Jiffy Lube automobile service shop development is located on a vacant parcel in a commercial development. Essential services are established in the area and are available to the development. Municipal storm sewer, sanitary sewer, and water area available to the site along with dry utilities.
- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.
  - The proposed Jiffy Lube automobile service shop will not create additional public costs or be detrimental to the economic welfare of the Village.
- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
  - The proposed Jiffy Lube automobile service shop will not involve any activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
  - The (2) curb openings have been designed to meet Village of Sugar Grove standards. The (2) driveways are located in the proposed locations on interior development access roads and shall not create interference with surrounding public thoroughfares.
- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.
  - The proposed Jiffy Lube automobile service shop will not increase flood potential. Stormwater will be conveyed via existing storm network to a regional pond.
- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

The proposed Jiffy Lube automobile service shop will not result in destruction or loss to scenic or historic features of the Village. The development is located on a vacant parcel in a commercial development.

**EVALUATION** 

The Jiffy Lube service center would be a welcomed addition to the Village; it would help complete the Sugar Grove Center development. With the completion of Lot 9, only one undeveloped outlot remains in the development. The proposed Special Use Permit for an Automobile Service Shop would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas. The proposed site plan meets the Village's requirements for an Automobile Service Shop.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

<u>1. Land Use/General – The proposed use remains consistent with the Comprehensive Plan and the Zoning on the property.</u>

<u>2. Existing Conditions – The property is currently vacant, and the proposed use is a permitted use within the Sugar Grove Center PUD.</u>

<u>3. Lots & Buildings – The building and parking lot dimensions comply with the Village Code and the Standards found within the Sugar Grove Center PUD.</u>

<u>4. Parking – Parking requirements will be met.</u>

**PUBLIC RESPONSE** 

After due notice, the Planning Commission held a public hearing on November 20, 2024. No objectors were present.

**RECOMMENDATION** 

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Special Use Permit for an Automobile Service Shop and incorporate the findings of facts.

AYES: Jones, Guddendorf, Bieritz, Speciale, Coia

NAYES: None

ABSENT: Ochenschlager, Sabo



# VILLAGE OF SUGAR GROVE KANE COUNTY, ILLINOIS

#### **ORDINANCE NO. 2024-1217CD1**

An Ordinance Granting Approval of a Final Planned Unit Development for Sugar Grove Center Lot 9 (112 E Galena Boulevard)

Adopted by the Board of Trustees and President of the Village of Sugar Grove this 17<sup>th</sup> day of December 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove this 17th day of December 2024

#### VILLAGE OF SUGAR GROVE

#### **ORDINANCE NO. 2024-1217CD1**

# An Ordinance Granting Approval of a Final Planned Unit Development for Sugar Grove Center Lot 9 (112 E. Galena Boulevard)

**WHEREAS,** the Village of Sugar Grove ("Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

**WHEREAS,** the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses, including planned unit developments; and,

**WHEREAS,** the Village President and Board of Trustees of the Village ("Village Board") have adopted a zoning ordinance, which has been amended from time to time, which establishes a process for the approval of planned unit developments and final plans related thereto; and,

WHEREAS, Guggenhiem Development Services, LLC ("Applicant"), has requested approval of Final Planned Unit Development Plan for Sugar Grove Center Lot 9 ("Final PUD"), with the subject property legally described in Exhibit "A", attached hereto and incorporated herein by reference ("Property"); and,

WHEREAS, the Planning Commission/Zoning Board of Appeals held a meeting on November 20, 2024, to consider the Final PUD, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the Final PUD as described in their report PC Recommendation 24-16; and,

WHEREAS, the Village Board has reviewed the request and has deemed that Final PUD complies with the standards as set forth in the Zoning Ordinance of the Village of Sugar Grove and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals..

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

#### **SECTION ONE:** INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

#### SECTION TWO: APPROVAL OF FINAL PLANNED UNIT DEVELOPMENT PLAN

Pursuant to Section 11-11-6-D of the Village of Sugar Grove Zoning Ordinance, Planning Commission/Zoning Board of Appeals has confirmed that the final plan submittals are in conformity with

the preliminary plan development ordinance. Accordingly, the Village Board hereby establishes that the Final PUD, attached hereto as Exhibit "B" and made a part hereof by this reference, is hereby approved on the Property, subject to the following additional conditions:

- 1. Development of the Property shall be in general accordance with the plans and elevations herein approved, including deviations granted for the landscape plan.
- 2. Subject to final Village Engineer approval.

#### SECTION THREE: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

<u>SEVERABILITY</u>: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

<u>EFFECTIVE DATE</u>: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 17<sup>th</sup> day of December 2024.

					ATTEST:	
Jennifer Konen,					Tracey Conti,	
President of the Board of T	rustees	8			Village Clerk	
	Aye	Nay	Absent	Abstair	1	
Trustee Matthew Bonnie						
Trustee Sean Herron						
Trustee Heidi Lendi						
Trustee Sean Michels						
Trustee Michael Schomas						
Trustee James White						

#### Exhibit A

(Legal Description)

LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439, IN KANE COUNTY, ILLINOIS.

### Exhibit B

(Final PUD)

# PROPOSED JIFFY LUBE FOR: GUGGENHEIM DEVELOPMENT SERVICES

# SUGAR GROVE, IL

# PROJECT INFORMATION

# SITE INFORMATION:

LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439, IN KANE COUNTY,

PROPERTY AREA: 35,143 S.F. (0.81 ACRES). EXISTING ZONING: PUD B-3

PROPOSED ZONING: PUD B-3

PROPOSED USE: AUTOMOTIVE SERVICE

AREA OF SITE DISTURBANCE: 33,900 S.F. (0.78 ACRES)

BUILDING: FRONT(SOUTH) = 60' SIDE(EAST) = 10'REAR(NORTH) = 30'PAVEMENT: FRONT(SOUTH) = 30'

PROPOSED BUILDING HEIGHT: 22'-2" (MAX. HEIGHT ALLOWED: 35")

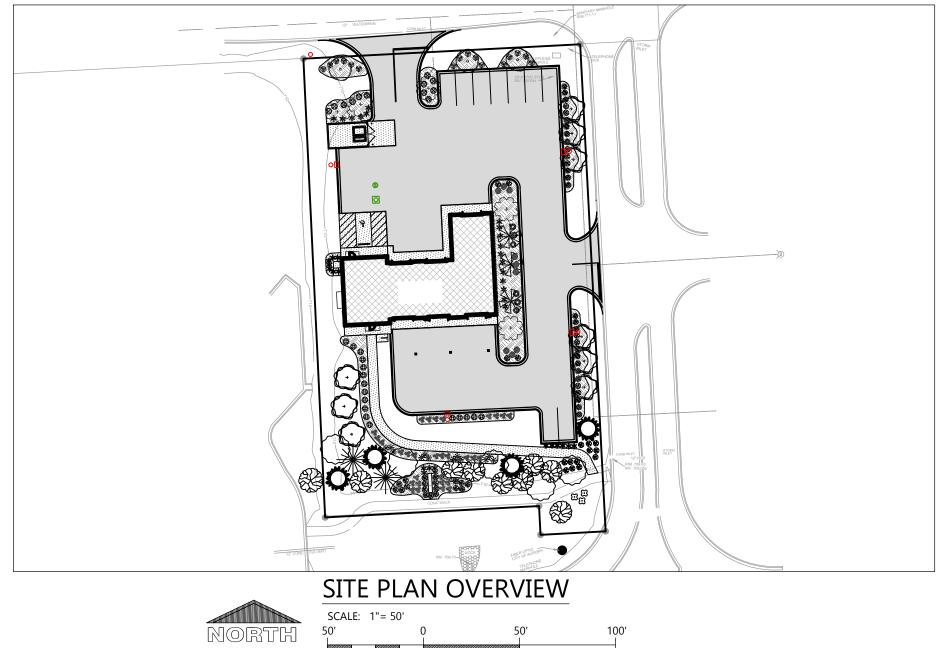
PARKING REQUIRED: 3 SPACE PER BAY (9 SPACES REQ. PARKING PROVIDED: 10 SPACE (1 H.C. ACCESSIBLE)

REAR(NORTH) = 10'

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED:

EXISTING SITE DATA AREA (SF) RATIO BUILDING FLOOR AREA 0.0% 0.0% LANDSCAPE/ OPEN SPACE 35,143 100.0% PROJECT SITE 100.0% PROPOSED SITE DATA AREA (SF) RATIO BUILDING FLOOR AREA 8.8% PAVEMENT (ASP. & CONC.) 17.664 50.3%





# PROJECT CONTACTS

OWNER INFORMATION: GUGGENHEIM DEVELOPMENT SERVICES, LLC 300 INTERNET BLVD., SUITE 570 FRISCO, TX 75034

Phone: (214) 872-4000 Email: jason.bolling@guggenheimpartners.com

**LOCATION MAP** 

ELECTRIC UTILITY: Phone: 1 (800) 334-7661 JASON DAYE, P.E. Phone: (920) 322-1687 E-mail: jason.daye@excelengineer.com

GAS UTILITY: Phone: (888) 642-6748 VILLAGE PLANNER: DANILLE MARION

SANITARY UTILITY:

Phone: (630) 892-4378

**TOTAL IMPERVIOUS** 

LANDSCAPE/ OPEN SPACE

Phone: (630) 391-7226 E-mail: dmarion@sugargroveil.gov

FOX METRO WATER RECLAMATION DISTRICT

VILLAGE FIRE CHIEF: Brendan Moran Phone: (630) 466-4513 Email: bmoran@sugargrovefire.com

20,762

59.1%

40.9%

VILLAGE BUILDING INSPECTOR CHRIS HECKLINGER Phone: (630) 391-7220 E-mail: checklinger@sugargroveil.gov

VILLAGE ENGINEER: BRIAN SCHIBER, P.E. Phone: (630)391-7230 E-mail: bschiber@sugargroveil.gov

VILLAGE DIRECTIOR OF PUBLIC WORKS: BRAD MERKEL, P.E. Phone: (630) 391-7230 E-mail: aspeciale@sugargroveil.gov

VILLAGE CHIEF OF POLICE: PAT ROLLINS Phone: (630) 391-7250 E-mail: policechief@sugargroveil.gov

# PROJECT NOTES

# **GENERAL PROJECT NOTES**

- 1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

# **CONSTRUCTION STAKING SERVICES**

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

# SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION	
C0.1	CIVIL COVER SHEET	
C0.2	CIVIL SPECIFICATIONS	
C0.3	GEOTECHNICAL SPECIFICATIONS	
C0.4	GEOTECHNICAL SPECIFICATIONS	
C1.0	EXISTING SITE AND DEMOLITION PLAN	
C1.1	SITE PLAN	
C1.2	GRADING AND EROSION CONTROL PLAN	
C1.3	UTILITY PLAN	
C1.4	LANDSCAPE AND RESTORATION PLAN	
C2.0	DETAILS	
C2.1	VILLAGE DETAILS AND SPECIFICATIONS	
C2.2	VILLAGE DETAILS AND SPECIFICATIONS	
C3.1	SITE PHOTOMETRIC PLAN & DETAILS	

# **LEGEND**

SYM.	<u>IDENTIFICATION</u>	<u>SYM.</u>	<u>IDENTIFICATION</u>
SPOT ELEVATION			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLIN OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTON OF WALK @ FLOWLINE)
EXISTING SITE	SYMBOLS	•	
<del></del> o	EXISTING SIGN	Ø	EXISTING UTILITY POLE
Ė	EXISTING HANDICAP PARKING STALL	$\varnothing \longrightarrow$	EXISTING UTILITY POLE WITH GUY WIRE
8	EXISTING WATER VALVE IN BOX	0	EXISTING STREET LIGHT
<b>⊗</b>	EXISTING WATER VALVE IN MANHOLE	Т	EXISTING TELEPHONE PEDESTAL
*	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
<b>W</b>	EXISTING WELL	$\bowtie$	EXISTING ELECTRIC BOX
€	EXISTING STORM CATCH BASIN	•	EXISTING FLOOD LIGHT
曲	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
<b>III</b>	EXISTING SQUARE CATCH BASIN	C	EXISTING CABLE TV PEDESTAL
<b>\$</b>	EXISTING LIGHT POLE	$\bowtie$	EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
•	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND	<u>4117</u>	EXISTING MARSH AREA
0	3/4" REBAR FOUND	0	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
<b>\times</b>	2" IRON PIPE FOUND	*	EXISTING CONIFEROUS TREE
<b>A</b>	1" IRON PIPE FOUND	0	EXISTING SHRUB
<b>*</b>	SECTION CORNER	Ą	EXISTING STUMP
PROPOSED SIT	E SYMBOLS		
-	PROPOSED SIGN	<b>#</b>	PROPOSED STORM FIELD INLET - ST FI
گ	PROPOSED HANDICAP PARKING STALL	0-1	PROPOSED LIGHT POLE
8	PROPOSED WATER VALVE IN BOX	$\longrightarrow$	PROPOSED DRAINAGE FLOW
<b>⊗</b>	PROPOSED WATER VALVE IN MANHOLE	>5	PROPOSED APRON END SECTION
×	PROPOSED WATER SERVICE VALVE	28	SOIL BORING
<b>W</b>	PROPOSED WELL	Q.	CENTER LINE
<b>③</b>	PROPOSED STORM CATCH BASIN - ST CB	co	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINE	TYPES		
<u>EXISTING LINE</u>	— EXISTING CHAINLINK FENCE	POL — PL	——————————————————————————————————————

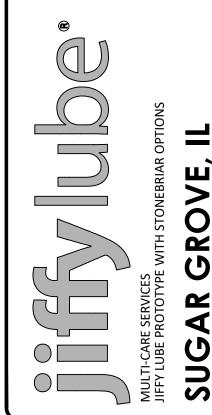
EXISTING WOOD FENCE	P EXISTING PROCESS SEWER AND MANHOLE
× EXISTING BARBED WIRE FENCE	CLW EXISTING CLEAR WATER LINE
EXISTING CURB AND GUTTER	FO EXISTING UNDERGROUND FIBER OPTIC LINE
	E EXISTING UNDERGROUND ELECTRIC CABLE
800 EXISTING GROUND CONTOUR	T EXISTING UNDERGROUND TELEPHONE CABLE
ST — EXISTING STORM SEWER AND MANHOLE	——— G ———EXISTING UNDERGROUND GAS LINE
SA ————————————————————————————————————	OU ——EXISTING OVERHEAD UTILITY LINE
EXISTING WATER LINE AND HYDRANT	RAILROAD TRACKS
INTERIOR PROPERTY LINE	RIGHT-OF-WAY LINE
PROPOSED LINETYPES	
	POL———PROPOSED POLISH SEWER AND MANHOLE
PROPOSED WOOD FENCE	P PROPOSED PROCESS SEWER AND MANHOLE
X X PROPOSED BARBED WIRE FENCE	CLW ——PROPOSED CLEAR WATER LINE
PROPOSED CURB AND GUTTER	FO PROPOSED UNDERGROUND FIBER OPTIC LINE
• • • PROPOSED GUARD RAIL	E —— PROPOSED UNDERGROUND ELECTRIC CABLE
PROPOSED GROUND CONTOUR	T —— PROPOSED UNDERGROUND TELEPHONE CABLE
ST PROPOSED STORM SEWER AND MANHOLE - ST MH	——— G ————PROPOSED UNDERGROUND GAS LINE
SA — SPROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU PROPOSED OVERHEAD UTILITY LINE
PROPOSED WATER LINE AND HYDRANT	
PROPOSED PROPERTY LINE	—— GRADING/SEEDING LIMITS

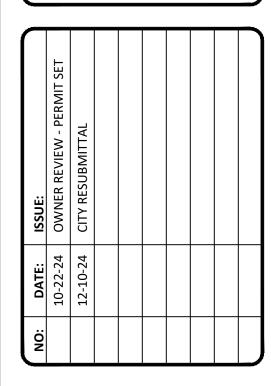


# Always a Better Plan

100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

JOB NUMBER:

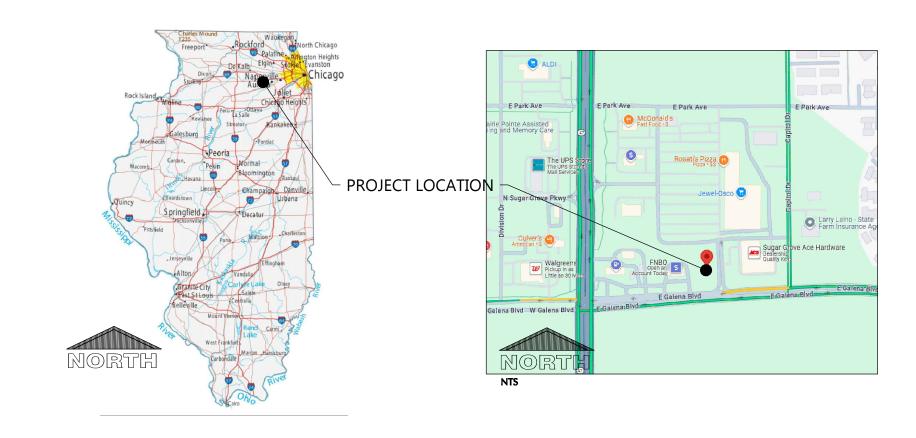






CIVIL COVER SHEET

CHECKED: JD



# CIVIL SPECIFICATIONS

### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

AFTER COMPLETION OF FIELD TELEVISING.

- A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S). SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY
- C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION. D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY
- DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE. E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

#### 31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN
- AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. B PROVIDE ALL LABOR MATERIALS AND FOLIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF
- THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS. C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA. UNDER PAVED AREAS. AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING
- REOUIREMENTS. D. REFER TO GEOTECHNICAL REPORT ON SHEETS C0.3 & C0.4 FOR EXCAVATION & FILL RECOMMENDATIONS.
- E. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- F. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- G. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
- 1. UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT. 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW
- THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT. 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB
- SLIDENCE. DI NCE A DANTNINGE COLIDSE I NVED OF CLENN 3//" CDLISHED STONE WITH NI MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95
- 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT. 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- 6. UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT H. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY
- TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PARTNER ENGINEERING AND SCIENCE, INC.
- I. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND
- ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING . WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED
- COMPACTION IS OBTAINED. K. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

# 31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NOTICE OF INTENT REOUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ILR10 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS. C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING. MAINTENANCE. AND REPORTING REQUIREMENTS OF NPDES PERMIT NO. ILR10. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.25" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 7 DAYS OF AN

INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS

REOUESTED.

- D. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ILLINOIS URBAN MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE NATIONAL ENGINEERING HANDBOOK SECTION 20 (NEH-20) AND STATE INTERIM SPECIFICATIONS SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
- 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 920.
- 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 805 AND 814. 3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND
- SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE IDOT CA-1, CA-2, CA-3, OR CA-4 CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 6 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A 592 GEOTEXTILE TABLE 1 OR 2. CLASS I, II, OR IV FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (14' MINIMUM), AND SHALL BE A MINIMUM OF 70 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 930.
- 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHALL BE IN CONFORMANCE

- WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 561 -SILT SAVER OR APPROVED
- 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING. SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE
- 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
- 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. CONCRETE WASHOUT FACILITY SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 954.
- 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL SEED, AND MUICH SHALL BE IN GENERAL CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARDS 880 OR 965 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION
- DOCUMENT, ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 813.
- 10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER
- G. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED. THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TEMINATION WITH THE ILLINOIS ENVIRONMENTAL PROTECTION H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF
- THE SWPPP, EROSION CONTROL CONSTRUCTION PLANS. AMENDMENTS TO PLANS. SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT. I. ALL POST CONTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL
- BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION J. SEE EROSION CONTROL PLAN FOR SPECIFIC EROSION CONTROL NOTES.

### DIVISION 32 EXTERIOR IMPROVEMENTS

### 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING SECTION 2" SURFACE COURSE
- TACK COAT (STAGED PAVING)
- 2-1/2" BINDER COURSE 10" OF 3/4" CRUSHED AGGREGATE
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE. ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL
- ASPHALT PAVEMENT AREA. C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS AND TRAFFIC LANES. TRAFFIC ARROWS, SAFETY SQUARES AND STOP BARS SHALL ALSO BE WHITE

# 32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE ILLINOIS STANDARD

- SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL
- CONFORM TO ACI 330R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS: 1. SIDEWALK/PATIO CONCRETE - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE.
- CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS. 2. <u>DUMPSTER PAD/APRON CONCRETE</u> - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED
- a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING:
- b. TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- c. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1). CONTRACTION SAWCUT JOINT CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
- 2). TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE
- 3. HEAVY DUTY CONCRETE 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. a. CONCRETE SHALL BE REINFORCED WITH 4"X4" W5.5XW5.5 WELDED WIRE MESH. WELDED WIRE MESH SHALL BE PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB.
- b. HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONTRACTION SAWCUT JOINTS CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 1.5" IN DEPTH.
- 2) TYPICAL POUR CONTROL JOINTS POUR CONTROL JOINTS SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
- 1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE. 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
- 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK 4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER. 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.

INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD

7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES. F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE

MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1

- REQUIREMENTS WITH RESPECTIVE CONTRACTOR
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39, TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE
- K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45 M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX
- PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT. NAME OF CONCRETE TESTING SERVICE. CONCRETE TYPE AND CLASS. LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
- N. CONTRACTOR TO PROVIDE DOUBLE COAT 4" WIDE YELLOW PAINTED STRIPING FOR H.C. ACCESSIBLE SYMBOL AND HANDICAP ACCESSIBLE NO PARKING AREAS PER VILLAGE

### 32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH. UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. EROSION MATTING 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- C. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE, PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.
- D. SODDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REOUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE. INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND
- F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REOUIRED.
- G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REOUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND
- H. ORGANIC MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER. I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO
- SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. J. LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE

SYSTEM THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER.

POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES

# DIVISION 33 UTILITIES

MANUFACTURERS REOUIREMENTS.

### 33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF
- FIELD TELEVISING C. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE
- A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH. WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. 5'6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED. F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
- G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE LITTLITY DESIGN PLANS AND STATE REQUIREMENTS. H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY AND STORM SERVICE TO A POINT WHICH IS A
- MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOLINDATION SITE LITELITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID
- COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER O SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR
- SEWER AND WATER CONSTRUCTION IN ILLINOIS" CURRENT EDITION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO INSTALL WATER, SANITARY, AND STORM SEWER.
- K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

### SHOP DRAWING SUBMITTALS

### MATERIAL / INFORMATION

- 1. 31.10.00 TELEVISING REPORTS OF EXISTING LATERALS
- STORM SANITARY
- 31.20.00 FILL
- PRODUCT DATA
- SOURCE MATERIAL 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
- HOT MIX ASPHALT SPECIFICATIONS
- AGGREGATE BASE
- PAVEMENT MARKINGS
- 32.20.00-CONCRETE AND AGGREGATE BASE DESIGN MIX
- AGGREGATE BASE COMPRESSION TEST RESULTS
- PAVEMENT MARKINGS
- DETECTABLE WARNING PLATES 32.30.00 LANDSCAPING
- AMENDED SOIL MIX SOD PRODUCT DATA
- PLANTING SUBSTITUTION SCHEDULE MULCH PRODUCT DATA
- EROSION MATTING
- IRRIGATION CONTROL PRODUCT DATA
- IRRIGATION LAYOUT 33.10.00 - SITE UTILITIES
- SANITARY & STORM MANHOLES SANITARY PIPING MATERIALS
- GREASE INTERCEPTOR SHOP DRAWINGS WATER PIPING MATERIALS
- WATER FITTINGS & APPURTENANCES STORM PIPING MATERIALS
- MISCELLANEOUS ITEMS
- SITE LIGHTING EXTERIOR SIGNAGE

BOLLARDS

		MATERIAL SCHED		1
Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	Type K Copper-Soft	ASTM B-88	ASTM B16.22, ASTM B16.29	ASTM B32 AWS A5.8 BCuP Silver Braze
Sanitary Sewer	SDR 26 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	RRCP-Class V	ASTM C14, ASTM C76, AASHTO M170		ASTM C443 Rubber Gasket
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION	1. CONTRACTOR TO CALL JULIE AT A MINIMUM OF 2 DAYS PRIOR TO CONSTRUCTION.
ACTION	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
ACTION	3. CONTRACTOR TO MAKE SURE THE REGIONAL STORMWATER POND IS IN PLACE BEFORE CONSTRUCTION CAN BEGIN.
	4. PLACE ALL SILT FENCE AND INLET PROTECTION.
	5. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	6. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	7. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	8. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION	1. SITE DEMOLITION AS REQUIRED.
ACTION	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNT
	STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. SOD ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. SOD ALL OTHER DISTURBED AREAS.
3. POST CONSTRUCTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
ACTION	

Always a Better Plan 100 Camelot Drive

Fond du Lac, WI 54935 920-926-9800 excelengineer.com

IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPPRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS AR

JOB NUMBER: 240276200



CIVIL SPECIFICATIONS

DRAWN: KG CHECKED: JD

SHFFT NO:

# GEOTECHNICAL RECOMMENDATIONS

(THE BELOW INFORMATION IS PROVIDED FOR REFERENCE ONLY, GC TO REVIEW AND ADHERE TO MOST RECENT VERSION OF PARTNER ENGINEERING AND SCIENCE, INC. FINAL GEOTECHNICAL REPORT FOR ALL APPLICABLE SOILS INFORMATION PRIOR TO AND DURING CONSTRUCTION)

#### 1. GEOTECHNICAL EXECUTIVE SUMMARY

The executive summary is meant to consolidate information provided in more detail in the body of this report. This summary in no way replaces or overrides the detailed sections of the report. Geologic Zones and Site Hazards

The site is located in the Village of Sugar Grove within the Central Lowland Physiographic Province of the State of Illinois. Surficial geology at the site is mapped as Batestown Member Glacial Till. Current site grades are relatively flat. According to historical aerial photographs and topographic maps, the site was used as agricultural land until around 2006, when the site was cleared/graded during the adjacent construction activities. It has remained vacant vegetated land with partial tree cover along the southern boundary since. No other site or geologic hazards are known or suspected on the site.

#### **Excavation Conditions**

Proposed grading plan was not provided at the time of this report, however, we anticipate excavations on the site to depths of up to 4 feet for the Jiffy Lube office building foundations and/or slabs on grade, up to 10 feet in the location of the proposed oil change pits, and 5 feet for utility line installation. Based on our boring data, conventional construction equipment in good working condition should be able to perform the planned excavations. Given the anticipated depth of excavation, all side of the excavations should be benched or sloped per OSHA guideline. Groundwater was encountered at test boring locations B-1and B-4 at depths ranging from between approximately 12.5 to 22.5 feet beneath the existing outside grades at the time of drilling. However, groundwater levels fluctuate over time and may be different at the time of construction and during the project life. Monitoring prior to construction is recommended.

#### Foundation/Slab Support

Given the nature of the in-situ frost susceptible soils, we recommend the proposed Jiffy Lube building be supported on conventional spread foundations and/or reinforced slabs-on-grade bearing on a layer of nonfrost susceptible (PI<20 and LL<50) structural fill that is up to 24-inches in thickness or extends to competent native soils, whichever is deeper. This can be completed by over-excavation to a depth of about 24 inches below the foundation and/or slab subgrade level. The over-excavation beneath the footings should extend horizontally a minimum of 2 feet beyond the width of the foundations. Below foundations and slabs, we recommend the subgrade be proofrolled or otherwise evaluated and repaired under the direction of the geotechnical engineer, and should then be scarified, moisture-conditioned, and compacted in-place prior to the placement of structural fills and/or slabs on grade. Soft or unsuitable materials encountered during proofrolling, or foundation preparation should be over excavated and replaced with approved compacted structural fill.

Based on our borings and lab data, some of the site soils have plasticity index higher than 20. As such, a portion of the site soils will be suitable for reuse as structural fill within proposed building and pavement areas. We recommend structural fill for the site consist of soil with a plasticity index less of than 20 and that is free of deleterious material. We recommend structural fill for the site should be moisture conditioned and compacted to at least 95% of the maximum dry density in accordance with ASTM D 1557 and Appendix C

### **Pavement Design**

Roadway Type	Subgrade Preparation	Pavement Section
Light Duty (Parking Area)	Proof rolled/Compacted Subgrade	3 in. Asphalt / 8 in. Aggregate Base
Heavy Duty (Drive Lanes)	Proof rolled/Compacted Subgrade	4 in. Asphalt / 10 in. Aggregate Base

Project No. 23-424420.1 May 3, 2024



#### 2. REPORT OVERVIEW & LIMITATIONS

#### 2.1 Report Overview

To develop this report, Partner accessed existing information and obtained site specific data from our exploration program. Partner also used standard industry practices and our experience on previous projects. to perform engineering analysis and provide recommendations for construction along with construction considerations to guide the methods of site development. The opinions on the cover letter of this report do not constitute engineering recommendations, and are only general, based on our recent anecdotal experiences and not statistical analysis. Section 1.0, Executive Geotechnical Summary, compiles data from each of the report sections, while each of sections in the report presents a detailed description of our work. The detailed descriptions in Section 5.0 and Appendix C constitute our engineering recommendations for the project, and they supersede the Executive Geotechnical Summary.

The report overview, including a description of the planned construction and a list of references, as well as an explanation of the report limitations is provided in Section 2.0. The findings of Partner's geologic review are included in Section 3.0 Geologic Conditions and Hazards. The descriptions of our methods of exploration and testing, as well as our findings are included in Section 4.0 Geotechnical Exploration and Laboratory Results. In addition, logs of our exploration excavations are included in Appendix A of the report, and laboratory testing is included in Appendix B of the report. Site Location and Site Plan maps are included as Figures in the report.

#### 2.2 Proposed Construction

Partner's understanding of the planned construction was based on information provided by the project team. The proposed site plan is included as  $\underline{\text{Figure 3}}$  to this report. Partner's assumptions regarding the new construction are presented in the below table.

	Property Data
Planned Use	Proposed Jiffy Lube Service Center
Building footprint/height	Approximately 4,042 sf / single-story at grade / 1,058 sf basement (pit area)
Land Acreage (Ac)	Approximately 0.83 acres
Number of Buildings	1
Expected Cuts and Fills	Up to 10 feet of excavation for building foundations and utility installation
Type of Construction	Reinforced concrete slabs-on-grade and foundation walls, prefabricated wood a structural steel framing with metal decking
Foundations Type	Conventional spread foundations and/or slabs-on-grade
Anticipated Loads	Unknown, assumed 50-kip column loads and 3 – 4 kips/ft wall loads
Traffic Loading	Primarily vehicular traffic and occasional heavy truck traffic
Site Information Sources	Google Earth Pro, Preliminary Civil Site Plan – Proposed Jiffy Lube – Guggenheim Development Services, LLC – Prepared by Freeland and Kauffman, Inc. – Plan dated August 30, 2023 Prototype Structural Plans – Prepared by Casco – Undated

**Geotechnical Repor** Project No. 23-424420.1 May 3, 2024

# **PARTNER**

#### 2.3 References

The following references were used to generate this report:

Federal Emergency Management Agency, FEMA Flood Map Service Center - Accessed 04/16/2024.

Google Earth Pro (Online) - Accessed 04/16/2024. Historic Aerials by NETR Online - Accessed 04/16/2024

Phase I Environmental Site Assessment Report – Sugar Grove, Illinois – Partner Engineering and Science Inc. - Partner PN.: 23-396496.1 - Report Dated April 05, 2023 - Accessed 04/16/2024.

United States Geological Survey (USGS), Curry, B.B., 2002, Topographic map of the bedrock surface Sugar Grove 7.5-minute quadrangle Kane County, Illinois: Illinois State Geological Survey, Illinois Geologic Quadrangle Map IGQ Sugar Grove-BT, scale 1:24,000 - Accessed 04/16/2024.

United States Department of Agriculture (USDA), Web Soil Survey – Accessed 04/16/2024. United States Geological Survey (USGS), Lower 48 States 2014 Seismic Hazard Map - Accessed 04/16/2024.

United States Geological Survey (USGS) Earthquake Hazards Program (Online) - Accessed 04/16/2024.

The conclusions, recommendations, and opinions in this report are based upon soil samples and data obtained in widely spaced locations that were accessible at the time of exploration and collected based on project information available at that time. Our findings are subject to field confirmation that the samples we obtained were representative of site conditions. If conditions on the site are different than what was encountered in our borings, the report recommendations should be reviewed by our office, and new recommendations should be provided based on the new information and possible additional exploration if needed. It should be noted that geotechnical subsurface evaluations are not capable of predicting all subsurface conditions, and that our evaluation was performed to industry standards at the time of the study,

Likewise, our document review and geologic research study made a good-faith effort to review readily available documents that we could access and were aware of at the time, as listed in this letter. We are not able to guarantee that we have discovered, observed, and reviewed all relevant site documents and conditions. If new documents or studies are available following the completion of the report, the recommendations herein should be reviewed by our office, and new recommendations should be provided based on the new information and possible additional exploration if needed.

This report is intended for the use of the client in its entirety for the proposed project as described in the text. Information from this report is not to be used for other projects or for other sites. All of the report must be reviewed and applied to the project or else the report recommendations may no longer apply. If pertinent changes are made in the project plans or conditions are encountered during construction that appear to be different than indicated by this report, please contact this office for review. Significant variations may necessitate a re-evaluation of the recommendations presented in this report. The findings in this report are valid for one year from the date of the report. This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report.

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If parties other than Partner are engaged to provide construction geotechnical special inspection services, they will also be required to assume construction geotechnical engineer of record (GEOR) services as well. To confirm this, they should issue a letter concurring with the findings and recommendations in this geotechnical design report or providing alternate recommendations prior to the start of construction. The GEOR should be directly involved in the construction process, provide engineering review the specialinspection reports on a daily basis, and sign off at the end of the project that the construction was done per the geotechnical design report. If Partner is not the GEOR, we should be contacted as the design geotechnical engineer in the case of changed conditions or changes to the planned construction Interpretation of the design geotechnical report during construction, response to project RFI's, and oversight of special inspectors and quality control testing is to be handled by the GEOR. Partner can provide a proposal for special inspection and GEOR services upon request.

#### 3. GEOLOGIC CONDITIONS & HAZARDS

This section presents the results of a geologic review for the proposed new construction on site. The general location of the project is shown on Figures 1 through 3.

#### 3.1 Site Location and Project Information

The proposed construction will consist of one (1) single-story Jiffy Lube building with a footprint totaling approximately 4,042 sf, with two (2) below grade oil change pits. The site is located on an approximately 0.83-acre parcel of land located within a commercial and agricultural area of Sugar Grove, Illinois. The project site is bordered by a commercial property and associated parking lot to the north, an accessdriveway followed by a commercial property to the east, Galena Boulevard followed by agricultural land to the south, and a commercial property to the west. Figures 2 and 3 present the project site and the locations of our explorations. Based on our review of available documents, the site has had the following previous

	Historical Use Information	
Period/Date	Source	Description/Use
1939 – 1998	Topographic Maps, Aerial Photographs	Agricultural Land
2006 – Present	Aerial Photographs, Topographic Maps, On-site Observations	Vacant Grassland

#### 3.2 Geologic Setting

The site is located in the Village of Sugar Grove within the Central Lowland Physiographic Province of the State of Illinois. According to the United State Geological Survey (USGS), surficial geology at the site is mapped as Batestown Member Glacial Till which generally consists of silt, sand, and clay deposits, as well as debris flow and subglacial sand and gravel. Current site grades are relatively flat and gently slope up toward to the south, with elevation ranging from about 710 to 713 above Mean Sea Level (MSL). According to historical aerial photographs and topographic maps, the site was used as agricultural land until around 2006, when the site was cleared/graded during the adjacent construction activities. It has remained vacant vegetated land with partial tree cover along the southern boundary since. As such, the site will be impacted by tree roots, organic material, and vegetation as well as remnants of previous agricultural activities and may be impacted by possible fill material from neighboring construction activities and buried utility lines. No other site or geologic hazards are known or suspected on the site.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the subject property is mapped as Elpaso Silty Clay Loam and Danabrook Silt Loam. The Elpaso Silty Clay Loam Series generally consists of poorly drained silty clay loam with loess over till as the parent material. Slopes range from 0 to 2 percent. The Danabrook Silt Loam Series generally consists of moderately well drained silt loam, silty clay loam, clay loam, and loam with loess over till as the parent material. Slopes ranges from 5 to 10 percent.

A general summary of the geologic data compiled for this project is provided in the below table.

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Geologic Data			
Parameter	Value	Source	
Physiographic Province	Central Lowlands	USGS	
Ground Elevation	Approx. 710 = 713 feet above MSL*	USGS:	
lood Elevation	Zone X (0.2% Flood Hazard)	FEMA	
eismic Hazard Zone	Low	USGS	
Geologic Hazards	N/A	USGS	
urface Cover	Topsoil	Partner Borings	
urficial Geology	Till	USGS	
Depth to Bedrock	Not encountered	Partner Borings	
Groundwater Depth	Approx. 12.5 to 22.5 feet	Partner Borings - Borings B-1 and B-4	

# 3.3 Geologic Hazards

Geologic hazards with the potential to affect development in the State of Illinois are earthquakes, landslides, sinkholes, mine fields, and expansive soils. Illinois is generally considered to have a low seismic risk per the USGS 2014 Hazard Risk Map. Additionally, this region is in an area of Illinois which is generally comprised of relatively flat terrain that is not at a high-risk for landslide activity. This region of Illinois is not known to be susceptible to sinkhole activity and the site is not within any known mine fields. Expansive soils are not

# 3.4 Seismic Design Parameters

According to the American Society of Civil Engineers (ASCE) document 7-16 - Chapter 11 and 20; the site soil shall be classified using one of a combination of the following: average shear wave velocity, average field standard penetration resistance, and/or average undrained shear strength in the upper 100 ft of the site profile. Where site-specific data is not available to a depth of 100 ft, appropriate soil properties can be estimated. In accordance with ASCE 7-16, earthquake design accelerations from the USGS website are provided below.

Seismic Item	Value	Seismic Item	Value	
Site Classification	D	Seismic Design Category	В	
Fa	1.6	· Fv	2.4	
S <sub>s</sub>	0.142g	Sı	0.067g	
S <sub>MS</sub>	0.227g	S <sub>M1</sub>	0.162g	
S <sub>DS</sub>	0.151g	Son	0.108g	
MCE <sub>G</sub> PGA	0.074g	Design PGA (2/3 of MCE <sub>G</sub> )	0.049g	

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### 4. GEOTECHNICAL EXPLORATION & LABORATORY RESULTS

Our evaluation of soils on the site included field exploration and laboratory testing. The field exploration and laboratory testing programs are briefly described below. Data reports from the field exploration and laboratory testing are provided in Appendix A and Appendix B, respectively.

### 4.1 Soil Borings

Subsurface materials and conditions at the site were investigated on March 29, 2024. Eight (8) borings, designated B-1 through B-8, were advanced using a track-mounted Geoprobe 7822DT drill rig equipped with a 140-lb automatic hammer using hollow stem auger (HSA) drilling techniques. The borings were advanced to depths ranging from about 5 and 25 feet below existing site grades. The approximate locations of the exploratory borings is shown on Figure 3.

Logs of subsurface conditions encountered in the borings were prepared in the field by a representative of Partner Engineering, Soil samples consisting of disturbed Standard Penetration Tests (SPT) samples were collected at 2.5-feet intervals for the upper 10 feet and 5-foot depth intervals thereafter. The samples were returned to the laboratory for testing. The SPTs were performed in accordance with ASTM D 1586, Typed boring logs were prepared from the field logs and are presented in Appendix A. A summary table of materials encountered is provided below:

Strata	Depth to Bottom of Layer*	Description
Surface Cover	Varies in thickness	Grass over Topsoil
Native Stratum	Approx. 25 feet+	Sandy CLAY, Sandy CLAY with Gravel (CL) / SAND with Gravel (SP)
Bedrock/PWR	Not encountered	Partner Borings
Groundwater	Approx. 12.5 to 22.5 feet	Partner Borings - Borings B-1 and B-4

# 4.2 Groundwater

Groundwater was encountered at the time of drilling at depths ranging from about 12.5 to 22.5 feet beneath the existing site grades at some at test boring locations B-1 and B-4. However, groundwater levels fluctuate over time and may be different at the time of construction and during the project life.

# 4.3 Laboratory Evaluation

Selected samples collected during drilling activities were tested in the laboratory to assist in evaluating engineering properties of subsurface materials at the site. The results of laboratory analyses are presented

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# **5. GEOTECHNICAL RECOMMENDATIONS & PARAMETERS**

The following discussion of findings for the site is based on the assumed construction, geologic review, results of the field exploration, and laboratory testing programs. The recommendations of this report are contingent upon adherence to Appendix C of this report, General Geotechnical Design and Construction Considerations. For additional details on the below recommendations, please see Appendix C.

The proposed construction is generally feasible from a geotechnical perspective provided the recommendations and assumptions of this report are followed.

# Geologic/General Site Considerations

- The site is located in the Village of Sugar Grove within the Central Lowland Physiographic Province of the State of Illinois. According to the United State Geological Survey (USGS), surficial geology at the site is mapped as Batestown Member Glacial Till which generally consists of silt, sand, and clay deposits, as well as debris flow and subglacial sand and gravel. Current site grades are relatively flat and gently slope up toward to the south, with elevation ranging from about 710 to 713 above Mean Sea Level (MSL). According to historical aerial photographs and topographic maps, the site was used as agricultural land until around 2006, when the site was cleared/graded during the adjacent construction activities. It has remained vacant vegetated land with partial tree cover along the southern boundary since. As such, the site will be impacted by tree roots, organic material, and vegetation as well as remnants of previous agricultural activities and may be impacted by possible fill material from neighboring construction activities and buried utility lines. No other site or geologic hazards are known or suspected on the site.
- Consideration should be given to weather conditions at the time of grading. Earthwork should be scheduled during seasonally dry periods and/or proper preparations should be made to deal with rain events, tropical storms, winter storms, frozen soil, etc.

# **Excavation Considerations**

. We anticipate excavations on the site to depths of up to 4 feet below for the Jiffy Lube office building foundations and/or slabs on grade, up to 10 feet in the location of the proposed oil change pits, and 5 feet below for utility line installation. Based on our boring data, conventional construction equipment in good working condition should be able to perform the planned excavations. Remnants of the tree roots, vegetation and organic material will be present on the site and could cave or be difficult to remove and require additional planning and equipment.

Excavations should be sloped and/or benched to protect worker safety and adjacent properties, per OSHA and local guidelines and the presence of existing utilities should be thoroughly and carefully checked prior to digging. While an OSHA-competent person has to confirm and assign soil type(s) during construction, for estimating and scheduling purposes the soil present on site may be assumed to be Type C for the clayey material and should be sloped at a minimum 1.5H:1V (34°) per OSHA requirements. Appendix C further discusses excavation recommendations in the following

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sections, which can be accessed by clicking hyperlinks: Earthwork, Underground Pipeline, Excavation De-Watering. Nearby properties should be protected during demolition and excavation, and preand post-construction surveys of the nearby properties are recommended, as is site monitoring

- during construction. Groundwater was encountered at test boring locations B-1 and B-4 at depths ranging from between approximately 12.5 to 22.5 feet beneath the existing outside grades at the time of drilling. However, groundwater levels fluctuate over time and may be different at the time of construction and during the project life. The contractor should be prepared to handle dewatering during the oil change pit excavations if groundwater is encountered at the time of construction. This will require special planning and equipment for dewatering which may include the use of sumps, pumps, trench drains,
- Excavations should be sloped and/or shored to protect worker safety and adjacent properties, per OSHA and local guidelines and the presence of existing utilities should be thoroughly and carefully checked prior to digging. Appendix C further discusses excavation recommendations in the following sections, which can be accessed by clicking hyperlinks: Earthwork, Underground Pipeline, Excavation De-Watering.

# Proposed Office Building - Foundations and Slab on Grade Consideration

conventional spread foundations and/or reinforced slabs on-grade.

- · We recommend the proposed office portion of the Jiffy Lube building be supported by
- The proposed office building foundations should bear on a 12-in. layer of reworked and compacted in place native soils below the frost depth. Exterior foundations should be embedded a minimum depth of 48 inches below final grades for frost protection; however, the frost depth should be verified with local published guideline/code, and the maximum depth should be used. The overexcavation beneath the footings should extend horizontally a minimum of 2 feet beyond the width of the foundations. Excavation bottoms should be evaluated under the direction of the geotechnical engineer and repaired as needed. Once approved, the subgrade should then be scarified to a depth of 12 inches, moisture-conditioned, and compacted in-place prior to the placement of new fills or
- Given the presence of frost susceptible soils across the site, the proposed office slab on-grade should bear on a layer of non-frost susceptible (PI<20 and LL<50) structural fill or imported closed graded compacted aggregate that is 24-inches in thickness (below the frost depth) extending to competent native soils, whichever is deeper. This can be accomplished by over-excavation of frost susceptible site soils to a depth of 24 inches below the proposed slabs subgrade. Prior to the placement of new structural fill and slabs-on-grade, the subgrade should be evaluated under the direction of the geotechnical engineer and repaired as needed. Once approved, the subgrade should then be scarified to a depth of 12 inches, moisture-conditioned, and compacted in-place prior to the placement slabs on grade. We recommend that a reinforced slab be minimum of 6 inches in thickness and be reinforced with the required minimum reinforcement per ACI guidelines or equivalent - however a more robust slab might be needed as directed by the structural engineer.

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· Section 5.2 of this report provides a table outlining the embedment depth, bearing capacity, settlement and other parameters for foundation design and construction.

# Proposed Oil Change Pits - Foundations and Slab on Grade Consideration

- The oil change pit foundations may be supported by conventional spread foundations and/or reinforced slabs on-grade bearing on 12-in. layer of reworked and compacted in place native soil. The foundations and slab on grade of the oil change pit should be designed to withstand buoyant es, waterprooting and the use of perimeter foundation drains will be needed and should confirm local codes. We recommend that a reinforced slab be minimum of 6 inches in thickness and be reinforced with the required minimum reinforcement per ACI guidelines or equivalent however a more robust slab might be needed as directed by the structural engineer. If soft compressible material or saturated soils are encountered at the bottom of the excavations a layer of geotextile wrapped aggregate material such as AASHTO #57 stone should be placed at the bottom of the excavations to create a firm and unyielding bottom. The base of the excavation should be evaluated under direction of the geotechnical engineer and repaired as needed. The approved base surface should then be scarified/moisture conditioned to a depth of 12 inches and compacted in-place with any remaining areas of loose/soft or deleterious soils removed.
- The oil change pit slab on grade should be constructed using a 6-in-thick layer of free draining stone aggregate (drain rock) for use as a capillary break. To reduce the potential for hydrostatic pressure and the risk of groundwater entering though the embedded walls and floor slabs, we recommend a sub slab and back drainage system consisting of a minimum 4-in.-diameter perforated PVC pipe should be placed within the drain rock section under the slab and possibly back of the oil change pit walls. All groundwater collected should be drained by gravity or pumped from sumps into the storm water disposal facility. If the water is pumped, an emergency power supply should be included to prevent flooding due to a power los
- · Additionally, surficial grading around the top of the walls should be considered in the design to prevent water from flowing over the wall and soil erosion. We recommend a minimum 36 inches of open-graded gravel, such as AASHTO #57 stone or similar material be placed directly behind the wall to provide free drainage layer. We recommend a layer of non-woven geotextile fabric should be placed between the existing soil and newly placed structural fill. A minimum 2-ft overlap is recommended between adjoining geotextile sheets. The type of geofabric textile should be determined by the wall designer and manufacturer.
- · For fill zones along the existing slope and free drainage stone layer behind the foundation walls, we recommend the backfill soils should consist of free-draining, non-expansive soils. Structural fill should be placed in maximum 8 in. loose lifts and compacted to 95% of its maximum dry density and within 3% of the optimum moisture content as determined by the Modified Proctor Density Test (ASTM D 1557). Only smaller hand-held compacting equipment such as a vibratory plate tamper or dual drum walk behind Rammex roller should be used within 3 feet of the walls to avoid additional temporary or long-term lateral pressure and movement. Larger ride on heavy compaction equipment may be used outside of this zone. Finished site slopes should be protected from erosion as described above.

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# GEOTECHNICAL RECOMMENDATIONS

(THE BELOW INFORMATION IS PROVIDED FOR REFERENCE ONLY, GC TO REVIEW AND ADHERE TO MOST RECENT VERSION OF PARTNER ENGINEERING AND SCIENCE, INC. FINAL GEOTECHNICAL REPORT FOR ALL APPLICABLE SOILS INFORMATION PRIOR TO AND DURING CONSTRUCTION)

 Section 5.2 of this report provides a table outlining the embedment depth, bearing capacity, settlement and other parameters for foundation design and construction.

#### **On-Grade Construction Considerations**

- In new structural areas of the site, all remnants of previous agricultural activities, vegetation and/or deleterious materials should be completely removed to exposed clean subgrade soil. Structural areas and 5 feet beyond the limits should be thoroughly stripped and cleaned of any vegetation, and/or any possible deleterious material. We anticipate stripping of up to 12 inches will be necessary to remove all existing vegetation and deeper excavation to remove deleterious material may be needed.
- Upon completion of complete surface layer removal, the exposed surface should be proofrolled and evaluated by the engineer with a loaded water truck (4,000 gallon) or equivalent rubber-tired equipment. In locations where proof rolling is not feasible, probing, dynamic cone penetration testing, or other methods may be employed. Loose/soft or unstable areas should be repaired per the direction of the engineer. Any soft or otherwise unsuitable materials encountered during proofrolling or at base of foundation subgrade elevations should be over-excavated and replaced as structural fill (on site material will be suitable for use as structural fill if meet the criteria provided in "Soil Reuse Considerations" Section). Once approved, the exposed surface should then be scarified to a depth of 18 inches, moisture conditioned and compacted in-place as structural fill using a heavy compactor with a minimum static weight of 10-ton, making numerous passes in each direction with any soft and or deleterious/unsuitable material removed and replaced with structural fill. Improvements in these areas should extend laterally beyond the new structure limits 2 feet or a distance equal to or greater than the layer thickness, whichever is greater. This zone should extend vertically from the bearing grade elevation to the base of the fill. The thicknesses of the layer, settlement estimates, and modulus values are provided on the design tables in the next section.
- Based on our borings, we anticipate that over-excavation will be required from proof rolling operations due to soft fine-grained soils. In areas where unsuitable subgrade conditions are encountered, we recommend an engineer be called to perform an evaluation of the issue and to propose a resolution. Such resolutions may include but are not limited to the use of geotextiles, chemical treatments (soil cement, hydrated lime, etc.) thickened slabs or pavements sections, limetreated aggregate base, or others. Pavement sections provided in Section 5.2 are based on approved, compacted in-place soils being used in the subgrade. If subgrade conditions in the upper 3 feet of pavement areas vary or are improved, the pavement sections may be modified.
- Appendix C provides additional recommendations for earthwork/on-grade construction in the following sections: Cast-in-place Concrete, Foundations, Earthwork, Paving, Subgrade Preparation which can be accessed by clicking the hyperlinks.

#### **Soil Reuse Considerations**

 Based on our borings and lab data, some of the site soils have plasticity index higher than 20. As. such, a portion of the site soils will be suitable for reuse as structural fill within proposed building and pavement areas. We recommend structural fill for the site consist of soil with a plasticity index less of than 20 and that is free of deleterious material. We recommend structural fill for the site

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should be moisture conditioned and compacted to at least 95% of the maximum dry density in accordance with ASTM D 1557 and Appendix C of this report.

- Soils excavated near the groundwater table will be wet or saturated and will require drying before reuse as structural fill. This can be accomplished by laying out stockpiles for tilling/discing during dry weather, by mixing with dry soil or other methods. The drying should be carefully monitored and is subject to approval by the testing laboratory during construction to meet moisture conditioning requirements.
- Appendix C provides additional recommendations for soil reuse in the following sections: EARTHWORK, SUBGRADE PREPARATION which can be accessed by clicking the hyperlinks.

#### **Geotechnical Concrete and Steel Construction Considerations**

- Soil/rock may be corrosive to concrete. We recommend using corrosion resistant concrete (e.g. Type II/V Portland Cement, a fly ash mixture of 25 percent cement replacement, and a water/cement ratio of 0.45 or less) as directed by the producer, engineer or other qualified party based on their knowledge of the materials and site conditions. Concrete exposed to freezing weather should be air entrained. Mix designs should be well-established and reviewed by the project engineers prior to placement, to verify the design is appropriate to meet the project needs and parameters provided in this report. Quality control testing should be performed to verify appropriate mixes are used and are properly handled and placed. Please refer to Appendix C, Cast In-Place Concrete for more details. USDA maps indicate site soils have a moderate corrosion potential for concrete.
- · Concrete exposed to freezing weather should be air entrained. Mix designs should be wellestablished and reviewed by the project engineers prior to placement, to verify the design is appropriate to meet the project needs and parameters provided in this report. Quality control testing should be performed to verify appropriate mixes are used and are properly handled and placed. Please refer to Appendix C, Cast In-Place Concrete for more details.
- Soil/rock may be corrosive to un-protected metallic elements such as pipes, poles, rebar, etc. We recommend the use of coatings and/or cathodic protection for metals in contact with the ground, as directed by the product manufacturer, engineer or other qualified party based on their knowledge of the materials to be used and site soil conditions. USDA maps indicate site soils have a moderate corrosion potential for steel.

#### **Site Storm Water Considerations**

 Surface drainage and landscaping design should be carefully planned to protect the new structures from erosion/undermining, and to maintain the site earthwork and structure subgrades in a relatively consistent moisture condition. Water should not flow towards or pond near to new structures, and high water-demand plants should not be planned near to structures. Appendix C provides additional recommendations for storm water management in the following sections: SITE GRADING AND DRAINAGE, WATER PROOFING which can be accessed by clicking the hyperlinks.

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 We recommend consulting with the landscape designer and civil engineer regarding management of site storm water and irrigation water, as changes in moisture content below the site after construction will lead to soil movement and potential distress to the building.

#### 5.2 Geotechnical Parameters

Based on the findings of our field and laboratory testing, we recommend that design and construction proceed per industry accepted practices and procedures, as described in Appendix C, General Geotechnical Design and Construction Considerations (Considerations).

Building loads were not provided at the time of this report. However, based on our experience with other similar projects, we estimate the *maximum* column and wall loads of 50 kips and 3 - 4 kips/ft, respectively will be used for this project. If higher loads are proposed during the design phase, Partner should be notified to revise our recommendations.

#### <u>Prepared Subgrade Parameters</u> = (hyperlink to Construction Considerations)

Structure	Design Values	Cover Depth (inches)	Bearing Surface a	Static Settlement
Slab On Grade (Reinforced with the required minimum reinforcement per ACI guidelines or equivalent))	k=100 pci b q <sub>ail</sub> = 100 psfc μ = 0.30	N/A	Layer of non-frost susceptible compacted structural fill extending extends to competent native or is 24 inches, whichever is more evaluated by the engineer	≪1 inch
Conventional Spread Foundations (Max Load 25 kips)	$q_{all} = 1.5 \text{ ksf}^c$ $\mu = 0.30$	48 inches (Frost)	12-in layer of reworked compacted in-place site soils extending extends to competent native material evaluated by the engineer	<1 inch
Conventional Continuous Foundations (Max Load 3 kips/ft)	$q_{\text{all} \equiv} 1.5 \text{ ksf}^c$ $\mu \equiv 0.30$	48 inches (Frost)	12-in layer of reworked compacted in-place site soils extending extends to competent native material evaluated by the engineer	<1 inch

Repairs in bearing surface areas should be structural fill per the recommendation of the Earthwork section of Appendix C that is moisture conditioned to within 3 percent of the optimum moisture content and compacted to 95 percent or more of the soil maximum dry density per ASTM D 1557.

<sup>c</sup>Can be increased by 1/3 for temporary loading such as seismic and wind, allowable parameters, estimated FS of 2.5.

b Subgrade modulus value "k", assuming the grade slab is supported by aggregate layer roughly equal to slab thickness (minimum 4 inches), as required for capillary break

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<sup>d</sup> Differential settlement is expected to be half to ¾ of total settlement.

#### <u>Laterally Loaded Structures Parameters</u> – (hyperlink to Construction Considerations)

Depending on the types of structures and soil types encountered, different lateral stress distributions may be needed. For this project we anticipate the below information will be used to design shoring systems and oil change pit walls. Passive pressures and active pressures on unrestrained walls, and static pressure on the oil change pits wall have triangular stress distributions. In addition to the lateral loads from the table below, surcharge loads will also need to be applied to account for slopes above the walls, seismic forces, traffic, etc. We recommend that a specialty contractor with in-house engineering capability perform the design of temporary shoring. Values provided in this table are unfactored. The designer should select appropriate safety factors for their

***						
Lateral Earth Pressures b						
Soil Type	Coefficient of Friction ( $\mu$ )	Static Fluid Pressure (pcf)	Active Fluid Pressure (pcf)	Passive Fluid Pressure (pcf)		
Soil above groundwater table	0.30	65	45	250		
Soil below groundwater table	0.30	65 +62.4	45 + 62,4	250		

a Groundwater is assumed to be at a depth of about 12.5 feet below existing site grades \* These loads should be modified by seismic, and surcharge loads as shown in the below equations where k = 0.5.

#### Traffic Surcharge Loading Equations

Equivalent height of soil for vehicular loading on oil change pit wall and shoring parallel to traffic is shown on Table below.

Lateral Earth Pressures					
Excavation/Wall Height Distance from the Edge of Excavation					
(ft.)	0.0 ft.	1.0 ft. or further			
5.0	5.0	2.0			
10.0	3.5	2.0			
≥20.0	2.0	2.0			

 $q = k * Y_s * H_{eq}$ 

q = Lateral Surcharge Pressure (psf) in rectangular distribution k = Active or at-rest earth pressure coefficient from soil report  $\gamma_s$  = Total Unit Weight of Soil (pcf)  $H_{eq}$  = Equivalent Height of soil from Table above

Foundation Surcharge Loading Equations Location and Resultant Lateral Force:

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- d = Depth lateral resultant below points of application of surcharge loading measured in feet (ft.)  $\left(tan^{-1}\left(\frac{h}{x}\right)\right)$  = The angle in radians whose tangent is equal  $\frac{h}{x}$
- Loads applied within a horizontal distance equal to the wall stem height, measured from back face of the wall For isolated footing having a width parallel to the wall less than 3 feet, "R" may be reduced by \$\frac{1}{2}\$ the calculated
- The resultant lateral force "R" shall be assumed to be uniform for the length of the footing.

# Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45 degrees with vertical.

#### **Pavement Design and Construction Recommendations**

- In our experience we recommend that multiple different pavement sections be considered for the project for economic and performance reasons. For trash enclosures we recommend that thickened reinforced concrete pavement be utilized. For heavily used and ADA parking spaces, etc., we recommend the use of thinner reinforced concrete pavement. For the main drives of the parking lot, we recommend a heavy-duty asphalt pavement section, and thinner sections can be used in the parking field if any. We recommend concrete pavements consist of Local DOT, or otherwise jurisdictionally approved mixes, and that paving cross slopes, curbs, and other features conform to the applicable local standard specifications and details.
- Depending on the planned changes to site grading, and the availability of clean granular soil, different pavement sections would be appropriate. These can also be adjusted using treatment using soil cement. The following sections are provided for native soil subgrade conditions. If imported fill is used, the section may need to be adjusted. This information assumes that construction will proceed per the provided Construction Considerations, presented in Appendix C.

<b>Paving Structural Section</b>	ns - (hyperlink to Co	nstruction Consideration
	- 60 harman is ass	
	Pavement Sect	tions

to 95 percent or more of the soil maximum dry density per ASTM D 1557.

Roadway Type Subgrade Preparation \* Light Duty (Parking Spaces) Proof rolled/Compacted Subgrade 3 in. Asphalt / 8 in. Aggregate Base Proof rolled/Compacted Subgrade 4 in. Asphalt / 10 in. Aggregate Base Proof rolled/Compacted Subgrade 6 in. Concrete/ 6 in. Aggregate Base ADA Parking Spaces Trash Enclosure/ Dumpster Pad Proof rolled/Compacted Subgrade 8 in. Concrete/ 6 in. Aggregate Base <sup>a</sup> Repairs in proof rolled areas should be structural fill per the recommendation of the APP C Earthwork (hyperlink to

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Soils with Plasticity Index of 10 or more are generally candidates for lime treatment, other soils are candidates for cement

Reinforced concrete should consist of 4,000 psi concrete with #3 reinforcing steel placed 18 inches on center each direction.

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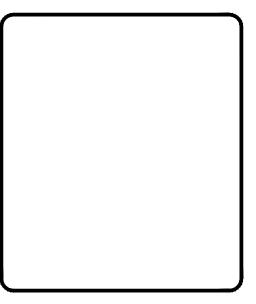
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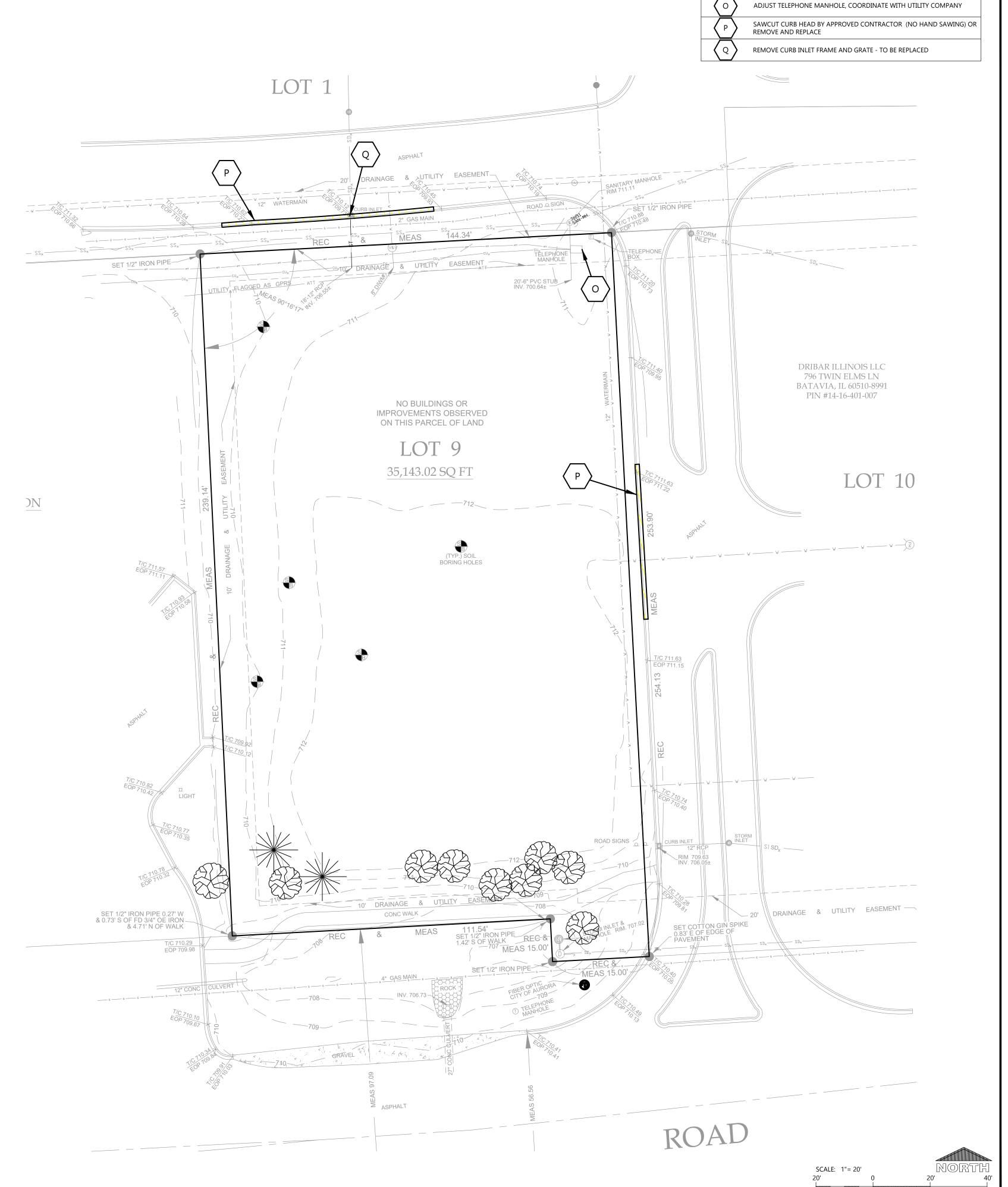
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**GEOTECHNICAL SPECIFICATIONS** 







GENERAL NOTES:

KEYNOTES

• EXISTING CONDITIONS SURVEY PROVIDED BY RONALD BAUER WITH RB & ASSOCIATES CONSULTING, INC. APRIL 9, 2024.

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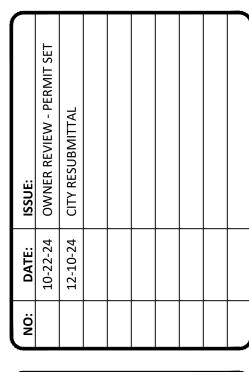
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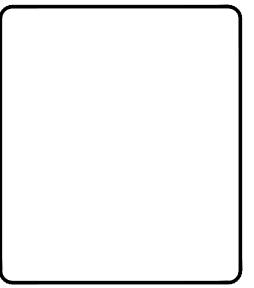
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SUCCEEDING PROJECT IS TO BE CONSTRUCTED.

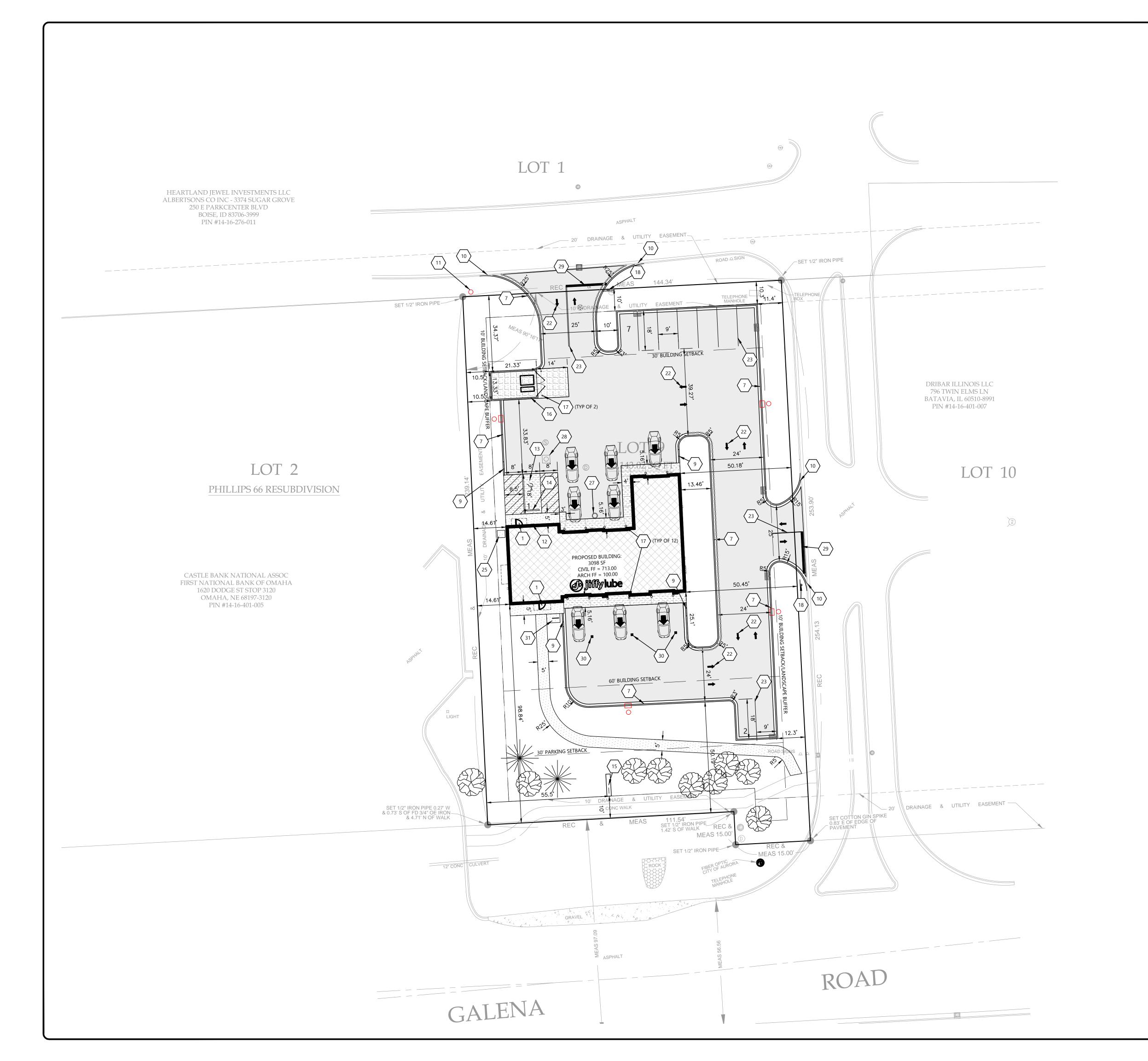
MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

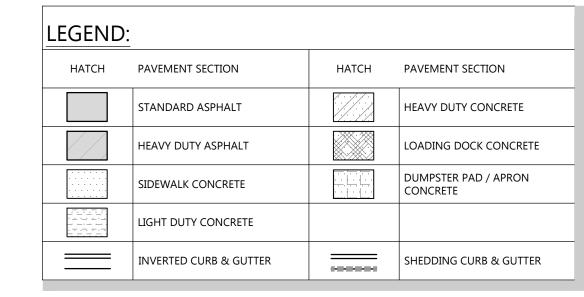




EXISTING SITE AND DEMOLITION PLAN

DRAWN: KG CHECKED: JD





KEYNO.	TES
$\left\langle 1\right\rangle$	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
7	18" CONCRETE CURB & GUTTER. SEE DETAIL ON SHEET C2.0
9	CURB TAPER (SEE DETAIL)
(10)	CURB CUT (SEE DETAIL)
$\langle 11 \rangle$	POLE FOR TRANSFORMER BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
(12)	BUILDING MOUNTED HANDICAP SIGN PER STATE CODE. SEE DETAIL ON SHEET C2.1
(13)	HANDICAP STALL & STRIPING PER STATE/VILLAGE CODE. SEE DETAIL ON SHEET C2.
(14)	PRECAST CONCRETE WHEEL STOP (TYP.)
(15)	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
(16)	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
(17)	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
(18)	STOP SIGN. SEE DETAIL ON SHEET C2.1
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
23	4" WIDE WHITE PAINT STRIPING (TYP).
25	5.5" THICK CONCRETE EQUIPMENT PAD
27	SUMP PUMP ( SEE PLBG FOR DETAILS)
28	OIL SEPARATOR ( SEE PLBG FOR DETAILS)
29	12" WIDE WHITE PAINT "STOP BAR"
30	SAFETY SQUARE ( SEE ARCH FOR DETAILS)
31	SINGLE LOOP BIKE RACK ON 6'x4' CONCRETE PAD. SEE DETAIL ON SHEET C2.0



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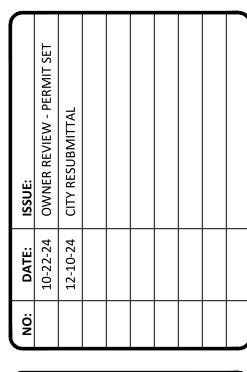
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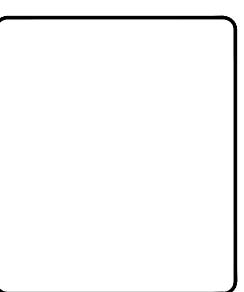
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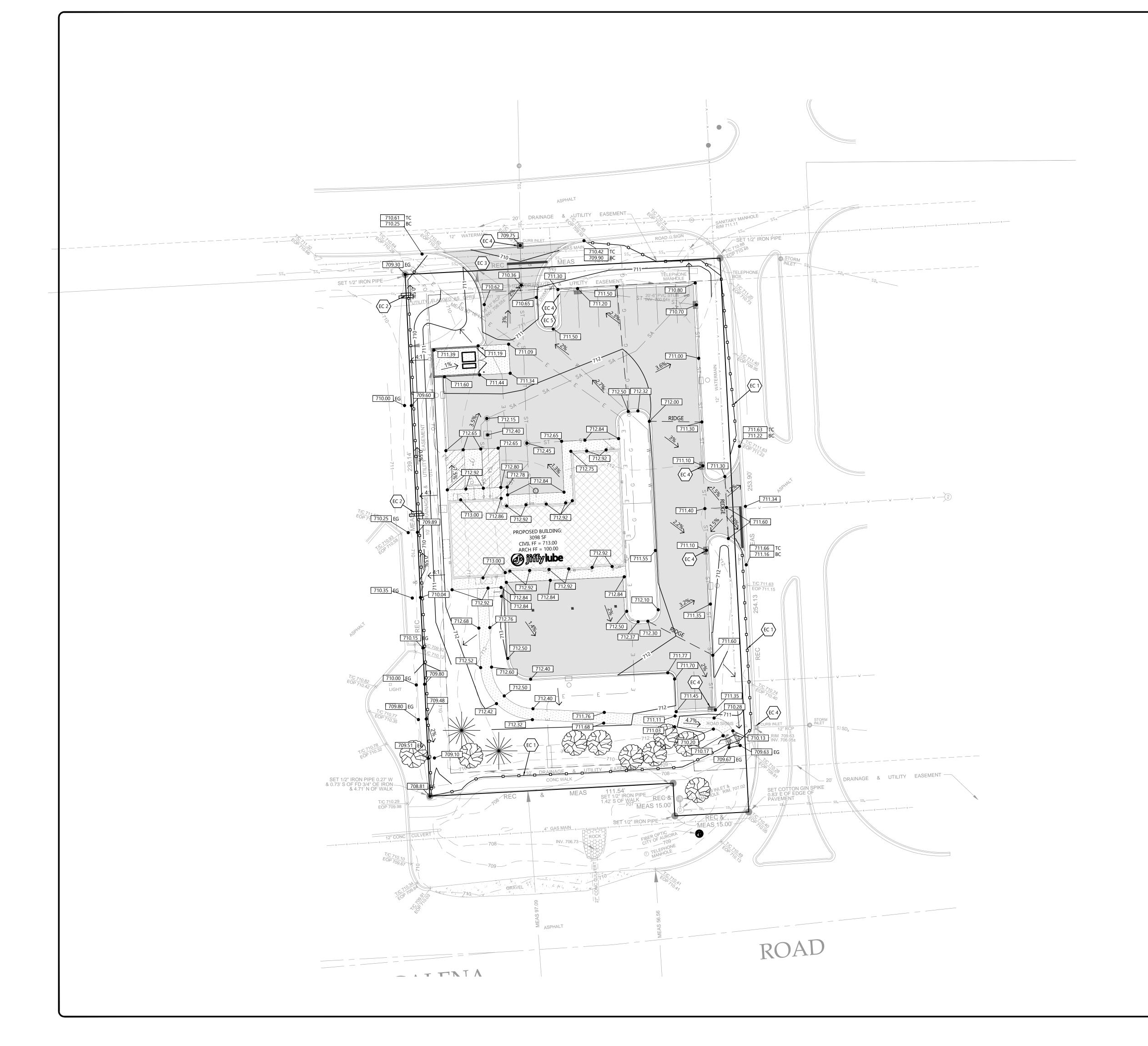
SUGAR GROVE, IL





SITE PLAN

DRAWN: KG CHECKED: JD



# GENERAL NOTES:

- SEE SHEET C0.1 FOR BENCHMARK INFORMATION.
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTE	<u>S</u>
EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT



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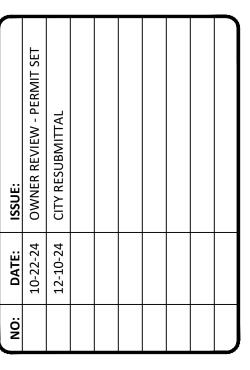
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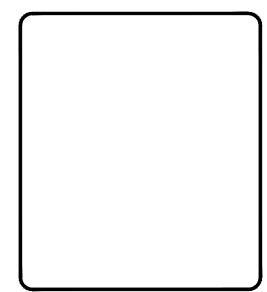
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SUGAR GRUPE.

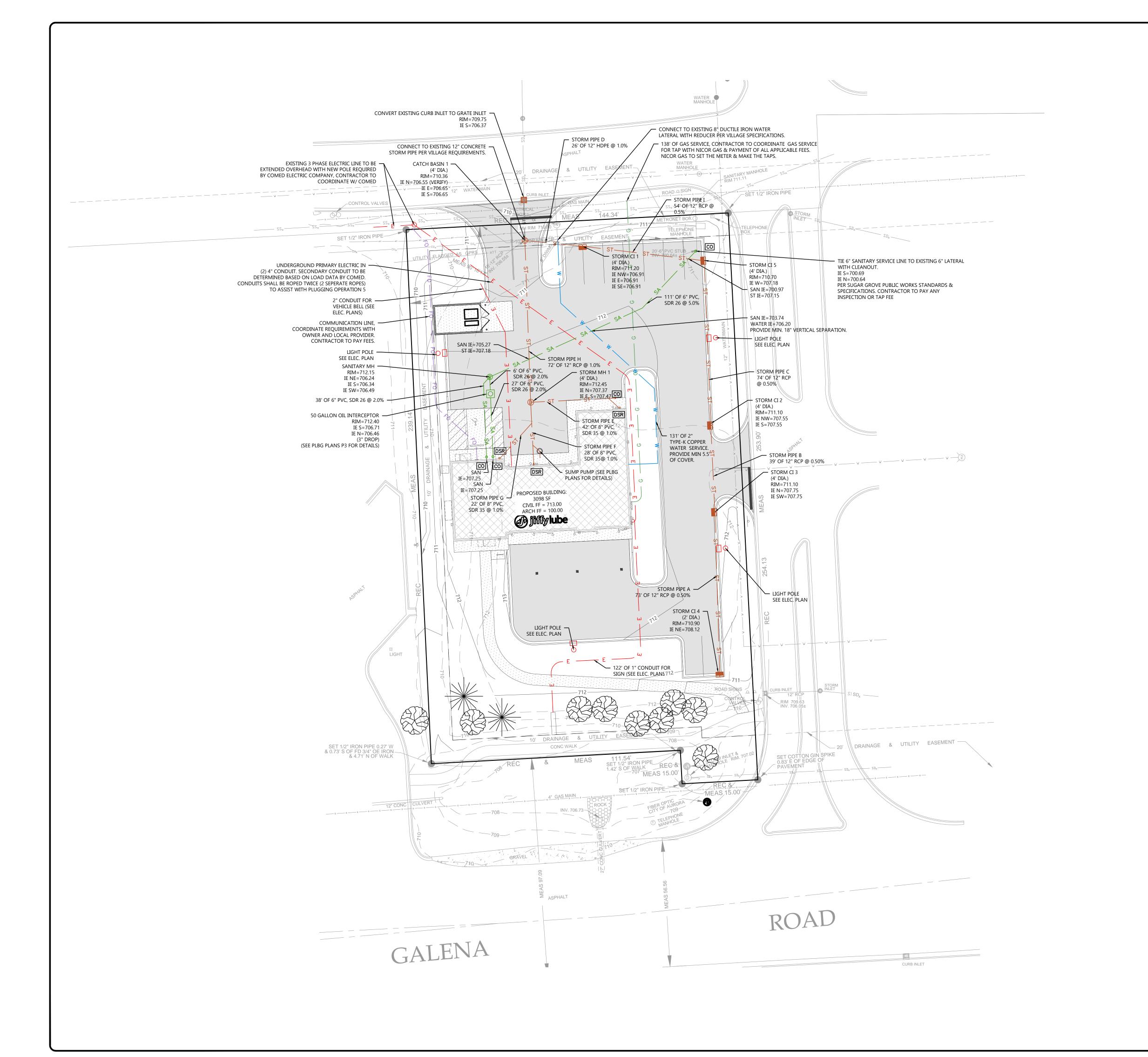
SUGAR GALENA BLVD.





GRADING AND EROSION CONTROL PLAN

DRAWN: KG CHECKED: JD



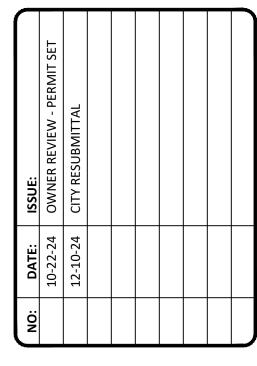


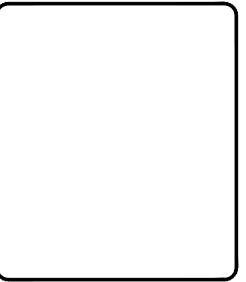
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UTILITY PLAN

DRAWN: KG CHECKED: JD

LUI I JEWEL INVESTMENTS LLC O INC - 3374 SUGAR GROVE ARKCENTER BLVD SE, ID 83706-3999 V #14-16-276-011 DRIBAR ILLINOIS LLC 796 TWIN ELMS LN BATAVIA, IL 60510-8991 PIN #14-16-401-007 35,1<del>43.02 SQ F</del> LOT 2 LOT 10 PHILLIPS 66 RESUBDIVISION PROPOSED BUILDING: 3098 SF CIVIL FF = 713.00 ARCH FF = 100.00 BANK NATIONAL ASSOC TIONAL BANK OF OMAHA @ jiffy lube DODGE ST STOP 3120 1AHA, NE 68197-3120 PIN #14-16-401-005 \*\*\*\*\*\*\* ROAD

IRRIGATION NOTE:
LANDSCAPE IRRIGATION IS DESIGN/BUILD
BY CONTRACTOR. SEE SHEET C0.2

GENERAL NOTES:

CONTRACTOR TO PROVIDE SODDED LAWN FOR ALL DISTURBED AREAS OUTSIDE PAVEMENT AND NOT SCHEDULED FOR MULCH.
 CONTRACTOR TO PROVIDE NON WOVEN WEED BARRIER FABRIC UNDER ALL MULCH AREAS.

CONTRACTOR TO PROVIDE PLASTIC EDGING AT ALL PLANTER BEDS ADJACENT TO LAWN AREAS. SEE SHEET CO.1

HATCH KEY:

HATCH LANDSCAPE MATERIAL

ORGANIC MULCH

CVAADOL	601410111115	2071117011 11117	PLANTED	
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTI
		DECIDUOUS TREES		
0	Autumn Blaze Maple	Acer x freemanii 'Jeffsred'	2.5"	9
€	Shadeblow Serviceberry	Amelanchier canadensis	2.5"	5
<b>&amp;</b>	EXISTING DECIDUOUS TREE		8"+	8
*	Jack Flowering Pear	Pyrus calleryana 'Jaczam'	2"	3
<u></u>	Redmond Linden	Tilia americana	2.5"	3
0	Swamp White Oak	Quercus bicolor	2.5"	5
		EVERGREEN TREES		
*	EXISTING EVERGREEN TREE		8"+	2
*	White Spruce	Picea glauca	2.5"	4
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	24"	18
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	24"	16
Ŏ	Rhododendron	Rhodendron haaga	24"	9
$\overline{\mathbb{B}}$	Compact Amur Maple	Acer ginnala 'Compactum'	24"	3
		EVERGREEN SHRUBS		
	Sargent Juniper	Juniperus chinensis 'Sargentii'	24"	43
<b>②</b>	Andorra Juniper	Juniperus horizontalis 'Plumosa'	24"	12
0	Taunton Yew	Tauntonii	24"	6
	Wintergreen Boxwood	Buxus sinica var Insularis 'Wintergreen'	24"	17
		PERENNIALS		
*	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	35
**	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	30
*	Kobold Liatris	Liatris spicata 'Kobold'	1 gal pot	12



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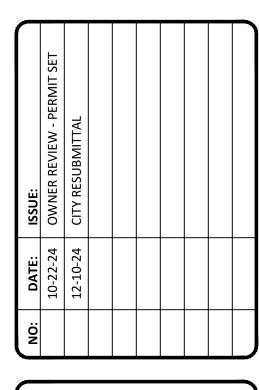
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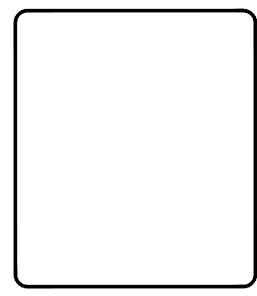
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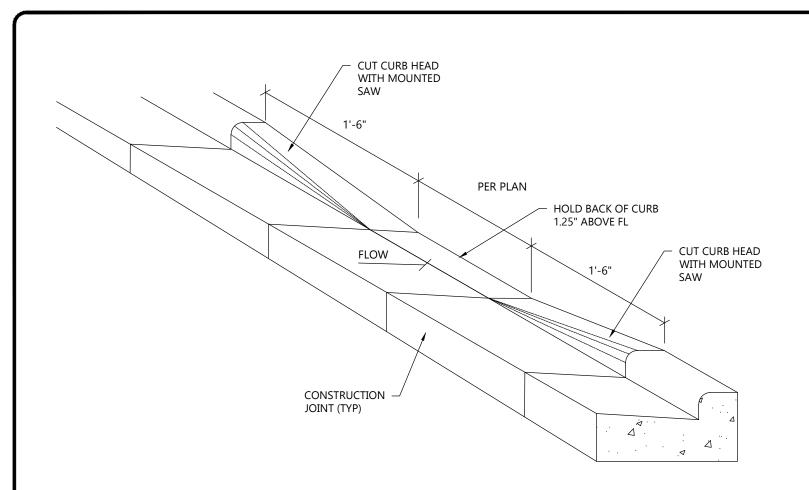
SUGAR GROVE, IL





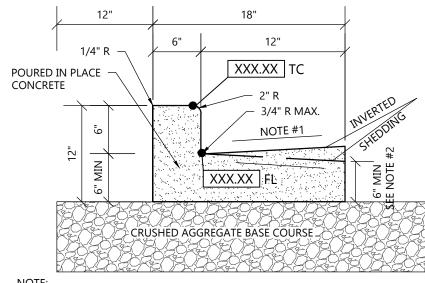
LANDSCAPE AND RESTORATION PLAN

DRAWN: KG CHECKED



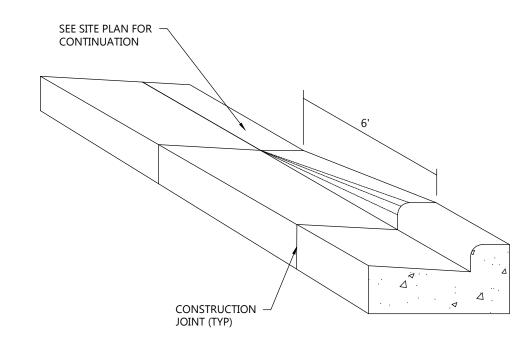
CURB CUT DETAIL

NOT TO SCALE

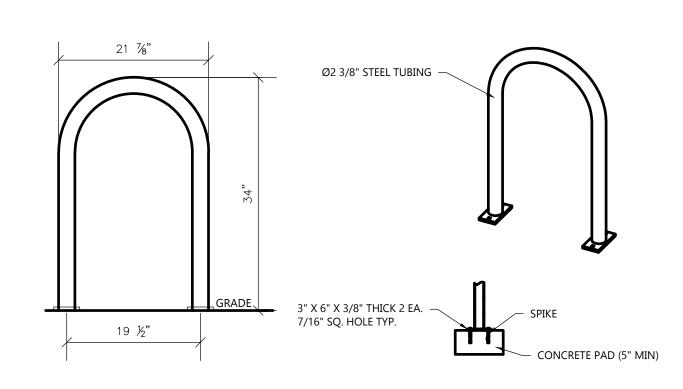


- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
   THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS
- 3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL NOT TO SCALE



**CURB TAPER DETAIL** NOT TO SCALE



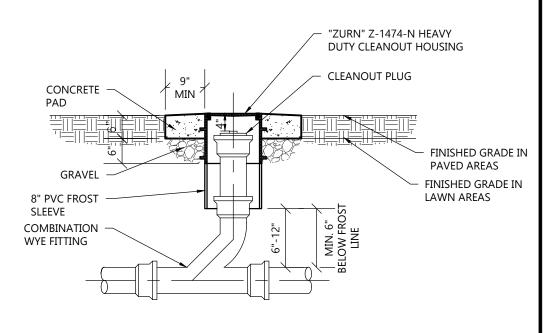
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

  BLACK COLOR & FINISH

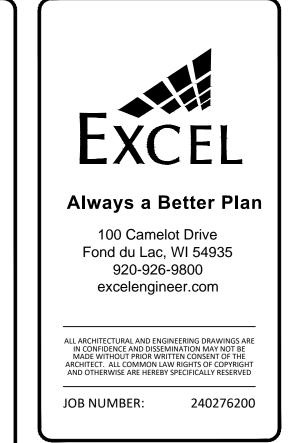
  SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.

  MANUFACTURED BY MADRAX; PRODUCT: U238-IG (SF); 'U' BIKE RACK 2 BIKE

SINGLE LOOP BIKE RACK

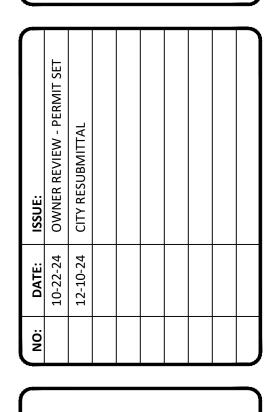


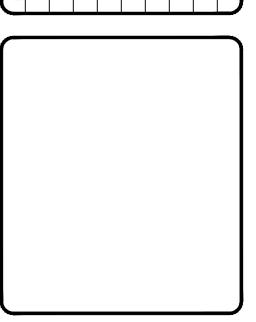
CLEANOUT TO GRADE DETAIL
NOT TO SCALE



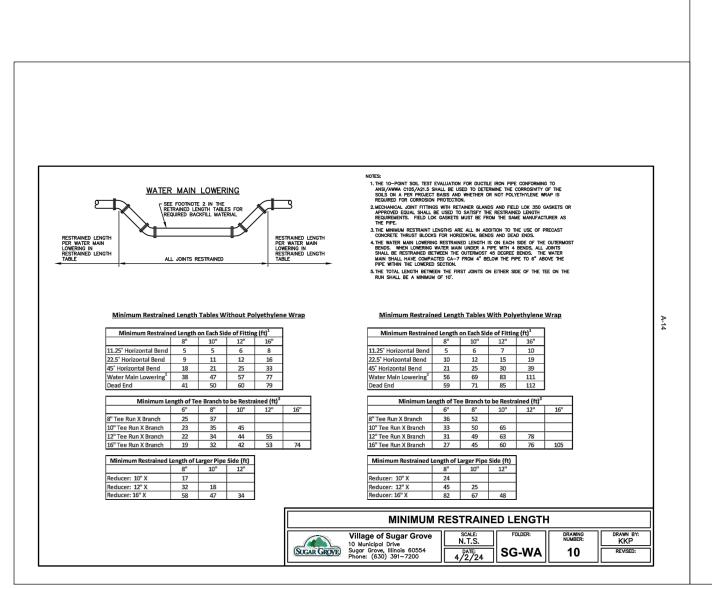


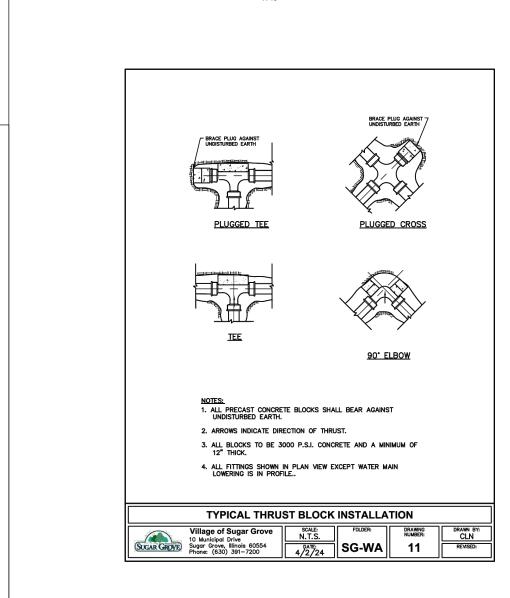


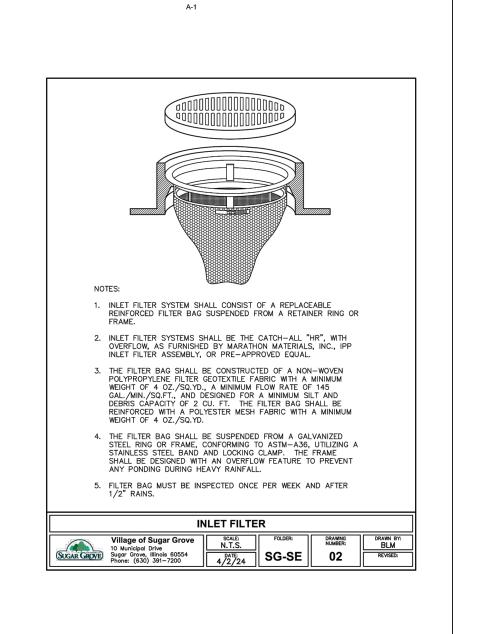


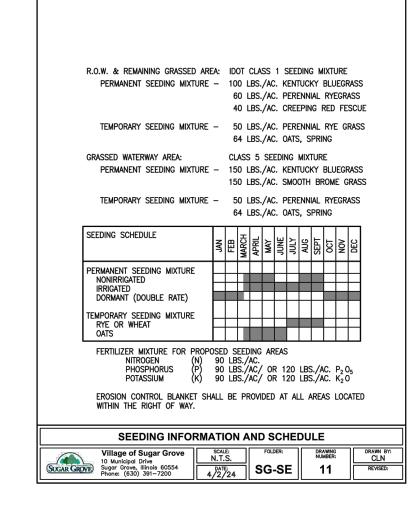


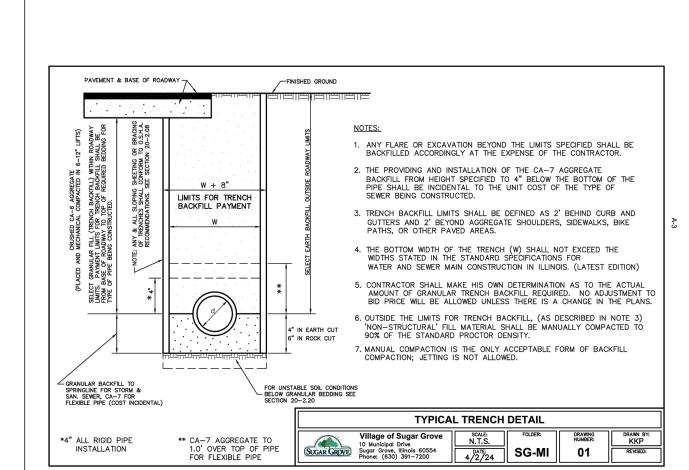
**DETAILS** 

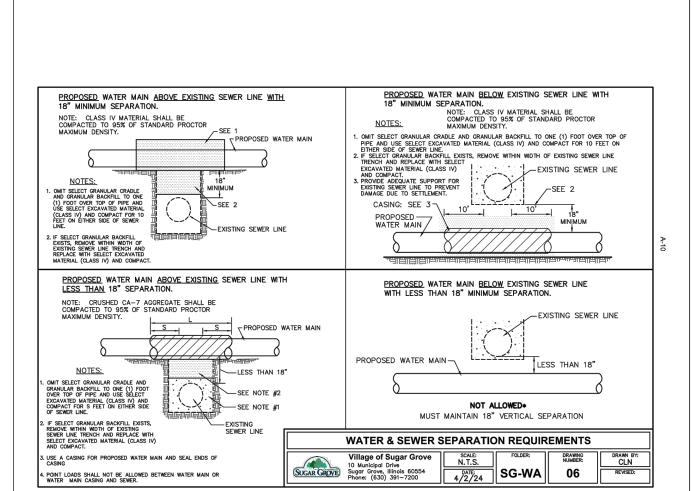


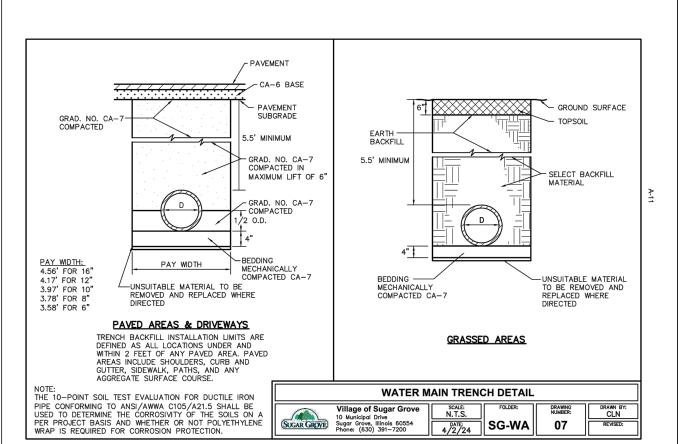


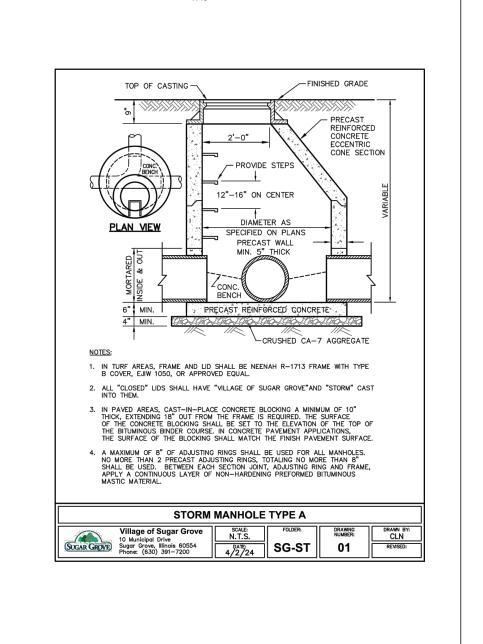


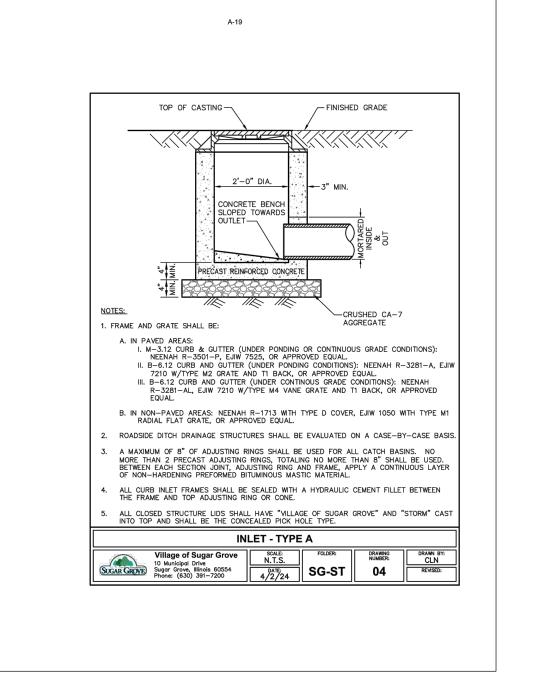














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SUGAR GROVE, IL

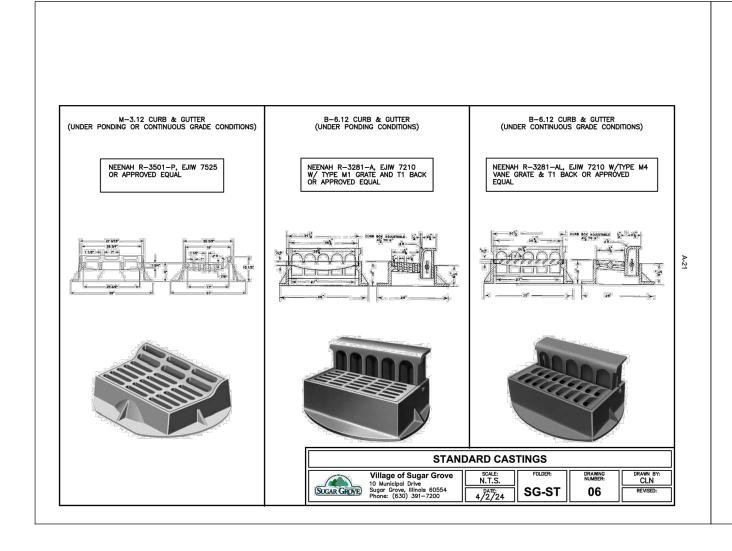
NO: DATE: ISSUE:
10-22-24 OWNER REVIEW - PERMIT SET
12-10-24 CITY RESUBMITTAL

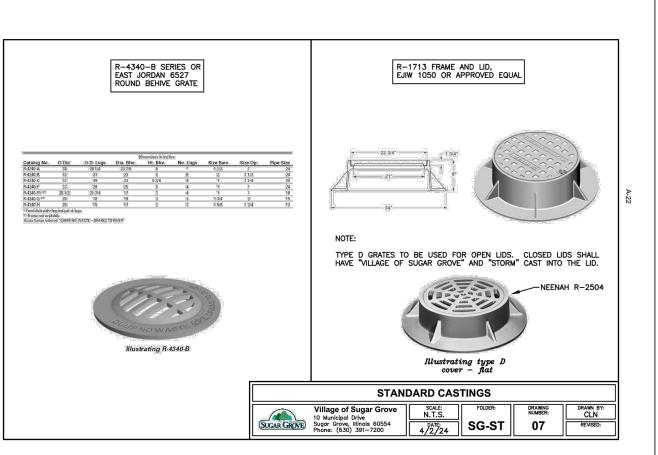
VILLAGE DETAILS

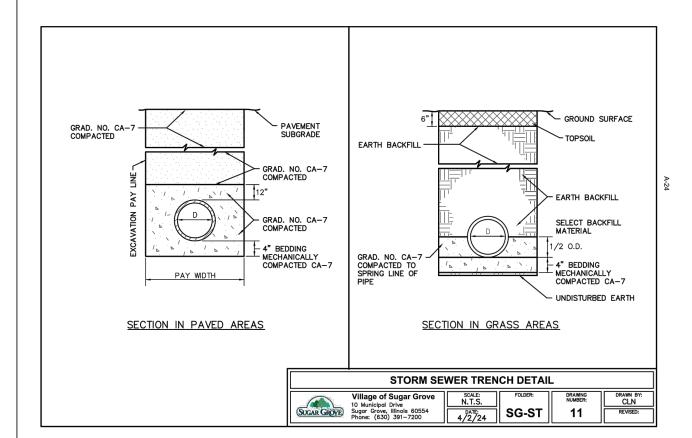
AND SPECIFICATIONS

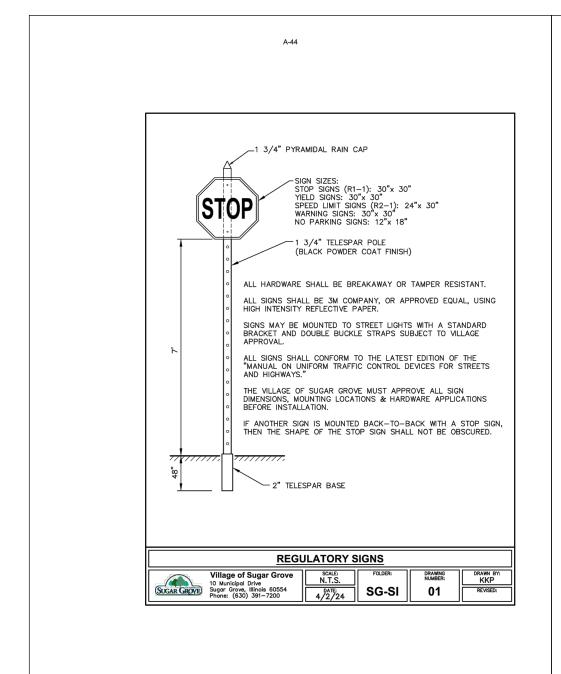
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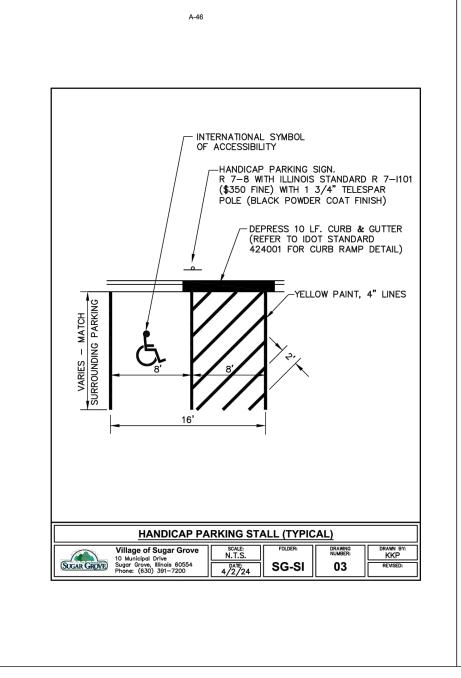
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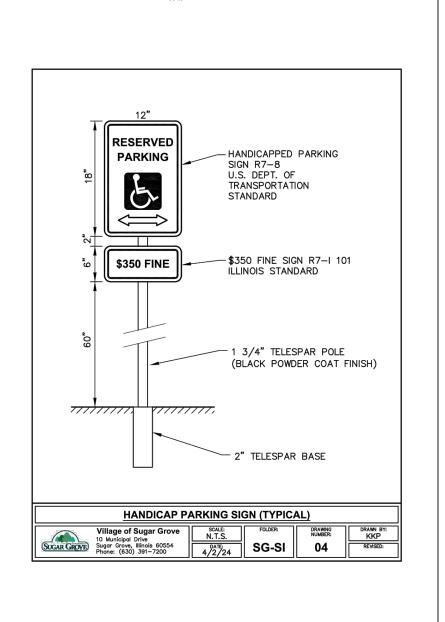












#### VILLAGE OF SUGAR GROVE STANDARD NOTES FOR GENERAL NOTES

- A preconstruction meeting shall be held prior to the start of any construction, including the installation of tree protection and soil erosion control measures. The Contractor shall notify the Village Engineer a minimum of 10 days in advance of starting any work. The Village Engineer will coordinate the preconstruction meeting with the Village Staff, Fire District, Police Department, Park District, Township, and Kane County Department of Transportation. The Developer/Owner, the General Contractor, and all major subcontractors shall attend the meeting.
- 2. In addition to the formal preconstruction meeting at the beginning of the project, a preconstruction meeting shall be held on site before each major work item (i.e. underground work, curbs and gutter, paving, etc.). The General Contractor and the foreman to complete the work shall attend the meeting at a minimum. The Village Engineer shall be contacted 48 hours in advance of the meeting so that the meeting can be coordinated with the appropriate Public Works staff members and other agencies. J.U.L.I.E. markings should be recent and visible at the time of the meeting.
- 3. The IDOT "Standard Specifications for Road and Bridge Construction" latest edition and revisions, the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition and revisions thereto, these improvement plans and details, special provisions and codes and ordinances of the Village of Sugar Grove, Illinois shall govern applicable portions of this project. If conflicts arise, the strictest of the requirements shall
- Locations of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location and elevation of all existing underground structures, cables, utilities and pipe lines.
- If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the project engineer and Village so that the conflict may be resolved.
- 6. The contractor shall be responsible for the protection of all private and public utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired or replaced to the satisfaction of the project engineer, the Village, and/or the utility company by the contractor at his own expense.
- The contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.
   The contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. The contractor shall be responsible for any damage to the

streets or roadways and associated structures and shall make repairs as necessary to

the satisfaction of the Village Engineer and Village at the contractor's own expense.
 The contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 107.14 of the IDOT Standard Specifications, the "Standard Specifications for Traffic Control Items".

- 10. The contractor shall be responsible for providing safe and healthful working conditions
- throughout the construction of the proposed improvements.

  11. Before acceptance and release of the surety by the Village and final payment, all work
- 12. The contractor will have in his possession on the job site at all times a copy of the Village approved plans and specifications during construction.
- 13. The contractor shall restore any area disturbed to a condition equal to or better than its original use and to the satisfaction of the Village Engineer. This shall include finish grading, excess stone removal establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.
- 14. No unprotected excavation shall remain open over any weekend. Overnight open excavations shall be satisfactorily protected and meet all OSHA requirements.
- 15. With the exception of curb inlets, utility structures shall not be constructed in paved areas, including roadways, sidewalks, curb and gutter, and/or trails.
- 16. Trench backfill shall be provided at all utility trenches and removal of utility trenches in all paved areas and 2 feet beyond, including roadways, curbs and gutter, sidewalk, trails, and driveways. Initial trench backfill and bedding shall be graded CA-7 stone. The Village Engineer can approve the option to use flowable fill (CLSM) IDOT Mix #2 in lieu of the stone. The final trench backfill shall be CA-6 crushed aggregate and shall be compacted in place to ninety five percent (95%) of maximum density at optimum moisture as determined by the modified standard proctor test.
- 17. Curb protection is required at all times.
- 18. Tree protection shall be installed on site prior to the start of any construction.

as follows: blue for water and green for sanitary sewers.

19. Prior to the start of underground utilities, the site shall be rough graded to within 1 foot of the final grade.20. Marking Of Valve Vaults, Buffalo Boxes And Manholes: All main line valve vaults, buffalo boxes and manholes shall be marked at the time of construction with a four inch by four

inch (4" x 4") hardwood post neatly installed vertically with a minimum three feet (3') bury and a minimum four feet (4') exposed. The top one foot (1') of the post shall be painted

- 21. All final adjustments of castings will be accomplished by the use of concrete (or other approved material) adjusting rings set in butyl rope joint sealant; mortar joints will not be allowed. Height of adjusting rings shall not exceed eight inches (8") or exceed two (2)
- 22. At a minimum, all parkways within the dedicated street right of way shall be graded, foreign materials removed, topsoil placed to a minimum thickness of four inches (4"), erosion control blanket placed, and seeded (Class 1A minimum unless otherwise specified) or sodded in an approved manner. Sidewalks, trails, and parkway trees shall be properly installed and approved prior to acceptance and release of sureties.
- 23. Absolutely no substitutions or variances will be permitted to any of the Village of Sugar Grove Standard Notes or Ordinances unless approved otherwise by the Village <u>IN WRITING</u> prior to commencing construction activity.

B-2

VILLAGE DETAILS

AND SPECIFICATIONS

DRAWN: KG CHECKED: JD
SHEET NO:

C2.2

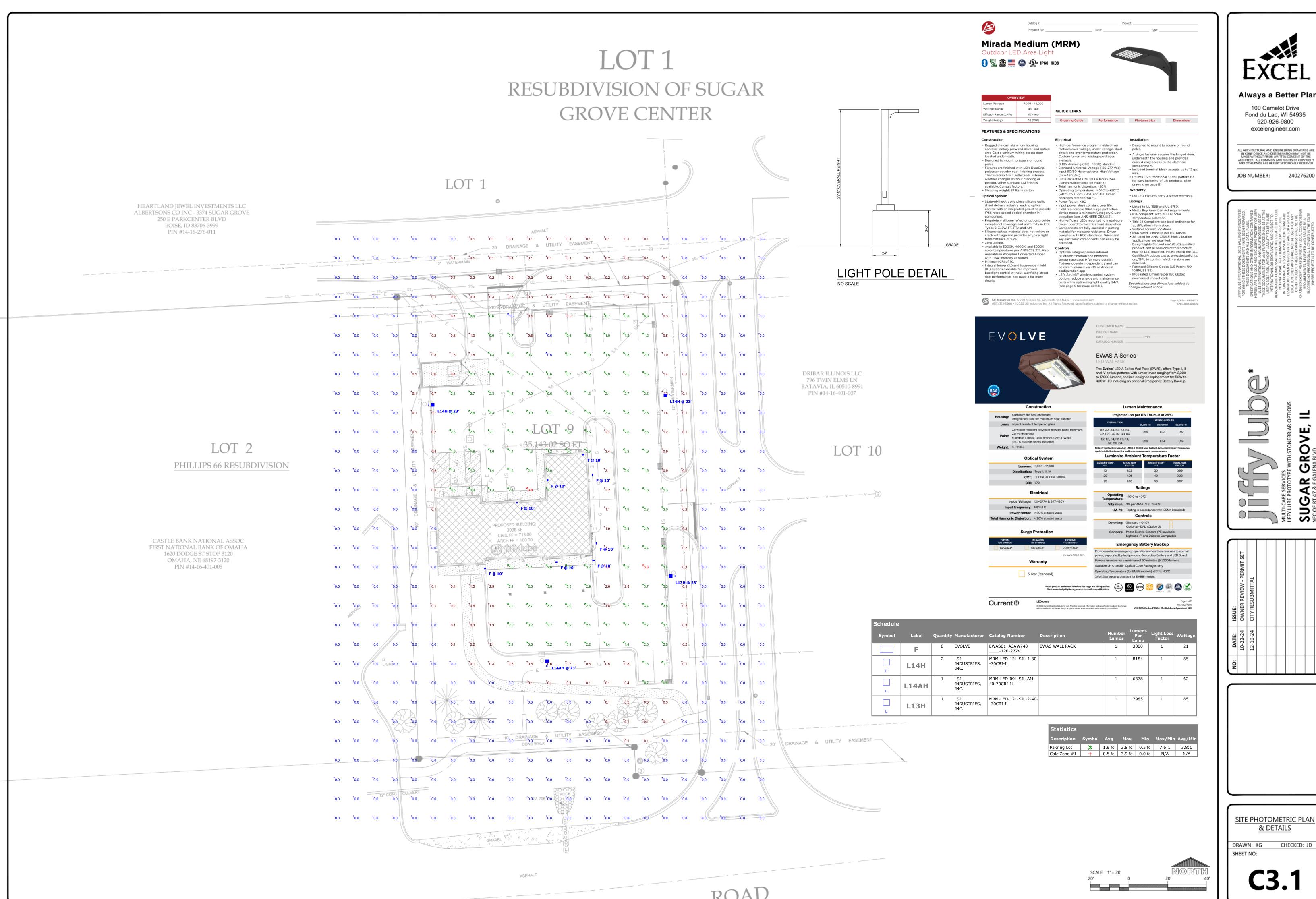
Always a Better Plan

100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED

240276200

JOB NUMBER:



Always a Better Plan 100 Camelot Drive

920-926-9800

excelengineer.com

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SITE PHOTOMETRIC PLAN & DETAILS DRAWN: KG CHECKED: JD

PROJECT INFORMATION

GUGGENH NEC PRELIMINARY DATES DEC. 10, 2024

JOB NUMBER 240276200

SHEET NUMBER

2020 © EXCEL ENGINEERING, INC.

SOUTH ELEVATION

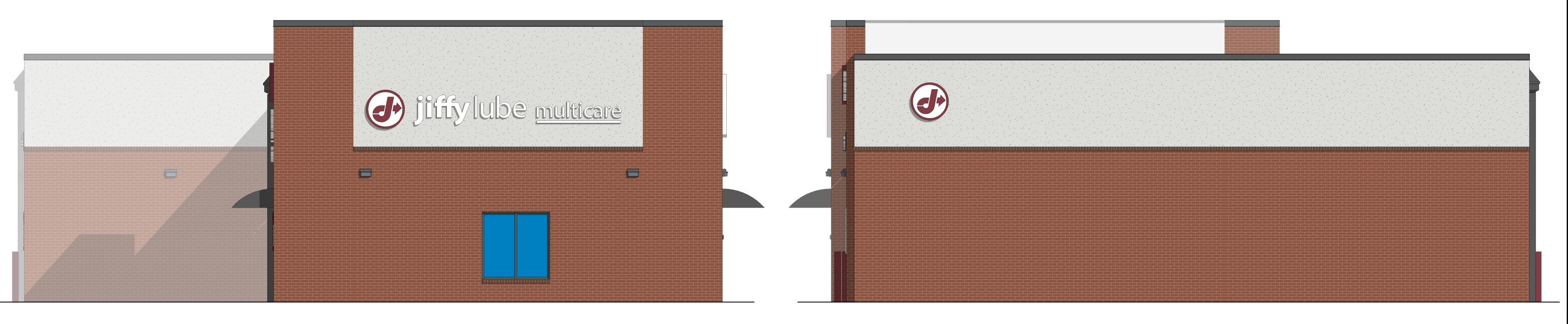
SCALE: 1/4" = 1'-0"

oil change

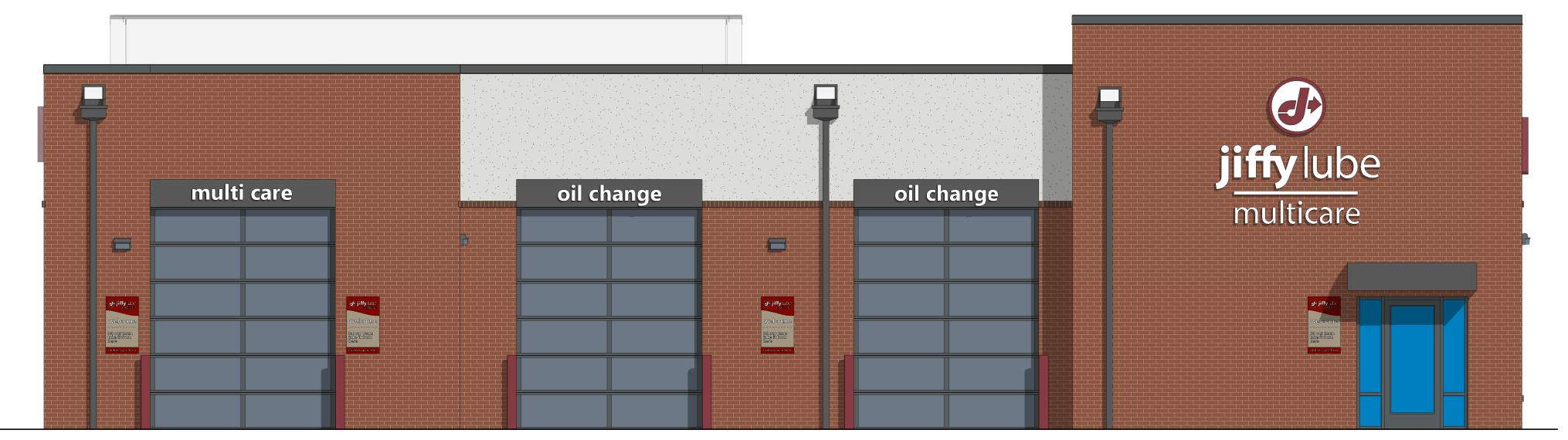
jiffy lube multicare

oil change

multi care



WEST ELEVATION EAST ELEVATION SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"



NORTH ELEVATION SCALE: 1/4" = 1'-0"

1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW'

2. APPLY CLEAR COAT OVER "LUXURIOUS RED" ON EXTERIOR

3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN

**GENERAL NOTES:** 

COLORS)

APPLICATIONS.

IS BY SIGNAGE VENDOR.

**EXTERIOR FINISH KEY** PREFINISHED METAL COPING / FASCIA MFR: FIRESTONE UNA-CLAD COLOR: WHITE

> ALUMINUM STOREFRONT MFR: KAWNEER 1" INSULATED GLASS FRAMES: CLEAR ANODIZED

BRICK VENEER MFR: GLEN-GERY COLOR: COLOR TO COMPLIMENT JEWEL-OSCO BRICK COLOR MORTAR: WESTERN LIME CORP W-11

EIFS SYSTEM MFR:STO COLOR:SW7666 FLUER DE SEL

**ARCHITECTURAL EXTERIOR ELEVATIONS** 



# VILLAGE OF SUGAR GROVE KANE COUNTY, ILLINOIS

#### **ORDINANCE NO. 2024-1217CD2**

An Ordinance Granting a Special Use Permit for an Automobile Service Shop (Jiffy Lube – Sugar Grove Center Lot 9 – 112 E Galena Boulevard)

Adopted by the Board of Trustees and President of the Village of Sugar Grove this 17<sup>th</sup> day of December 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove this  $17^{\text{th}}$  day of December 2024

#### VILLAGE OF SUGAR GROVE

#### **ORDINANCE NO. 2024-1217CD2**

An Ordinance Granting a Special Use Permit for an Automobile Service Shop (Jiffy Lube – Sugar Grove Center Lot 9 – 112 E. Galena Boulevard)

**WHEREAS,** the Village of Sugar Grove ("Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

WHEREAS, the Village President and Board of Trustees of the Village ("Village Board") have adopted a zoning ordinance, which has been amended from time to time, which provides from the classification of special uses; and,

WHEREAS, Guggenheim Development Services, LLC ("Applicant"), is duly authorized to make application for a Special Use Permit for an automobile service shop on the property located on Lot 9 of Sugar Grove Center and legally described in **Exhibit "A"** ("Property"); and,

**WHEREAS**, the Applicant has made application to request to grant a Special Use Permit for an automobile service station on the Property; and,

WHEREAS, after due notice and opportunity to be heard, the Village's Planning Commission/Zoning Board of Appeals held a public hearing on November 20, 2024, to consider the request to grant a Special Use Permit for an automobile service shop and no objectors were present; and

WHEREAS, the Planning Commission/ Zoning Board of Appeals made its findings of fact and recommendation in Planning Commission Recommendation PC24-17 that the Village Board grant the Special Use Permit; and,

WHEREAS, the Village Board has found that the requested Special Use Permit complies with the standards as set forth in the Zoning Ordinance and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

#### SECTION ONE: INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

#### SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USE

The Village Board hereby adopt the findings of fact for the Special Use as determined by the Planning Commission/Zoning Board of Appeals set forth on **Exhibit "B"**, and summarized below:

- 1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village's Zoning Ordinance.
- 2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
- 3. That the Special Use will not be hazardous or disturbing to exiting or future neighborhood uses.
- 4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
- 5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
- 6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- 7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- 8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
- 9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

#### SECTION THREE: GRANTING A SPECIAL USE PERMIT

- 1. That a special use for an automobile service shop is **HEREBY GRANTED** as follows:
  - a. That a Special Use Permit for an automobile service shop is hereby granted on the Property, commonly known as Lot 9 of Sugar Grove Center and legally described in **Exhibit "A"**, attached hereto and made a part hereof by this reference. The special use shall be in substantial accordance with **Exhibit "C"**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

#### SECTION FOUR: CONDITIONS

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 11-13 of the Zoning Ordinance and as otherwise imposed by the Village Board in granting this application.

- 1. The special use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Village Board, pursuant to the recommendations of the Planning Commission/Zoning Board of Appeals.
- 2. The Special Use Permit approval will lapse and have no further effect twelve (12) months following the date of this Ordinance, unless: (1) a building permit has been issued (if required); or, (2) the use or structure has been lawfully established. A Special Use Permit also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the Special Use.

#### **SECTION FIVE:** GENERAL PROVISIONS

<u>REPEALER</u>: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

<u>SEVERABILITY</u>: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

<u>EFFECTIVE DATE</u>: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 17<sup>th</sup> day of December 2024.

					ATTEST:	
Jennifer Konen,					Tracey Conti,	
President of the Board of Trustees				Village Clerk		
	Aye	Nay	Absent	Abstair	1	
Trustee Matthew Bonnie						
Trustee Sean Herron						
Trustee Heidi Lendi						
Trustee Sean Michels						
Trustee Michael Schomas						
Trustee James White						

#### Exhibit A

(Legal Description)

LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439, IN KANE COUNTY, ILLINOIS.