



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, March 12, 2025
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **February 12, 2025**.

NEW BUSINESS

- 2. ZBA 2025-006: Public Hearing for a Map Amendment from the UT: Urban Transition District to the R1: Single Family Residential District** for a property commonly known as **92XX Sheringham Drive** (PIN: 08-11-100-013).
[Applicant: KG2JGS investments, LLC & Robert S. & Lynne M. Twigg]

OLD BUSINESS

- 3. ZBA 2025-003: Discussion and Recommendation for Approval of a Replat** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).
[Applicant: Joshua Petry]
- 4. ZBA 2025-004: Public Hearing and Recommendation for Approval of a Planned Unit Development (PUD)** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).
[Applicant: Joshua Petry]

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@roscoeil.gov

Item # 1.

The February 12, 2025 meeting minutes are unavailable.

Zoning Board of Appeals Meeting of March 12th, 2025**Application No. ZBA 2025-006****Applicant:** Kaycee Chadwick for Scott Twigg**Location:** PIN #08-11-100-013**Requested Action:** Annexation Agreement and Zoning Map Amendment**Existing Use:** Vacant Land/Agricultural**Proposed Use:** Vacant Land/Single-Family Home**Existing Zoning:** Urban Transitional (UT) once annexed**Adjacent Zoning:**

North: Outside Village (Along Quarry View Drive)

East: Outside Village (Off of Belvidere Road)

South: R1 (contiguous)

West: R1 (Across Interstate 90)

Description: The applicant is requesting both an annexation agreement and a zoning map amendment from the Urban Transitional (UT) district to the One-Family Residential (R-1) district. This parcel is approximately 65.55 acres in size and located on the Village's east side, directly east of Interstate 90.

Zoning Analysis: While this application is not assessing the conceptual plat plans, this report will assess the entire parcel for compliance with the R-1 zoning standards. Please see the table below for further information:

	District Standard	Proposed
Lot Size Min.	9,500 square feet	2,855,430.32 square feet
Lot Width Min.	75 feet	2,445 feet
Lot Depth Min.	125 feet	1,420 feet
Front Setback Min.	30 feet	Can be accommodated
Side Setback Min.	10 feet	Can be accommodated
Rear Setback Min.	30 feet	Can be accommodated
Lot Coverage Max.	30 percent (856,629 sqft)	Can be accommodated

Land Use Consistency: The surrounding area is occupied by mostly single-family homes and agricultural uses. Without a comprehensive plan, municipalities have to rely on the area context to determine if map amendments are consistent with the general direction of development in the area. The subdivision to the south is within the Village boundaries and is currently zoned R-1. The subdivision to the north is outside of the Village but contains large-lot single-family homes as well. Given this evidence, staff concludes that a map amendment to R-1 for the parcel in question is consistent with the area context.

Annexation Agreement: The applicant has provided staff with a complete Petition for Annexation for the parcel. The facts provided by the Petition have been deemed true through staff analysis. The Petition also requests the following:

1. The annexation should be contingent upon sale of the property to the Twigg family, who are seeking to build the initial single-family home.
2. The existing agricultural use of the property be allowed to continue until further development comes forward for approval from the Village. The applicant requests a Special Use Permit for this.

Staff has reviewed these requests in the Petition and find them agreeable and within the bounds of the Village's ordinances. With the annexation of this property and its agricultural use, it would technically become nonconforming. For the purposes of Section 15-582 and 15-583, vacant cropland or pausing farming operations in the off-season of the crops shall not comprise a discontinuance of the agricultural use, and the nonconforming use can continue. Because of this, no Special Use Permit is necessary.

Staff Recommendation: Staff recommends **approval** of the annexation agreement and zoning map amendment for the parcel at PIN #08-11-200-013, subject to the following conditions:

1. The existing agricultural use on the property is allowed to continue until further development takes place.
2. The applicant provides staff with the full annexation agreement prior to Village Board approval.

Affidavit - Proof of Publication**STATE OF WISCONSIN****Rock County**

} SS.

Planning and Community Development Department

10631 Main Street • P.O. Box 283 • Roscoe, Illinois 61073 • Phone 815-623-2829 • Fax 815-623-1360

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL Public notice is hereby given pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on March 12, 2025 at 5:30 PM at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois relative to a requested Map Amendment at a property commonly known as 92XX Sheringham Drive (PIN 08-11-100-013) to change from the UT District (Urban Transitional) to the R1 District (Single-Family Residential). All interested persons are invited to attend said hearing and be heard. Respectfully submitted, Evan Hoier, Consultant Zoning Administrator, Village of Roscoe, IL. Dated this 13 th day of February

February 26 & March 5 2025

WNAXLP

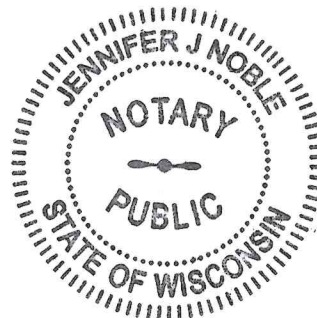
Michele Richardson being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Beloit Daily News**, **BeloitDailyNews.com**, a newspaper published in Rock County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

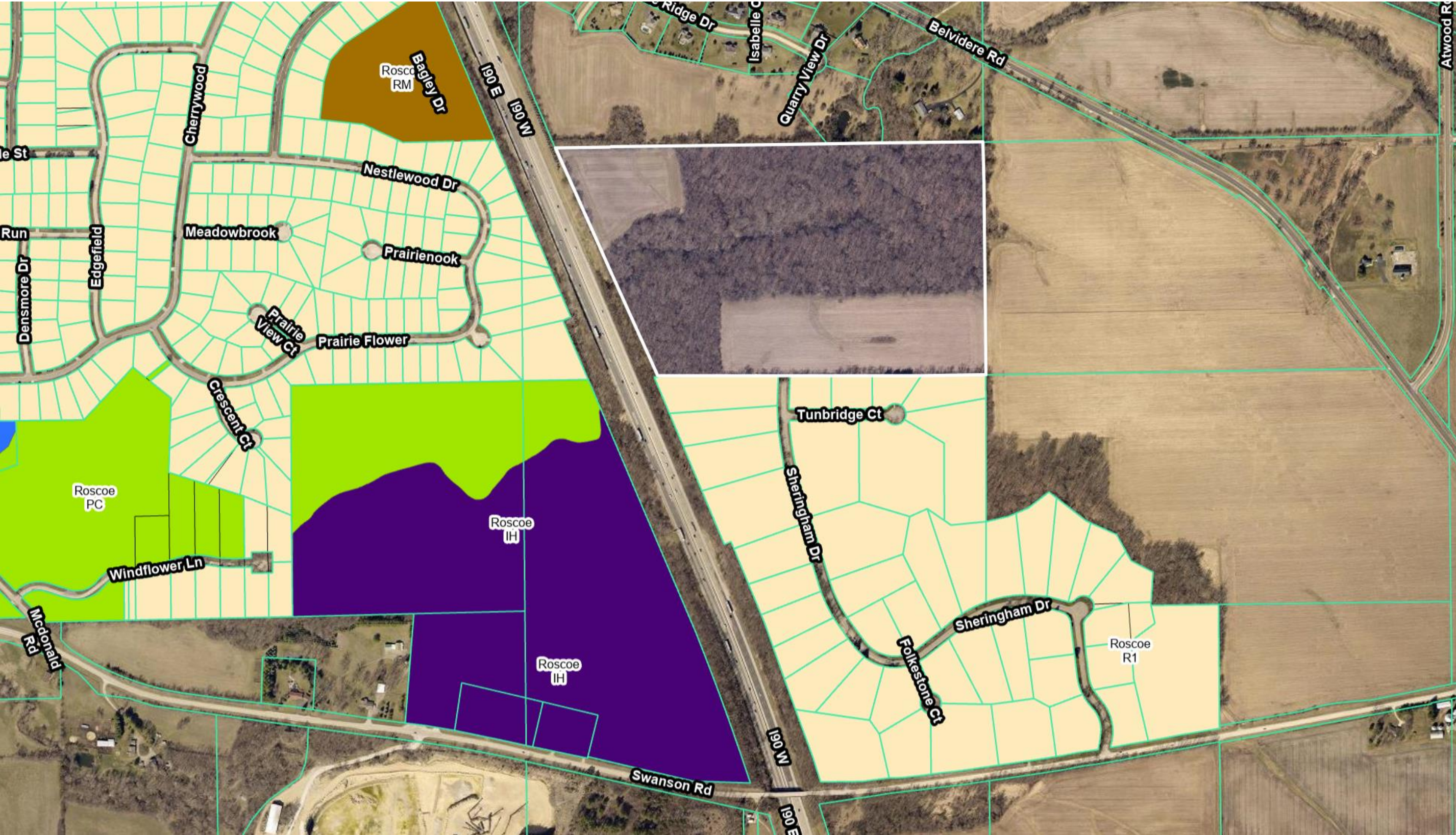
02/26/25, 03/05/25Publishing Fees: **\$41.15**

Signature:

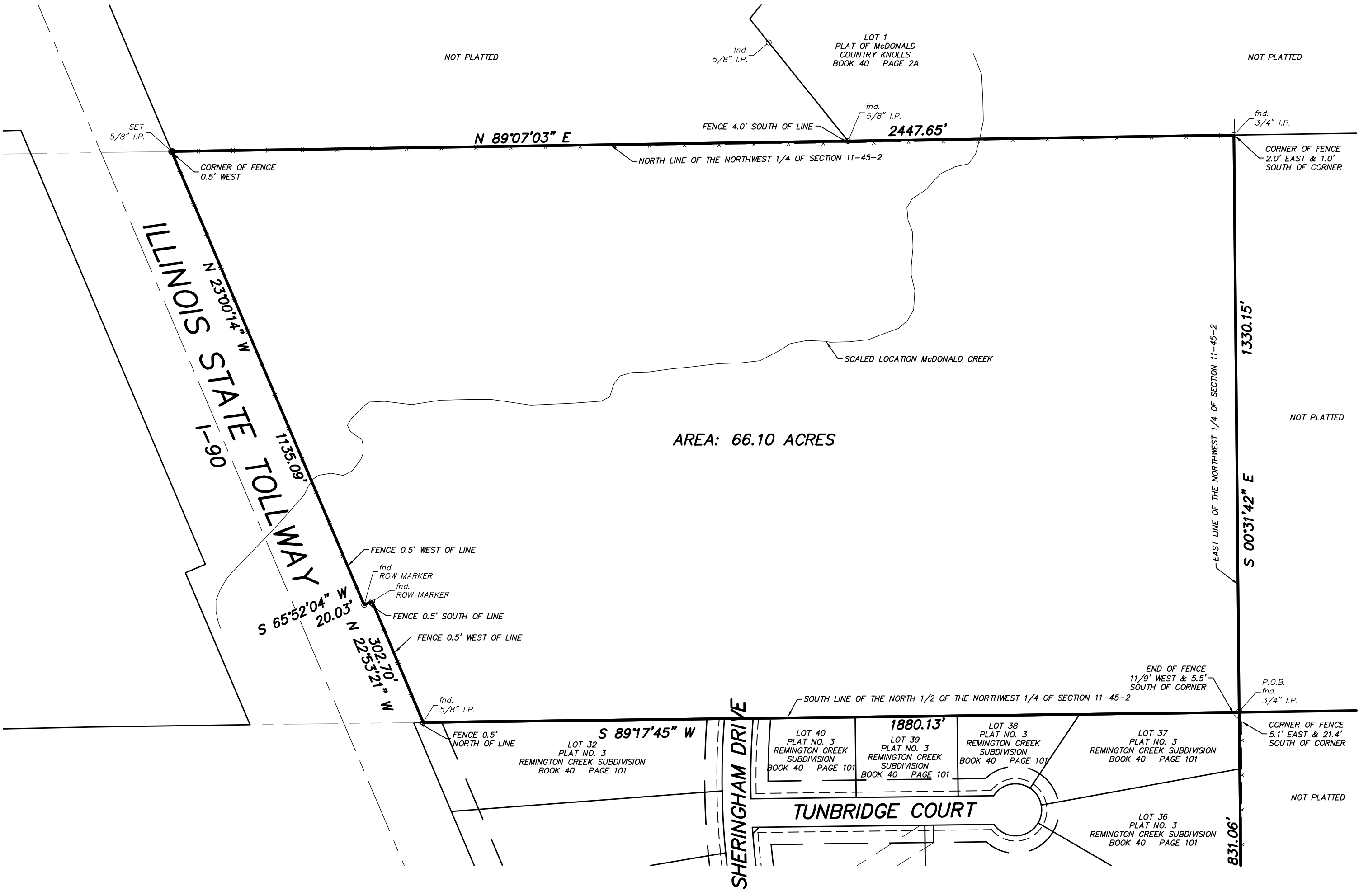
Subscribed and sworn to before me
this **05th day of March, A.D. 2025**

Notary Public

My Commission Expires: **3/9/27**



BOUNDARY SURVEY
OF
PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 11, TOWNSHIP 45 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
JULY 2018



Legal Description:

Part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 40 of Plats on Page 101B in the Recorder's Office of Winnebago County, Illinois; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1880.13 feet to the East line of the Illinois State Tollway; thence North 22°-53'-21" West, along the East line of said Illinois State Tollway, 302.70 feet; thence South 65°-52'-04" West, along a North line of said Illinois State Tollway, 20.03 feet; thence North 23°-00'-14" West, along the East line of said Illinois State Tollway, 1135.09 feet to the North line of the Northwest Quarter (1/4) of said Section; thence North 89°-07'-03" East, along the North line of the Northwest Quarter (1/4) of said Section, 2447.65 feet to the East line of the Northwest Quarter (1/4) of said Section; thence South 00°-31'-42" East, along the East line of the Northwest Quarter (1/4) of said Section, 1330.15 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 66.10 Acres.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOCATING THE BOUNDARIES AND CORNERS THEREOF AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

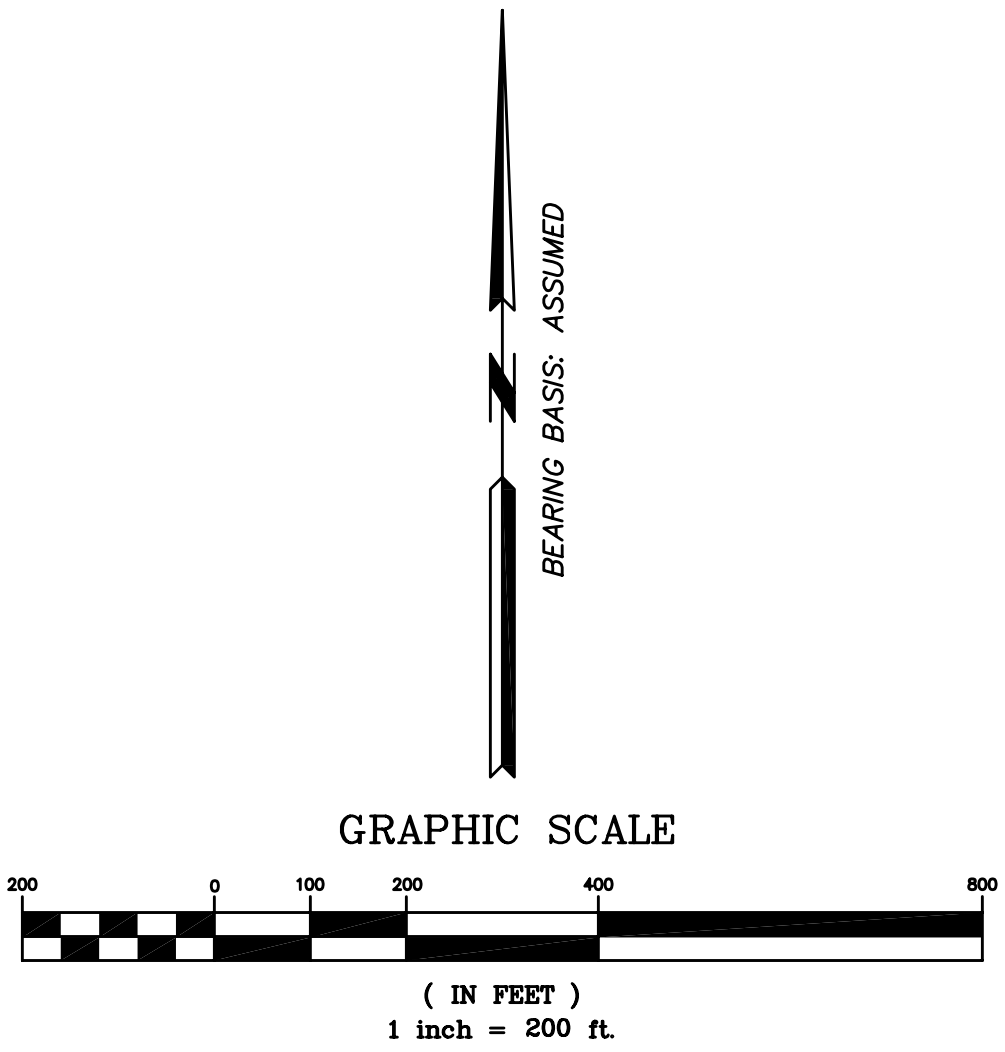
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JULY ____, 2018.

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

GIVEN UNDER MY HAND AND SEAL THE ____ DAY OF JULY, 2018.

THOMAS R. EDDIE I.P.L.S. 3635
EXPIRATION DATE: 11/30/2018



PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 (815) 633-4593 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
JULY 17, 2018 JOB NO. 17030
PREPARED FOR: DAN BUBERT

**TO: The President and Board of Trustees
Village of Roscoe,
Winnebago County, Illinois**

PETITION FOR ANNEXATION

The Property Owner, KG2JGS Investments, LLC, and Petitioner, Robert S. Twigg and Lynne M. Twigg, respectfully state under oath:

- 1) Petitioner is the purchaser of and Property Owner is the owner of the real estate commonly known as 92XX Sheringham Drive, Roscoe, IL 61073 and legally described on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter referred to as the "Annexation Property").
- 2) The Annexation Property is not situated within the limits of any municipality but is contiguous to the Village of Roscoe.
- 3) That all owners of record of the Annexation Property are party to this Petition.
- 4) There are no electors residing on the Annexation Property.
- 5) The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

PETITIONERS RESPECTFULLY REQUEST:

- 1) That the above-described Tract be annexed to the Village of Roscoe by ordinance of the President and Board of Trustees of the Village of Roscoe pursuant to §7-1-8 of the Illinois Municipal Code, as amended, subject to the parties' execution of the Annexation Agreement in substantially the form attached hereto.
- 2) The Annexation shall be contingent upon the purchase of the Property by the Petitioner. If the Property is not purchased by the Petitioner, the Annexation shall terminate and the Property shall revert to unincorporated Winnebago County.
- 3) Whole parcel annexed as R-1 for single family residential use with a Special Use Permitted for agricultural use to be permitted for any property not used for residential purposes.
- 4) That such other action be taken as is appropriate in the premises.

Dated: January 28, 2025

PETITIONER:

[REDACTED]

Robert S. Twigg *RS*

[REDACTED]

Lynne M. Twigg *LM*

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Robert S. Twigg and Lynne M. Twigg, (the "Petitioner") are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 28 day of January, 2025.



[REDACTED]

Notary Public

Dated: January 29, 2025

PROPERTY OWNER: KG2JGS Investments, LLC

By: [REDACTED]

Being all of the owners of the property seeking to be annexed.

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Karl Gasbarra, who is personally known to me to be a Manager of **KG2JGS Investments, LLC** (the "Property Owner") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same in her capacity as a Manager of Property Owner, appeared before me this day in person and acknowledged that as such Member she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 29th day of January, 2025.

[REDACTED]
Notary Public



EXHIBIT "A"**Annexation Property
Legal Description**

Part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Plat No. 3 of Remington Creek Subdivision, being a Subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 40 of Plats on page 101B in the Recorder's Office of Winnebago County, Illinois; thence South 89° 17' 45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1880.13 feet to the East line of the Illinois State Tollway; thence North 22° 53' 21" West, along the East line of said Illinois State Tollway, 302.70 feet; thence South 65° 52' 04" West, along a North line of said Illinois State Tollway, 20.03 feet; thence North 23° 00' 14" West, along the East line of said Illinois State Tollway, 1135.09 feet to the North line of the Northwest Quarter (1/4) of said Section; thence North 89° 07' 03" East, along the North line of the Northwest Quarter (1/4) of said Section, 2447.65 feet to the East line of the Northwest Quarter (1/4) of said Section; thence South 00° 31' 42" East, along the East line of the Northwest Quarter (1/4) of said Section, 1330.15 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

Zoning Board of Appeals Meeting of March 12th, 2025

Application No. ZBA 2025-003

Applicant: Joshua Petry

Location: 10297 Clearwing Lane (08-05-104-016) and
10329 Clearwing Lane (08-06-231-002)

Requested Action: Amendment to the Clearwing Subdivision Plat

Existing Use: Vacant Land

Proposed Use: Vacant Land

Existing Zoning: RM (Residential-Multifamily)

Adjacent Zoning:

North: RM (contiguous)

East: RM (contiguous)

South: RM (contiguous)

West: RM (contiguous)

Description: The applicant is requesting to replat the parcels at 10297 Clearwing Lane (08-05-104-016) and 10329 Clearwing Lane (08-06-231-002). This would be a combination of the parcels and an amendment to “Lot A” of the plat of the Clearwing Plat 3 subdivision, making the parcel available for further residential development, based on the Multifamily Residential Zoning District standards, as shown below in the table below:

	District Standard	Proposed
Lot Size	19,800 square feet	2.28 acres (99,316 sqft)
Lot Width	110 linear feet	319 feet minimum
Lot Depth	150 linear feet	233 feet minimum
Development Setback Standards		
Front Setback	30 feet	Able to Accommodate
Side Setback	15 feet	Able to Accommodate
Rear Setback	30 feet	Able to Accommodate

As seen above, the proposed replat of the parcel would conform to the Multifamily Residential Zoning District and to any other Village Ordinances.

Further Context:

In 2001 when the tentative plat of Clearwing Plat 3 was approved, the site is currently designated as “Lot A” was identified on the tentative plat as the site for the construction of a condo-association owned and maintained community center. In 2004, when the final plat of Clearwing Plat 3 was submitted for approval, the planning commission required that “Lot A” remain designated as future common area property. No plans for an association owned clubhouse or community center have ever been submitted to the Village, and the “Lot A” remains in the ownership of the original developer, and undevelopable due to the notation on the plat.

At this time, the Clearwing Plat 3, has been fully built out and there are ~ 3 - 4 condominium associations owning various buildings within the Plat. Several buildings owned and operated as rentals by various investors. At this time, it is highly unlikely that the parcel will be ever be developed into a community center, as the costs of building and maintenance would be assessed against members of a master condo association not currently in existence, and is unlikely to be formed in the future by the majority of the owners of the properties of Plat 3 of the subdivision.

This was intended to be common space. This land was never intended to be dedicated parkland or open space. At this point, there is no indication that the land will ever be developed into a community center. As Roscoe is currently experiencing high demand for multifamily and other rental housing, the owner of the parcel would like to consider development of the parcel for additional multifamily buildings. Further development of smaller apartment buildings with around 4 units would help supply this type of housing in the area to meet that elevated demand. . With this in mind, replatting this lot to become developable consistent with the multifamily uses surrounding it is the highest and best use of the land.

Staff Recommendation: Staff recommends **approval** of the requested replatting, subject to the following conditions:

1. Applicant is to provide staff with updated plat documents indicating the proposed change by the next Village Board meeting.
2. Revised plat must be on-file with the Winnebago County Register of Deeds prior to any improvements being made.

Clearwing Lot A Historical Information

10307 & 10375 Clearwing Lane (PIN 08-05-104-016 & 08-06-231-002)

3/15/2004 Planning Commission

Recommends approval of final plat with the community lot.

3/17/2004 Letter from Arc Design

Letter from Arc indicating the plat was revised per the Planning Commission's discussion. Community Lot label 'Lot A' is on the plat.

4/1/2004 Village Board

Plats 3 & 4 of Clearwing approved by the board

**Planning Commission Meeting
Village of Roscoe
March 15, 2004**

Meeting called to order at 6:03 p.m.

Roll Call taken : Present Steve Graceffa, Jerry Lindmark, J.P. Vyborny, and Timothy Vivian
Absent Kathy Kliebe, Steve Ueck, and Mike Crabtree

Minutes to review from March 1, 2004 meeting. Motion to approve made by Mr. Vivian
Seconded by Mr. Vyborny Vote 4 yes 3 absent

First on the agenda the tentative plat review of Green Acres held over from previous meeting, Mr. Greenlee presenting for approval. Continuing the discussion of properties adjoining the plate as to whether or not added roadways were needed finding that county has plans to keep the east as green space and that west was already done as developed the road opening to the south was in and would be as required by village. A letter from the sanitary district stating that there was not going to be any service to that area by that motion to recommend waiver of 608.2 and section 611 of subdivision ordinance made by Mr Vivian second by Mr. Lindmark Vote 3 yes 1 no Mr. Graceffa 3 absent.

Waiver for section 1001.1.b for exception to urban street improvements standards motioned by Mr. Vivian second by Mr Vyborny Vote 2 yes 2 no Mr Graceffa Mr. Lindmark 3 absent

Waiver to 1001.9.a the length of the Culde Sac due to the small numbers of homes made by Mr. Vyborny second by Mr. Vivian Vote 4 yes 3 absent

Mr Graceffa calling out the vote then Thanked Mr Greenlee

Second on the agenda design review of replat of Molott Commercial Center which was held over from previous meeting. Questions from the R.E.D. report led to questions of if this plat had already been done to some part it had not. The back lot did not have access to street directly but did have a drive to it. Mr Graceffa wished the owner to be sure that a sign stating it was a private drive be posted. Waiver of 1004.5 that every lot shall have front on or abut a public street made by Mr Vivian second by Mr Vyborny Vote 4 yes 3 absent

Third on agenda the review of final plats 3 and 4 of Clearwing Mr Bourgault presenting the finals of Clearwing noting the R.E.D report. Reviewing the plate It was presented that the community center would be removed and additional building would go in. Commenting from the commission that the community center and what it meant to the development was very important as shown on the tentative. Remarks that the community center was the reason commission approved the tentative. Continued discussion on whether to allow building or not.

Motion made by Mr. Vivian to recommend that the tentative originally including the community center be used and that no additional apartments be added so as to determine later what lots 117, 116, 115 can be used for in the best interest of the development. Second by Mr. Vyborny Vote 4 yes 3 absent

Forth on the agenda review of the final plats 2,3,4,5 of Crystal Hills slope of 10 percent was needed for Merrion Rd motion made by Mr Vyborny to approve no second motion dead.

Mr Graceffa concerned that an additional 16 homes were added from the tentative and that lots were sized down from tentative. A Motion to have 8 percent used on Merrion Rd made by Mr Lindmark second by Mr Vivian Vote 3 yes 1 no Mr Vyborny 3 absent

Continuing that the developer was within ordinances as the sizing of lots commission made point that tentative was approved for the size of lots not these smaller ones.

Motion to approve the original density of homes and lot sizes of the original tentative plat made by Mr Lindmark second by Mr Vivian Vote 4 yes 3 absent

Planning Commission March 15, 2004

Recommendations from March 15, 2004 meeting

Review of Green Acres

To waiver 608.2 on public services of water and sanitary vote 3 yes 1 no
To waiver 1001.1.b exception to urban street improvements curbs and gutters 2yes 2 no Tie vote
To wavier 1001.9a length of Cul de Sac which exceeds 600 ft due to only six homes light
Density on the street vote 4 yes 3 absent

Review of Molott Commercial Center

To waiver 1004.5 that every lot shall have front or abut a public street vote 4 yes 3 absent

Clearwing plat 3 ,4

Recommend that the tentative originally including the community center be used and that
No other apartments be added so as to determine at later date what lots 117 ,116 ,115 can be
Used for in the best interest of the development vote 4 yes 3 absent

Crystal Hills plats 2,3,4,5

Motion to use 8 % slope on Merrion Rd not 10% 3yes 1 no 3 absent
Motion to approve the original density of homes and lot sizes of the original tentative plat
Not of the final plats vote 4 yes 3 absent



CIVIL ENGINEERING
LAND SURVEYING

March 17, 2004

Mr. Chris Hodges
Village of Roscoe
10595 Main Street
Roscoe, IL 61073
Via Delivery

**RE: Final Plat of Clearwing Plat 3
Resubmittal per engineer comments**

Dear Mr. Hodges,

Please find enclosed two (2) full size and one (1) reduced size copy of the final plat 3 of Clearwing Subdivision, as modified per your review comments dated March 15, 2004 and received at the planning commission meeting. Listed below is a disposition of your comments:

Provide "Inlet Special" type inlets instead of the proposed inlet type A.

Our client agrees to this change and we will revise the construction drawings for resubmittal upon plat approval by the Village Board.

Road width is 30' per current ordinance. Old ordinance required 32' back to back.

Per the annexation agreement, the current standard, being less restrictive, is the one to be followed. The tentative plat and plats 1 and 2 were both approved with a 30' back to back street width. This shall be followed on plat 3.

Provide the required number of drywells as shown on the approved tentative plat.

We agree to add the necessary drywells on the plans once the plat is approved by the Village.

This plat shows three additional lots instead of the community lot.

Per the discussion at the planning commission, our client has agreed to revise the number of lots and reinstall the community lot, labeled Lot A on the enclosed plat.

Two concrete monuments should be set per statutes.

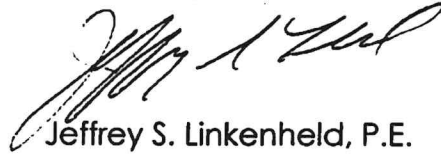
The required monuments have been added to this revised plat.

The enclosed drawings and response above satisfactorily address all of your comments. Once the Village Board approves the plat, we will deliver to you revised sets of

1475 S. PERRYVILLE ROAD
ROCKFORD, IL 61106
VOICE: 815-484-4300
FAX: 815-484-4303
www.arcdesign.com

construction drawings for your final approval. Please call me if you have any questions. We look forward to your positive recommendation to the Board at Thursday's meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jeffrey S. Linkenheld', written in a cursive style.

Jeffrey S. Linkenheld, P.E.

enc.

c: Village Clerk (3 large, 12 small)
Marc Bourgault (2 small)

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE WAS CALLED TO ORDER BY PRESIDENT STERETT ON THURSDAY EVENING, APRIL 1, 2004 AT 7:00 P.M. AT THE ROSCOE VILLAGE HALL.

FOLLOWING THE CALL TO ORDER, THE PLEDGE OF ALLEGIANCE WAS RECITED.

MINUTES:

MINUTES OF THE PREVIOUS MEETING OF MARCH 18, 2004 WERE PRESENTED. PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE. TRUSTEE BRANCH MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE. ROLL CALL VOTE, ALL AYES.

TREASURER'S REPORT:

THE TREASURER'S CASH REPORT WAS PRESENTED AND EXPLAINED. TRUSTEE BERGERON MOVED TO PAY THE MFT TO THE GENERAL FUND FOR ROAD MAINTENANCE LABOR. THE BILLS WERE PRESENTED. PRESIDENT STERETT ENTERTAINED A MOTION TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BERGERON TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. ROLL CALL VOTE, ALL AYES.

TRUSTEE KRIENKE MOVED TO HOLD BACK \$4500.00 OF ROAD MAINTENANCE TO THE GENERAL FUND, SECONDED BY TRUSTEE BERGERON. ROLL CALL VOTE, ALL AYES.

TRUSTEE BERGERON MOVED TO TRANSFER \$4,844.56 OF MOTOR FUEL TAX FUNDS INTO THE GENERAL FUND, SECONDED BY TRUSTEE RICHARDSON. ROLL CALL VOTE, ALL AYES.

PUBLIC COMMENT:

PRESIDENT STERETT READ A LETTER FROM BUASCHKE & ELLIOTT STATING THEY COULD NO LONGER BE THE VILLAGE AUDITORS AS MR. ELLIOTT HAS TAKEN OVER THE VILLAGE'S TREASURER'S POSITION.

MRS. FISHER INQUIRED ABOUT THE BILL FOR BUSINESS CARDS FOR THE TRUSTEES.

ALSO, THERE WAS QUESTION REGARDING THE ATTORNEY'S BILL.

HELEN GEORGE MADE SUGGESTION REGARDING THE VILLAGE DOING A SPECIAL CENSUS. IN ORDER TO PAY FOR THIS SHE SUGGESTED THE VILLAGE HAVE THE RESIDENTS BUY VEHICLE STICKERS WHICH WOULD HELP TO GET THE SEWER SYSTEM IN AND PAID FOR.

CHRIS MARKS QUESTIONED THE EXTRA PAGES ON THE TREASURER'S REPORT THAT SHE DID NOT RECEIVE.

COMMITTEE REPORTS:

PUBLIC SAFETY: NO REPORT.

PUBLIC WORKS:

CHAIRMAN KRIENKE MOVED TO ENTER INTO OUR YEARLY SALT CONTRACT WITH THE CMS FOR ONE THOUSAND TONS AT \$40,000.00, BUT COULD RUN OVER TEN PERCENT, TRUSTEE DECARLO SECONDED THE MOTION. ROLL CALL VOTE, ALL AYES.

CHAIRMAN KRIENKE SCHEDULED A PUBLIC WORKS MEETING FOR MONDAY EVENING, APRIL 12, 2004 AT 7:00 P.M.

BUILDINGS/GROUNDS:

CHAIRMAN DECARLO THANKED THE PUBLIC WORKS DEPT. FOR THE NICE BOOKSHELVES THEY MADE.

PARKS:

CHAIRMAN BERGERON SCHEDULED A PARKS MEETING FOR MONDAY, APRIL 12, 2004 FOLLOWING THE PUBLIC WORKS DEPT.

FINANCE:

CHAIRMAN BRANCH SCHEDULED A FINANCE MEETING FOR WEDNESDAY, APRIL 14, 2004.

COMMUNITY DEVELOPMENT:

CHAIRMAN ABERNATHY REPORTED THE WEB PAGE HAS BEEN BROUGHT UP TO DATE.

CAPITAL IMPROVEMENTS:

CHAIRMAN RICHARDSON SCHEDULED A CAPITAL IMPROVEMENTS MEETING FOR WEDNESDAY EVENING, APRIL 14, 2004 FOLLOWING FINANCE.

PLANNING COMMISSION:

THE TENTATIVE PLAT OF GREENACRES WAS PRESENTED. MR. TOM EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO APPROVE SUBJECT TO THE ENGINEER'S COMMENTS. MR. GREENLEE IS ASKING FOR A WAIVER FROM CURB AND GUTTER. ROLL CALL VOTE, ALL AYES. MR. GREENLEE WILL PAY IMPACT FEES AND HAS AGREED TO A PRE-ANNEXATION AGREEMENT. THE MALOTT COMMERCIAL CENTER RE-PLAT WAS PRESENTED. MR. EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED TO APPROVE, SECONDED BY TRUSTEE RICHARDSON SUBJECT TO THE ENGINEER'S COMMENTS. ROLL CALL VOTE, ALL AYES.

PLATS 3 AND 4 OF CLEARWING WERE PRESENTED. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, RICHARDSON, ABERNATHY, BRANCH. VOTING NAY WAS TRUSTEE BERGERON.

PLATS 2,3,4,5 OF CRYSTAL HILLS WERE PRESENTED. MARC BOURGAULT WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, ABERNATHY, BRANCH. VOTING NAYS WERE TRUSTEES RICHARDSON, AND BERGERON.

ZONING BOARD: NO REPORT.

OLD BUSINESS: NONE.

NEW BUSINESS:

PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE THE RESOLUTION TO APPOINT DON ELLIOTT AS THE IMRF AGENT. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE THIS RESOLUTION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ASKED THE BOARD TO REVIEW THE MEMO REGARDING THE REMOVAL OF PUD ORDINANCE, ARTICLE 1X. THIS WILL BE DISCUSSED AT OUR NEXT BOARD MEETING. IF THERE WOULD BE QUESTIONS, PLEASE CONTACT PRESIDENT STERETT.

PUBLIC COMMENT:

JOAN LANGLEY STATED THE DRAINAGE DITCHES IN CHICORY RIDGE ARE FULL OF ALL KINDS OF DEBRIS AND WAS CONCERNED IF ALL OF THIS WAS EMPTYING INTO THE RIVER.

SHE ALSO STATED SHE HAS READ ARTICLES ABOUT MR. PETRY DEVELOPING IN OTHER SMALL TOWNS AND HAS DONE THE SAME WAY IN OTHER TOWNS THAT HE HAS DONE IN OURS.

CHRIS MARKS ASKED CHRIS HODGES IF HE HAD CHECKED OUT THE SIDEWALKS ON DOWNING PLACE. CHRIS HODGES STATED THE VILLAGE HAS NOT TAKEN OVER THE RIGHT-OF-WAYS AND CHRIS WILL BE TOLD WHEN THIS IS DONE.

MS. FISHER ASKED IF THE BIKE PATH WAS COMPLETE OR IF THERE WAS MORE YET TO DO. CHRIS HODGES STATED WE HAVE A PUNCH LIST THAT HAS TO BE COMPLETED BEFORE WE ACCEPT IT.

TOM GEORGE ASKED WHO HE SHOULD CONTACT TO GET WATER TO HIS HOME.

DIANA STOCKWELL ASKED HOW MUCH PREANNEXATION DOES THIS MR. PETRY HAVE. SHE STATED HOW MUCH MORE DOES THIS MAN OWN.

MR. FLYNN VOICED CONCERN REGARDING THE TRAFFIC ON ROSCOE ROAD AND WITH THE NEW PLATS OF CLEARWING AND CRYSTAL HILLS WHAT KIND OF A TRAFFIC CONGESTION WILL WE HAVE IN THAT AREA. THE VILLAGE WILL HAVE TO WORK WITH THE COUNTY ON THIS.

HELEN GEORGE VOICED CONCERN REGARDING EXITING ONTO ROSCOE ROAD.

MRS. FYLNN VOICED CONCERN REGARDING THE TRASH IN THE CHICORY RIDGE AREA. A LETTER WILL BE SENT TO MR. PETRY REGARDING THE MATTER.

PRESIDENT STERETT ENTERTAINED A MOTION TO CONVENE OUR MEETING TO EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO CONVENE TO EXECUTIVE SESSION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ENTERTAINED A MOTION TO RECONVENE TO OUR REGULAR MEETING. TRUSTEE RICHARDSON MOVED, SECONDED BY TRUSTEE BERGERON TO RECONVENE TO OUR REGULAR MEETING. THERE WAS NO ACTION TAKEN. ROLL CALL VOTE, ALL AYES.

THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BOARD. PRESIDENT STERETT ENTERTAINED A MOTION TO ADJOURN OUR MEETING. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE KRIENKE. ROLL CALL VOTE, ALL AYES.

RESPECTFULLY SUBMITTED,

BONNIE L. MILES,
VILLAGE CLERK

Zoning Board of Appeals Meeting of February 12th, 2025**Application No. ZBA 2025-004****Applicant:** Joshua Petry**Location:** 10297 Clearwing Lane (08-05-104-016) and 10329 Clearwing Lane (08-06-231-002)**Requested Action:** Planned Unit Development**Existing Use:** Vacant Land**Proposed Use:** Vacant Land**Existing Zoning:** RM (Residential-Multifamily)**Adjacent Zoning:**

North: RM (contiguous)

East: RM (contiguous)

South: RM (contiguous)

West: RM (contiguous)

Description: The applicant is seeking approval of a Planned Development at the newly replatted lot created from PINs 0805104016 and 0806231002. The applicant intends to develop this property to create 23 additional dwelling units. These new units would be split between 5 4-unit buildings and 1 3-unit building. Currently, the site is vacant and is at the center of the Clearwing subdivision on the Village's west side. The development site would be centered on a turnaround street connecting along Clearwing Lane.

Development: The project site is approximately 2.30 acres in size and the 23 dwelling units for this development create an overall density of 10 dwelling units per acre. The development area is surrounded by 4-unit multifamily buildings, which comprise the vast majority of the entire subdivision. However, this development includes dwelling units that are considerably smaller than the larger buildings' in the subdivision, at a size of 92 feet wide by 40 feet in depth, amount to approximately 3,680 square feet per building. There is a common open space at the center of the development between the two connections to Clearwing Lane. Each dwelling unit is provided with an individual 20 foot-long driveway and garage space, creating two parking spaces. An additional 12 parking spaces have been provided in the middle of the development, adjacent to the open space.

The turnaround street is 22 feet in width. The minimum driveway length is 20 feet. The applicant has not proposed any sidewalk or walkway features to the project. Sidewalks are not found throughout the rest of the development either. The 3- and 4-family homes in this development are located on both the interior and exterior of this turnaround street. In total, there are 2 building within the turnaround street and 5 on the perimeter.

Zoning Analysis: Because the development would include multiple different buildings on the same lot, the setback requirements within the Zoning Code pertain to the edges of the parcel, rather than the individual buildings. For example, while a building in this development could be less than 30 feet from another, which the zoning code typically requires (15 ft setback from each side lot line), there is effectively no required setback since there are no lot lines. That being said, the applicant's site plan demonstrates that it complies with the required front, side, and rear setbacks for all the buildings on this lot.

Without the setback requirements, the subsequent district dimensional requirements are listed in the table below:

	District Standard (RM)	Proposed Development
Lot Coverage	30 percent maximum	21,220 sqft (21.2%)
Site Area per DU	3,300 sqft per DU (75,900 sqft required)	99,316 sqft
Building Height	35 feet	35 feet

As shown above, the proposed development would be compliant with the subsequent zoning dimensional standards.

Regarding engineering standards, Fehr-Graham has indicated that there is no need to hold up approvals for the Planned Development, and that the applicant's stormwater management memo will need to be provided to staff and granted final approval from the Village Engineer as a condition of approval.

Parking: Section 15-619 of the Village Code governs off-street parking requirements for different uses. For multifamily land uses, the Section requires 2.5 parking spaces per dwelling unit at a minimum. Furthermore, the Section requires each dwelling unit to have at least 1 parking space to be in a fully enclosed area (garage). Regarding the applicant's site plan, there are a total of 58 individual parking spaces provided within the development. These 58 spaces consist of: 23 garage parking spaces, 23 driveway parking spaces, and 12 parking lot spaces. These spaces are consistent with the dimensional requirements for parking spaces within the Village.

Landscaping: The applicant has submitted a landscaping plan in addition to the site plan. Generally, landscaping will be either installed or maintained throughout the site. The applicant has

provided a mix of grasses, shrubs, and both deciduous and evergreen trees. Much of the smaller landscape plantings are to be installed around the base of each of the multifamily buildings to increase the aesthetic quality of the development. Additionally, the applicant indicates a consistent rhythm of trees around the perimeter of the site, along with several larger trees on the interior of the site. These larger plantings will allow for greater screening and privacy where additional development may, at one time, have been a concern. While these plantings go a considerable length to increase the aesthetic value and screening on-site, the landscape plan is not technically compliant with the Village Code. Village staff has identified that the current plan is deficient in two areas:

1. The landscape plan does not meet the Transition Yard requirements in the Code, which dictate that there be at least 4 large canopy or evergreen trees every 100 linear feet along the perimeter of the site. As indicated in the applicant's application, this requirement is short a few trees of meeting the standard.
2. The landscape plan does not meet the Parking Lot Perimeter requirements in the Code, which dictate that any new or extended parking lots have at least one shrub or native grass planted every three feet. It also states that landscape beds must run for a minimum of 50% of the length of the parking lot. The applicant's landscape plan shows a reduced landscape bed in the front of each of the parking lot areas, but these landscaped beds would not fully meet the code.

Through conversations with Village staff, the applicant and staff have come to the understanding that the large amounts of landscaping around the foundations of the individual multifamily buildings and throughout the site as a whole provides sufficient screening and beautification of the site. This landscaping would be generally consistent with the landscape pattern within the existing subdivision.

Table of Requested Flexibilities:

	Code Standard	Proposed	Staff Recommend?
Allow multiple residential buildings on one lot.	Currently, only 1 multi-family building would be allowed on the lot in question.	6 multifamily buildings (3- and 4-family units)	Staff recommends <u>approval</u> of the requested flexibility.
Landscaping Item #1: Transition Area flexibility.	Currently, 4 large canopy or evergreen trees would be required every 100 linear feet of lot perimeter.	The applicant is proposing a mix of large and medium sized trees around the perimeter of the lot consistent with the	Staff recommends <u>approval</u> of the requested flexibility.

		existing landscaping in the subdivision.	
Landscaping Item #2: Parking Lot Perimeter flexibility.	Currently, one native grass or shrub planting would be required every 3 feet around the perimeter of the proposed parking lots.	The applicant is proposing reduced landscaping beds on the fronts of each small parking lot areas.	Staff recommends <u>approval</u> of the requested flexibility.

Staff Recommendation: Staff recommends **approval** of the Planned Development, subject to the following condition:

1. All proposed multifamily buildings receive Design Review approval before construction.
2. Final approval of applicant's stormwater management memo by Village Engineer.



ZBA File # _____

Item # 4.

**APPLICATION FOR DEVELOPMENT APPROVAL:
PLANNED DEVELOPMENT REVIEW AND APPROVAL**

This form is to be used for all special use Planned Development applications to be heard by the Village of Roscoe. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Joshua Petry
2. Project Location: 10311 Clearwing Ln, Roscoe, IL 61073
3. Brief Project Description:
Construction of a private drive, sanitary sewer extension, and water main extension to
serve 6 new multi-family homes (23 total units).

4. Project Property Legal Description:

LOT A OF PLAT THREE OF CLEARWING

TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL

MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY,

5. Project Property Size in Acres and Square Feet: 98,628 S.F. (2.264 AC)

B. Owner Information

1. Signature: _____
2. Name: Joshua Petry
3. Address: _____
4. Phone Num _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: _____
2. Name: Jeff Linkenheld (Arc Design Resources, Inc.)
3. Address: _____
4. Phone Num _____

Official Use Only

ZBA Pre-App Date _____	ZBA Date(s) _____	Zoning District _____
App Date _____	CA Date(s) _____	Com Date(s) _____
ZBA Approved _____	Approved with conditions _____	Denied _____
CA Approved _____	Approved with conditions _____	Denied _____

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Planned Development are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
2.	Project Narrative	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	X					
9.	Survey / Legal Description (To include: easements, covenants, and any other restrictions on property)	X					
10.	Site Plan (To include: landscape plan, parking plan, common spaces, etc.)	X					
11.	Building Elevations	X					
12.	Floor Plans	X					
13.	Roof Plan	X					
14.	Color Rendering	X					
15.	Photographs of Existing Property and Area	X					
16.	Village Utility Impact Calculations and Report*	*					
17.	Preliminary Utility Improvement Plans*	*					
18.	Utility Letters*	*					
19.	Traffic Study*	*					
20.	IDOT Permit for Work*	*					
21.	Professional economic analysis*	*					

*= if Village staff deems necessary for analysis and approval.

Submit all of the above electronically to: Janel Reidinger at jreidinger@villageofroscoe.com.

If you have any questions, please call Janel at 815-623-2829 ext. 104.

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

Total Development Size	98,628 S.F. (2.264 AC)
Minimum Lot Size(s)	98,628 S.F. (2.264 AC)
Minimum Front Yard Setback(s)	33'
Minimum Side Yard Setbacks	15'
Minimum Rear Yard Setback(s)	30'
Minimum Impervious Surface Percentage	38%
Maximum Height of Buildings	35'
Maximum Number of Dwelling Units (for residential projects)	23
Average Unit Square Footage	1,776 S.F.
<u>Total Building Area by Floor for Each Building</u> <u>(for non-residential projects)</u>	
Minimum Lot Coverage Percentage This is calculated by adding the total footprint of all buildings and structures on a lot and dividing by the total lot area.	21%
Minimum Number of Underground/Covered Parking Spaces	23 garage parking stalls
Minimum Number of Surface/Uncovered Parking Spaces	23 driveway parking stalls 12 additional surface parking stalls

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. How are the plans, designs, and/or proposals for the proposed Planned Development in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The goal of the proposed Planned Development is to provide affordable, quality housing for residents of The Village of Roscoe. The proposed Planned Development includes (1) 3-family Home and (5) 4-family homes to provide a total of 23 dwelling units.

2. How does the proposed Planned Development provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

Landscape screening is proposed on provide reasonable visual and auditory privacy for neighbors within and adjacent to the site. No excess noise is anticipated from the Planned Development as this is all residential area.

3. How are fences, walls, barriers and/or landscaping arranged in the proposed Planned Development to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

The proposed Planned Development has been designed to blend in with the adjacent multi-family homes. No walls or fences are proposed as none exist currently in the adjacent subdivision.

Landscaping is arranged to provided privacy without completely blocking sight lines.

4. How is the proposed Planned Development designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

The proposed Planned Development site is surrounded by developed multi-family lots, and this project is intended to “in-fill” a vacant lot within the existing subdivision. The development of this site will not negatively impact the use and enjoyment of adjoining properties as the surrounding properties are already developed.

5. How are all of the elements of the proposed Planned Development designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The proposed Planned Development consisting of multi-family homes makes the most sense for this parcel of land as the land is surrounded by existing multi-family homes. A private drive is proposed to provide access to the (6) multi-family homes that are proposed. The proposed homes are arranged in a manner that is consistent with the surrounding area.

6. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed Planned Development effectively confined so as not to be injurious or detrimental to nearby properties?

No noxious emissions or conditions not typical of land uses in the underlying zoning district are associated with this development.

7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

The proposed Planned Development consists of (6) multi-family homes on one lot, which needs to be permitted by exception. The proposed Planned Development site is large enough to fit multiple multi-family homes, but not large enough to subdivide into traditional lots. Allowing for a PUD development provides the highest and best use of the property.

8. Planned Developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned Developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhoods.

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the proposed Planned Development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of Roscoe Zoning Ordinance Section 15-721, for these proposed changes. If no modification is proposed, simply respond N/A.

Code Standard	Proposed Modifications	Justification
Uses	Multiple multi-family homes on 1 lot	The proposed Planned Development site is large enough to fit several multi-family homes, but not large enough to subdivide into traditional lots. Allowing a PUD on this site provides for more housing to be available to Village residents than would otherwise be available.
Total Lot Area/ Dimensions	N/A	
Lot Area per Unit/Density	N/A	
Floor Area	N/A	
Front Setback	N/A	

Side Setback	N/A	
Rear Setback	N/A	
Building Height	N/A	
Open Space/ Lot Coverage See lot coverage calculation in above data table	N/A	
Accessory Structures	N/A	
Landscaping	The proposed design is technically short a few trees on the code requirement for the three perimeter "Transition Areas". We have worked with Village staff to balance out need vs. acknowledgement of existing trees on the site	If all of the other "non code trees provided on site" are counted, the proposed design is over the total tree counts.
Parking	N/A	

CLEARWING LOT A PUD

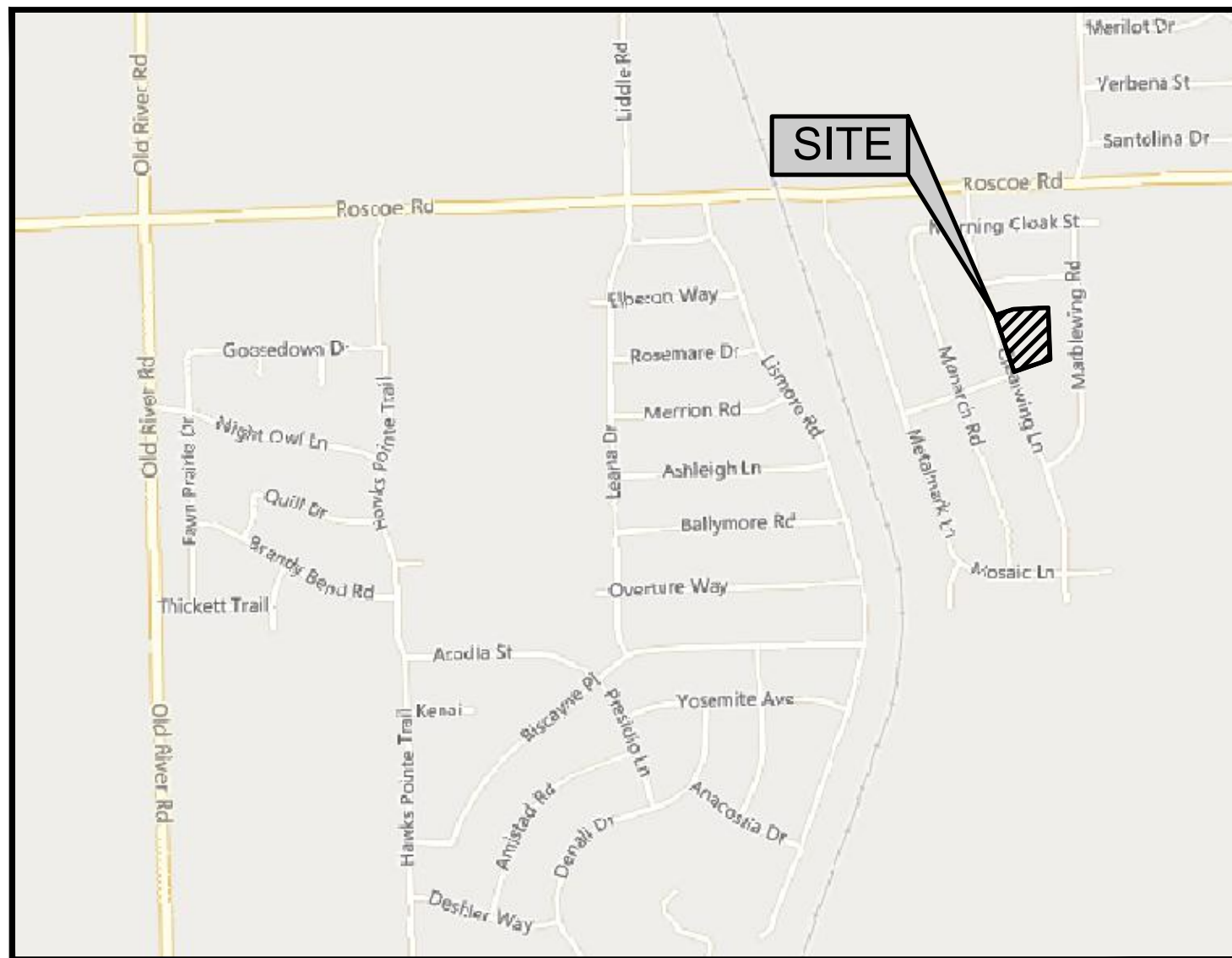
10311 CLEARWING LN

ROSCOE, IL 61073

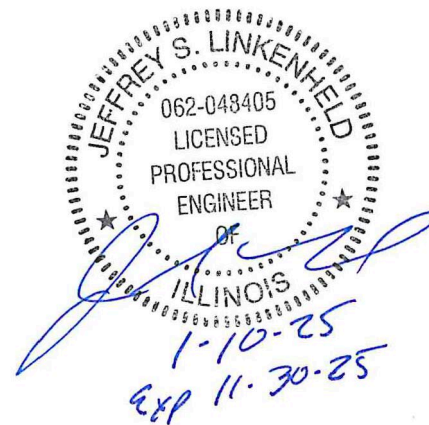
GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on NAVD 88 datum.
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



DIAL 811 OR (800)
892-0123



OWNER:

WHITE OAK TRUST

747 GLEASMAN ROAD
ROSCOE, IL 61073

ENGINEER:

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

Sheet List Table

Sheet Number	Sheet Title
C00	COVER SHEET
C01	GENERAL NOTES
C02	GENERAL NOTES, TYPICAL SECTION & SUMMARY OF QUANTITIES
C03	SWPPP SITE MAP
C04	SWPPP DETAILS
C05	EXISTING CONDITIONS & REMOVALS PLAN
C06	LAYOUT PLAN
C07	GRADING PLAN
C08	PRIVATE DRIVE PLAN & PROFILE STA. 100+00 TO 103+00
C09	PRIVATE DRIVE PLAN & PROFILE STA. 103+00 TO 105+33
C10	FRSA STANDARD DETAILS
C11	DETAILS
C12	DETAILS
C13	DETAILS
L01	LANDSCAPE PLAN OVERVIEW
L02	LANDSCAPE DETAILS

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
WADE KRETSINGER
SUPERVISOR
(815) 877-0746

SEWER DISTRICT:

FOUR RIVERS SANITATION AUTHORITY
3501 KISHWAUKEE STREET
ROCKFORD, IL 61109
CHRISTOPHER T. BAER, P.E.
DIRECTOR OF ENGINEERING
(815) 387-7660

TELEPHONE:

AT&T MIDWEST
2404 8TH AVENUE
ROCKFORD, IL 61108
HECTOR GARCIA
(630) 639-8372

ELECTRIC:

COM ED
123 ENERGY DRIVE
ROCKFORD, IL 61109
(815) 490-2335

WATER DEPARTMENT:

NORTH PARK PUBLIC WATER DEPARTMENT
1350 TURRET DRIVE
MAGNESNEY PARK, IL 61115
(815) 633-5461

CABLE TELEVISION:

COMCAST
4450 KISHWAUKEE STREET
ROCKFORD, IL 61101
THOMAS YUCCAS
(815) 395-8977

GAS:

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, IL 60563
(708) 878-1242



PROJECT NAME
OWNER'S NAME

CLEARWING LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

ITEM	DATE
1. OWNER REVIEW	11-14-2024
2. AGENCY APPROVAL	01-14-2025
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---

SHEET TITLE

COVER SHEET

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

24146

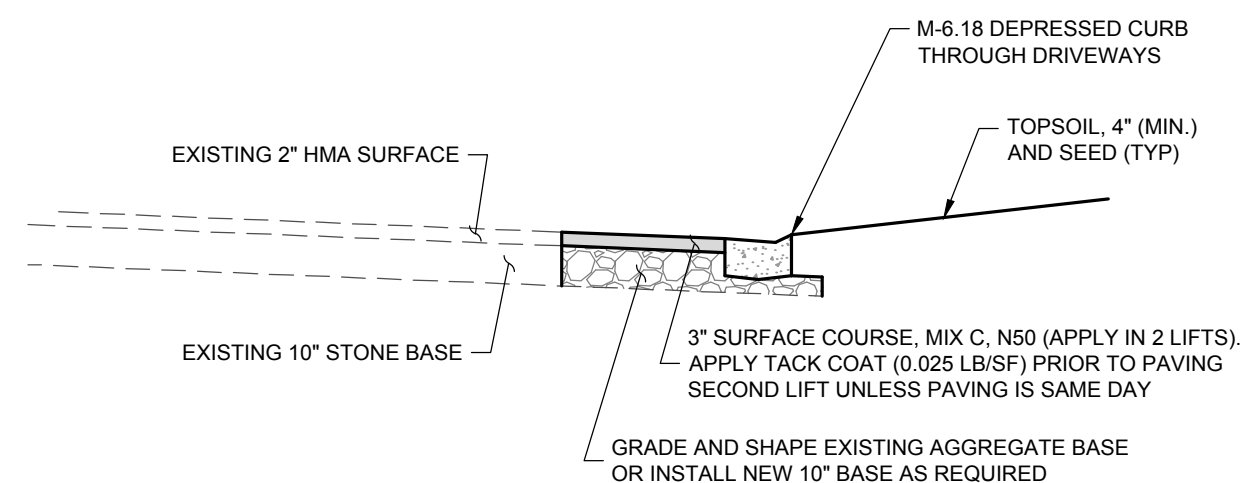
C00

12. Backfill trenches to contours and elevations shown on the drawings.

1. **Sewer Service Connection**
2. Contractor must complete a standard FRSA Industrial/Commercial (IC) application and submit to FRSA for approval of the sewers shown as part of the building connection permitting process.
3. FRSA will then subordinate all FRSA fees associated with this project, the contractor shall pay all application fees, and should be reimbursed by the owner. Contractor shall provide the owner with a written breakdown of all FRSA fees with evidence of payment.
4. FRSA will require inspection of the sewer installation. Contractor shall coordinate this work directly with FRSA. Owner shall pay for all inspection fees.
5. All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for obtaining all necessary permits and also specific requirements for materials and construction for these two agencies.
6. The Village of Roscoe may also require inspection of the building connections, the contractor shall coordinate all Village inspections with the Roscoe building inspector, if needed.
7. Contractor to install 6" services from main to designated point of connection as shown on the plans as part of sewer installation.
8. FRSA sanitary sewer connection permits will not be issued under the Standard FRSA process until after the FRSA has issued a "Notice Allowing Connections".

TYPICAL SECTION - CLEARWING LANE PATCH

PROJECT NUMBER
SHEET NUMBER
24146
C02



PROJECT NAME
 OWNER'S NAME

**CLEARWING
 LOT A PUD**

 10311 CLEARWING LN
 ROSCOE, IL 61073
 WINNEBAGO COUNTY

 WHITE OAK TRUST
 747 GLEASMAN ROAD
 ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. OWNER REVIEW	11-14-2024
2. AGENCY APPROVAL	01-14-2025
3. ---	---
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REVISIONS

ITEM	DATE
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6. ---	---

SHEET TITLE

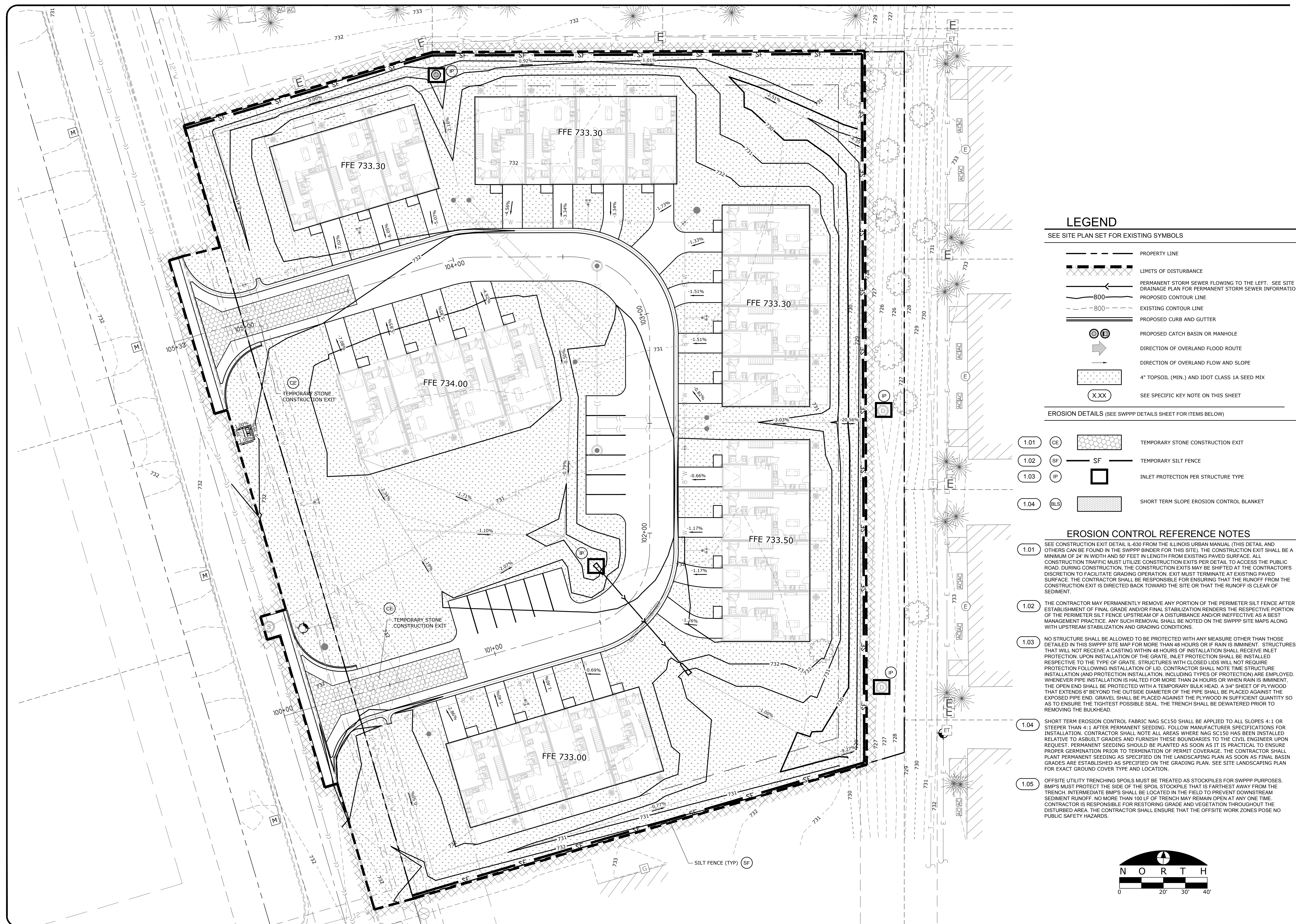
SWPPP SITE MAP

 DRAWN MJH
 CHECKED JSL
 PM JSL

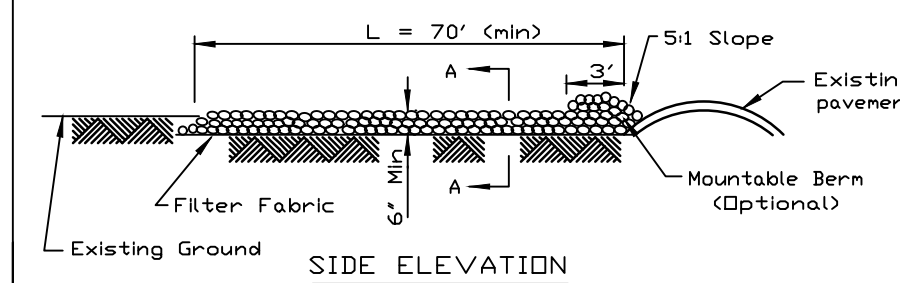
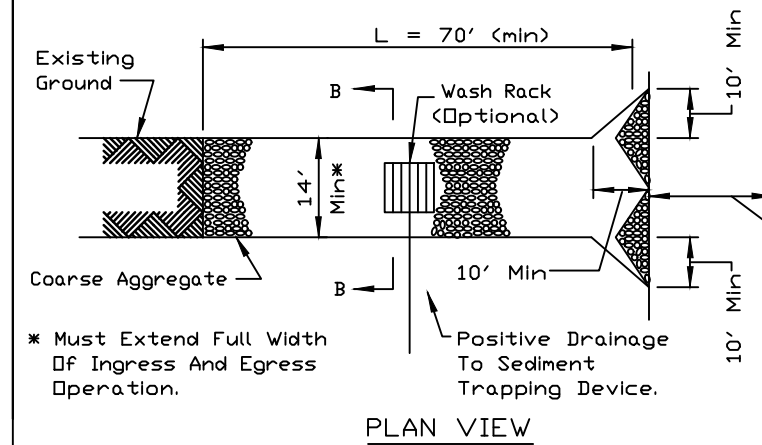
 PROJECT NUMBER
 SHEET NUMBER

24146

C03



STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:

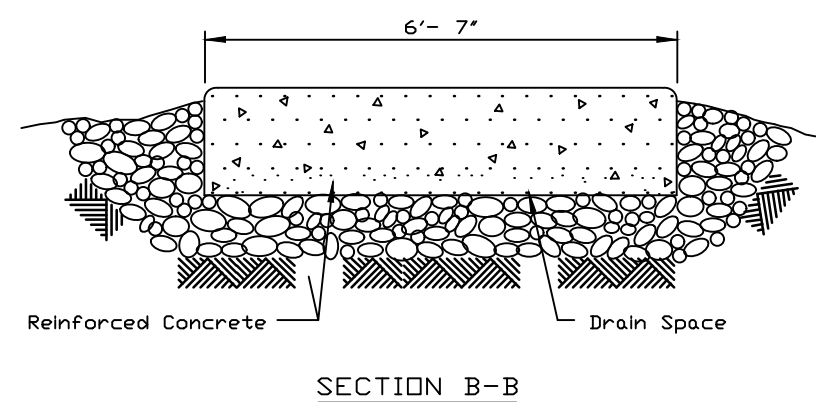
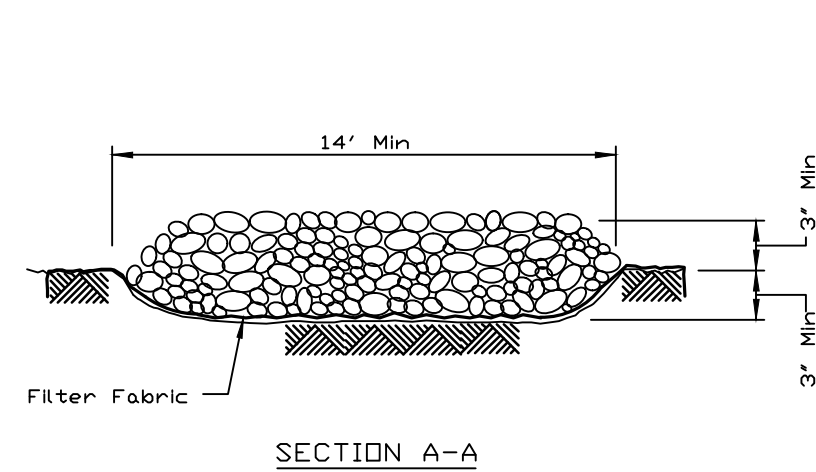
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock on reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date



STANDARD DWG. NO.	1L-630
SHEET	1 OF 2
DATE	8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

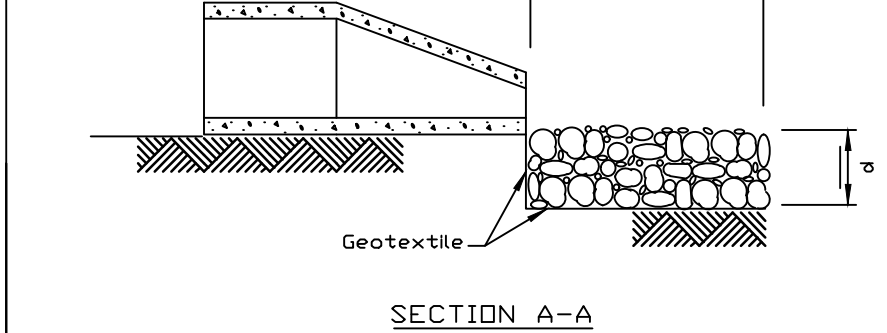
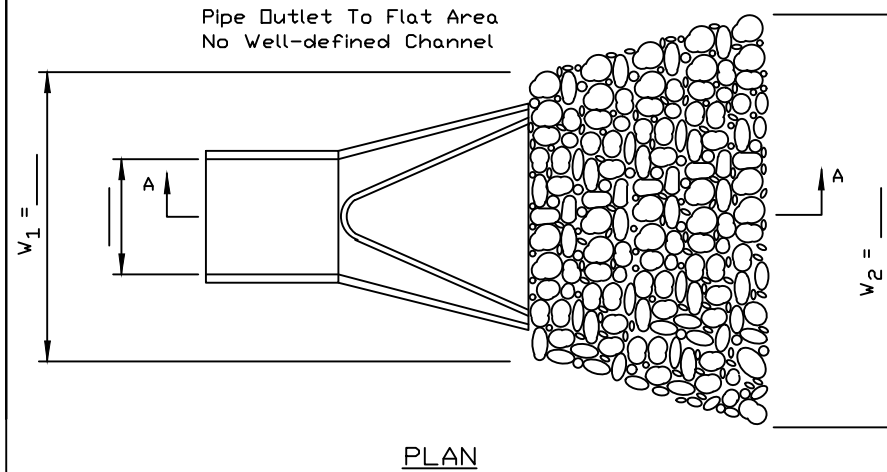


REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date



STANDARD DWG. NO.	1L-630
SHEET	2 OF 2
DATE	8-18-94

PIPE OUTLET TO FLAT AREA



NOTES:

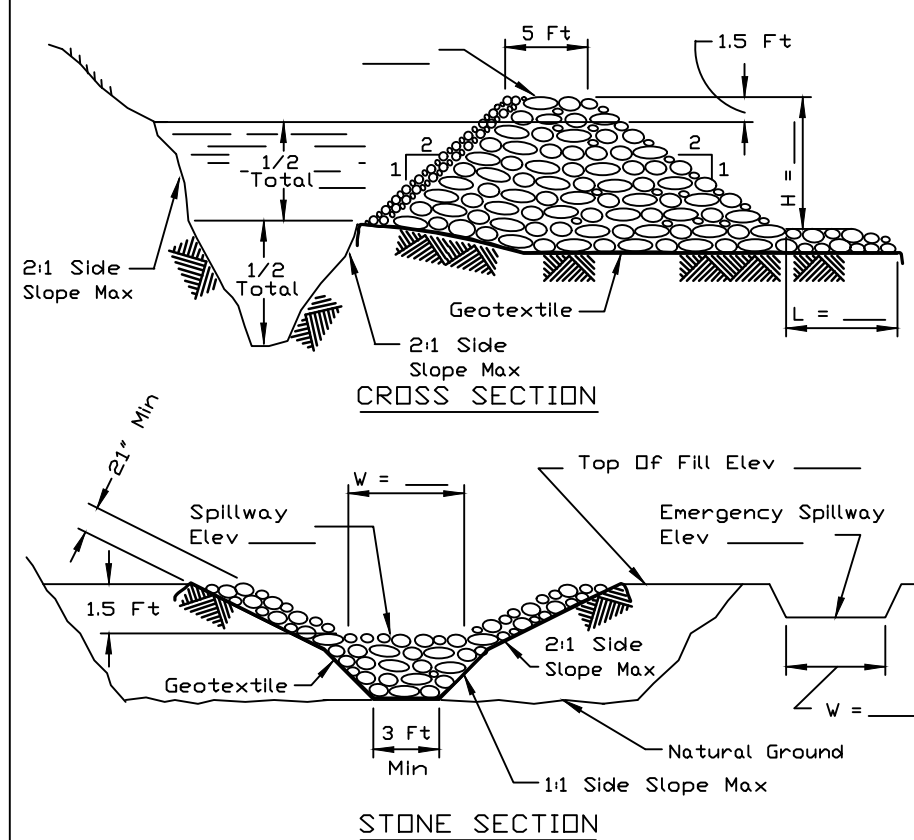
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation RR Quality.
3. The riprap shall be placed according to construction specification 61 LODGE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date



STANDARD DWG. NO.	1L-610
SHEET	1 OF 1
DATE	9-19-93

TEMPORARY SEDIMENT TRAP



NOTES:

1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1' layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, class I, II or IV.

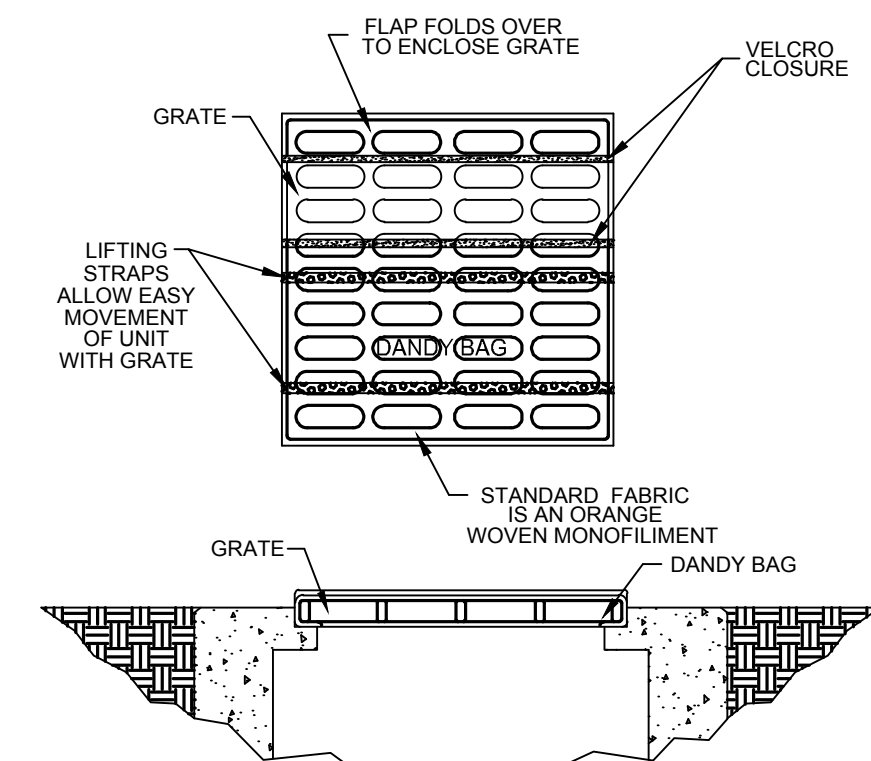
REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date



STANDARD DWG. NO.	1L-660
SHEET	1 OF 1
DATE	11-29-91

TEMP. DANDY PRODUCTS, INC. DANDY BAG

NOT TO SCALE

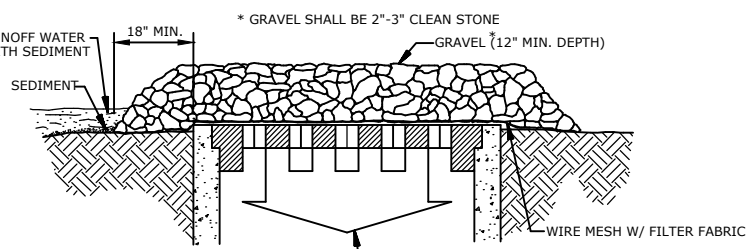


INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

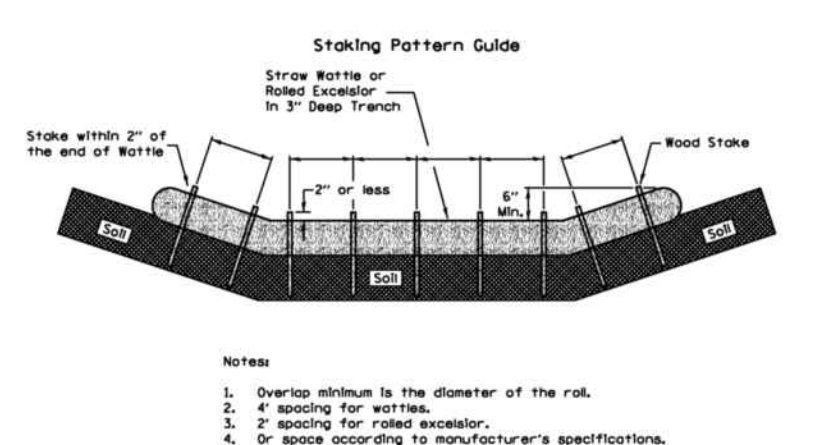
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

TEMP. GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

NOT TO SCALE

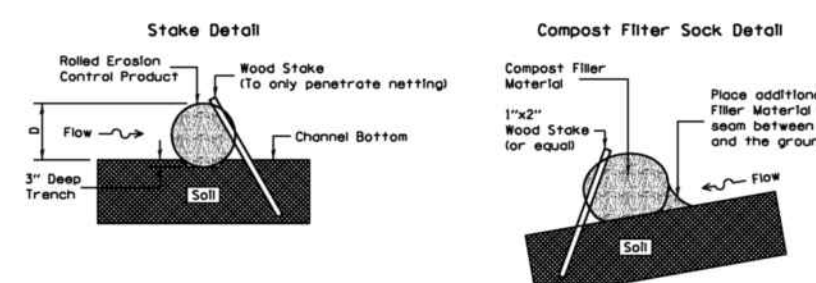


ROLLED EROSION CONTROL PRODUCTS



Notes:

1. Overlap stipes to the diameter of the roll.
2. 4" spacing for wires.
3. 2" spacing for rolled excelsior.
4. Or space according to manufacturer's specifications.



Notes:

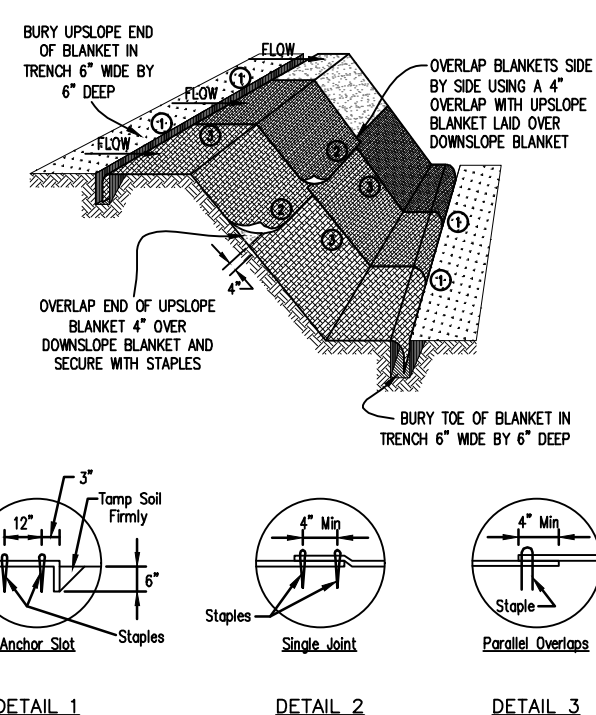
1. Drainage are not to slope.
2. Ends of wires or rolled excelsior shall be turned at least 6" up-slope.
3. Recommended stipes are 1/2" wide x 1/2" high x 30" long.
4. Stipes shall not extend above the straw wattle more than 2".
5. Soiling: The toe of the upstream drain check and create a horizontal line with the toe of the downstream drain check.
6. When compost filter sock drain check is used, place a compost sock upstream of the filter sock (see IUM 805). A trench is not required.

REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date



STANDARD DWG. NO.	IUM-S14
SHEET	1 OF 1
DATE	8-19-11

AUTOCAD

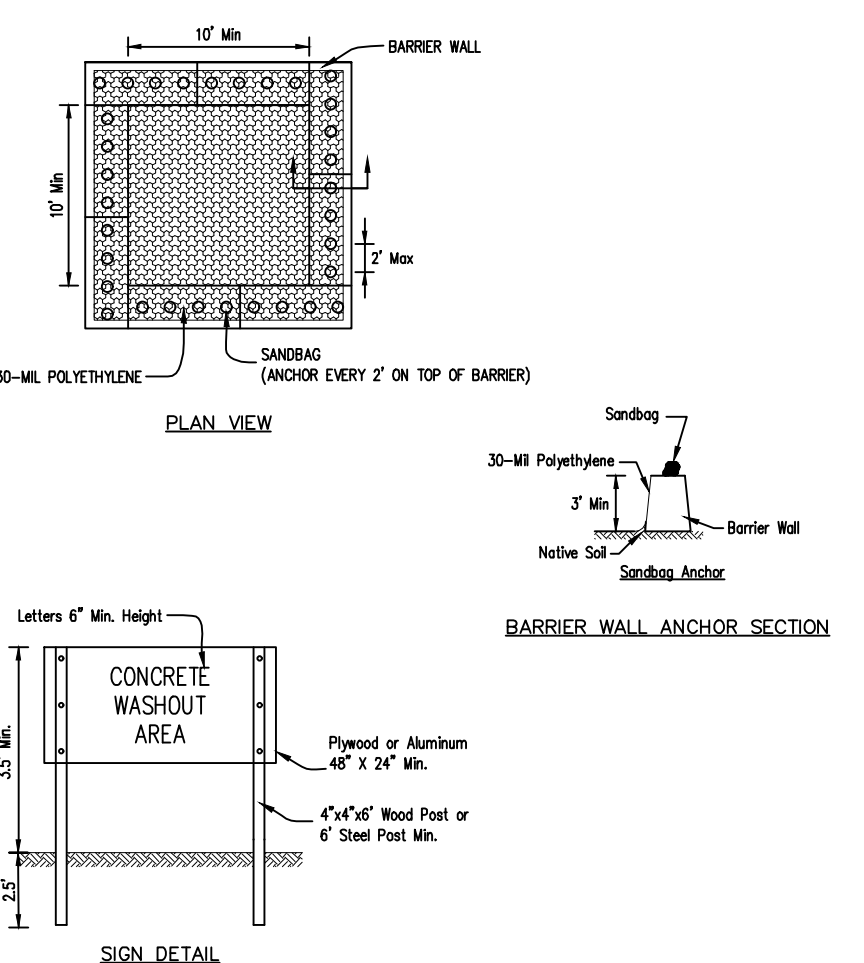


NOTES:

1. Stipes shall be placed in a diamond pattern at 2 per s.y. for staked blankets. Non-staked shall use 4 stipes per s.y. of material. This equates to 200 stipes with staked blanket and 400 stipes with non-staked blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be staked at approximately 12" intervals.

REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date

AUTOCAD



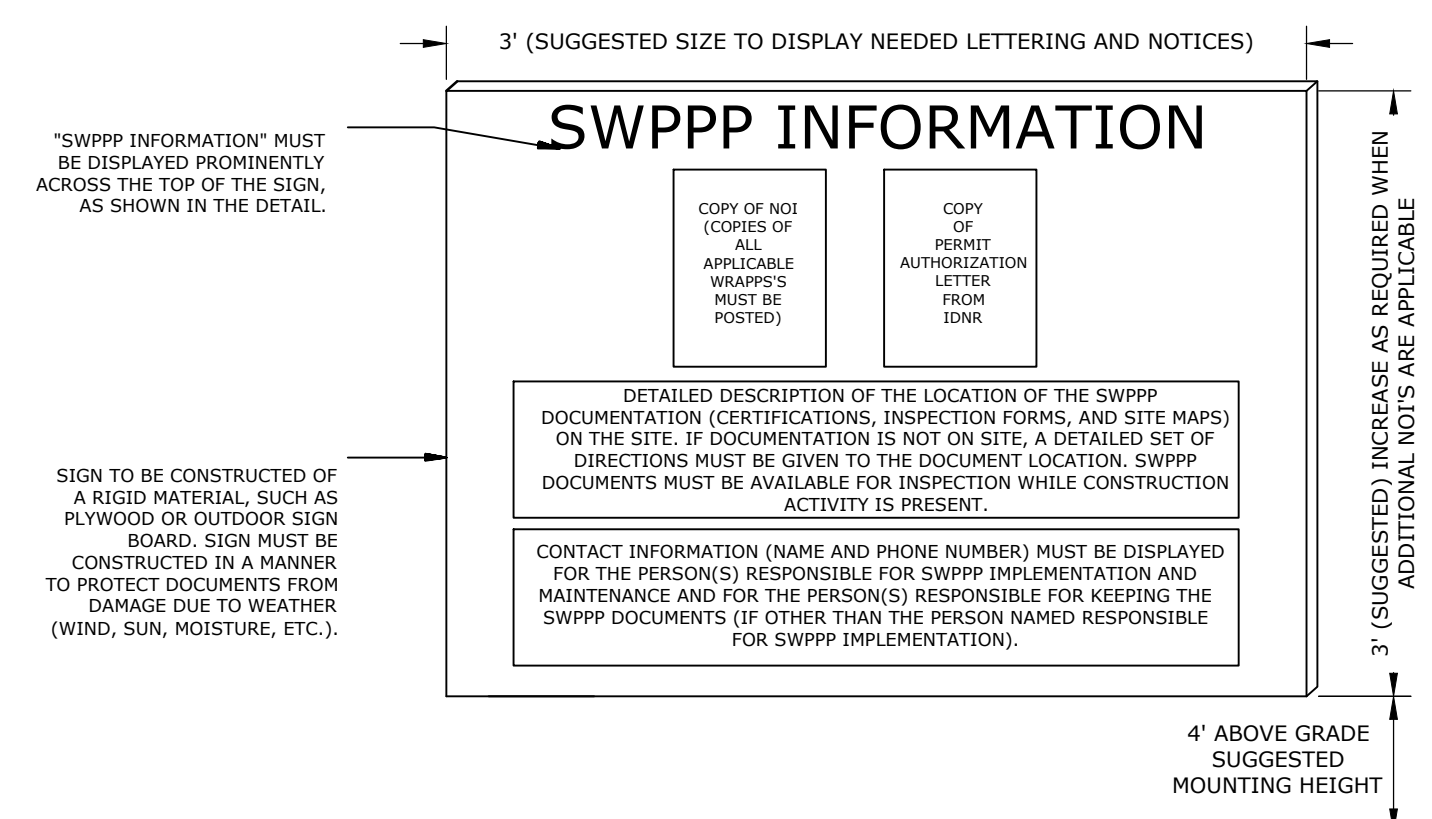
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facility to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-birds tall.

REFERENCE	Project	Date
	Designed	Date
	Checked	Date
	Approved	Date

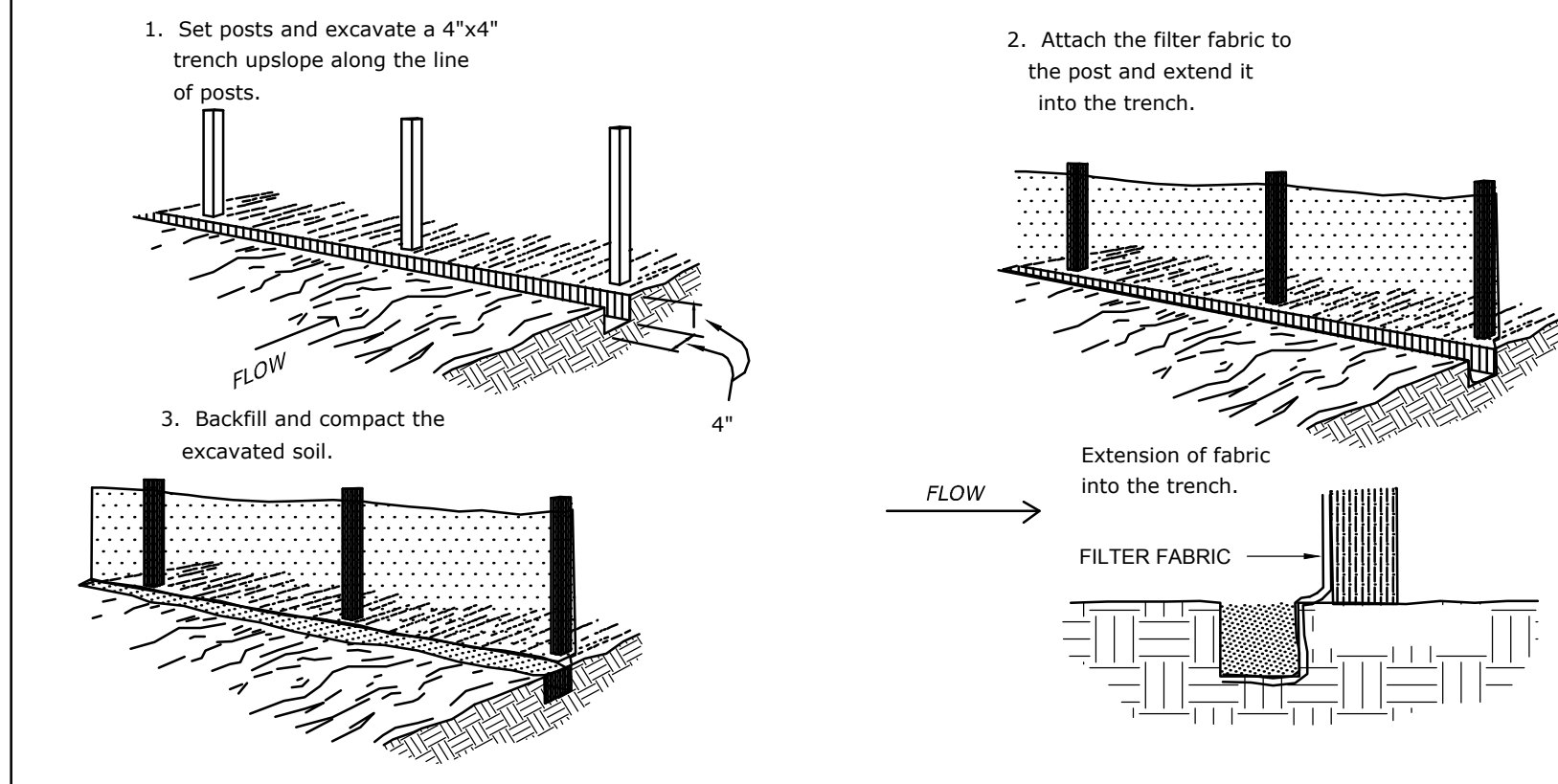
SWPPP INFORMATION SIGN (EXAMPLE)

NOT TO SCALE



TEMP. SILT FENCE (PERIMETER) DETAIL

NOT TO SCALE



ARC DESIGN RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CLEARWING LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

SWPPP DETAILS

DRAWN MJH
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

24146

C04

PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

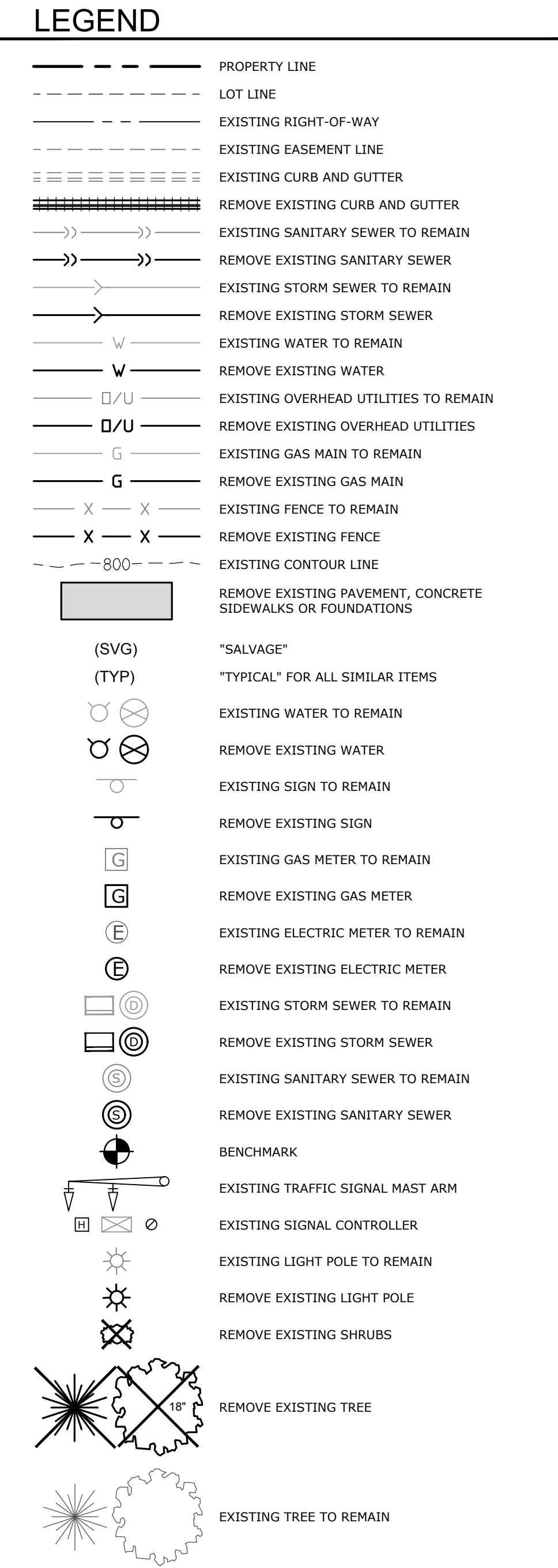
CONSULTANTS

ISSUED FOR		DATE
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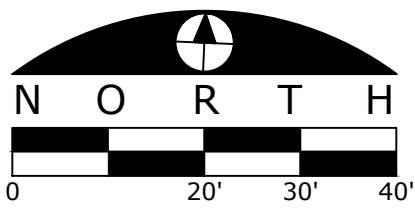
SHEET TITLE

EXISTING
CONDITIONS &
REMOVALS PLAN

PROJECT NUMBER
SHEET NUMBER
24146
C05



BENCHMARKS	
DESCRIPTION	ELEVATION (UGS)
BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
BENCHMARK 2 BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

LAYOUT PLAN

DRAWN

MJH

CHECKED

JSL

PM

JSL

PROJECT NUMBER
SHEET NUMBER

24146

C06

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- X X

EXISTING FENCE

12

NUMBER OF PROPOSED PARKING SPACES IN A ROWPROPOSED PARKING STALLSPROPOSED STANDARD DUTY ASPHALT PAVEMENTPROPOSED TURF AREA
(4" TOPSOIL (MIN.) AND IDOT CLASS 1A SEED MIX)

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- COORDINATE WORK WITHIN CLEARWING LANE ROW WITH THE VILLAGE OF ROSCOE. TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- ALL RADII ARE DIMENSIONED TO THE EDGE OF PAVEMENT.
- REFER TO THE DETAIL SHEETS FOR V-GUTTER AND FLUME DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.

BENCHMARKS

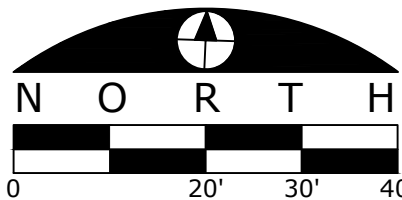
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
BENCHMARK 2 BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56

BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

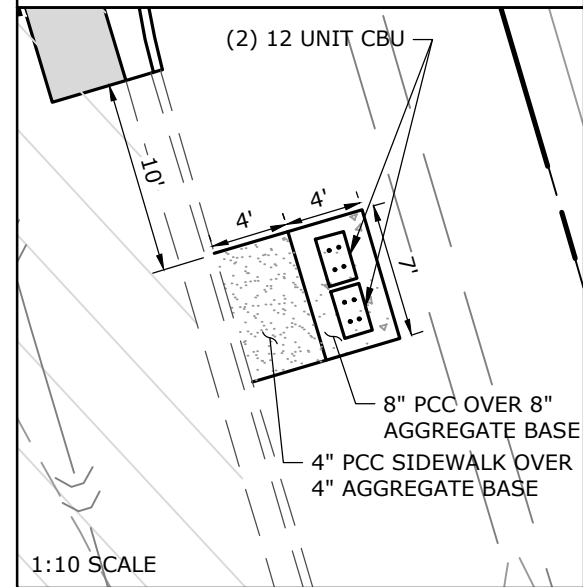
(1) 3-FAMILY HOME
(5) 4-FAMILY HOMES

23 TOTAL UNITS

PARKING REQUIREMENT:
2.5 STALLS PER UNIT
2.5 * 23 UNITS = 58 STALLS
GARAGE STALLS = 23
DRIVEWAY STALLS = 23
ADDITIONAL STALLS = 12
TOTAL STALLS = 58



DETAIL A



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RESOURCES INC.

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PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

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SHEET TITLE

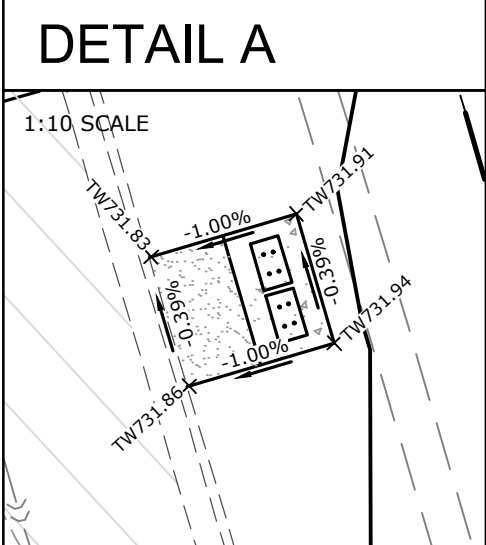
GRADING PLAN

DRAWN MJH
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

24146

C07



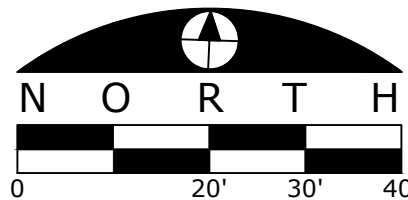
GARAGE DOOR OPENINGS
ARE 0.30' BELOW FFE (TYP)

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.



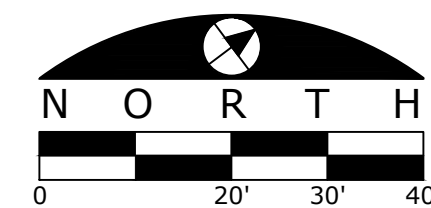
PROJECT NAME
OWNER'S NAMECLEARWING
LOT A PUD10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTYWHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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BENCHMARKS

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BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
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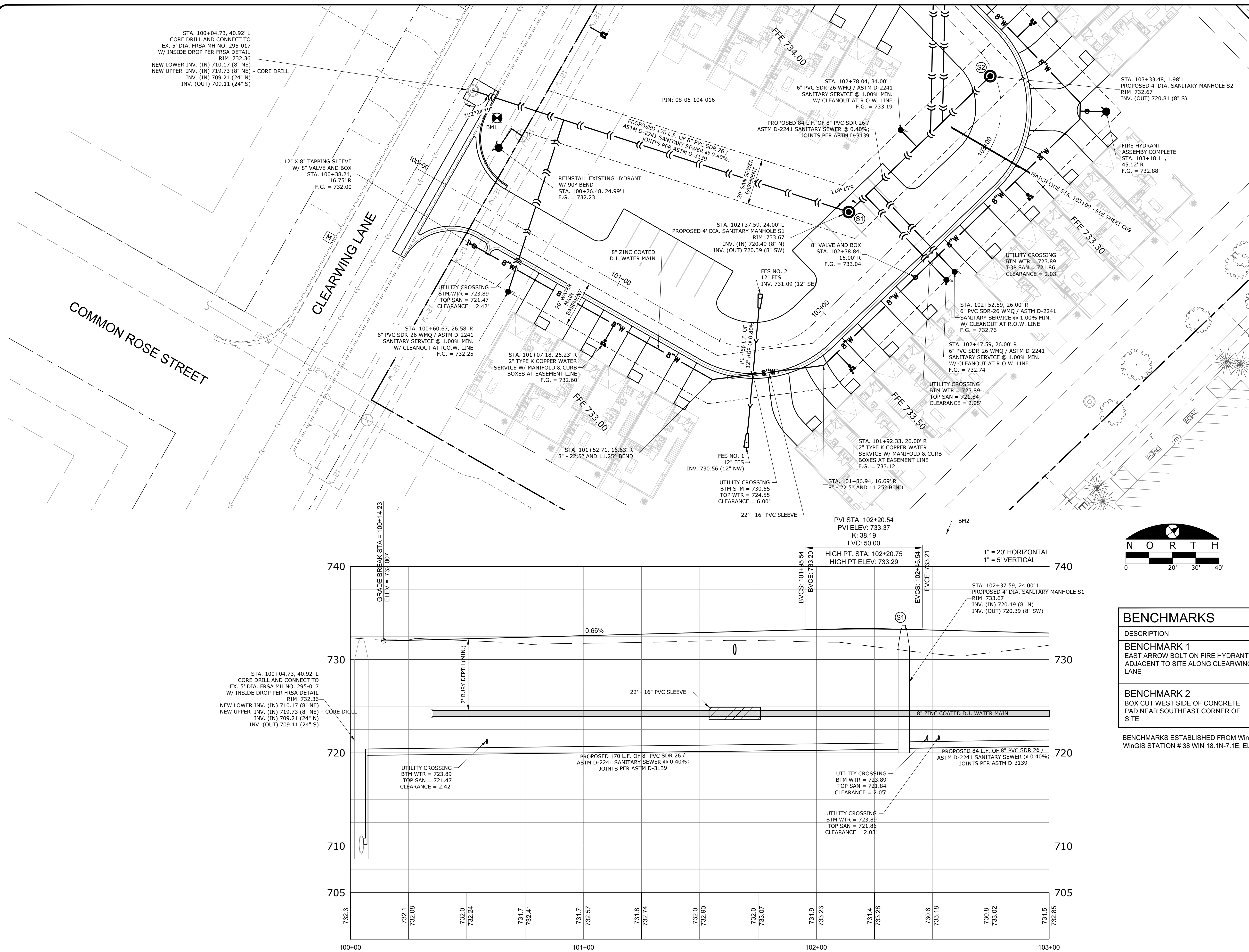
BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

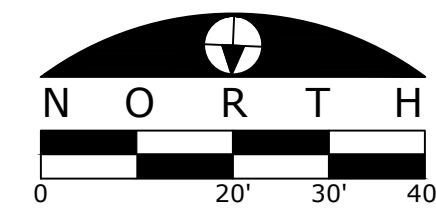
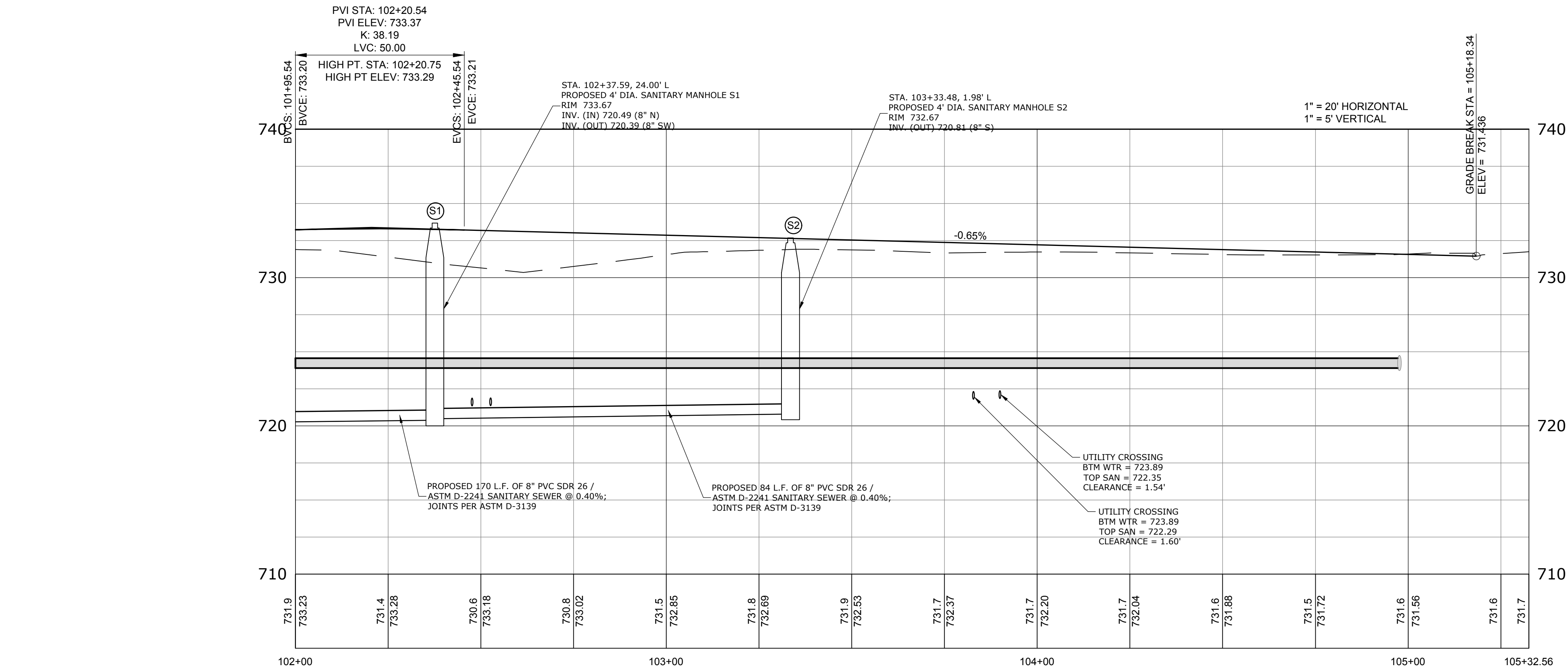
SHEET TITLE

PRIVATE DRIVE
PLAN & PROFILE
STA. 100+00 TO
103+00DRAWN MJH
CHECKED JSL
PM JSLPROJECT NUMBER
SHEET NUMBER

24146

C08





BENCHMARKS	
DESCRIPTION	ELEVATION (UGS)
BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
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BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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SHEET TITLE

PRIVATE DRIVE
PLAN & PROFILE
STA. 103+00 TO
105+33

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER



PROJECT NAME
 OWNER'S NAME

**CLEARWING
 LOT A PUD**

 10311 CLEARWING LN
 ROSCOE, IL 61073
 WINNEBAGO COUNTY

 WHITE OAK TRUST
 747 GLEASMAN ROAD
 ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

DATE

1. OWNER REVIEW	11-14-2024
2. AGENCY APPROVAL	01-14-2025
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SHEET TITLE

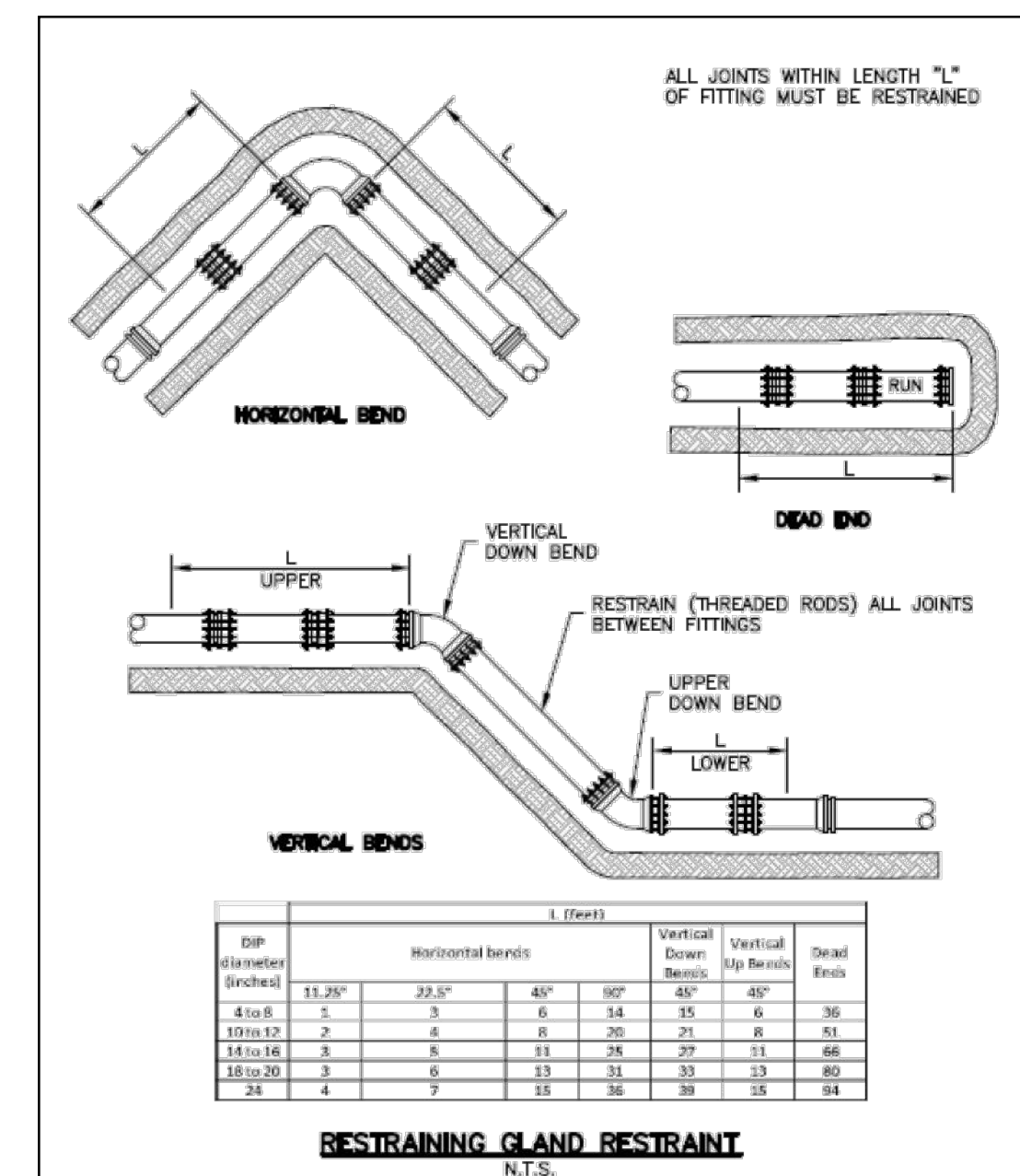
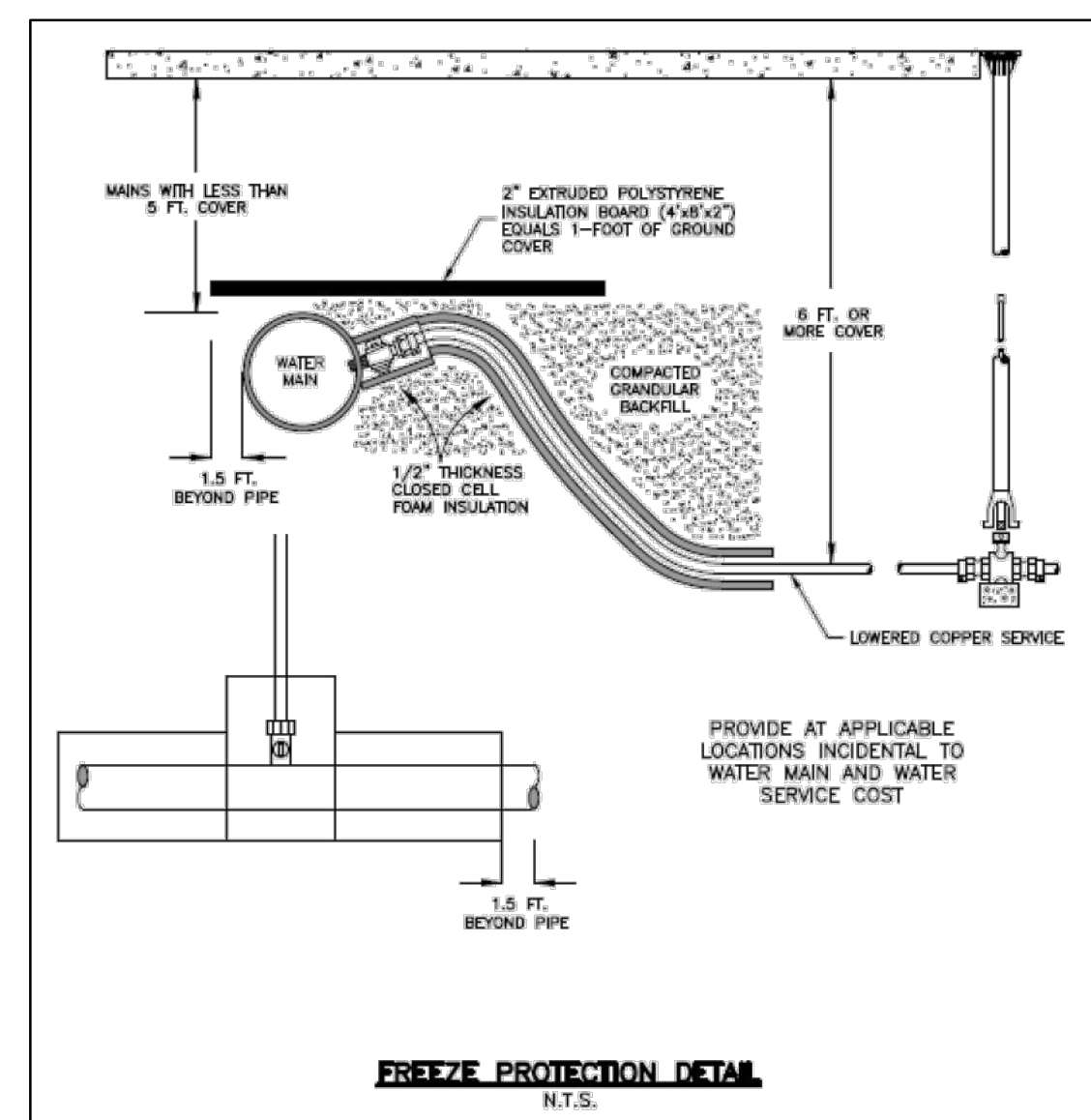
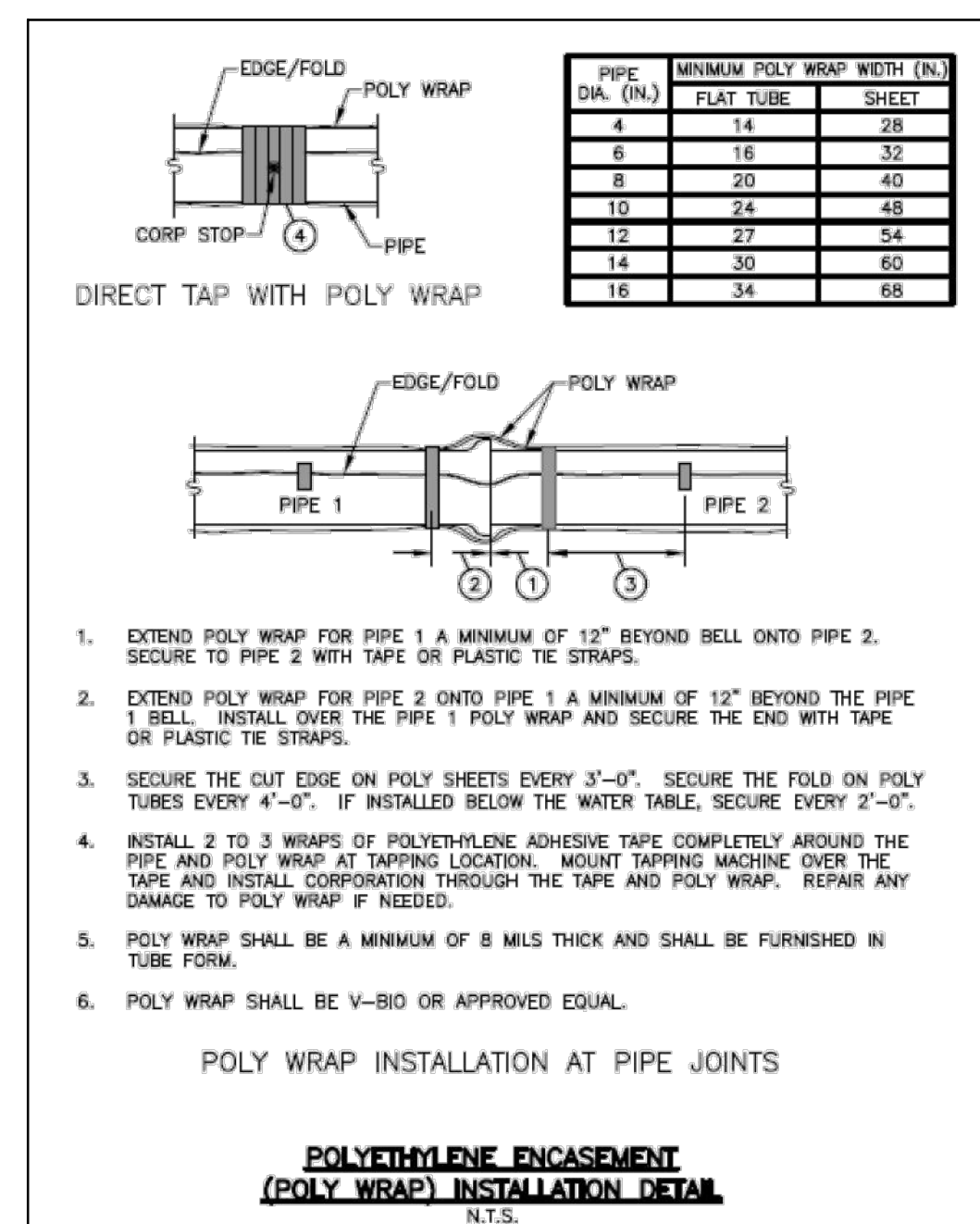
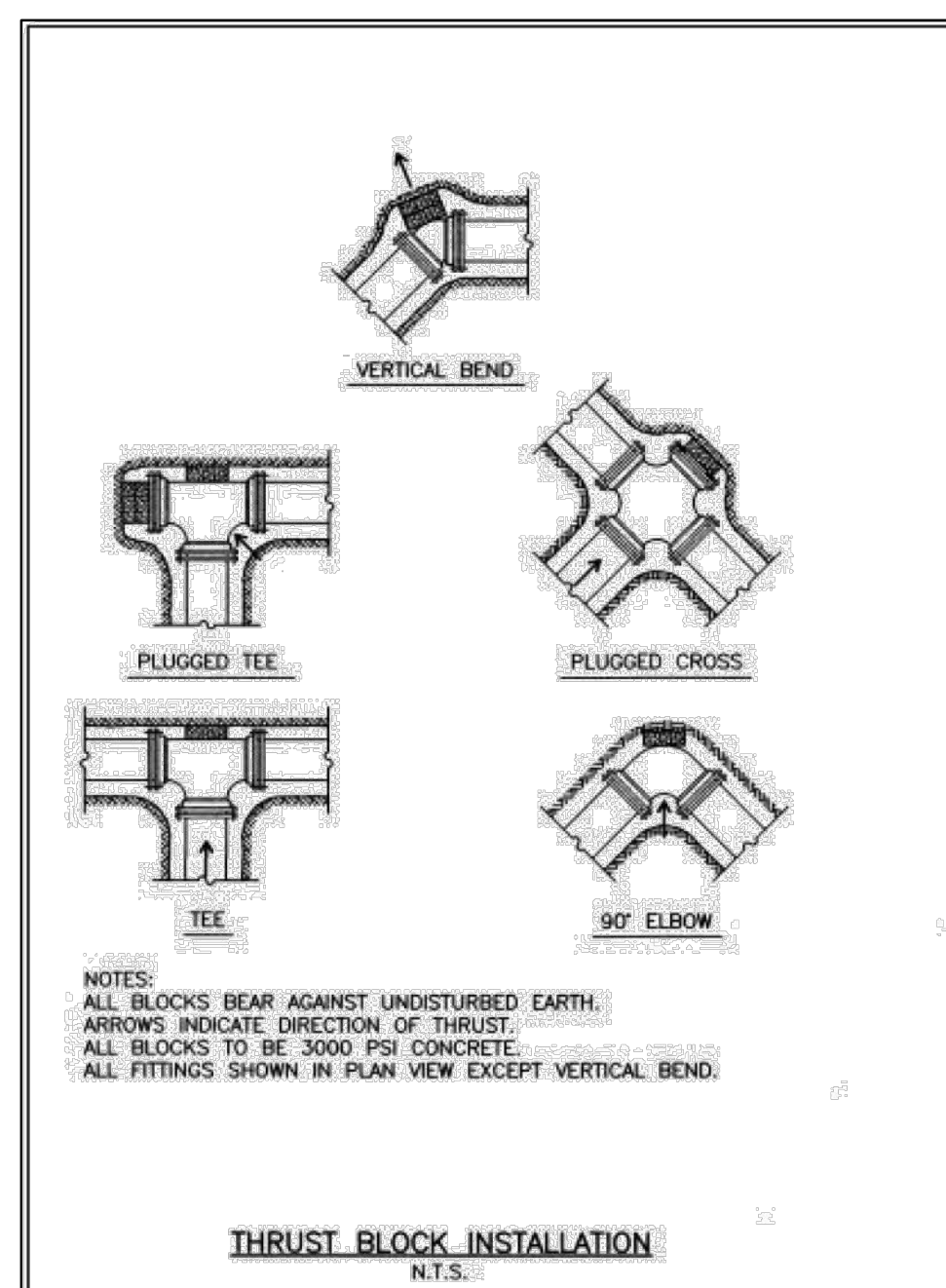
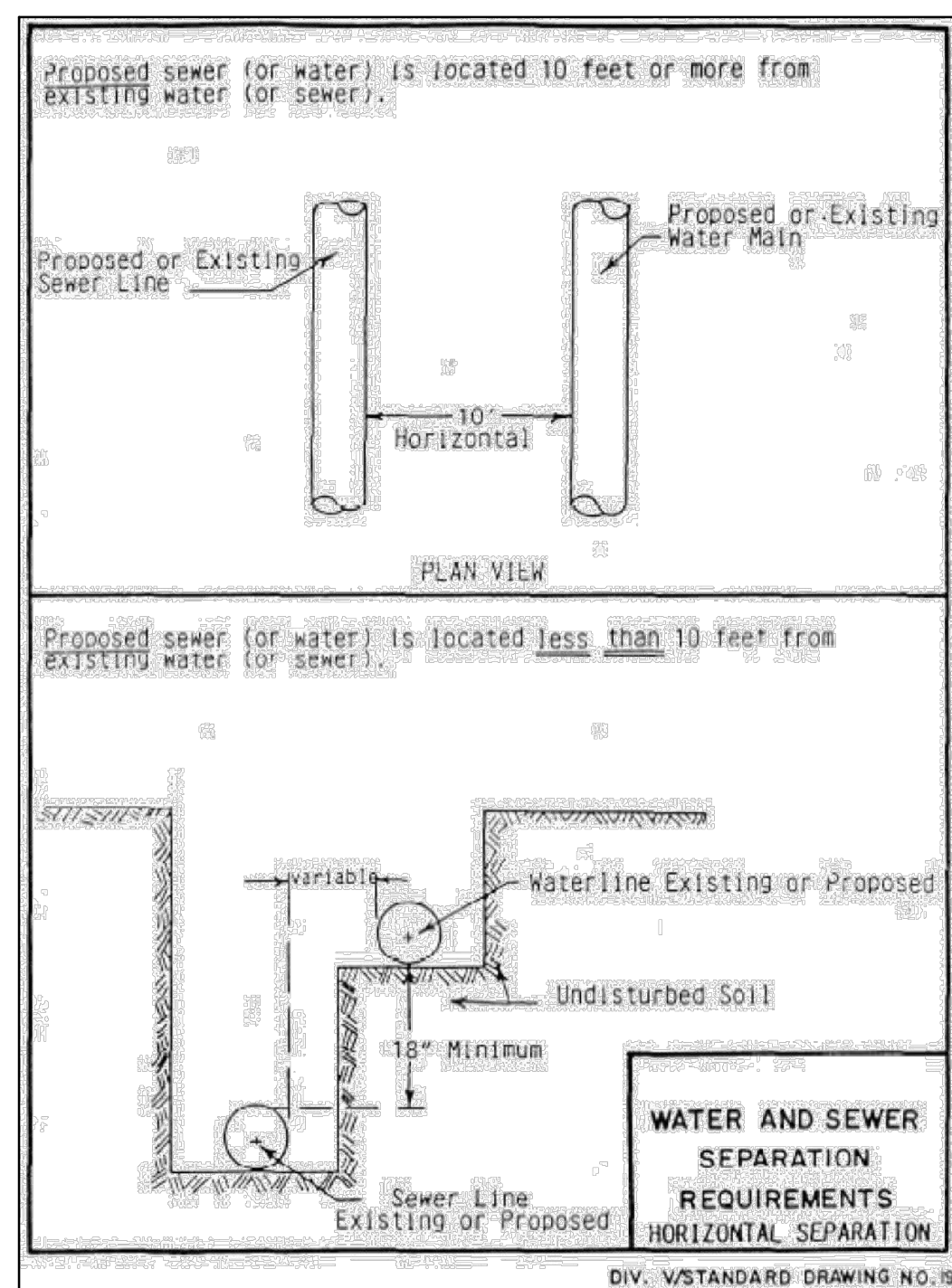
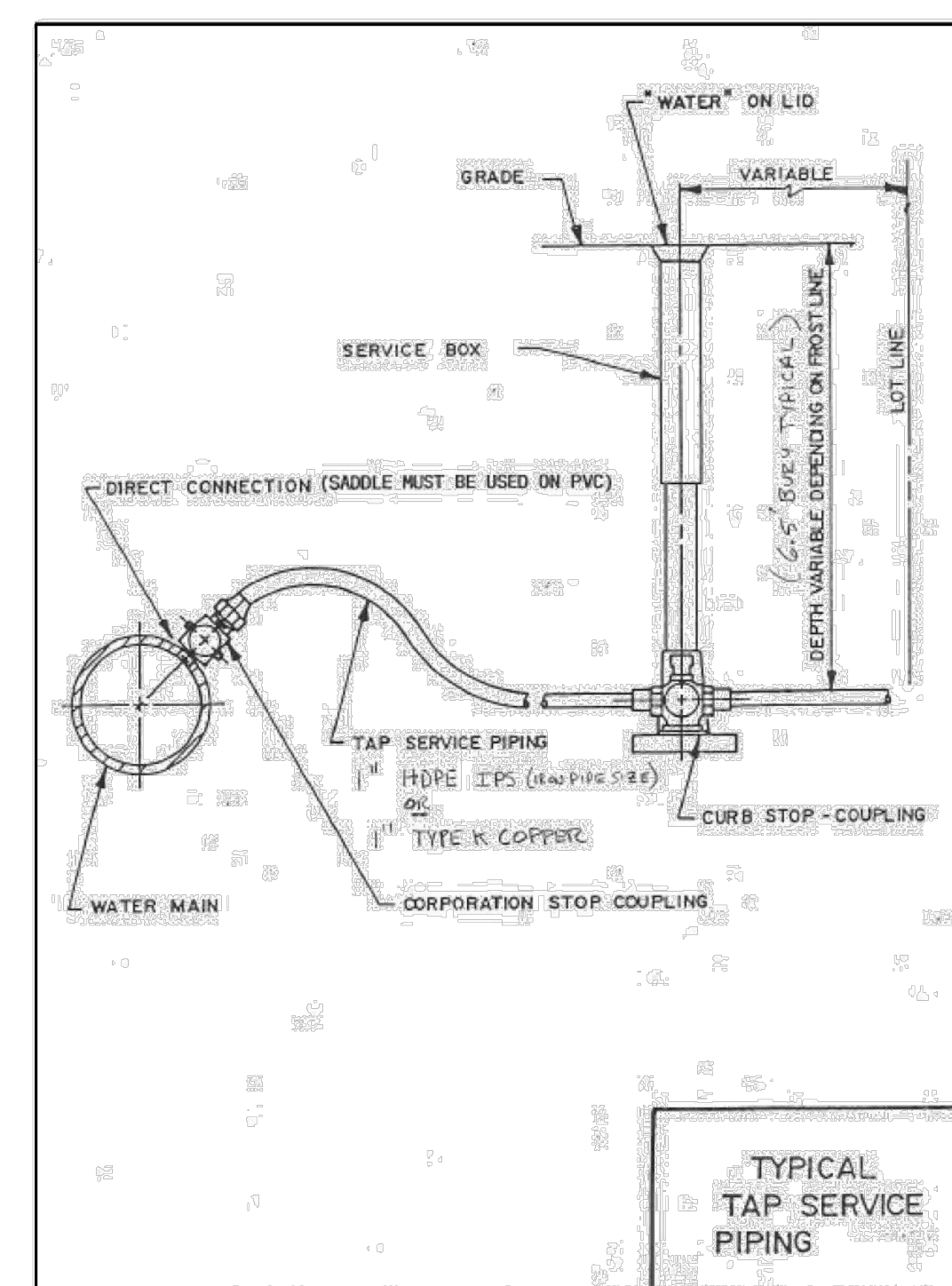
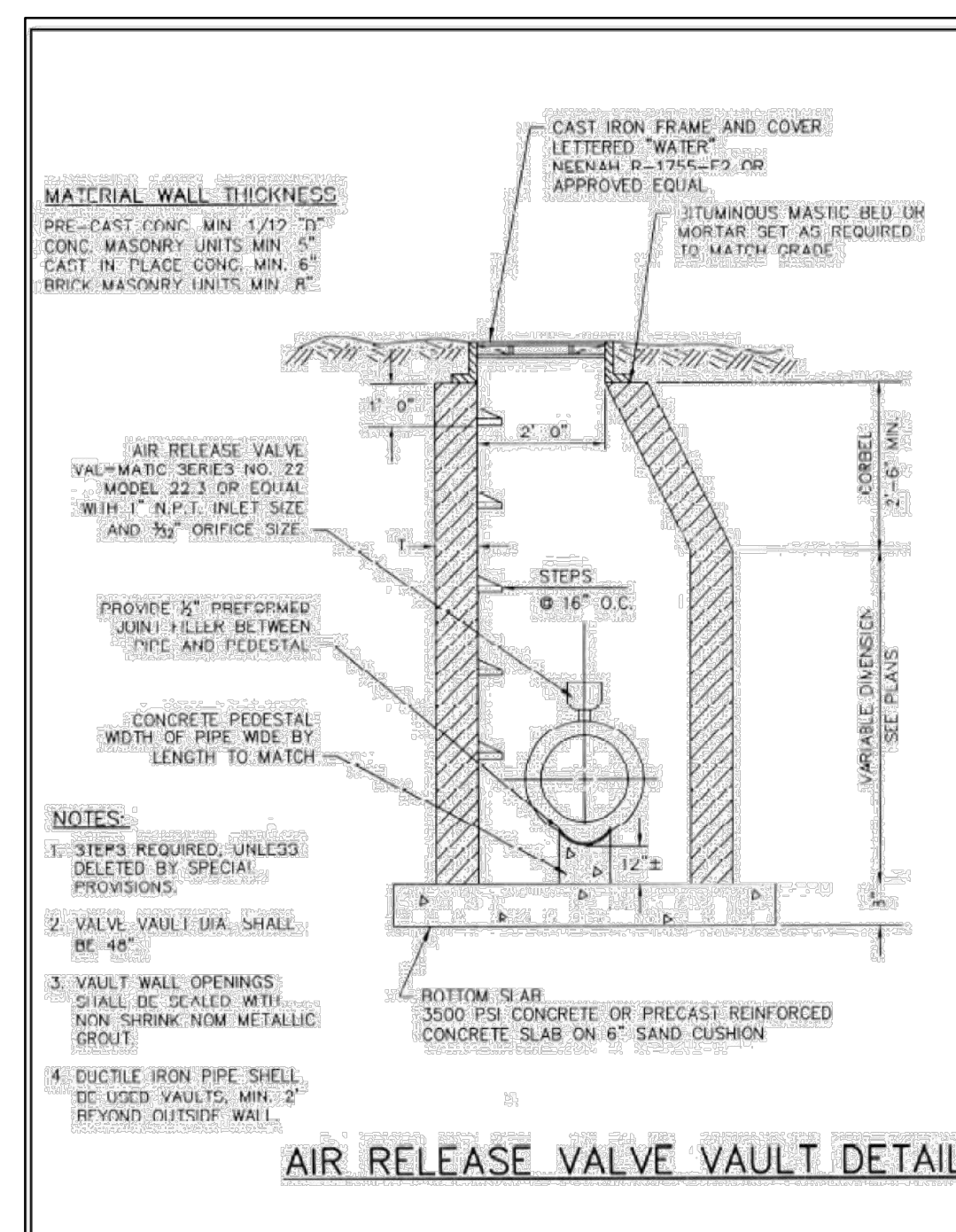
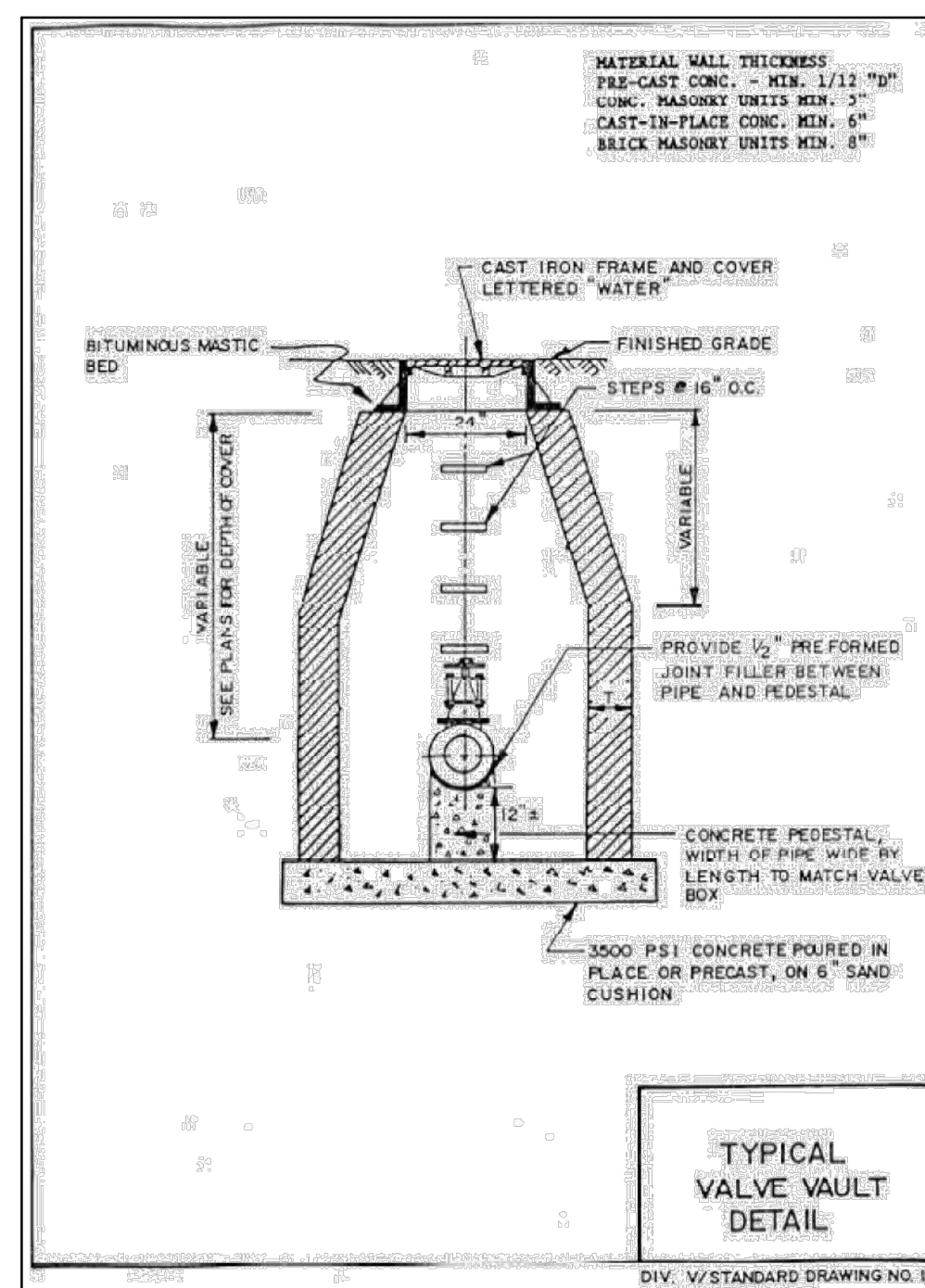
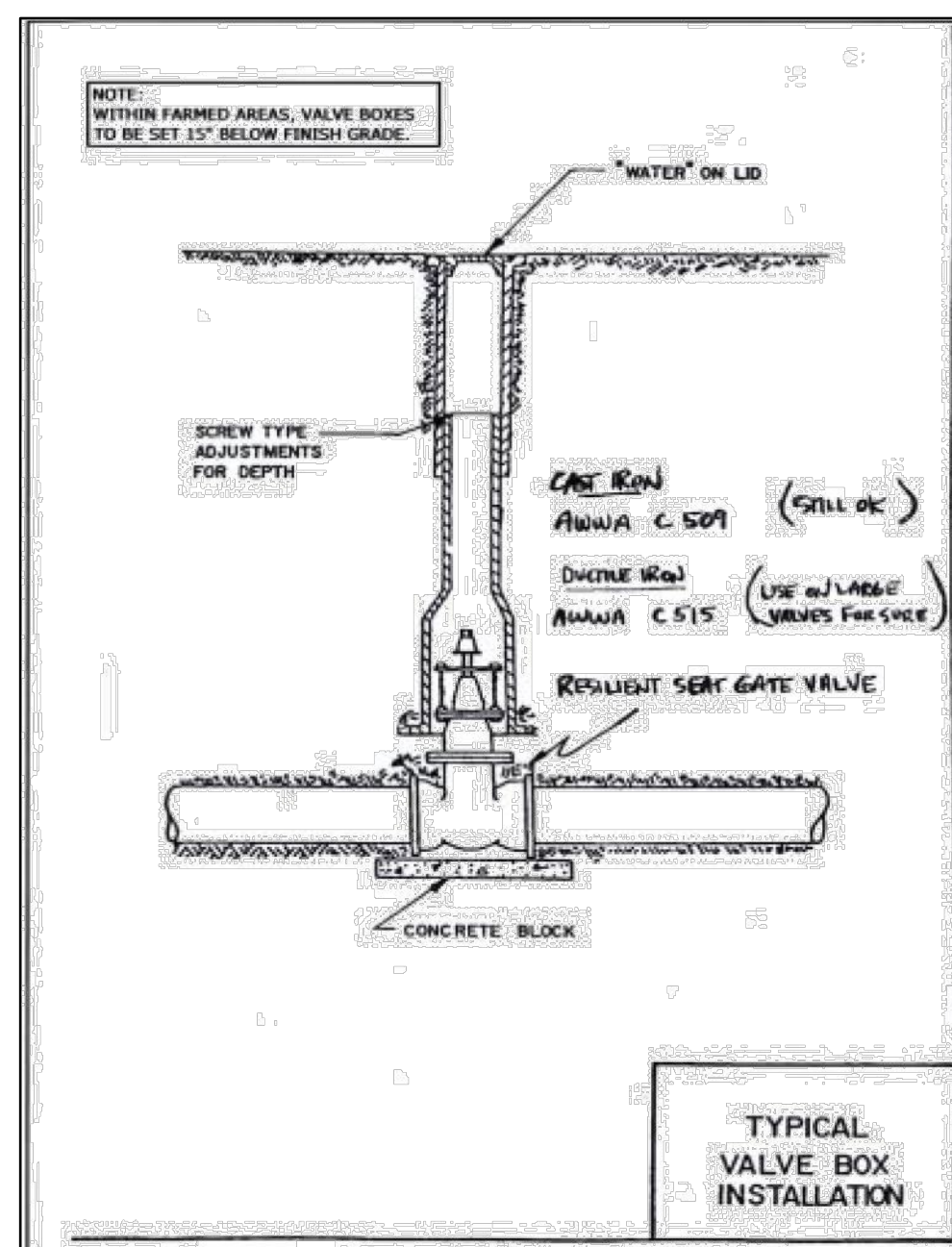
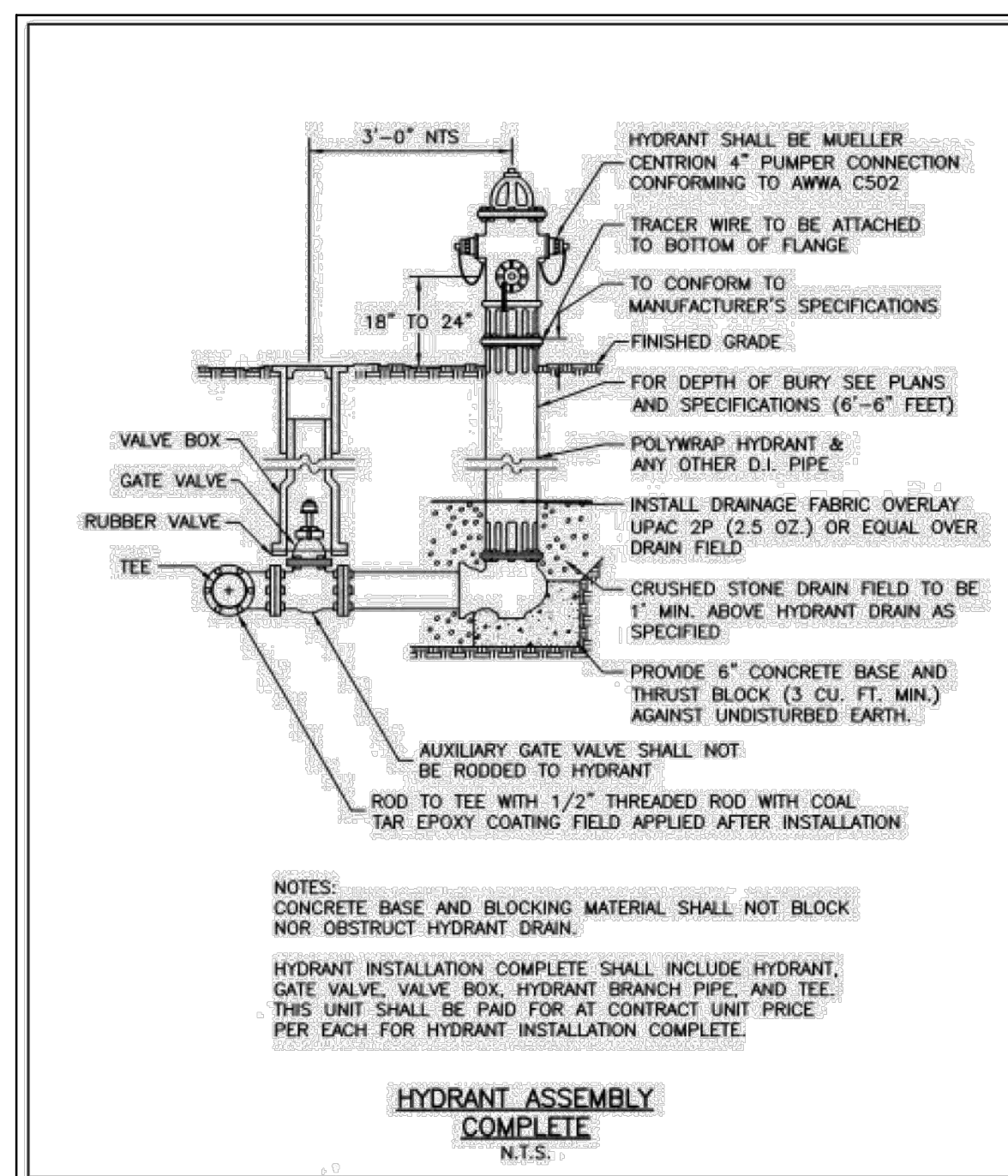
DETAILS

 DRAWN MJH
 CHECKED JSL
 PM JSL

 PROJECT NUMBER
 SHEET NUMBER

24146

C11



PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

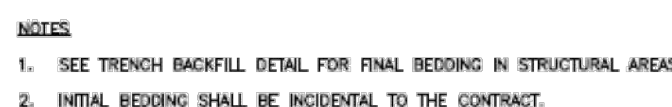
WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

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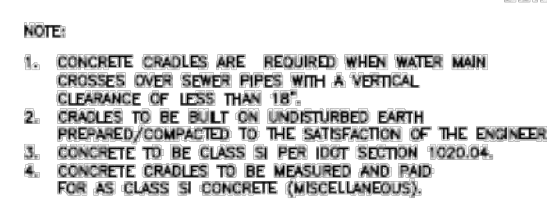
DRAWN	MSH
CHECKED	JSL
PM	JSL

PROJECT NUMBER	24146
SHEET NUMBER	C12

- NOTE:
THESE ITEMS WILL BE
INCIDENTAL ON WATER
SERVICES.
TRENCH BACKFILL
SHALL BE
MECHANICALLY
COMPACTED TO 95%
STANDARD PROCTOR
OPTIMUM DENSITY.



WATER MAIN PIPE BEDDING DETAIL
N.T.S.



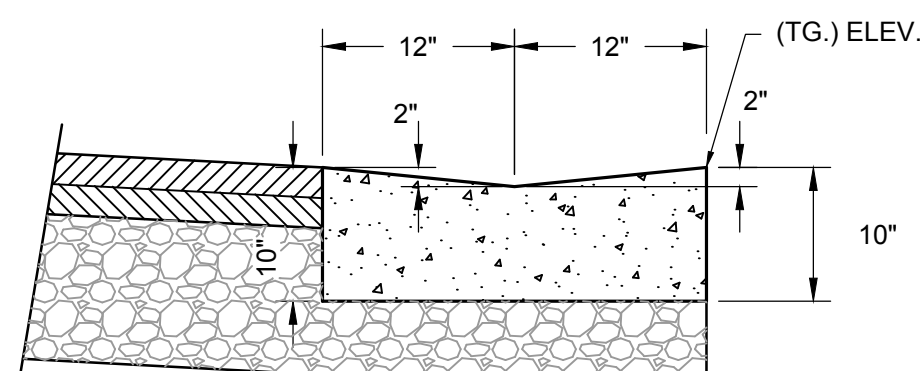
CONCRETE CRADLE DETAIL
N.T.S.



WATER MAIN CASING DETAIL
N.T.S.

EXPANSION JOINTS AT 100' INTERVALS AND AT CONSTRUCTION JOINTS INCLUDING 1" PREMOULDED JOINT FILLER AND 1" SMOOTH DOWELS (2).

CONSTRUCTION JOINTS AT 25' INTERVALS.



Unit 1

Unit 2

Unit 3

Unit 4

1" C/S

1" C/S

1" C/S

1" C/S

EASEMENT LINE

Manifold

2" C/S

Water Main

6'

2'

6'

PRECAST CONCRETE TOP SLAB

PRECAST ADJUSTING RING

CAST IRON FRAME AND COVER
NEENAH R-2500 OR EQUIVALENT

4'

2' DIA.

6' DIA.

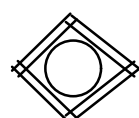
32' SECTIONS

8' MA

1'±

SECTION

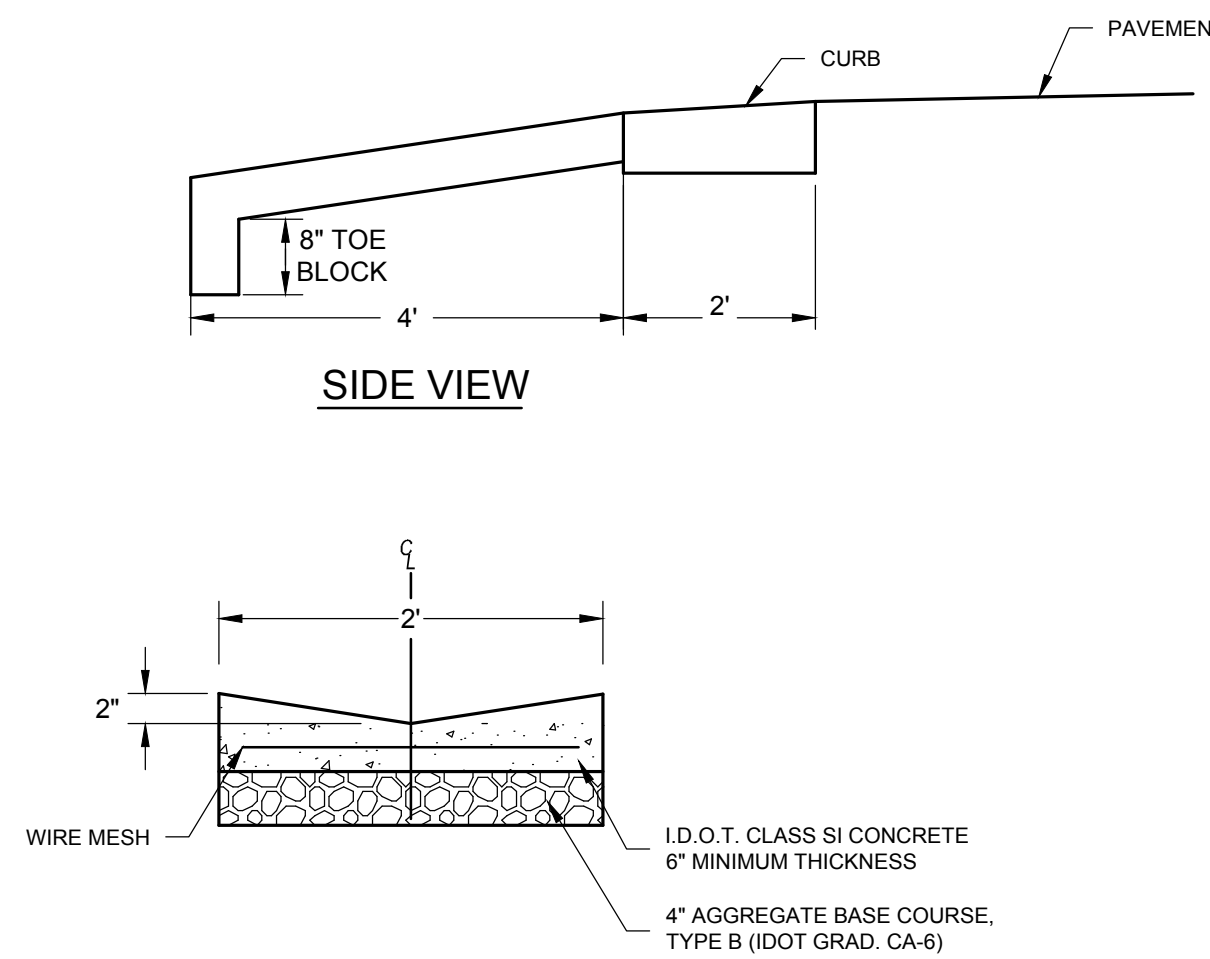
- NOTES:
1. CONCRTE SUBSTRUCTURE SHALL BE CONSTRUCTED WITH 3500 P.S.I. CONCRETE.
 2. STEEL REINFORCING IN TOP SLAB SHALL BE #5's AT 10" ON CENTER EACH WAY TOP AND BOTTOM. USE 2-#5's TOP AND BOTTOM DIAGONALLY ACROSS OPENING.



- LIGHTLY COMPACTED TOPSOIL
OVER GEOTEXTILE FABRIC
- PLACE SUPAC No. 4 NP GEOTEXTILE
FABRIC BARRIER ON ENTIRE
PERIMETER, TOP AND BOTTOM OF
REVIEWED EQUIVALENT
- BACKFILL EXCAVATION WITH 2" -
DIAMETER WASHED GRAVEL
- SEE PLAN FOR ACTUAL
DEPTH OF DRYWELL
- PRECAST BARREL SECTIONS
WITH 2" DIAMETER HOLES
- 1" THICK CA-6 BASE
SET LEVEL

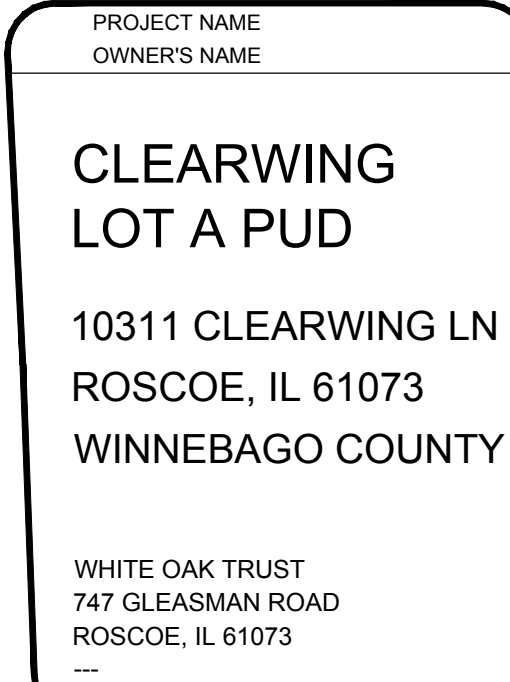
SECTION

PLAN VIEW



SIDE VIEW

SECTION A-A



ISSUED FOR		DATE
1. OWNER REVIEW		11-14-2024
2. AGENCY APPROVAL		01-14-2025
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PROJECT NUMBER
SHEET NUMBER





1. Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling 3.1.U.T.E. at 811". For regional locations, contact "Dig Safe" 800-485-5844. If the contractor is not interested in this service, the owner will hire the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
2. Contractor shall grade entire site to correct surface irregularities in preparation for seed/seed. Top-tilt, disc, scar, or other hand-applied methods are acceptable. Intersecting utility lines, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
3. All areas of lawn shall be seeded with a minimum of 10 lbs. of seed per 1,000 sq. ft. in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas are to be finished with mulch, straw mulch, seed, sod, or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
4. Quality of work and materials supplied as a convenience to the owner, the contractor should verify all quantities. The drawings shall take precedence over the lists.
5. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc. However, quantity and sizes shall remain consistent with the drawings.
6. Seed grades shall stand the test of time. Seed grades shall conform to the requirements of ANSI Z601.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
7. All plants in the landscape industry are subject to availability. The contractor shall be responsible for any required substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
8. Any plant materials with damaged or crooked/damaged leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected by the owner for the following reasons:
 - a. All plant materials, especially trees, must be sourced within a fifty (100) mile radius of the subject property or construction site.
9. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall install and maintain the landscape for a period of thirty (30) days, for all plant material, to include watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
10. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. If the first year of the guarantee period is not met, the contractor shall maintain the plants as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
11. All plant materials and seed grades shall be installed in accordance with the drawing. Shade shedded hardwood mulch, shall be planted with. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be planted in a 6'-0" diameter circle.
12. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cutaway, spaded edge with a vertical face abutting all lawn areas and sloped to side of planting bed continuous between lawn and mulched areas as indicated on plan.
13. Seed shall be used at a rate of 10 lbs. per 1,000 sq. ft. The combination of bluegrass, perennial ryegrass and red fescue with the suggested following analysis by weight: 30% ryegrass Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scalds lawn hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate, 2 lbs. per 1,000 sq. ft. All seeded lawn areas shall be covered with straw mulch or organic mulch netting. The straw mulch shall be applied in a 1/4" to 1/2" depth. The straw mulch shall be compact enough to reduce erosion of seed and soil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
14. All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 sq. ft. and applied at the time of installation. The fertilizer shall be applied at the time of the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
15. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Major maintenance shall not be required. The contractor shall be responsible for any maintenance necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. The minimum acceptable stand of grass shall be 95%. Areas which do not meet this standard or one of which are larger than one (1) square foot when combined do not exceed 2% of total lawn area.

The architectural floor plan shows a complex arrangement of rooms, corridors, and stairwells. The furniture counts are distributed as follows:

- Top Left:**
 - 3 - SEF
 - 1 - SBG
 - 2 - CFR
- Middle Left:**
 - 3 - HHR
 - 2 - CFR
 - 3 - SBG
- Bottom Left:**
 - 1 - SPB
 - 3 - CFR
 - 6 - SJD
- Right Side (Upper):**
 - 3 - HHR
 - 3 - SBG
- Right Side (Lower):**
 - 1 - WFF
 - 2 - SJD
 - 2 - JHG
 - 3 - SEF
- Bottom Center:**
 - 3 - SEF
 - 1 - SPB
 - 2 - JHG
- Bottom Right:**
 - 3 - HHR
 - 2 - JHG

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	8	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	8	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
SJD	8	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	2	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	9	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	12	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	12	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

3 - SEF
1 - SBG
2 - CFR

3 - SEF
1 - SBG
2 - CFR

3 - SEF
1 - SBG
2 - CFR

3 - SBG
2 - CFR
1 - WFB
3 - HHR

3 - SJD
2 - JHG
3 - SEF

3 - HHR
2 - JHG

3 - HHR
2 - JHG

3 - HHR
2 - JHG

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	10	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	9	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
SJD	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	1	Syringa patula x 'Bloomingang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
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SEF	15	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

MIXED PERENNIALS /
ORNAMENTAL GRASSES

EVERGREEN / DECIDUOUS SHRUBS

LARGE DECIDUOUS SHADE TREE

EVERGREEN TREE / ORNAMENTAL TREE

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
TRANSITION AREA LANDSCAPE PLANTING (BUFFER YARDS)	NORTH PL: 332 L.F. EAST PL: 319 L.F. SOUTH PL: 233 L.F.	13 TREES (4 / 100 LF) 13 TREES (4 / 100 LF) 9 TREES (4 / 100 LF)	8 TOTAL* - 5 TREES + 3 EXISTING (MIXED VARIETY SHADE, EVERG.) 11 TOTAL* - 4 TREES + 7 EXISTING (MIXED VARIETY SHADE, EVERG.) 4 TOTAL* - 4 TREES (MIXED VARIETY OF SHADE, EVERG.) *10 ADDITIONAL SITE TREES ARE PROVIDED; AGGREGATELY, THESE EXCEED THE REQUIREMENT.
PARKING PERIMETER LANDSCAPE PLANTING	ALL PARKING AREAS, TWO (2) PROVIDED = 54 L.F. EA	27 L.F. - MINIMUM OF 50% THE LENGTH OF PARKING PERIMETER	32 L.F. = 60% OF THE PARKING PERIMETER LENGTH PLANTED
FOUNDATION LANDSCAPE PLANTING	UNIT A TYPE - 218 L.F. UNIT B/C TYPE = 264 L.F.	174 L.F. - MINIMUM 80% OF FACADE 211 L.F. - MINIMUM 80% OF FACADE	175 L.F. - 80% OF FOUND. 213 L.F. - 80% OF FOUND.
EXISTING TREES	14 TREES - MIXED VARIETIES (DECIDUOUS AND EVERGREEN) AND SIZES (CALIPER INCH WIDTH OR HEIGHT)		

2 - JHG
3 - HHR
2 - JHG
3 - HHR
3 - SEF
3 - JHG
1 - SPB
3 - SJD
3 - CFR
1 - SPB
3 - SJD
3 - HHR
2 - CFR
1 - SBG
3 - SEF
2 - CFR
1 - SBG
3 - SEF
2 - JHG
3 - SEF
3 - SBG
1 - WFB
2 - CFR
3 - HHR

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SBG	9	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
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SEF	15	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

APPLY 18-6-12 OSMOCOTE (270 DAY) TIMED RELEASE FERTILIZER TO GROUNDCOVER AND PERENNIAL BEDS & 14-14-14 OSMOCOTE (120 DAY) TIMED RELEASED FERTILIZER TO ANNUAL BEDS PER MFRS. RECOMMENDATIONS.

PLANTING SOIL:
MIN. OF 3" MUSHROOM COMPOST ROTO-TILLED INTO SOIL TO A MIN. DEPTH OF 9". DO NOT COMPACT UNNECESSARILY AFTER PLANTING

FINISHED GRADE

9" - 12"

EXISTING SUBGRADE

ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING, UNLESS SPECIFIED

SEE SPECIFIC SPACING DIMENSION ON PLANT LIST

CERTAIN PLANTS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS, CONSULT BULB DISTRIBUTOR FOR SPECIFIC DEPTHS.

SLICE, CUT OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS)

NOT TO SCALE

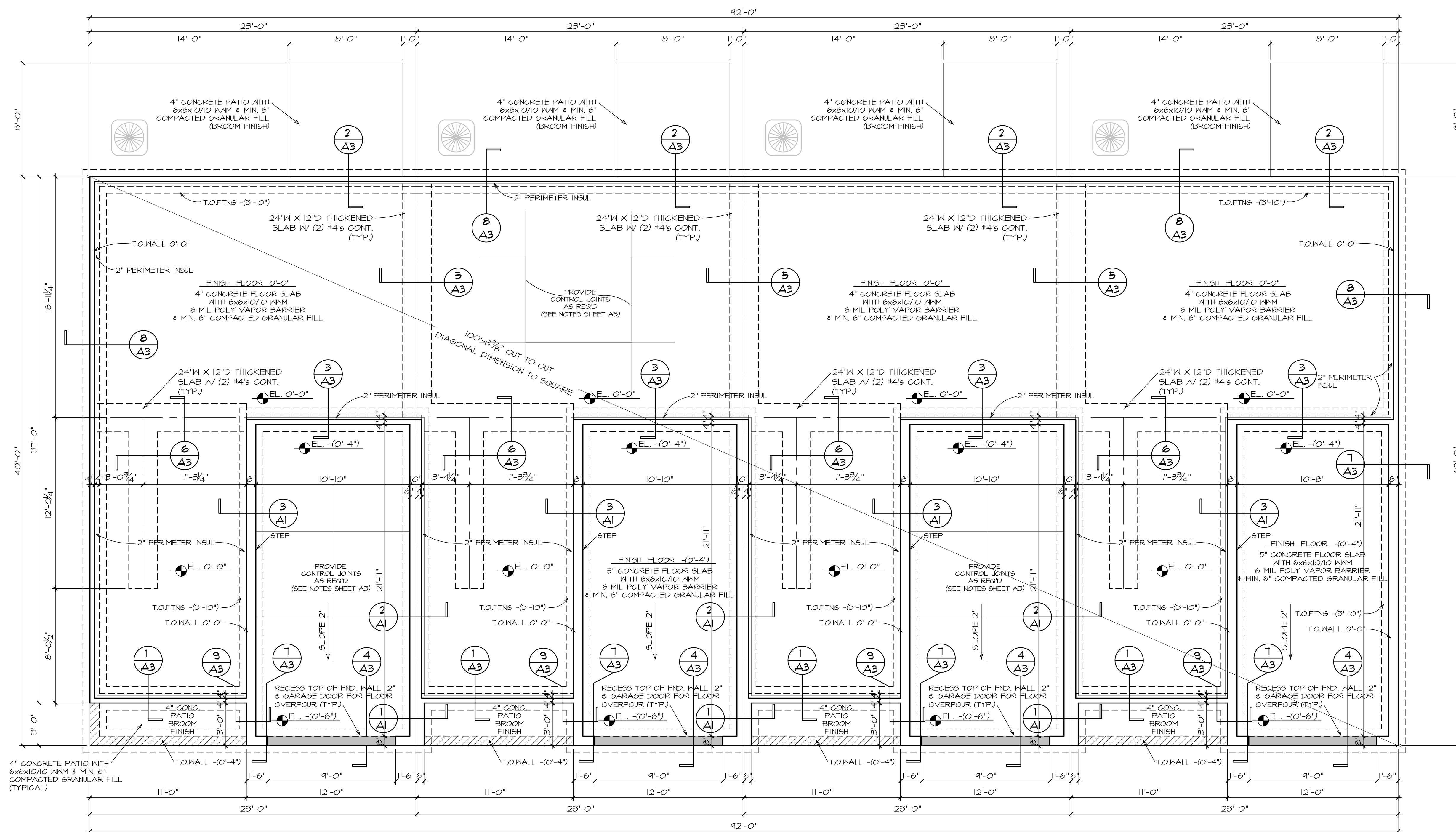
(GROUND COVER, PERENNIALS & ANNUALS)

NOT TO SCALE

Diagram illustrating the cross-section of a tree pit with the following components:

- UNTREATED BURLAP NEED NOT BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE CUT OR REMOVED. TREATED BURLAP & PLASTIC WRAP SHALL BE REMOVED OR ROLLED DOWN 1/3 AROUND THE ROOTBALL
- 3" DEPTH SHREDDED HARDWOOD MULCH
- FINISHED GRADE
- EXISTING SUBGRADE
- PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR ORGANIC COMPOST

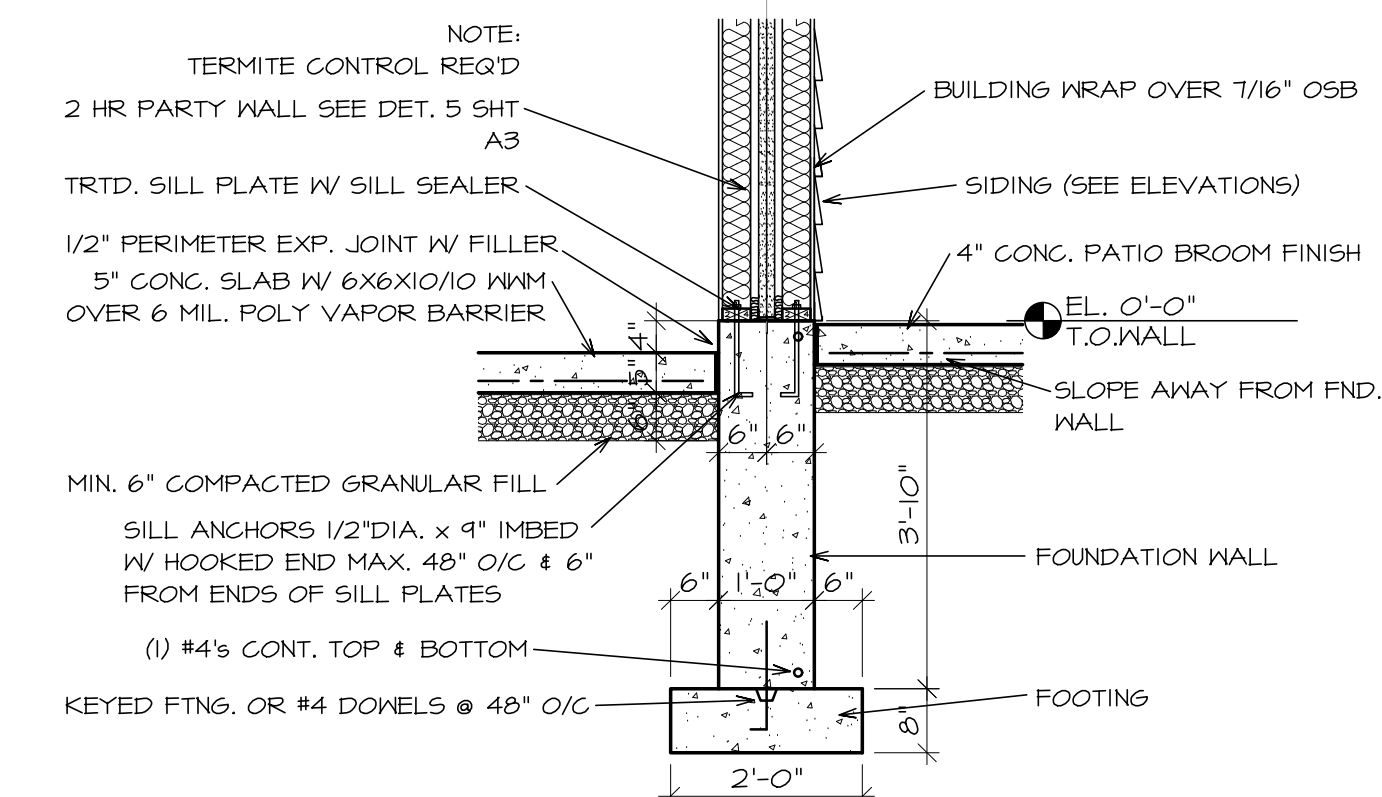
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OVERALL FOUNDATION PLAN 4 UNIT

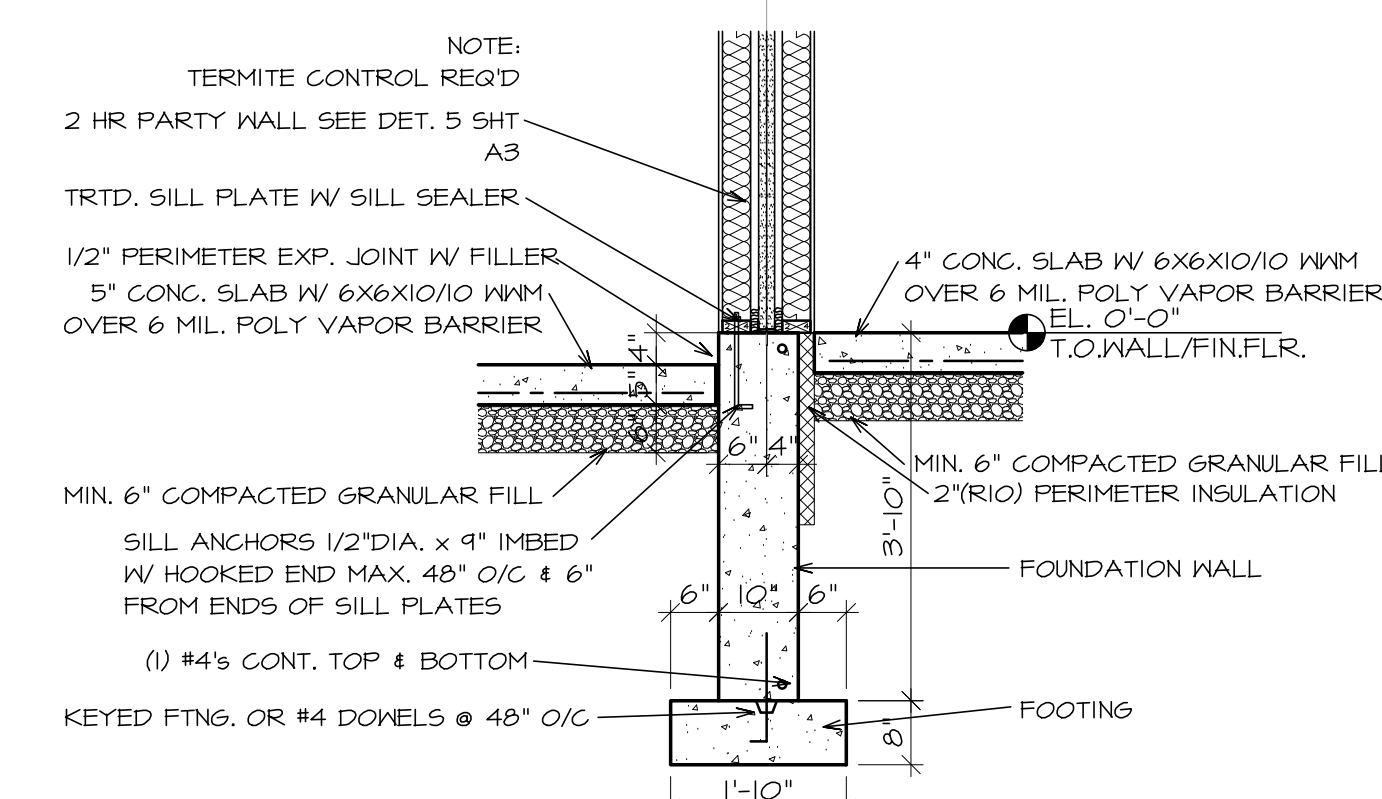
SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



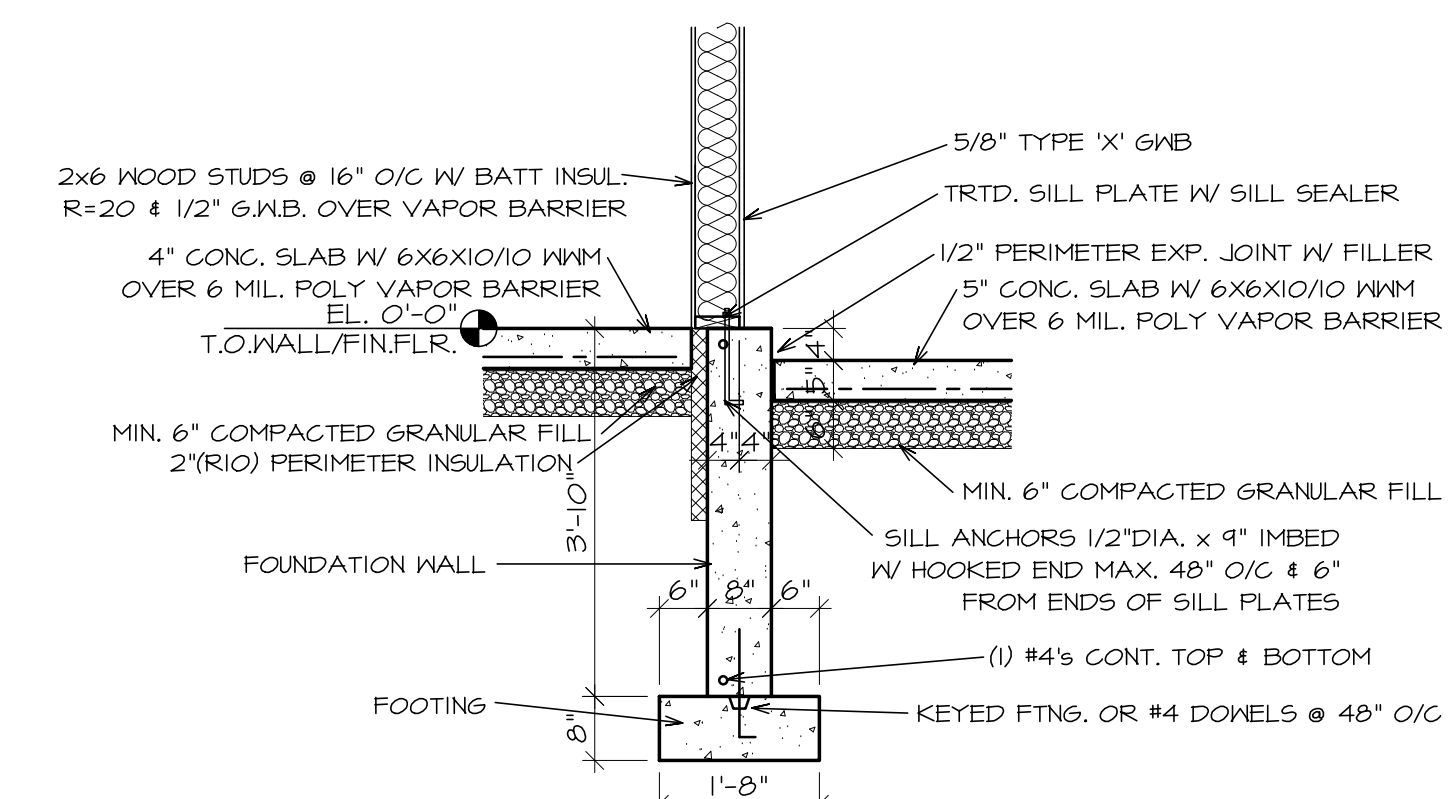
1 PARTY WALL FOUNDATION

SCALE: 1/2" = 1'-0"



2 PARTY WALL FOUNDATION

SCALE: 1/2" = 1'-0"



3 GARAGE FOUNDATION WALL

SCALE: 1/2" = 1'-0"

David L. Jenkins & Assoc., P.C.
ARCHITECTS AND PLANNERS

2020 GLENVIEW RD. • ROCKFORD, ILLINOIS
PHONE (815) 397-9771 • FAX (815) 397-9795

FILE NAME:

044-22 RTB

DATE:

12-12-22

REVISED:

CONTRACTOR:

White Oak Home Builders, LLC

PROJECT NAME:

HAWKS POINTE - B
ROSCOE, IL

PROJECT NO.:

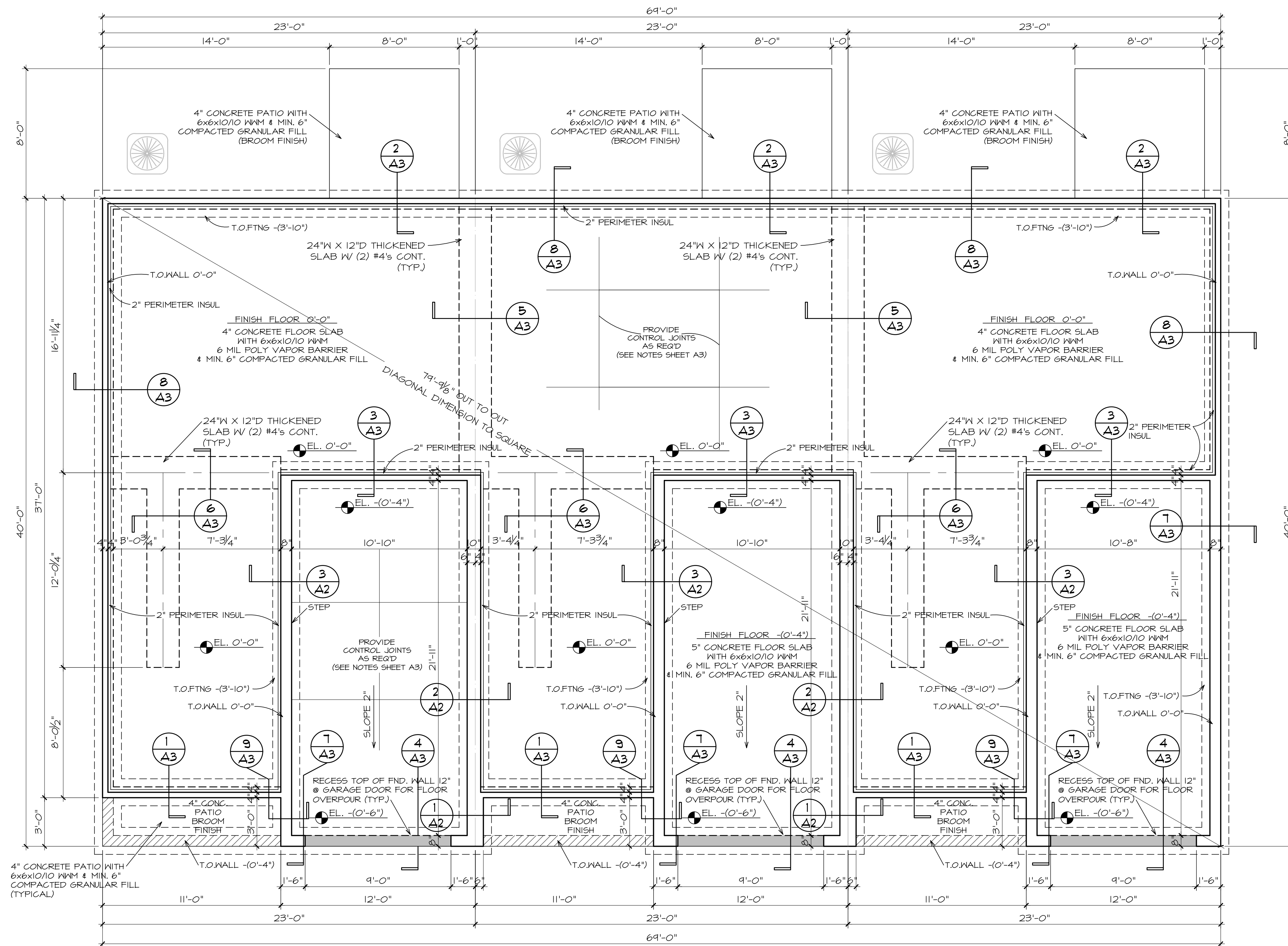
044-22

SHT. NO.:

A1

OF: 7

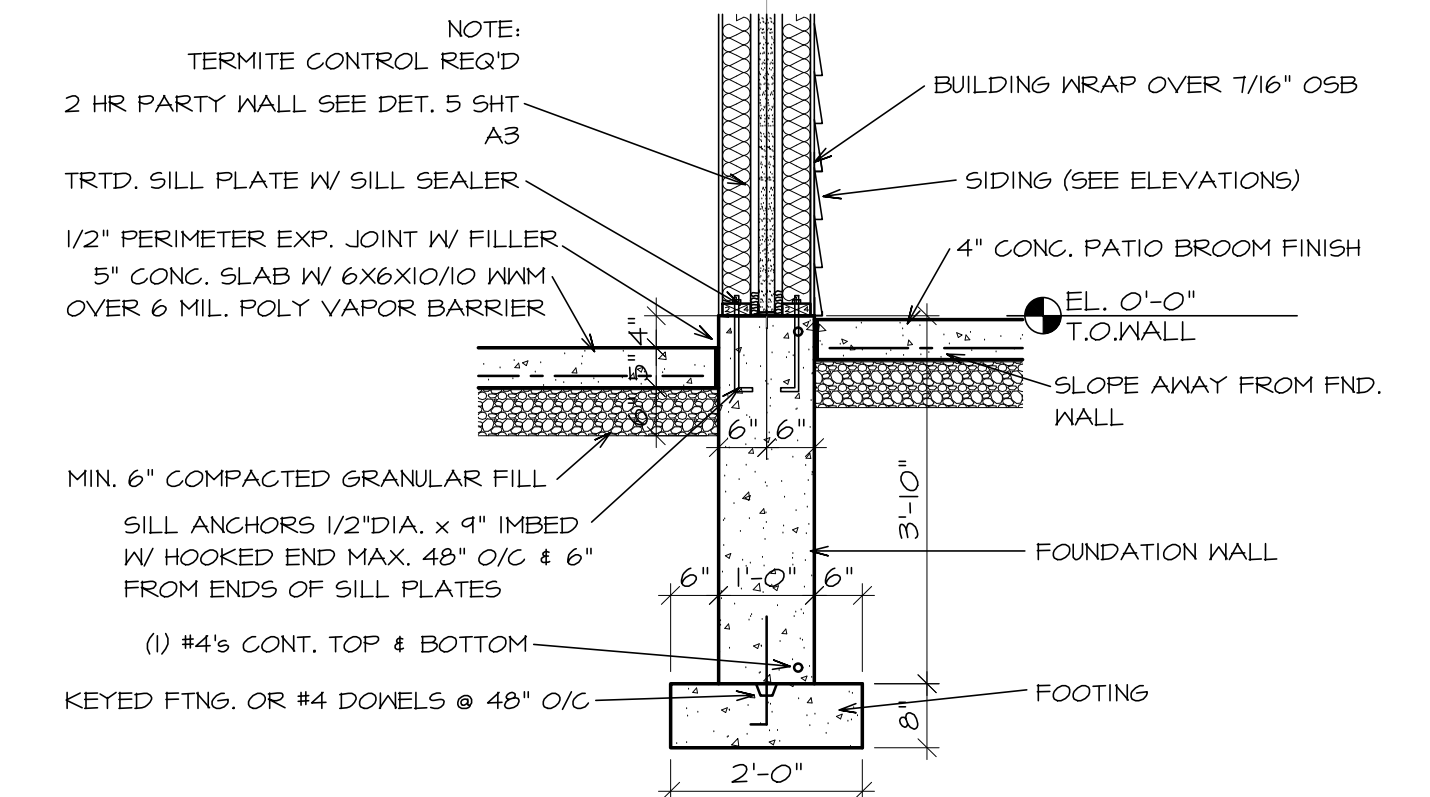
THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



OVERALL FOUNDATION PLAN 3 UNIT

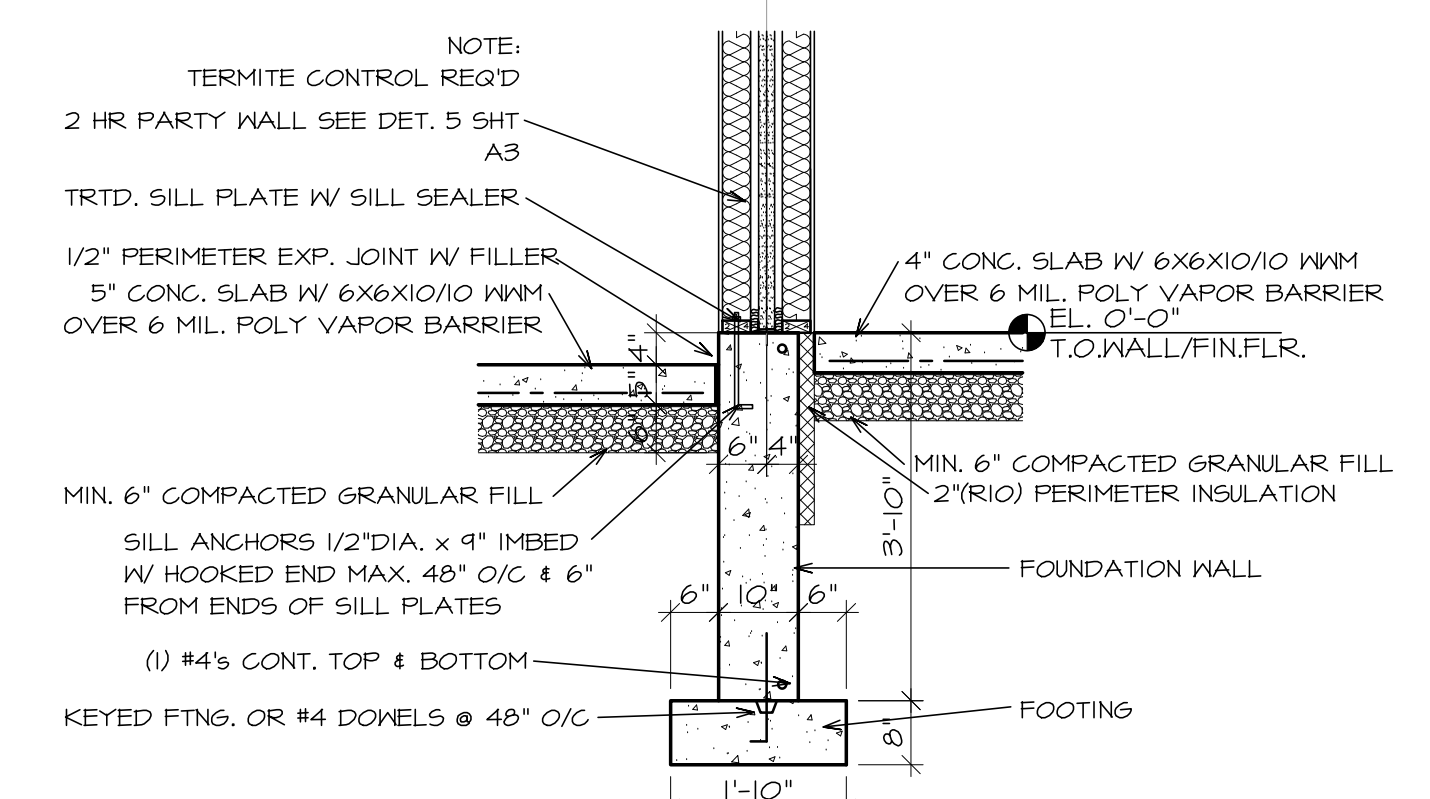
SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



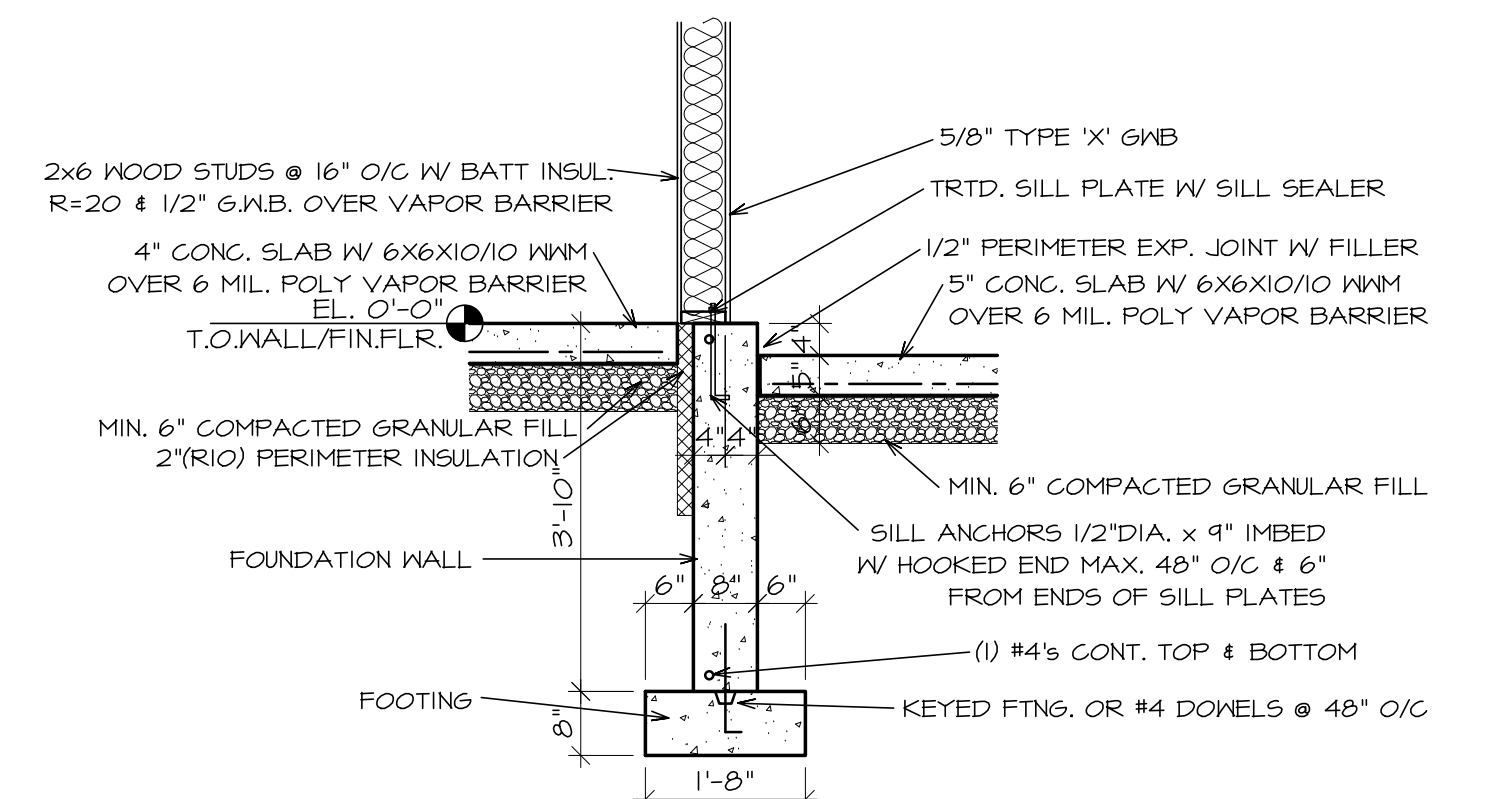
1 PARTY WALL FOUNDATION

SCALE: 1/2" = 1'-0"



2 PARTY WALL FOUNDATION

SCALE: 1/2" = 1'-0"



3 GARAGE FOUNDATION WALL

SCALE: 1/2" = 1'-0"

David L. Jenkins & Assoc., P.C.
ARCHITECTS AND PLANNERS

2020 GLENVIEW RD. ROSCOE, ILLINOIS
PHONE (815) 397-9771 FAX (815) 397-9795

FILE NAME:

044-22 RTB

DATE:

12-12-22

REVISED:

CONTRACTOR:

White Oak Home Builders, LLC

PROJECT NAME:

HAWKS POINTE - B

ROSCOE, IL

PROJECT NO.:

044-22

SHT. NO.:

A2

OF: 7

THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

CONCRETE NOTES

1. READY MIXED CONCRETE SHALL BE AS FOLLOWS. ALL CONCRETE WORK IN ACCORDANCE WITH ACI LATEST CODES AND APPLICABLE SPECIFICATIONS.
- STRUCTURAL CONCRETE - (FOOTINGS, WALLS, PIERS, ETC.)
- STRENGTH - MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM OF 6 BAGS MIX OR 4 1/2 BAGS WITH THE ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- SUMP - MAXIMUM OF 5" FOR STANDARD MIXES OR 6" WITH THE ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.53 BY WEIGHT.
- AIR ENTRAINMENT - 4% MINIMUM TO 7% MAXIMUM.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.
- INTERIOR SLABS CONCRETE
- STRENGTH - MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM OF 6 BAGS (OR 5 1/2 BAGS WITH ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE).
- SUMP - MAXIMUM OF 5" FOR STANDARD MIXES OR 6" WITH ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.50 BY WEIGHT.
- AIR ENTRAINMENT - 0% MINIMUM TO 3% MAXIMUM.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.
- FLOOR FINISHES AND LEVELNESS - FLOORS UNDER TOP-INSET TILE AND BEDS + (F) OF 20, (F) OF 13, FLOORS UNDER VCT SEALERS, PAINT AND CARPET + (F) OF 20, (F) OF 11, MIN LOCAL VALUE FFIS / FLIO
- EXTERIOR SLABS CONCRETE
- STRENGTH - 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM 6 BAGS.
- SUMP - MAXIMUM 4".
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.45 BY WEIGHT.
- AIR ENTRAINMENT - 5% MINIMUM TO 8% MAXIMUM.
- COARSE AGGREGATE - SHALL BE STATE OF ILLINOIS "SUPERSTRUCTURE QUALITY" GRADE AND SHALL CONTAIN NO MORE THAN 2% TOTAL BY WEIGHT OF DELETERIOUS MATERIALS WHOSE DISINTEGRATION IS ACCOMPANIED BY AN INCREASE IN VOLUME WHICH MAY CAUSE SPALLING IN THE CONCRETE.
- FINE AGGREGATE - CLEAN NATURAL SAND.
- GENERAL NOTES
- NOTE: ON ALL EXTERIOR FLATWORK POURED AFTER SEPT, IS THE MINIMUM CEMENT CONTENT SHALL BE INCREASED TO 6-1/2 BAGS AND CALCIUM CHLORIDE SHALL BE ADDED TO A RATE OF 1/2%-2% BY WEIGHT. CALCIUM CHLORIDE SHALL BE ADDED IN SOLUTION AND MIXED THOROUGHLY. DO NOT USE WATER REDUCING AGENTS.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.

2. INTERIOR CONCRETE SLABS SHALL BE OF THICKNESS AS SHOWN ON THE DRAWINGS AND REINFORCED AS SHOWN ON THE DRAWINGS AND SHALL RECEIVE ONE COAT OF A HARDENER, DAYTON-SUPERIOR (JIS) OR SONNEBORN'S LAPIDOLITH OR A CURER/SEALER, DAYTON-SUPERIOR (J20) OR SONNEBORN'S KURE-N-SEAL, 25 FOR CURE ONLY USE DAYTON-SUPERIOR'S (J11) OR KUR, MEADOWS 1100-CLEAR, FOR APPLIED FLOORS (VCT, CERAMIC, ETC.) SHEET OR KET CURE ONLY.
3. INTERIOR CONCRETE SLABS SHALL HAVE A MONOLITHIC STEEL-TROWELED FINISH.
4. CURE AND PROTECT ALL CAST IN PLACE CONCRETE PER ACI CODE REQUIREMENTS.
5. FOUNDATION WALLS SHALL BE AS PER ARCHITECTURAL PLANS. ALL COLD JOINTS SHALL BE DONE TOGETHER WITH #4 DOWELS, 12" O/C VERTICALLY. ALL REINFORCING SHALL BE CONTINUOUS FROM POUR TO POUR.
6. ALL REINFORCING BARS TO BE BILLET STEEL BARS ASTM A-15, GRADE 40.
7. CONSTRUCTION AND/OR CONTROL JOINTS SHALL BE PROVIDED AS REQUIRED, NOT MORE THAN 225 SQUARE FOOT AREAS, WHERE JOINT FILLER IS CALLED FOR USE: SONOMERIC I, SONOLASTIC, TRENGO DYMERIC, TRENGO LASTO-MERIC OR EQUAL, IE VINYL SIDING.
8. A 2" EXPANSION JOINT SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE BUILDING FLOOR AND 1/2" AROUND EACH PIER AND CENTER COLUMN.
9. PROVIDE 6" COMPACTED GRANULAR FILL UNDER CONCRETE SLABS ON GRADE AS A MINIMUM REQUIREMENT WHEN FILL IS NOT SPECIFIED IN THE DRAWINGS. COVER W/ 6 MIL POLY VAPOR BARRIER.
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE REQUIRED CONCRETE PADS FOR ELECTRICAL AND HVAC EQUIPMENT.
11. ALL CONCRETE HAS BEEN DESIGNED BASED ON THE GEOTECHNICAL ENGINEERING REPORT'S BEARING CAPACITY OF 3,000 PSF. IF THE CONTRACTOR SHOULD ENCOUNTER POOR SOIL, HE WILL CONTACT THE ARCHITECT IMMEDIATELY.
12. WHERE CONTRADICTIONS ON THE PLANS AND/OR SPECIFICATIONS EXIST, THE ITEM REQUIRING THE GREATER MATERIAL AND/OR LABOR SHALL TAKE PRECEDENT.
13. AIR-ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO THE WEATHER. NO OTHER ADMIXTURES SHALL BE ADDED TO THE CONCRETE.
14. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS. VERIFY SIZES AND LOCATION FOR ALL OPENINGS IN CONCRETE PRIOR TO FORMING.
15. ALL CONCRETE TOPPING SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 POUNDS PER SQUARE INCH AT 28 DAYS.
16. ELEVATION TOP OF FOOTINGS IS SHOWN ON THE PLANS. VERIFY ALL BEARING MATERIAL WITH THE ARCHITECT. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.
17. ALL FILL AND BACKFILL FOR INTERIOR SLABS ON GRADE SHALL BE COMPACTED TO 95% OF ASTM 1557.

ANCHOR BOLT NOTES

ANCHOR BOLTS SHALL BE AS SHOWN AND CALLED FOR, INCLUDING PROJECTION FROM CONCRETE, DIAMETER, AND QUANTITY.

ALL ANCHOR BOLTS SHALL BE ASTM A307 OR EQUAL IE VINYL SIDING IN ORDER TO CONFORM TO A.B.C. DESIGN ASSUMPTIONS BASED ON ALLOWABLE STRESSES GIVEN IN THE MANUAL OF STEEL CONSTRUCTION, 8TH EDITION, A.I.S.C. 1480, SECTION 1.5.

BOLT LENGTHS SHOULD BE SUFFICIENT TO ALLOW ENOUGH EMBEDMENT INTO THE CONCRETE FOR THE BOND STRENGTH (WITH OR WITHOUT HOOK) TO DEVELOP AT LEAST 75% OF THE ALLOWABLE TENSILE CAPACITY OF THE BOLT, AND IN NO CASE SHALL THE LENGTH BE LESS THAN 20 TIMES THE NOMINAL DIAMETER OF THE BOLT UNLESS OTHERWISE NOTED.

ALL ANCHOR BOLT DESIGN IS BASED ON THEIR PLACEMENT IN CONCRETE WITH AN ULTIMATE CONCRETE WITH AN ULTIMATE CONCRETE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

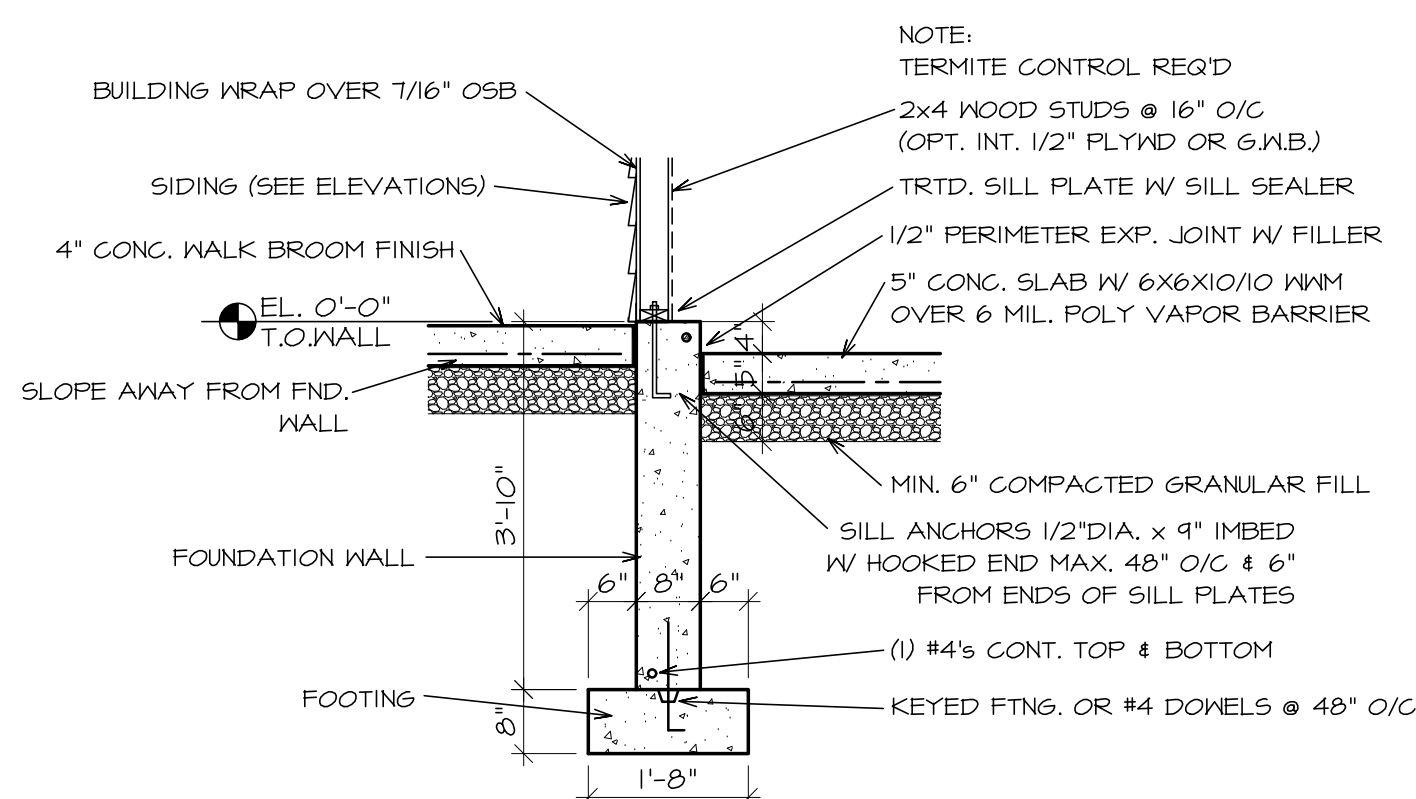
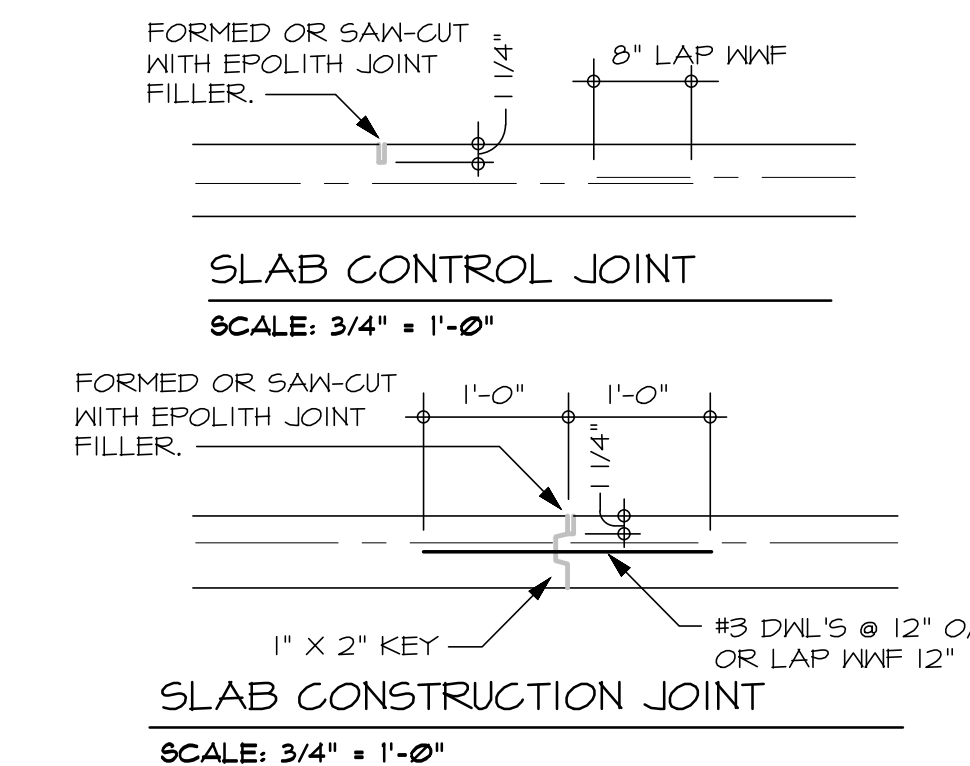
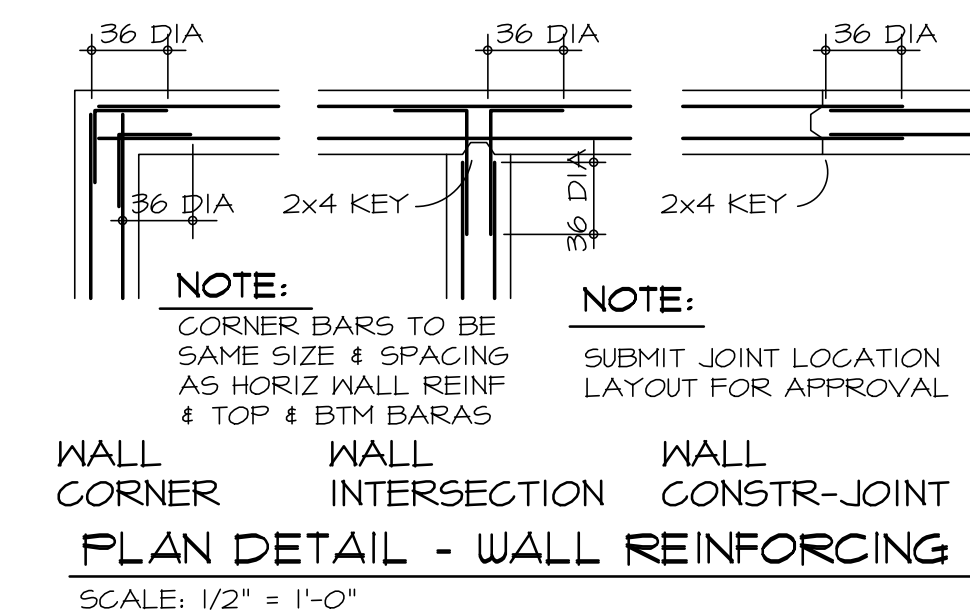
FOOTING ALTERNATE #1
IN LIEU OF KEYED FOOTING
PROVIDE #4 "J" BARS @ 4'-0" O.C.

FOOTING ALTERNATE #2
IN LIEU OF KEYED FOOTING
PROVIDE #4 ANGLED BARS @ 4'-0" O/C

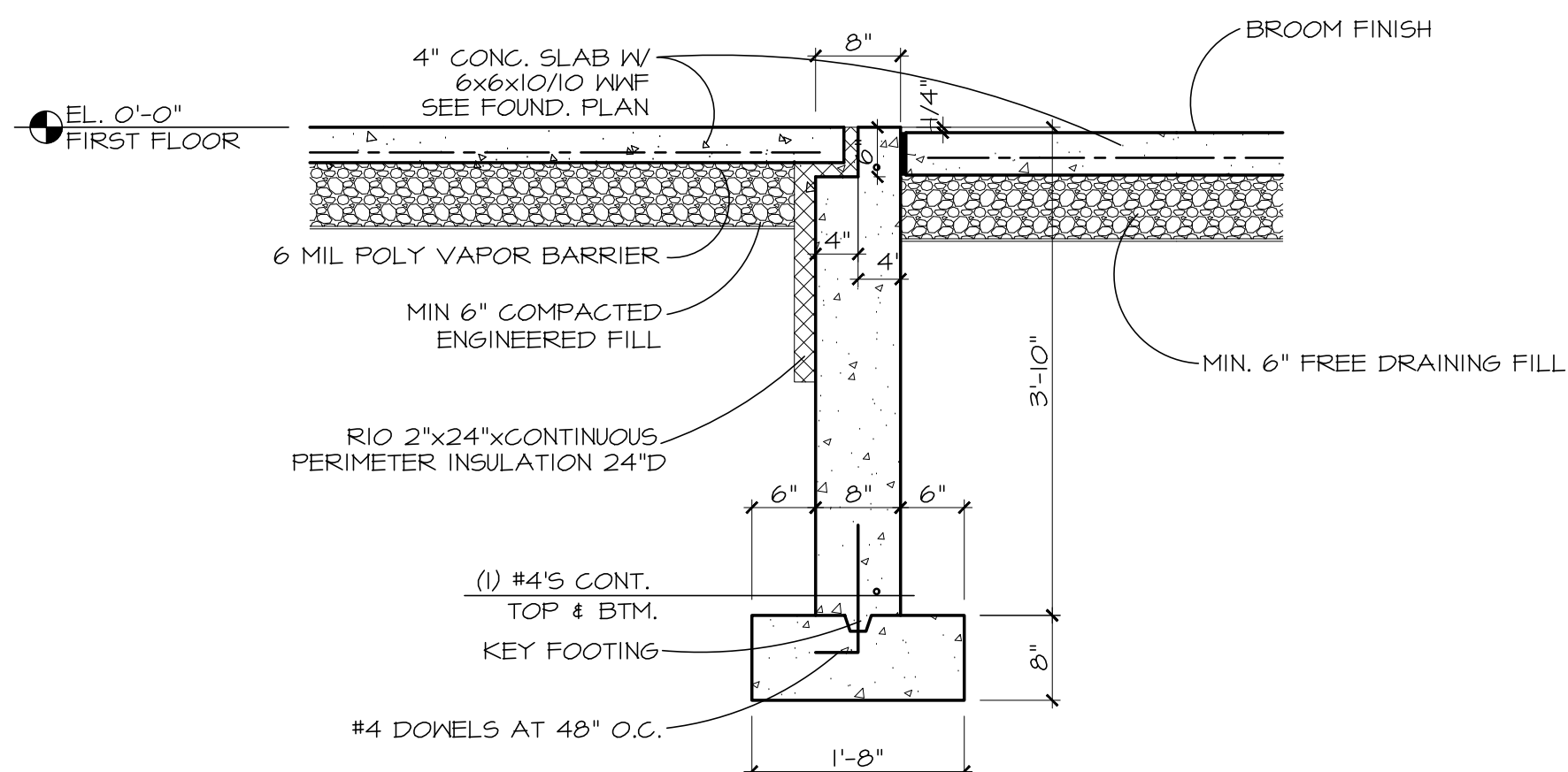
FOR BOLT PROJ.
SEE APPROPRIATE
ANCHOR BOLT SETTING
PLAN

DIAMETER	LENGTH = L
1/2"	4"
3/4"	13 1/2"
1"	18"
1 1/4"	22 1/2"

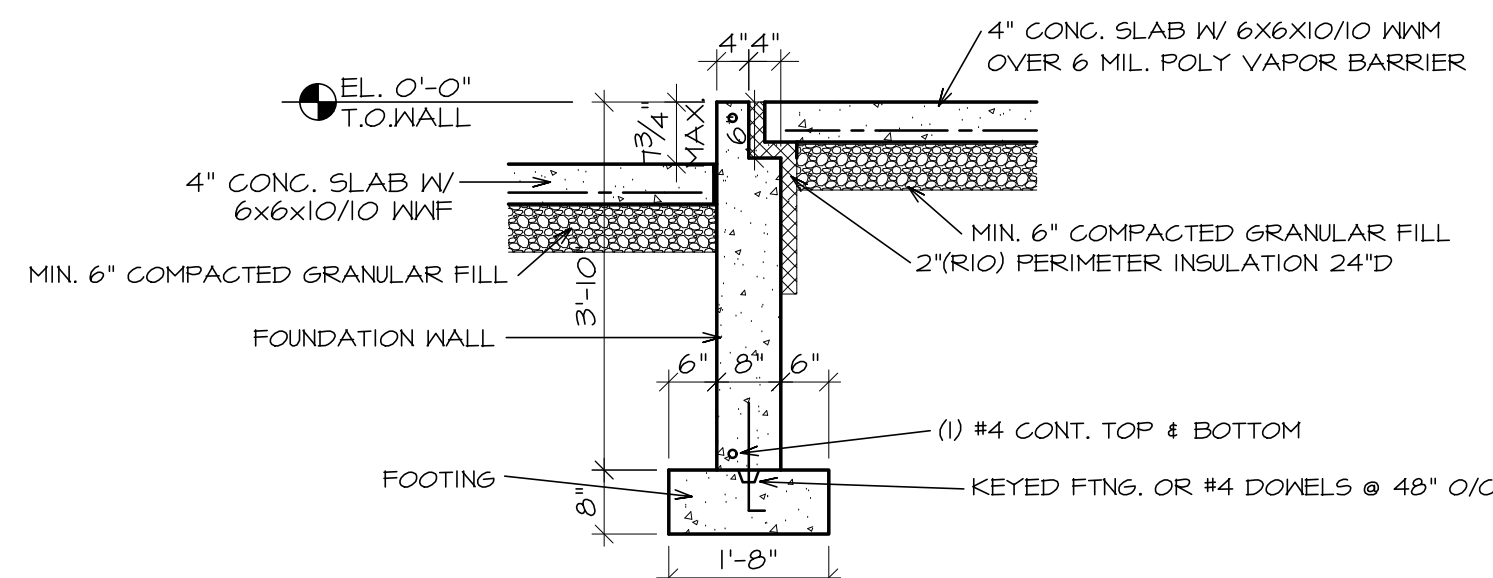
REC. A. B. DETAIL



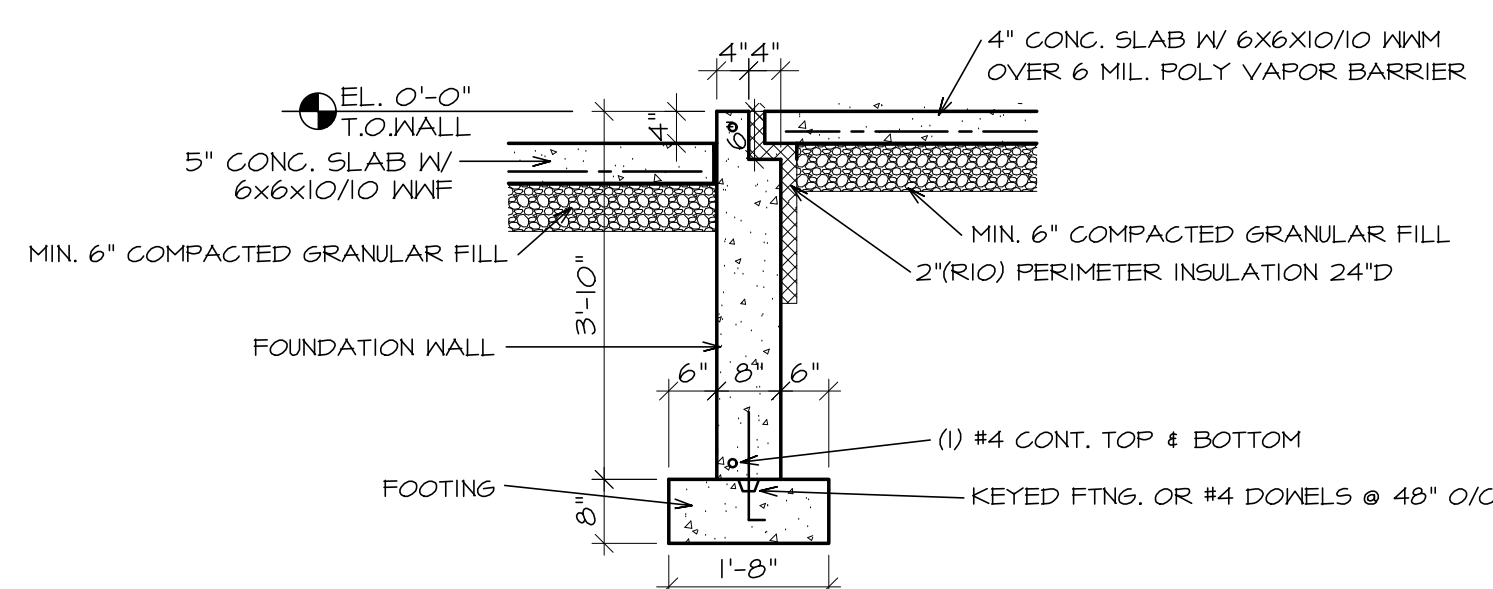
9 GARAGE FOUNDATION WALL
SCALE: 1/2" = 1'-0"



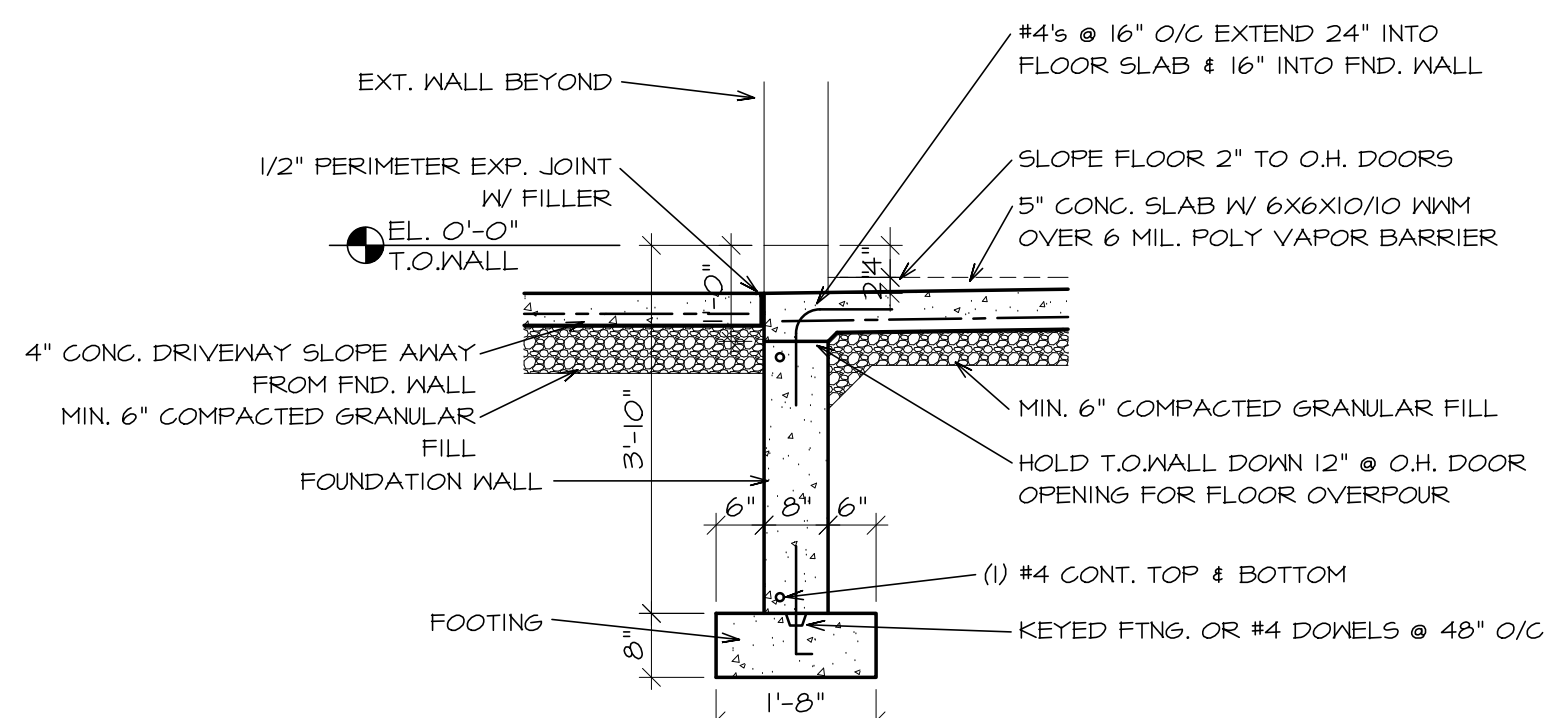
1 FND. WALL @ ENTRY DOORS
SCALE: 3/4" = 1'-0"



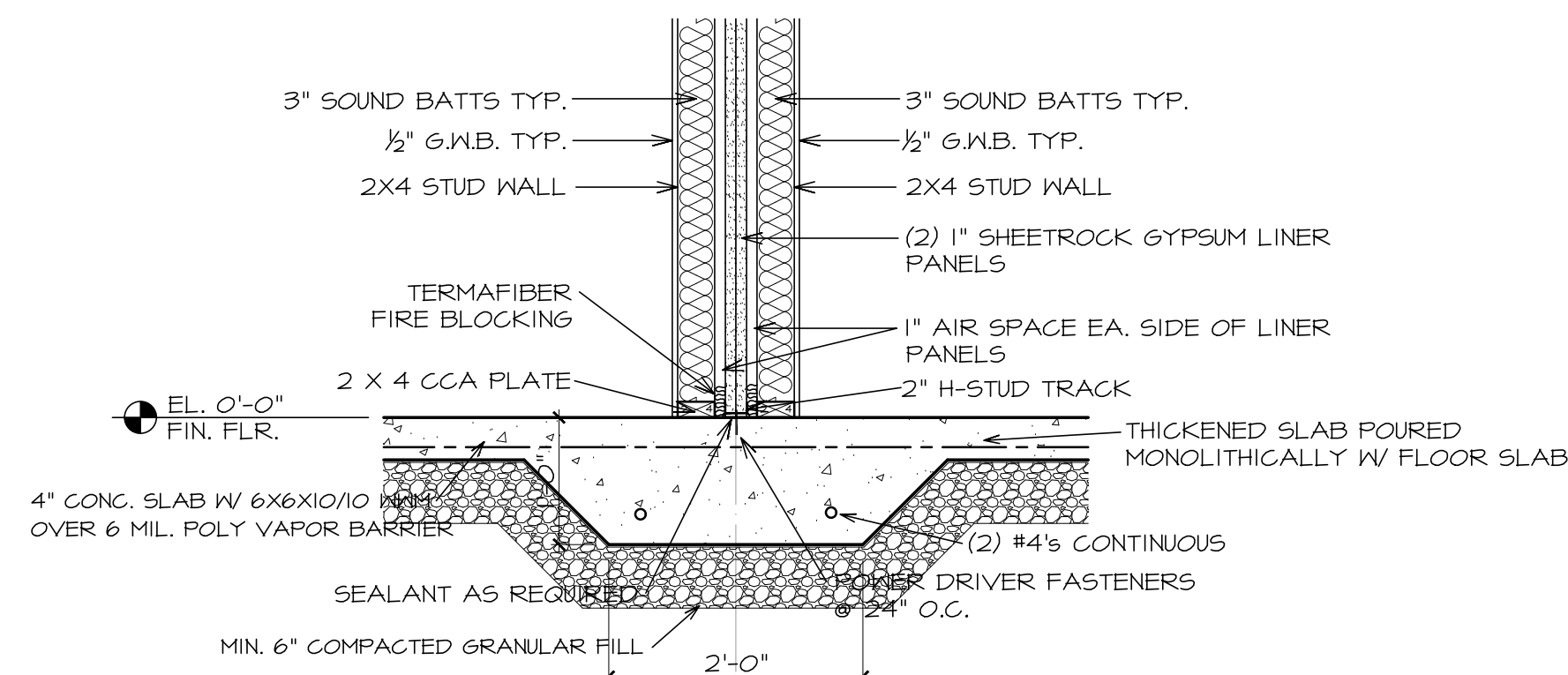
2 FOUNDATION WALL AT PATIO
SCALE: 1/2" = 1'-0"



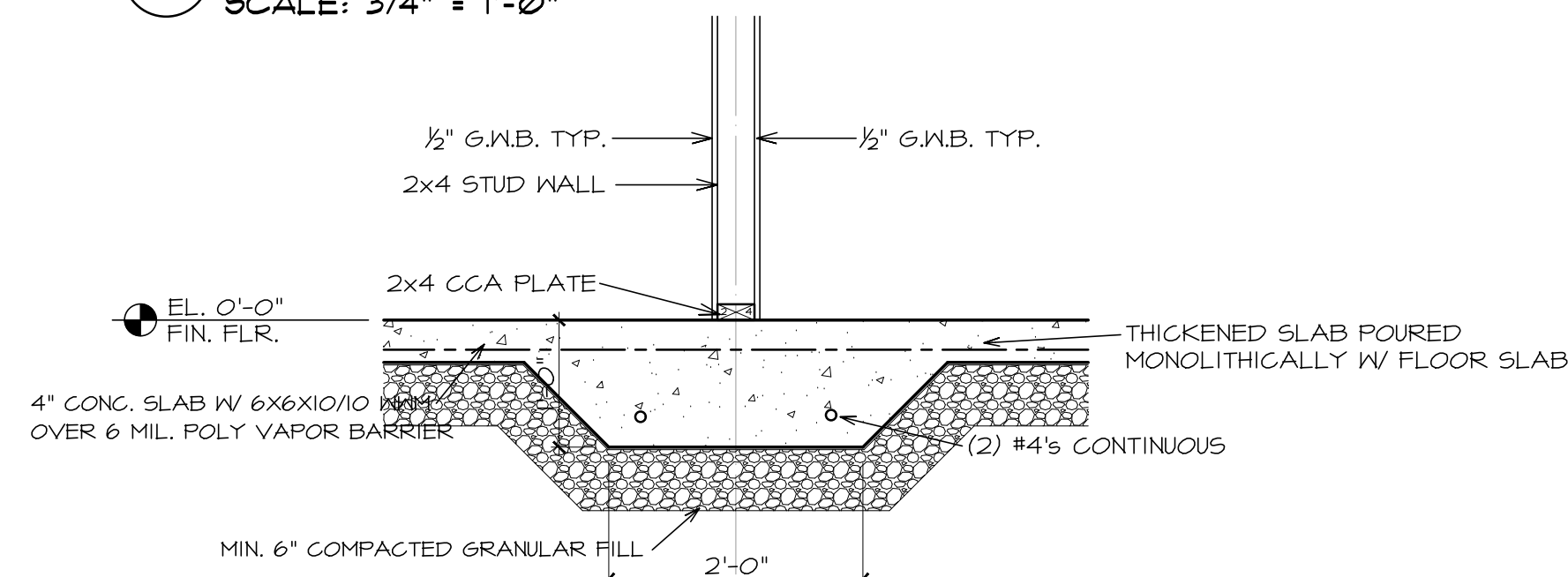
3 FND WALL AT GARAGE
SCALE: 1/2" = 1'-0"



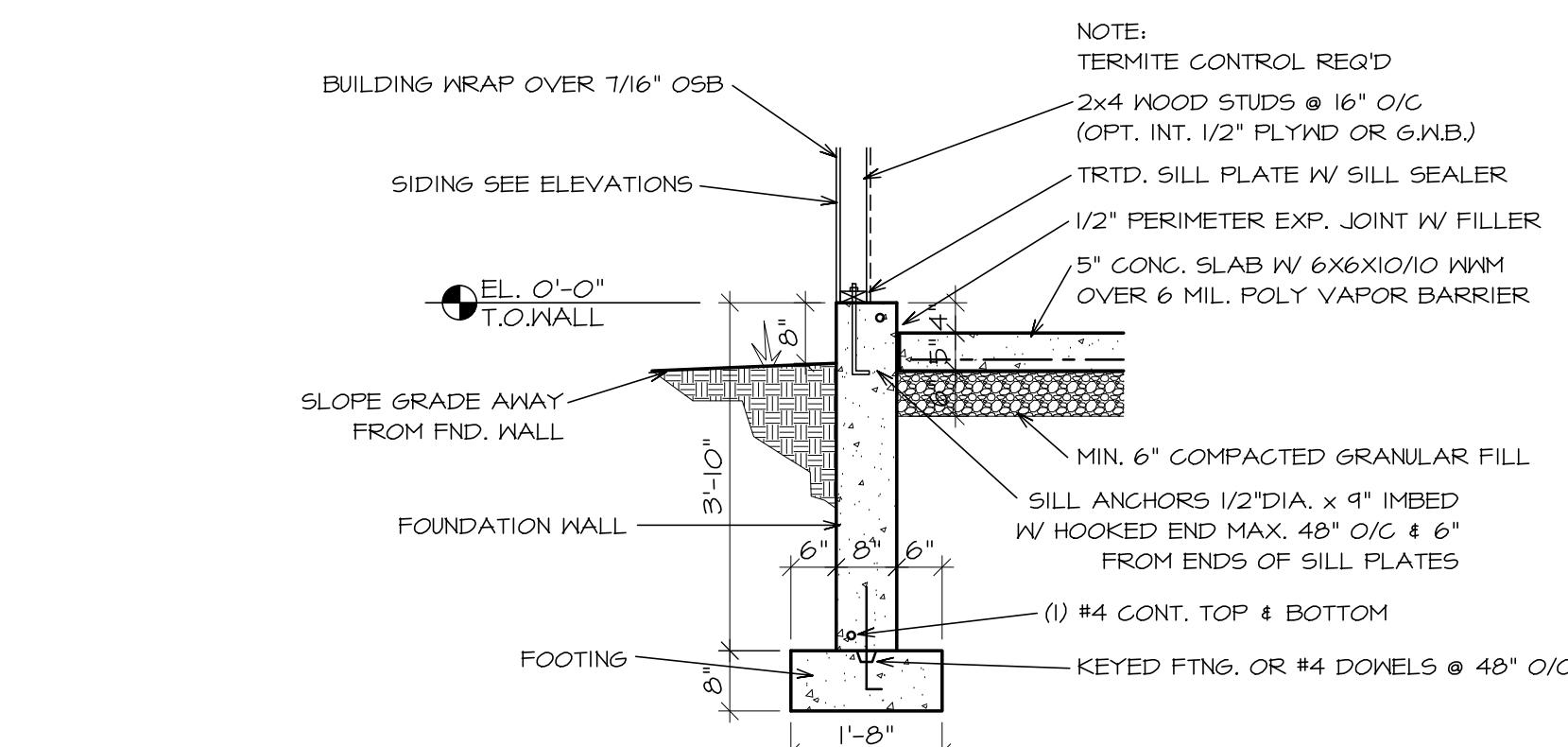
4 FND. WALL AT O.H. DOOR
SCALE: 1/2" = 1'-0"



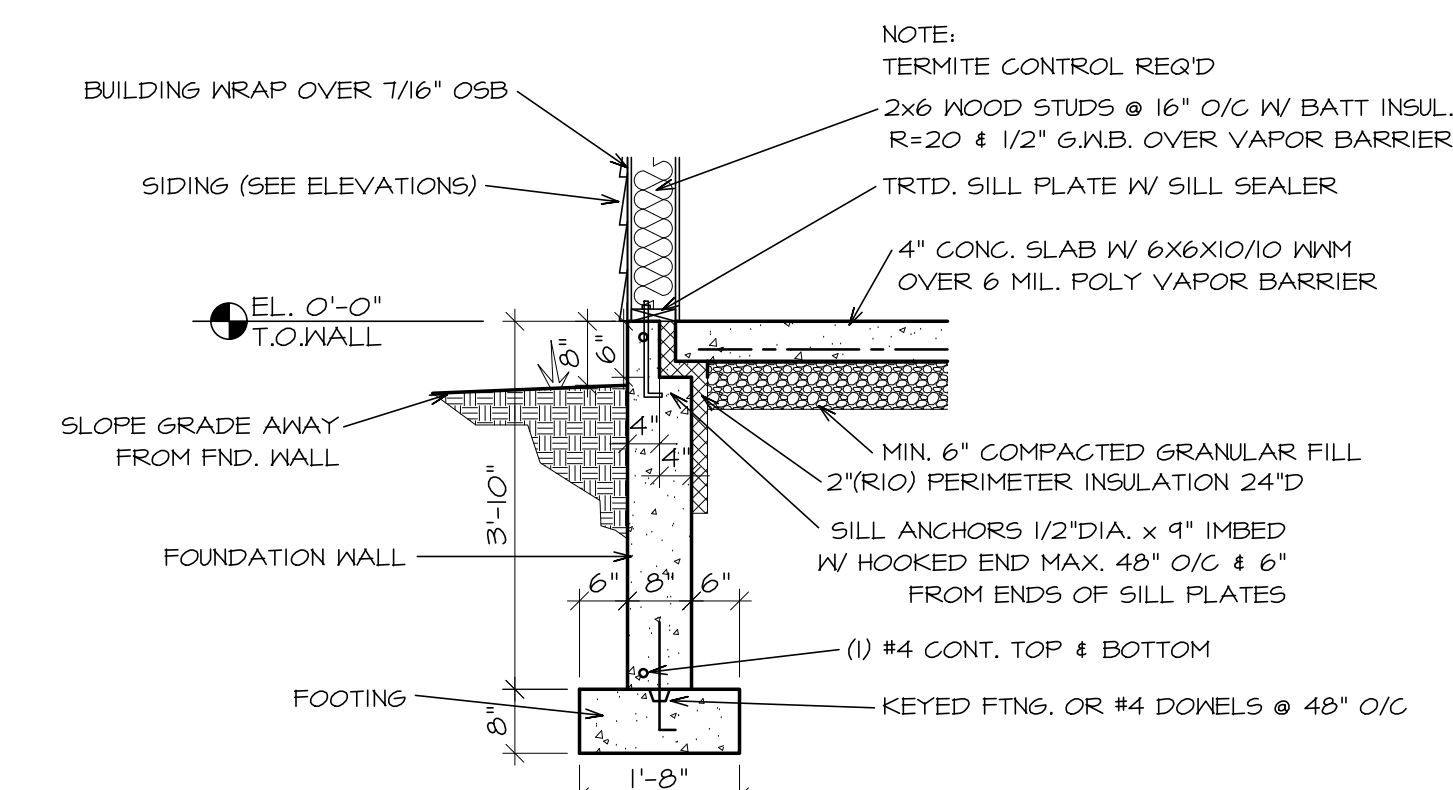
5 THICKENED SLAB DETAIL @ PARTY WALL
SCALE: 3/4" = 1'-0"



6 THICKENED SLAB DETAIL
SCALE: 3/4" = 1'-0"



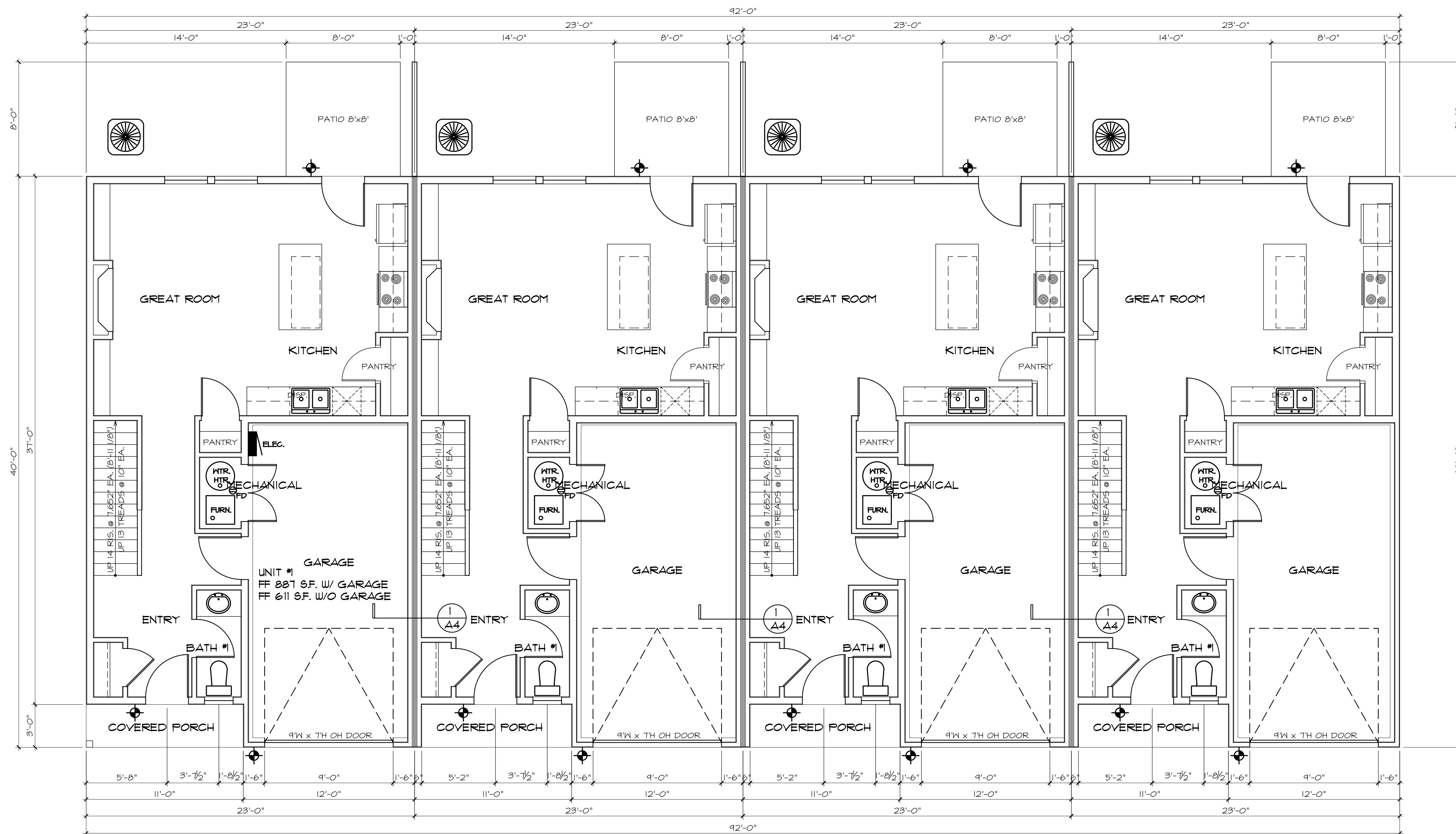
7 GARAGE FOUNDATION WALL
SCALE: 1/2" = 1'-0"



8 TYP. FOUNDATION WALL
SCALE: 1/2" = 1'-0"

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FILE NAME: 044-22 RTB	CONTRACTOR: White Oak Home Builders, LLC	PROJECT NO.: 044-22
DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.: A3
REVISED:	ROSCOE, IL	OF: 7



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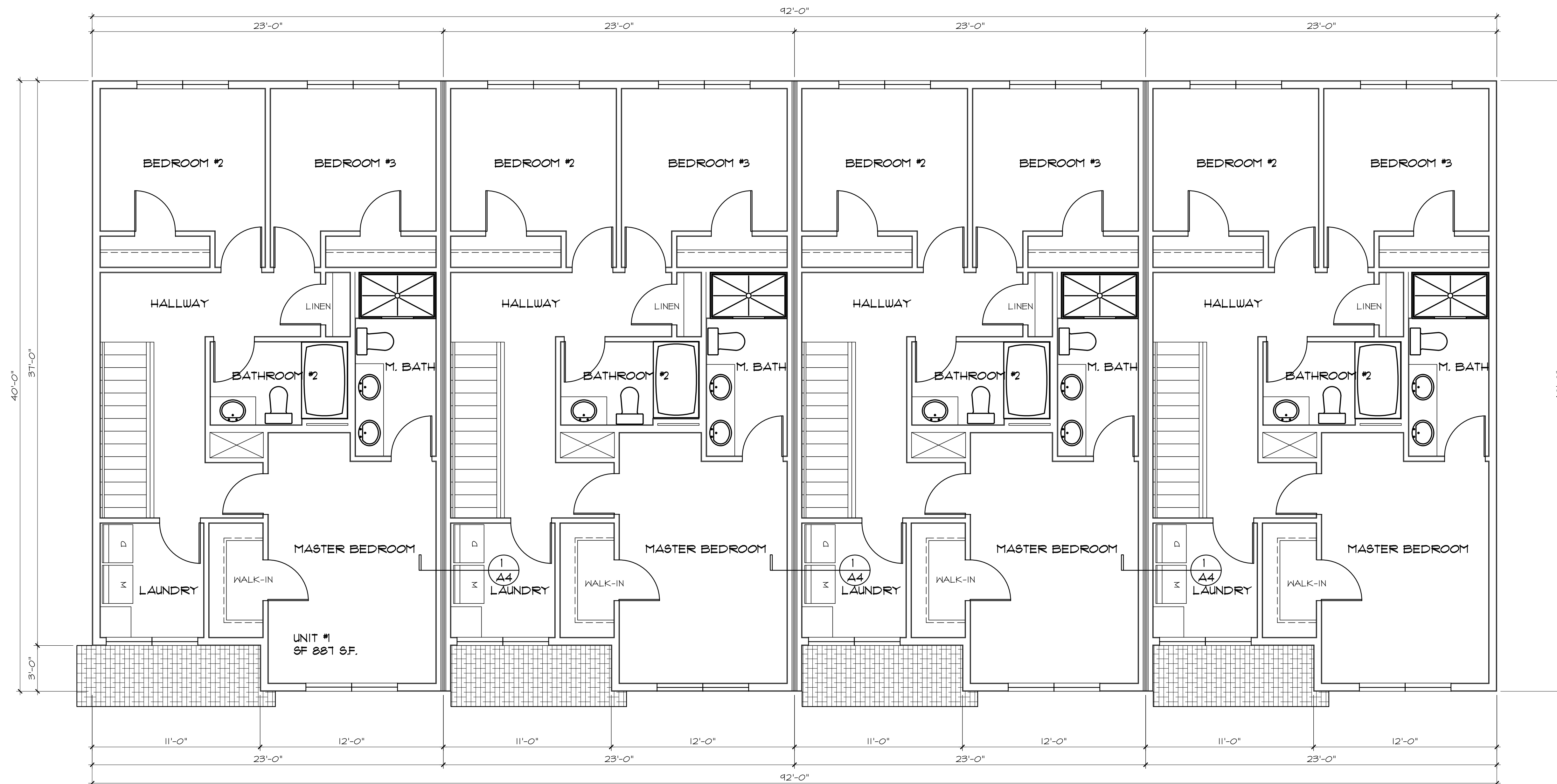
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FILE NAME: 044-22 RTB CONTRACTOR: White Oak Home Builders, LLC PROJECT NO.: 044-22

DATE: 12-12-22 PROJECT NAME: HAWKS POINTE - B SHT. NO.: A4

REVISED: ROSCOE, IL OF: 7

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OVERALL SECOND FLOOR PLAN 4 UNIT

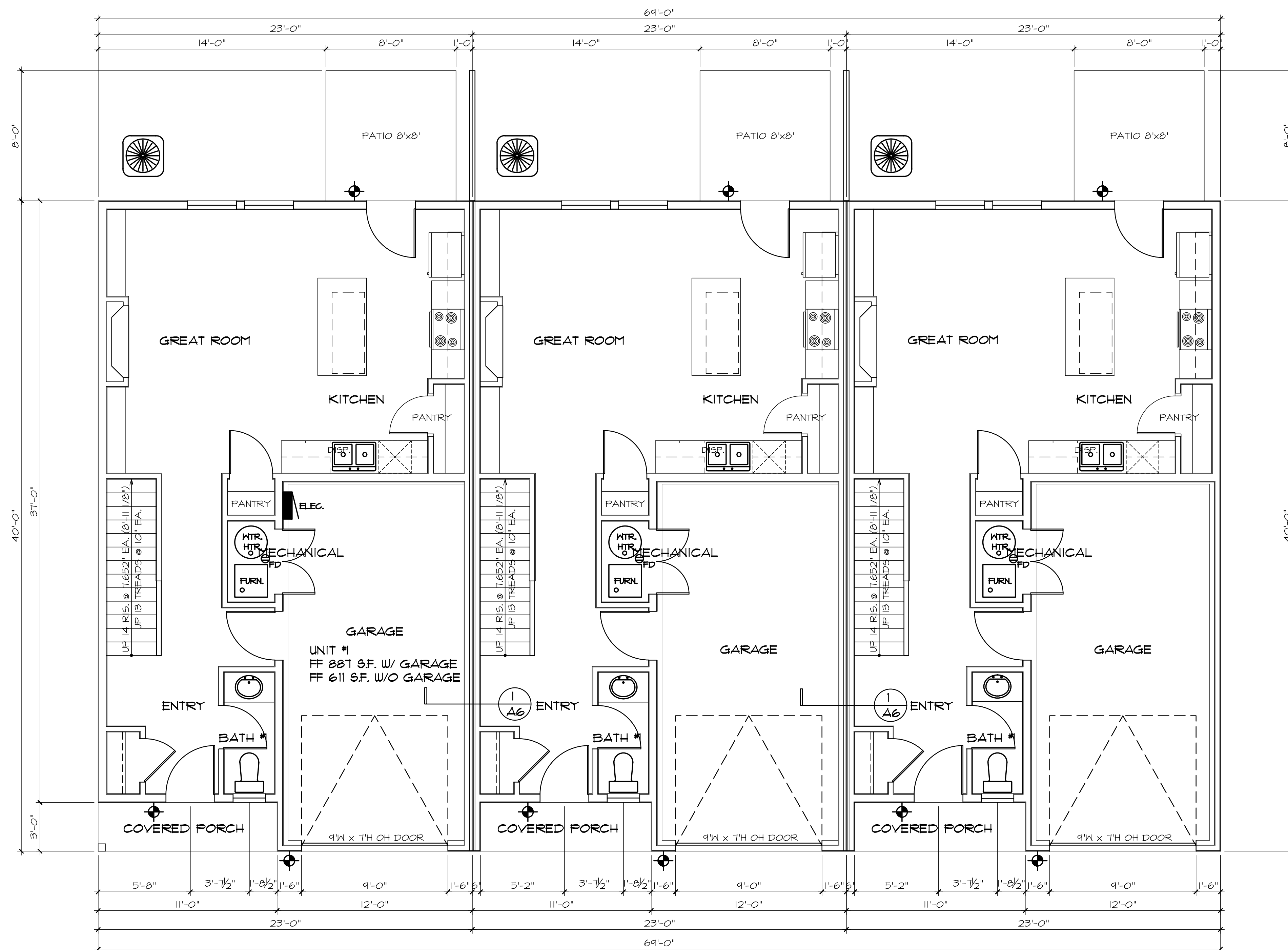
SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB

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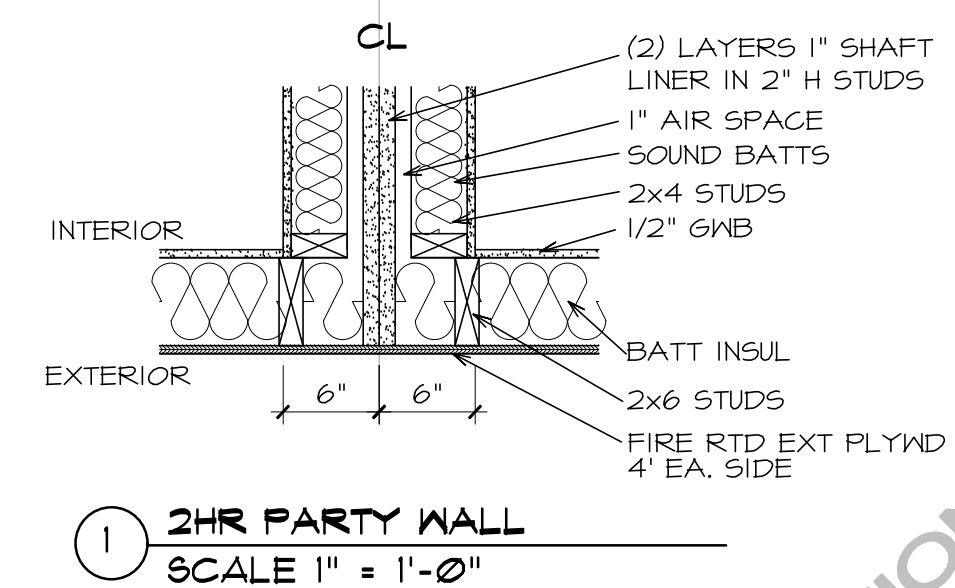
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DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.:	A5
REVISED:	ROSCOE, IL	OF:	7



OVERALL FIRST FLOOR PLAN 3 UNIT

SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



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FILE NAME:
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CONTRACTOR:
White Oak Home Builders, LLC

PROJECT NAME:

HAWKS POINTE - B
ROSCOE, IL

PROJECT NO.:
044-22

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OVERALL SECOND FLOOR PLAN 3 UNIT

SCALE 1/4" = 1'-0"

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DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.: A7	
REVISED:	ROSCOE, IL	OF: 7	