VILLAGE of ROSCOE

Meeting Agenda

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, April 08, 2026
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 **March 11, 2026.**

NEW BUSINESS

2. ZBA 2026-007 Design Review for **Construction of a 11,952 SF Museum Building located at 13825 Metric Drive** (PIN: 04-16-326-003).

   Applicant Wayne Lensing (Arc Design Resources)

3. ZBA 2026-008 Design Review for **Building Improvements located at 10774 Main Street** (PIN: 04-33-332-007).

   Applicant Foraged Holdings LLC (Greg & Deanna Osborn)

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

VILLAGE of ROSCOE

Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, March 11, 2026
5:30 PM

CALL TO ORDER

ZBA Member Baluch called the meeting to order at 5:35 pm.

ROLL CALL

PRESENT
Member Laura Baluch
Member Melissa Smith
Member Teresa Skridla
Member Carla Jorgenson

ABSENT
Chairman Richard Butera
Member Daniel Spinazzola

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

Doug Henery Village Attorney

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **February 11, 2026.**

   ZBA Member Baluch for the approval of the Minutes.

   Motion was made by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: ZBA Members Baluch, Smith, Jorgenson, Skridla 4-0-0.

NEW BUSINESS

2. ZBA 2026-005: Public Hearing and Recommendation regarding a **Variance request to increase the allowable size of an accessory building** in the RM District for the property located at **5704 Andrews Drive** (PIN: 04-28-453-017).

   [Applicant: Joseph Anderson representing Jim Baker]

   Hillary Rottmann Zoning Consultant Vandewalle presented the request from Joseph Anderson, representing the property owner, to expand an existing detached garage by 895 sq. ft. exceeding the 700 sq. ft. limit for accessory structures in the RM district. Hillary noted the garage predates current zoning rules and that the expansion meets all other standards.

   ZBA Member Baluch swore in Joseph Anderson.

   Mr. Anderson explained that some existing garage bays are being used for storage, causing tenants to park between the building and garages, creating congestion. The expansion would relocate storage into the addition and restore tenant parking.

   ZBA Member Baluch asked whether the tenants parking by the garages and by the dumpsters.

   Joe stated yes this is why the owner would like to expand to make more room for the tenant parking easier.

   ZBA Member Smith asked whether the blackened area on the plan was where the dumpster enclosure sits and whether there would still be space within the easement.

   Joe stated that the owner also owns property next door where they can use it for shared parking.

   ZBA Member also asked whether allowing this expansion would open the door for other buildings to request the same.

   Joe clarified that each variance is evaluated individually and other buildings likely cannot expand due to setbacks.

   ZBA Member Jorgenson asked whether the existing garages have walls between them and whether the new addition would be separated.

   Joe confirmed the new space would be separate and used only for storage.

   ZBA Member Baluch asked what does use for storage now.

   Joe States he uses the garages right now.

   ZBA Member Jorgenson asked whether tenants are allowed one garage per unit.

   Joe stated he was not sure.

   Hillary goes through the finding of facts with the board.

   Motion was made to approve by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: ZBA Members Smith, Baluch, Skridla. Voting No: ZBA Member Jorgenson 3-1-0.

Motion was made to move to the board by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: ZBA Members Baluch, Smith, Skridla. Voting no: ZBA Member Jorgenson 3-1-0.

Motion will move forward to the board without a recommendation.

3. ZBA 2026-006 Public Hearing and Recommendation for a **Map Amendment from the CR: Commercial Retail District to the MS-C: Main Street Core District** for the property commonly known as **10774 Main Street** (PIN: 04-33-332-007).

   [Applicant Foraged Holdings LLC (Greg & Deanna Osborn)]

   Hillary Rottmann explains the applicants Deanna and Greg Osborne appeared before the Zoning Board of Appeals to request a zoning map amendment for their property at 10774 Main Street, seeking to rezone it from CR- Commercial Retail to MSC-Main Street Core. Hillary explained that the building sits on a small, historic Main Street-style lot with minimal setbacks, pedestrian-oriented design, and limited parking, making it difficult to meet modern CR zoning standards. Hillary recommended approval, noting that the MSC district better fits the building's physical layout and supports the Village's long-term vision for a walkable Main Street corridor.

   ZBA Member Baluch swears both Deanna and Greg Osborne.

   The Osborne described their plan to open an artisan shop featuring handmade goods, repurposed furniture, and occasional classes. They outlined several site improvements: removing the old garage and replacing it with a window, adding 93 feet of new sidewalk, creating 5-6 parking spaces, improving landscaping, and building a small terraced area along the rear fence. The also proposed a 12-foot pad that could host a food truck on occasional weekends and space for three 10x10 artisan tents for small seasonal markets. Their goal is to beautify the corner, support walkability, and collaborate with nearby Roscoe and Rockton Businesses.

   ZBA Member Smith asked whether the project aligns with the Village's walkability goals and sought clarification on here the food truck would be located. also asked about the number of parking spaces and confirmed that the garage door would be removed to create a walk-in entrance.

   The Osborne go through the plans again with the designs showing what there plans are.

   ZBA Member Skridla expressed support for the beautification and small-business activation the project would bring.

   Motion was made to move to the board by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Baluch, Skridla, Jorgenson, Smith 4-0-0.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

ZBA Member Baluch asked for a motion to adjourn the meeting.

Motion was made by ZBA Member Smith, second by ZBA Member Skridla. Voting yes: ZBA Members Smith, Baluch, Skridla, Jorgenson 4-0-0.

Meeting Adjourned at 6:00 pm.

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of April 8, 2026

Application No. ZBA 2026-007

Applicant:	Wayne Lensing
Location:	13750 Metric Road (04-16-326-003)
Requested Action:	Design Review for the construction of an 11,952 square foot building
Existing Use:	Self-Storage, Museum, and Retail Sales
Proposed Use:	Self-Storage, Museum, and Retail Sales
Existing Zoning:	IG (General Industrial)
Adjacent Zoning:	North: UT (Urban Transitional) East: IL (Light Industrial) South: IL (Light Industrial Winnebago County) West: Access ramps to and from Route 251

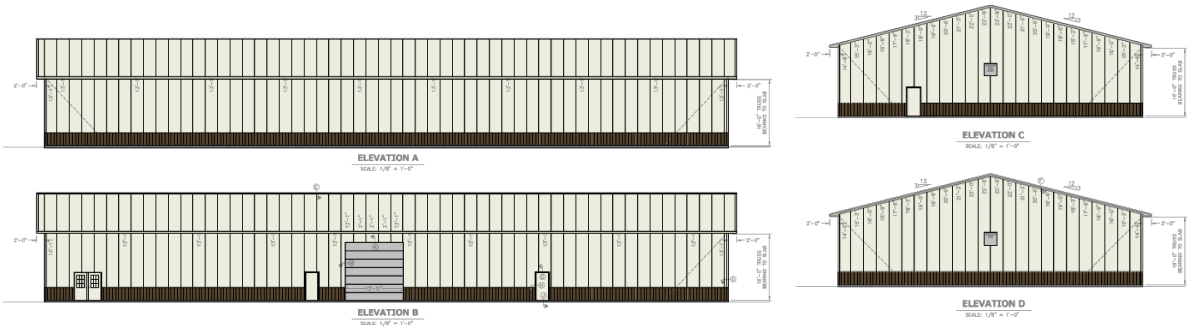
Background: In 2021, the property located at 13750 Metric Road was annexed into the Village of Roscoe. The annexation agreement provides the framework for the property's development, outlining standards, assigning responsibility for required infrastructure, and setting conditions for its ongoing use and any future expansion.

As part of the annexation process, the property required a zoning designation. A map amendment was approved to zone the property IG, General Industrial, along with a Special Use Permit to allow for the continuation and expansion of the existing self-storage and auto museum uses. Additionally, a variance was granted from the requirement to install curb and gutter as part of the parking lot design standards. The agreement also required the dedication of right-of-way and the construction of a cul-de-sac at the end of Metric Drive. The applicant has submitted a plat of roadway dedication for review and is coordinating with the Village Engineer and Roscoe Township to implement the required improvements.

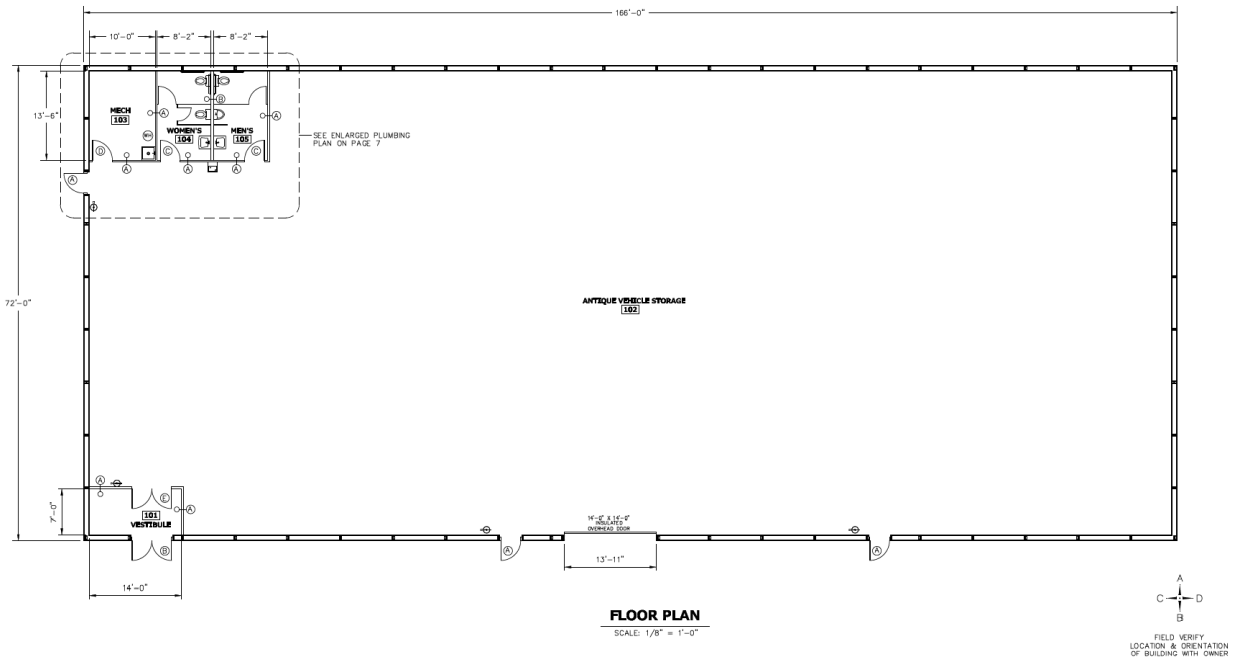
Description: The applicant is requesting Design Review and approval for the construction of an 11,952-square-foot building to house a fire truck exhibit, along with associated surface parking for visitors, located at 13750 Metric Road. The proposed development would expand the Historic Auto Attraction Museum.

Building Design: The proposed elevations indicate that the exterior will feature Max-Rib II steel panel siding in a light stone color, accented by a 3-foot steel wainscot trim in Tudor Brown, and will be constructed on a concrete slab. The color palette is designed to complement and align

with the existing museum's aesthetic. The building's location meets the IG zoning setback requirements and complies with height regulations, as the proposed height of 26.5 feet is well below the maximum allowed.



Building Elevations



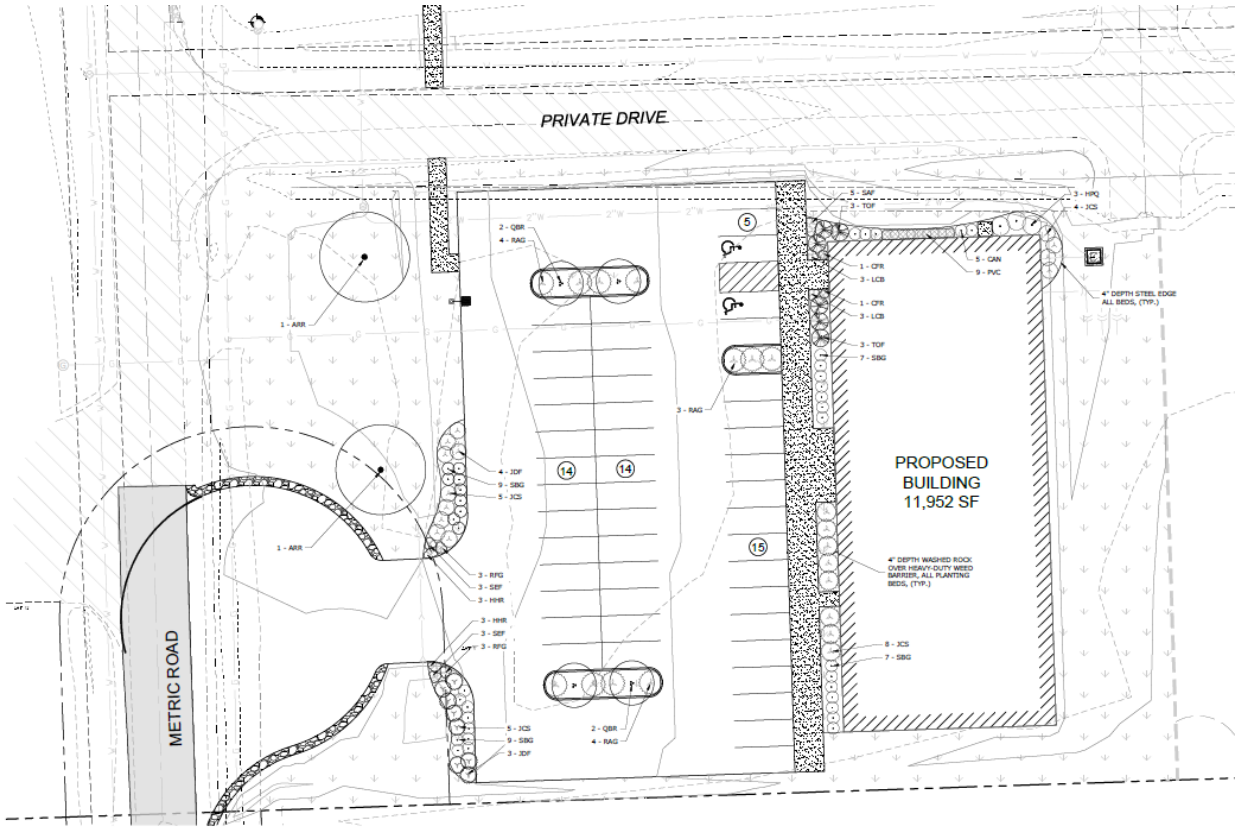
Floor Plan

Parking Lot Design and Layout: Access to the site will be provided from Metric Road and a new dedicated cul-de-sac, in compliance with the annexation agreement. Wheel guards are required for parking spaces adjacent to sidewalks, pedestrian circulation areas, or landscape areas so that no part of a parked vehicle will encroach but are not required for interior stalls. The applicant will need to include wheel stops along the parking stalls that front of the building, adjacent to the sidewalk that spans the front façade.

The parking lot surface is proposed to be asphalt, and the stalls and drive aisles meet code requirements. Pavement surface striping should define each parking space, and shall be a minimum of four inches in width from the length of each space. Striping for each parking space shall be painted yellow or white. Thermoplastic pavement markings are an acceptable

alternative. A 6-foot-wide concrete pedestrian access has been added from the existing Museum parking lot to the new proposed parking lot to improve on-site circulation.

Section 15-619 of the Zoning Code regulates off-street parking requirements. Museum land uses require one off-street parking stall per 250 square feet of building. Based on the size of the proposed building, 48 parking stalls are required, and the site plan provides all 48, including two ADA-compliant spaces.



Proposed Site Plan

Lighting: A photometric plan has been provided demonstrating that the proposed improvements meet the lighting standards for footcandle levels, mounting height, location, and color temperature of fixtures.

Landscaping: The applicant has provided 198 linear feet of landscaping along the building façade, covering 83% of its length and exceeding the 80% minimum requirement. The landscaping includes a mix of trees, shrubs, native grasses, and groundcover. Perimeter landscaping along the parking lot edge, which is required to be at least seven feet wide, is met by clustering shrubs and native grasses in landscaped beds next to the parking area, in line with code allowances. The proposed plan includes two interior islands, each 9’ × 18’, running continuously between double rows of parking, meeting the interior parking lot landscaping requirement.

Stormwater: A stormwater management report was submitted, concluding the runoff generated from the proposed development is controlled by the onsite detention facility and no adverse impacts are anticipated from the development. The Village Engineer will review the proposal and coordinate with the applicant to address any concerns or required amendments.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for an 11,952-square-foot building for museum uses within the IG, General Industrial zoning district at 13750 Metric Road, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The applicant shall include wheel stops on the proposed site plans along the parking along the front of the building adjacent to the sidewalk that spans the front façade.
3. The parking lot shall be striped in full compliance with all applicable code requirements.
4. The applicant shall obtain all necessary development permits.
5. The applicant shall address all Village Engineer comments regarding stormwater, utilities, and detailed site grading before issuance of an occupancy permit.

VILLAGE of ROSCOE

10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: permits@roscoeil.gov

DESIGN REVIEW

What Requires Design Review Approval?

Design Review approval from the Zoning Board of Appeals (ZBA) is required before a permit may be issued for:

- All nonresidential developments requiring a village permit.
- New buildings with four or more dwelling units.
- Any exterior alteration, enlargement, or major remodeling of structures in Commercial or Industrial districts.
- All projects subject to site plan, elevation, landscape, lighting, or signage review.

Design Review Submission and Approval Requirements

- To be placed on a Zoning Board of Appeals agenda, Design Review submittals must be received at least one month in advance of the meeting.
- Applicants should anticipate design review to take at least 5 weeks.
- No zoning or building permit will be issued without prior ZBA approval.

Design Review Process

Schedule a pre-application conference with the Zoning Administrator.

Contact: 815-623-2829.

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Submit a complete Design Review Application, including all required documents, to the Village by the application deadline.

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The Zoning Administrator reviews submitted application and prepares a staff report for the ZBA meeting.

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The application is reviewed at the next scheduled ZBA meeting.

VILLAGE of ROSCOE

ZBA File # _____

APPLICATION FOR DEVELOPMENT APPROVAL: DESIGN REVIEW AND APPROVAL

This form is to be used for all Design Review 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: Wayne Lensing
2. Project Location: 13825 Metric Drive Roscoe, IL 61073
3. Brief Project Description:

   Construction of a new building and parking lot for a new Fire Truck Museum

4. Project Property Legal Description:

   See Attached Exhibit A

5. Project Property Size in Acres and Square Feet: 63.76 AC (2,777,380 SF)

B. Owner Information

1. Signature: [redacted]
2. Name: Wayne Lensing
3. Address: 13750 Metric Drive Roscoe, IL 61073
4. Phone Number: [redacted] Fax: _____ Email: [redacted]

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

1. Signature: [redacted]
2. Name: Arc Design Resources (Lauren Downing)
3. Address: 5251 Zenith Parkway Loves Park, IL 61111
4. Phone Number: [redacted] Fax: _____ Email: [redacted]

Official Use Only

ZBA Pre-App Date _____ ZBA Date(s) _____ Zoning District _____
App Date _____ CA Date(s) _____ Com Date(s) _____ Comp Plan _____
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 Design Review 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

		Initial Application		Revisions		Second Set of Revisions	
Item #[a]	Application Material	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: permits@villageofroscoe.com.

If you have any questions, please contact the Village Hall at 815-623-2829.

PART III. SITE DATA TABLE

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

	Existing	**Proposed**
Lot Size	Entire Property 63.76 AC (2,777,380 SF)	63.76 AC (2,777,380 SF)
Lot Coverage (List as both a square footage and a percentage) This includes all buildings and structures located on a lot.	399,557 SF 14.4% Pavement Area is not included in this calculation	411,509 SF 14.8% Pavement Area is not included in this calculation
Front Yard Setback	108' (to closest existing structure)	108' to closest existing structure 132' to proposed museum
Side Yard Setbacks	To closest existing structures South: 32' East: 470' West : 12'	Site: Proposed Building: South: 20' 20' East: 470' 1048' West: 12' N/A - Front
Rear Yard Setback	North: 34'	North: 1137'
Height of Tallest Structure	N/A	26.5'
Number of Dwelling (for residential projects)	N/A	N/A
Total Building Area by Floor (for non-residential projects)	399,557 SF (All buildings are single story)	New Building 11,952 SF Total: 411,509 SF (All buildings are single story)

Total Number of Parking Spaces Enclosed and Surface	128 Striped Spaces for all uses	New: 48 (2 AD) Total:176 (all uses - striped)
Number of Parking Spaces per Unit (for residential projects)	N/A	N/A
Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)	1.16	New Museum: 4.02 Entire Site: 1.44

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

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 Design Review 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 plans and design proposals for the proposed Design Review are in harmony with the purposes, goals, objectives, and standards of the Village of Roscoe Comprehensive Plan and Zoning Ordinance. The project represents the expansion of the Historic Auto Attractions Museum through the addition of a new Fire Truck Museum. This use is consistent with the site's longstanding identity and consistent with the annexation agreement. The architectural design of the proposed building has been intentionally developed to complement the existing museum structures. The materials, scale, and overall aesthetic are consistent with the current campus, ensuring a cohesive and harmonious visual experience for visitors. By maintaining continuity in architectural character, the expansion supports the Village's objective of promoting attractive, well-coordinated development that enhances community identity and visitor appeal. This property is unique in that it was annexed into the Village of Roscoe, it featured multiple uses on a single property. The project has been designed to meet all zoning, site development, and design requirements, reflecting the applicant's commitment to compliance and collaboration. Furthermore, the proposed Fire Truck Museum is expected to strengthen the economic and cultural contribution the Historic Auto Attractions Museum already provides to the community. By expanding its offerings, the development supports the attracting tourism, encouraging business growth, and providing unique amenities that benefit residents and visitors alike. Overall, the proposed development is consistent with the Village's adopted plans and regulations and represents a positive, community-oriented project that aligns with Roscoe's vision for thoughtful, high-quality development.

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

   The proposed development is part of an already developed lot. The adjacent zonings are:
   - Light Industrial (Winnebago County) to the south
   - IL-251/ Heavy Industrial (Winnebago County)/General Industrial (Roscoe) to the west
   -Urban Transitional (Roscoe) to the north
   - Light Industrial (Roscoe) to the east

   Therefore, there are no residences within close vicinity. Additionally, the development is not anticipated to result in any visual or auditory nuances and will function similarly to other buildings in the General Industrial zoning.

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

   Additional plantings are proposed along the south end of the proposed parking lot, however, there is currently an unkempt row of trees / brush along the southern property line which offers privacy to both the on-site and neighboring occupants.

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

The proposed Design Review designed and arranged to ensure no negative impact on the use and enjoyment of adjoining properties. The expansion—establishing the new Fire Truck Museum as part of the existing Historic Auto Attractions campus—represents a continuation of the current land use and operational conditions that neighboring parcels have long been accustomed to. Because the development maintains the same general orientation, visitor patterns, and site functions already present on the property, it does not introduce new or incompatible activities that could disrupt adjacent lots. The building placement, circulation layout, and overall site design do not alter traffic flows on neighboring properties, and do not increase noise, lighting, or intensity beyond what currently exists. The project enhances the museum's offerings without changing the established character of the site. Additionally, the architectural design and site improvements have been arranged to align with Village standards, ensuring that the expansion remains visually appropriate. Because the development is an extension of an existing and compatible use, the adjacent lots will continue to enjoy the same conditions they do today, with no anticipated negative impacts on their use or enjoyment.

5. How are all of the elements of the proposed Design Review 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.

All elements of the proposed Design Review have been designed and arranged to exist harmoniously with nearby existing and anticipated development. The proposed building has been sited to comply with all Village-required setbacks, ensuring appropriate separation from property lines and maintaining compatibility with adjacent uses. The architectural style, building materials, and scale are consistent with the existing structures on the site, promoting a unified visual appearance that blends into the current development character. Site lighting has been engineered to meet the Village's lighting requirements, ensuring that illumination is directed downward and contained within the site. This approach prevents glare or light spillover onto adjoining properties, maintaining nighttime comfort and safety for visitors and neighbors alike. Paving and building coverage remain within allowable zoning limits, and the overall site layout provides logical and efficient circulation. Landscaping enhancements will soften the parking lot provide visual interest, and maintain a welcoming environment consistent with Village design expectations. Because the museum campus is already established and the expansion is a continuation of its existing function, there will be no additional dust, noise, odors, or operational impacts that would affect nearby properties. Signage will remain consistent with current practices and Village standards, contributing to an orderly and harmonious aesthetic.

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

N/A - the museum building does not produce noxious emissions or conditions

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 use of museum campus expansion is consistent with the allowed use in the Annexation agreement.

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD

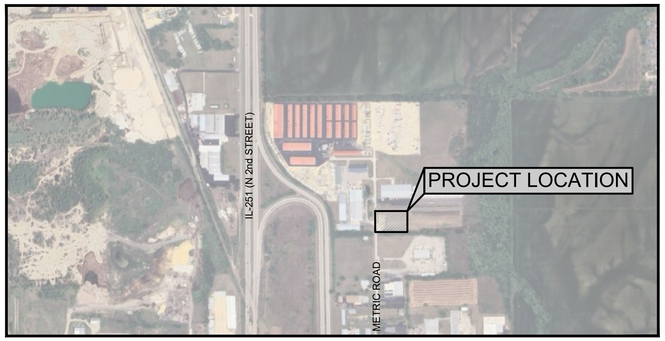
ROSCOE, IL

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE VILLAGE OF ROSCOE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
7. 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.
8. 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.
9. 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.
10. ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGRESSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
11. 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.
12. 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.
13. ALL ELEVATIONS ARE ON NAVD 88 DATUM.
14. PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH STATE AND LOCAL A.D.A. REQUIREMENTS.
15. 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.
16. 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.
17. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.
18. 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.
19. ANY EXCESS DIRT OR MATERIALS SHALL BE PLACED BY THE CONTRACTOR ONSITE AT THE OWNER'S DIRECTION OR AS INDICATED ON THE PLANS.
20. 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.
21. 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.

SEPTIC SYSTEM IS REQUIRED.
OWNER IS COORDINATING SEPTIC DESIGN, INSTALLATION, AND PERMITTING.

VICINITY MAP



CIVIL DESIGN IS BASED ON SURVEY AND PREVIOUS DESIGN PLANS. IT IS ASSUMED ALL PREVIOUSLY APPROVED PLANS WERE CONSTRUCTED AS DESIGNED. IF CONTRACTOR FINDS FIELD CONDITIONS VARY FROM THESE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY ARC DESIGN IMMEDIATELY

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
DIAL 811 OR (800) 892-0123

OWNER:

WAYNE LENSING

13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

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

APPROVAL / DATE

APPROVAL	DATE
VILLAGE	PENDING
IEPA NPDES (NOI)	PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:
VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
TROY TAYLOR
SUPERVISOR
(815) 877-0746

SEWER DISTRICT:
FOUR RIVERS SANITATION AUTHORITY
3501 KISHWAUKEE STREET
ROCKFORD, IL 61109
CHRIS BAER
ENGINEERING MANAGER
(815) 387-7660

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

ELECTRIC:
ROCK ENERGY COOPERATIVE
15229 WILLOWBROOK ROAD
SOUTH BELOIT, IL 61080
(866) 752-4550

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

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

GAS:
ROCK ENERGY COOPERATIVE
15229 WILLOWBROOK ROAD
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME
HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM
13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY
WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	01-28-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. AGENCY REVIEW	03-10-2026
5. ---	---
6. ---	---
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REVISIONS

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

SHEET TITLE
COVER SHEET

DRAWN	LAR
CHECKED	LND
PM	RCS

PROJECT NUMBER
20034
SHEET NUMBER
C00

ADDITIONAL CONCRETE PAVING NOTES

1. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
A. PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
B. FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
C. COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
D. WATER: POTABLE AND FIT TO DRINK.
E. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
F. AIR ENTRAINING AGENT: ASTM C260.
G. PREMOULDED FILLER STRIPS: ASTM D994.
H. CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
I. REINFORCEMENT: ASTM A615, GRADE 40.
2. PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
A. STRENGTH: 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
B. MIX: MINIMUM 6 BAG MIX.
C. SLUMP: MAXIMUM 4".
D. WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
E. AIR ENTRAINMENT: 6% ± 1%
3. ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
4. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
5. THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOLDED FIBER EXPANSION JOINTS WITH 3/4" - DIAMETER BY 18-INCHES LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 606001.
6. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH IDOT STANDARD 606001.
7. SIDEWALK SHALL BE A MINIMUM 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
8. CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
F. CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
a. PROVIDE JOINTS AT SPACING OF 15'-0" ON CENTERS, MAXIMUM EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS FOR DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
b. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
c. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
d. SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12' WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
e. A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
f. ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
B. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH IDOT SPECIFICATIONS.
C. TRANSVERSE EXPANSION JOINTS: LOCATE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
D. BUTT JOINTS: FOR JOINTS AGAINST EXISTING PAVEMENT, PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE. DOWEL SPACING TO BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS. SAW JOINT AND FILL WITH JOINT SEALER.
9. JOINT FILLERS: EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH OR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
10. JOINT SEALANTS: ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELL(S), REMOVAL ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH THE "EARTHWORK NOTES" ON THIS PLAN SHEET.
4. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF ALL TREES ON THE ENTIRE SITE, INCLUDING ALL STUMPS AND ROOTS WITH THE FOLLOWING EXCEPTION: EXISTING (HEALTHY) TREES (ALONG THE SITE PERIMETER) THAT ARE SIX INCHES OR GREATER IN DIAMETER AT BREAST HEIGHT (DBH) SHALL BE PRESERVED AND INCORPORATE INTO THE LANDSCAPING. IF REMOVAL OF SAID TREES IS DEEMED NECESSARY BY THE CONTRACTOR, THE CONTRACTOR SHALL OFFER WRITTEN NOTIFICATION TEN BUSINESS DAYS PRIOR TO DEMOLITION TO THE ENGINEER. WRITTEN APPROVAL MUST BE OBTAINED PRIOR TO REMOVAL OF SAID TREES.
5. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE VILLAGE OF ROSCOE AND THE ILLINOIS ENVIRONMENT PROTECTION AGENCY (IEPA).
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HRS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
10. EXISTING PROPANE TANKS, IF ANY, TO BE REMOVED BY SUPPLIER PRIOR TO DEMOLITION.
11. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW CUT ALONG THE PERIMETER OF PAVEMENT REMOVAL THAT ABUTS EXISTING PAVEMENT THAT IS TO REMAIN.
12. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

GENERAL PAVING NOTES

1. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
B. STANDARDS AND REQUIREMENTS OF VILLAGE OF ROSCOE.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
2. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
3. THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
4. THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
5. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
6. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
7. THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED IDOT STANDARD SPECIFICATIONS AND VILLAGE OF ROSCOE.
8. AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
9. FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND INSPECTION RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY VILLAGE OF ROSCOE OR THE STATE OF ILLINOIS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS CONSIDERED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
A. FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER,THE ITL AND VILLAGE OF ROSCOE.
B. TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'_0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. THE FOLLOWING TOLERANCES IN 10 FT SHALL NOT BE EXCEEDED: BASE COURSE SURFACE: 1/4-INCH, WEARING COURSE SURFACE: 1/8-INCH.
C. NO PONDING SHALL OCCUR ON PAVED SURFACES.

EARTHWORK NOTES

1. UNSUITABLE MATERIALS:
ASSUME THAT IF UNSUITABLE MATERIALS ARE ENCOUNTERED AND THE REPLACEMENT OF THESE MATERIALS IS REQUIRED, THIS SITUATION SHALL BE HANDLED AS FOLLOWS:
A. THE SITE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. THE PROJECT SUPERINTENDENT, PRIOR TO THE UNDERCUTTING BEING COMPLETED, SHALL APPROVE ANY ADDITIONAL UNDERCUTTING. THE QUANTITIES SHALL BE VERIFIED BY THE ENGINEER AS THE ADDITIONAL REMOVAL IS BEING COMPLETED.
B. IF APPROVED BY THE ENGINEER, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIALS AND COMPACTED IN ACCORDANCE TO REQUIRED STANDARDS. THE COST OF THIS WORK SHALL BE AN EXTRA TO THE CONTRACT, WITH THE COST BEING ADJUSTED PER BID.
C. IF THE SITE CONTRACTOR IS FURNISHING ANY OFF SITE MATERIALS, A REPRESENTATIVE SAMPLE OF SUCH MATERIALS SHALL BE FURNISHED TO THE GENERAL CONTRACTOR'S APPROVED TESTING AGENCY TO DETERMINE A PROCTOR.
D. THESE MATERIALS SHALL BE PLACED AS HOMOGENEOUSLY AS POSSIBLE TO FACILITATE ACCURATE COMPACTION AND MOISTURE TESTING.
3. DEFINITION FOR MATERIALS
A. "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
B. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
B.1. SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
B.2. CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
B.3. ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
C. TOPSOIL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, WEEDS, BRUSH, OR STONES LARGER THAN 25 MM (1 INCH). AT LEAST 90% SHALL PASS THE 2.00 MM (NO. 10) SIEVE.
D. TOPSOIL PH SHALL BE BETWEEN 5.0 AND 8.0. TOPSOIL ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. TOPSOIL SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
E. "EXISTING ON-SITE MATERIAL WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL OF SUCH A QUALITY THAT THE SPECIFIED COMPACTION CAN BE MET WITHOUT ANY ADDITIONAL WORK OTHER THAN "DENSIFYING" WITH A ROLLER. SCARIFICATION AND DRYING OF THIS MATERIAL WILL NOT NEED TO BE DONE PRIOR TO COMPACTION.
F. "EXISTING ON-SITE MATERIAL NOT WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL WITH A HIGH MOISTURE CONTENT THAT CAN NOT MEET SPECIFIED COMPACTION REQUIREMENTS WITHOUT SCARIFICATION AND DRYING, CHEMICAL STABILIZATION, ETC. OF THIS MATERIAL PRIOR TO COMPACTION.
G. "UNSUITABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
G.1. CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
G.2. CANNOT BE UTILIZED AS "ENGINEERED FILL" REGARDLESS OF MOISTURE CONTENT AND / OR DOES NOT STRUCTURALLY MEET THE STANDARDS OF THE PROJECT OWNER'S ENGINEER'S RECOMMENDATIONS FOR "ENGINEERED FILL".
G.3. CAN BE DEFINED AS NATURAL MATERIALS OR MATERIALS FROM "DEMOLITION" AND / OR EXCAVATED AREAS (I.E., MATERIALS THAT WOULD NOT BE SUITABLE FOR "ENGINEERED FILL").
H. "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
I. "TRENCH BACKFILL" SHALL BE DEFINED AS ANY MATERIALS USED FOR THE PURPOSES OF BACKFILLING ANY TRENCH AND / OR ANY EXCAVATION REQUIRING BACKFILLING. REFER TO "STANDARDS FOR FILL AREAS" TO DETERMINE ACCEPTABLE MATERIALS AND PROCEDURES.
J. THE TERM "STRIPPING" OR "STRIP" AS USED HEREIN SHALL BE DEFINED AS THE REMOVAL OF ALL "ORGANIC MATERIALS" FROM A GIVEN AREA. THE TERM "ORGANIC MATERIALS" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT OVER 8% BASED ON ASTM D2974, OR AS DEFINED BY THE OWNER'S ENGINEER.
4. STANDARDS FOR CUT AREAS:
A. A "CUT AREA" IS DEFINED AS ANY AREA WHERE "ENGINEERED FILL" IS NOT REQUIRED TO BRING THE SITE TO DESIGN SUBGRADE ELEVATION. INSTEAD, EXCAVATION OR "CUTTING" IS REQUIRED TO ACHIEVE DESIGN SUBGRADE ELEVATION ("ENGINEERED FILL" BEING DEFINED AS ANY MATERIAL BEING "OFFSITE MATERIAL").
B. IN "CUT AREAS" THE SITE CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING PROCEDURES AT THE DISCRETION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT:
B.1. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF GRANULAR SOILS, THE EXPOSED SUBGRADE SHOULD BE COMPACTED / DENSIFIED BY AT LEAST ONE (1) PASS OF A SMOOTH-DRUMMED VIBRATORY ROLLER HAVING A MINIMUM GROSS WEIGHT OF 10 TONS.
B.2. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF COHESIVE SOILS, THE EXPOSED SUBGRADES SHOULD BE PROOF-ROLLED WITH A FULLY-LOADED SIX-WHEEL TRUCK HAVING A MINIMUM GROSS WEIGHT OF 25 TONS. THE MAXIMUM ALLOWABLE DEFLECTION UNDER THE SPECIFIED EQUIPMENT SHALL BE 1/2".
C. IN THE EVENT THAT ADEQUATE STABILITY OF GRANULAR SOILS SUBGRADES CANNOT BE ACHIEVED BY THE PROCEDURES AS OUTLINED IN ITEM 1 ABOVE, OR THAT DEFLECTIONS GREATER THAN 1/2" ARE OBSERVED DURING THE "PROOF ROLLING" OF COHESIVE SOILS SUBGRADES (AS OUTLINED IN ITEM 2 ABOVE) ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED. THESE MEASURES COULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, SCARIFICATION, MOISTURE CONDITIONING, RE-COMPACTION, UNDERCUTTING AND REPLACEMENT WITH ENGINEERED FILL OR CRUSHED STONE (WITH OR WITHOUT GEOTEXTILES), OR CHEMICAL STABILIZATION.
D. IT SHALL BE CONSIDERED AS PART OF THE SCOPE OF THESE DOCUMENTS (AND THUS PART OF THIS CONTRACTOR'S RESPONSIBILITY) TO PERFORM SCARIFICATION AND DRYING OF THE SUBGRADE PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS (SCARIFY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
E. ANY PROPOSED CORRECTIVE MEASURES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT. IN THE EVENT THAT IN THE OPINION OF THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT PROOF ROLLING IS NOT A GOOD INDICATOR OF THE SUBGRADE STABILITY, AN ALTERNATIVE METHOD SHALL BE SPECIFIED BY THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT.
5. STANDARDS FOR FILL AREAS:
A. A "FILL" AREA IS DEFINED AS ANY AREA WHERE MATERIAL IS REQUIRED TO ADJUST THE EXISTING ELEVATION TO A PROPOSED SUBGRADE ELEVATION (THESE AREAS REQUIRE INSTALLATION OF "ENGINEERED FILL" TO ACHIEVE DESIGN SUBGRADE ELEVATION). "ENGINEERED FILL" MATERIAL CAN BE DEFINED AS EITHER "GRANULAR SOIL" OR "SOIL" THAT IS EITHER FROM THE CONSTRUCTION SITE OR IS "OFFSITE MATERIAL". MATERIALS HAVING THEIR ORIGIN FROM THE CONSTRUCTION SITE IS REFERRED TO AS "BORROW". THE COMPOSITION AND THE COMPACTION STANDARDS OF THE ENGINEERED FILL FOR THIS PROJECT WILL BE SPECIFIED BY OWNER'S ENGINEER AND THE PROJECT ARCHITECT.
B. IN "FILL" AREAS, "BORROW" MATERIALS ARE ALLOWED TO BE UTILIZED AS ENGINEERED FILL SUCH THAT THE SITE CONTRACTOR COMPACTS THE "BORROW" AREAS TO THE SPECIFIED COMPACTION.
6. COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
A. PRIOR TO PLACEMENT OF FILL IN AREAS BELOW THE DESIGN GRADE, THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE OWNER'S ENGINEER TO EVALUATE THAT ADEQUATE STRIPPING HAS BEEN PERFORMED. ADDITIONALLY, THE PROOF ROLLING OR COMPACTING PROCEDURES OUTLINED IN THE "STANDARDS FOR CUT AREAS" SECTION OF THESE NOTES SHOULD BE PERFORMED. IT IS TYPICAL PRACTICE TO PROOF ROLL (AND DENSIFY IF NECESSARY) EXPOSED SUBGRADES PRIOR TO FILLING. IF SOFT OR UNSTABLE SUBGRADES ARE OBSERVED, THESE AREAS SHOULD BE STABILIZED OR UNDERCUT. MINIMUM COMPACTION STANDARDS ARE BASED UPON A PERCENTAGE OF THE FILL OR BACKFILL MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). ALL ENGINEERED SUBGRADES SHOULD MEET THE FOLLOWING MINIMUM COMPACTION:
A.1. AREAS UNDER FOUNDATIONS BASES:
A.1.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
A.2. AREAS UNDER FLOOR SLABS AND ABOVE FOUNDATIONS/FOOTING BASES:
A.2.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW FINAL GRADE FOR SUPPORT OF FLOOR SLABS AND ABOVE FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
A.2.B. 95% STANDARD PROCTOR FOR FILL PLACED IN THE UPPER 12 INCHES OF DESIGN SUBGRADE BELOW SLABS. THE GRANULAR FILL UNDER THE FLOOR SLAB SHOULD BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR.
A.3. AREAS UNDER PAVEMENT SECTIONS:
A.3.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW PASSENGER CAR PAVEMENT SECTIONS AND 95% STANDARD PROCTOR FOR THE TOP 12 INCHES.
A.4. LANDSCAPED AREAS:
A.4.A. 90% STANDARD PROCTOR FOR ALL FILL PLACED IN LANDSCAPE AREAS. THESE AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 12 INCHES IN AREAS TO BE SEEDED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
A.5. BASE COURSE PORTION OF PAVEMENT SECTIONS:
A.5.A. 95% STANDARD PROCTOR FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
B. THE OPTION OF UTILIZING THE MODIFIED PROCTOR (ASTM D1557) IN LIEU OF THE SPECIFIED STANDARD PROCTOR (ASTM D698) SHALL BE AT THE DISCRETION OF THE GENERAL CONTRACTOR, CONTINGENT UPON WRITTEN APPROVAL BY THE ARCHITECT AND OWNER'S ENGINEER.
C. ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH. BEFORE COMPACTING, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
7. FINISH GRADING:
A. THE TERM "FINISH GRADING" AS USED HEREIN SHALL BE DEFINED AS THAT CONDITION THAT AREAS NOT RECEIVING A FINISH PRODUCT SUCH AS PARKING AREAS, DRIVEWAYS, ROADWAYS, SIDEWALKS, ETC. FINISH GRADED AREAS WOULD GENERALLY BE THOSE AREAS RECEIVING "LANDSCAPING" SUCH AS SEED, SOD, TREES, BUSHES, MULCH, ETC.
B. THE SITE CONTRACTOR IS RESPONSIBLE FOR "FINISH GRADING" ALL AREAS WITHIN THE PERIMETER OF THE "CONSTRUCTION SITE". THE DEFINITION OF THE "CONSTRUCTION SITE" IS THE AREA ENCOMPASSING ALL DISTURBED AREAS THAT WERE DISTURBED AS A RESULT OF THE CONSTRUCTION PROCESS RELATING TO THE GENERAL CONTRACT OF WHICH THIS SITE CONTRACT WAS PART OF.

PAVEMENT MARKING NOTES

1. APPLY TWO (2) COATS FOR ALL PAVEMENT MARKINGS.
2. MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK AND BITUMINOUS SURFACE. THIS PRODUCT HAS BEEN DESIGNED FOR PAINTING CENTERLINES AND EDGELINES OF HIGHWAYS, VILLAGE CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 F.
3. PAINT PROPERTIES:
A. PIGMENT 4991 YELLOW -- LEAD-FREE ORGANIC YELLOW MIN. 4.8% TITANIUM DIOXIDE MIN. 2.8 % CALCIUM CARBONATE MAX. 93%
B. THE PERCENTAGE PIGMENT BY WEIGHT OF THE FINISHED PRODUCT SHALL NOT BE LESS THAN 50% NO MORE THAN 54%. (ASTM D3723)
C. VEHICLE: THE NON-VOLATILE PORTION OF THE VEHICLE SHALL BE COMPOSED OF A 100% ACRYLIC POLYMER AND SHALL NOT BE LESS THAN 44% BY WEIGHT.
D. ASTM D2697)
E. ORGANIC VOLATILES: THE FINISHED PAINT SHALL CONTAIN LESS THAN 150 GRAMS OF VOLATILE ORGANIC MATTER PER LITER OF TOTAL PAINT. (ASTM D3960)
F. TOTAL SOLIDS: THE FINISHED PAINT SHALL NOT BE LESS THAN 73% TOTAL NON-VOLATILE BY WEIGHT. (ASTM D2369)
G. GRIND: THE PAINT SHALL HAVE A GRIND OF NOT LESS THAN 3 ON A HEGMAN GRIND GAUGE. (ASTM D210)
H. VISCOSITY: THE CONSISTENCY OF THE PAINT SHALL NOT BE LESS THAN 83 NOR MORE THAN 98 KREB UNITS AT 77° F. (ASTM D562)
I. FREEZE / THAW STABILITY: THE PAINT SHALL SHOW NO COAGULATION OR CHANGE IN CONSISTENCY GREATER THAN 10 KREB UNITS AFTER 3 CYCLES. (ASTM D2243)
J. HEAT STABILITY: THE PAINT SHALL SHOW NO COAGULATION, DISCOLORATION, OR CHANGE IN CONSISTENCY GREATER THAN 10 KREB UNITS WHEN TESTED IN ACCORDANCE WITHIN FEDERAL SPECIFICATION TT-P-1952B, SECTION 4.5.8.
K. STORAGE STABILITY: AFTER 30 DAYS STORAGE IN A THREE QUARTERS FILLED, CLOSED CONTAINER, THE PAINT SHALL SHOW NO CAKING, SKINNING, LIVERING, CURDLING, BIOLOGICAL GROWTH, OR HARD SETTLING. THE VISCOSITY SHALL NOT CHANGE MORE THAN 5 KREB UNITS FROM THE ORIGINAL SAMPLE.
L. NO PICK-UP TIME: THE NO PICK-UP TIME SHALL BE LESS THAN 10 MINUTES. THE TEST SHALL FOLLOW THE REQUIREMENTS OF ASTM D711 WITH A WET FILM THICKNESS OF 0.38 MM (15 MILS).
M. DRY THROUGH TIME: THE PAINT, WHEN APPLIED TO A NON-ABSORBENT SUBSTRATE AT A WET FILM THICKNESS OF 0.38 MM (15 MILS) AND PLACED IN A HUMIDITY CHAMBER CONTROLLED AT 90 +/-5% R.H. AND 72.5° +/- 1.4° F SHALL HAVE A DRY THROUGH TIME NOT GREATER THAN 15 MINUTES WHEN TESTED IN ACCORDANCE WITH ASTM D1640.

STORM SEWER NOTES

1. STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), EIGHTH EDITION DATED 2020 (AND ALL REVISIONS AND SUPPLEMENTS THERETO)
B. STANDARDS AND REQUIREMENTS OF VILLAGE OF ROSCOE.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
WHERE CRITERIA OF THE AFOREMENTIONED SPECIFICATIONS CONFLICT, THE MORE STRINGENT CRITERIA SHALL BE IMPLEMENTED.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED IN THIS PLAN SET.
3. ALL STORM SEWER SYSTEM ELEMENTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
A. STORM PIPE:
A.1. SUMP PUMP SERVICE CONNECTION AND STORM SEWER EXTENSION (4" AND 6"):
A.1.a. ABS PIPE SHALL BE IN ACCORDANCE WITH ASTM D2751.
A.1.b. SDR 35 PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D3034.
A.2. CONCRETE SEWER PIPE (10" DIAMETER AND SMALLER) SHALL BE CLASS III (MINIMUM) IN ACCORDANCE WITH ASTM C14.
A.3. REINFORCED CIRCULAR CONCRETE PIPE (12" DIAMETER AND LARGER) SHALL BE CLASS III (MINIMUM), WALL B, IN ACCORDANCE WITH ASTM C76.
A.4. REINFORCED CONCRETE ARCH CULVERT PIPE SHALL BE DOUBLE-LINED REINFORCED, CLASS III (MINIMUM) IN ACCORDANCE WITH ASTM C506.
A.5. REINFORCED CONCRETE ELLIPTICAL CULVERT PIPE SHALL BE CLASS HE-III OR VE-III (MINIMUM) IN ACCORDANCE WITH ASTM C507.
A.6. UNDERDRAIN PIPE (4" AND 6") SHALL BE SDR 35 PVC PIPE IN ACCORDANCE WITH ASTM D2729.
A.7. GALVANIZED CORRUGATED STEEL CULVERT PIPE SHALL BE TYPE B, WITH A MINIMUM WALL THICKNESS OF 14 GAUGE PER AASHTO M246 (SHALL ONLY BE USED FOR CULVERTS).
B. JOINTS FOR STORM PIPE:
B.1. ABS PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D2235.
B.2. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM 3121 (PUSH-ON TYPE), EXCEPT UNDERDRAIN PIPE, WHICH SHALL HAVE SOLVENT WELDED JOINTS.
B.3. REINFORCED CONCRETE PIPE SHALL BE IN ACCORDANCE WITH ASTM C443 ("O" RING). [REMOVE UNLESS GASKETED JOINTS ARE TO BE USED]
C. CASING PIPES.
C.1. 1/4" THICK STEEL IN ACCORDANCE WITH ASTM A252, GRADE 2, OR ASTM A139, GRADE B, OR APPROVED EQUAL HAVING A MINIMUM YIELD STRENGTH OF 35,000 PSI.
D. MANHOLES AND CATCH BASINS:
D.1. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH ASTM C478.
D.2. MANHOLES AND CATCH BASINS SHALL BE SIZED AS FOLLOWS:
D.2.a. FOR SEWERS EIGHTEEN INCHES IN DIAMETER OR LESS, MANHOLES SHALL HAVE A FORTY-EIGHT INCH INSIDE DIAMETER.
D.2.b. FOR SEWERS TWENTY-ONE TO THIRTY-SIX INCHES IN DIAMETER, MANHOLES SHALL HAVE A SIXTY INCH INSIDE DIAMETER.
D.2.c. FOR SEWERS GREATER THAN THIRTY-SIX INCHES IN DIAMETER, MANHOLES SHALL HAVE A SEVENTY-TWO INCH INSIDE DIAMETER OR AS SPECIFIED IN THIS PLAN SET. HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT INCHES INSIDE DIAMETER.
D.3. ADJUSTING RINGS:
D.3.a. NO MORE THAN 2 PRECAST CONCRETE ADJUSTING RINGS SHALL BE ALLOWED.
D.3.b. PRECAST CONCRETE ADJUSTING RINGS SHALL HAVE A MAXIMUM HEIGHT OF 6 INCHES.
D.4. [PICK ONE OF THE FOLLOWING OPTIONS AND MODIFY FORMATTING AS NECESSARY]
D.4.a. [IF GASKETED PIPE IS USED...] FOR PIPE AND FRAME SEALS, ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATERTIGHT PIPE TO MANHOLE SLEEVES OR SEALS. EXTERNAL FLEXIBLE WATERTIGHT SLEEVES SHALL ALSO EXTEND FROM THE MANHOLE CONE TO THE MANHOLE FRAME.
D.4.b. [IF NON-GASKETED PIPE IS USED...] FOR PIPE AND FRAME SEALS, ALL PIPE CONNECTION OPENINGS SHALL BE MADE WATERTIGHT WITH HYDRAULIC CEMENT. THE HYDRAULIC CEMENT SEALING PIPE CONNECTIONS SHALL EXTEND THE FULL THICKNESS OF THE STRUCTURE WALL. HYDRAULIC CEMENT SHALL ALSO BE APPLIED WITHIN THE STRUCTURE FROM THE CONE SECTION, PAST ALL ADJUSTMENT RINGS, TO THE FRAME.
D.5. ALL BOTTOM SECTIONS SHALL BE MONOLITHICALLY PRECAST INCLUDING BASES AND INVERT FLOWLINES.
E. INLETS.
a. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH ASTM C478 AND ASTM C443.
b. INLETS SHALL HAVE A TWENTY-FOUR INCH INSIDE DIAMETER AND A MAXIMUM DEPTH OF FOUR FEET.
c. ADJUSTING RINGS:
c.1. NO MORE THAN 2 PRECAST CONCRETE ADJUSTING RINGS SHALL BE ALLOWED.
c.a. PRECAST CONCRETE ADJUSTING RINGS SHALL HAVE A MAXIMUM HEIGHT OF 6 INCHES.
d. ONLY ONE PIPE CONNECTION SHALL BE ALLOWED, AND IT SHALL BE PRECAST WITH RESILIENT RUBBER WATERTIGHT PIPE TO MANHOLE SLEEVES OR SEALS. EXTERNAL FLEXIBLE WATERTIGHT SLEEVES SHALL ALSO EXTEND FROM THE MANHOLE CONE TO THE MANHOLE FRAME.
e. BOTTOM SECTIONS: ALL BOTTOM SECTIONS SHALL BE MONOLITHICALLY PRECAST INCLUDING BASES AND INVERT FLOWLINES.
F. CASTINGS (UNLESS OTHERWISE NOTED WITHIN THE PLANS):
F.1. UNLESS OTHERWISE SPECIFIED AS A "CLOSED LID", MANHOLE FRAMES AND COVERS SHALL BE AS LISTED BELOW. CLOSE LID FRAME AND COVERS SHALL BE NEENAH R-1916-C EMBOSSED "STORM SEWER".
e.a. MANHOLE STEPS SHALL BE NEENAH R-1981-N.
f. SIX INCH CURB AND GUTTER INLET SHALL BE NEENAH R-3278-A
g. YARD INLETS SHALL BE NEENAH R-4340-B.
h. PARKING LOT INLETS SHALL BE NEENAH R-2595-A.
G. CRUSHED GRANULAR BEDDING SHALL BE CRUSHED GRAVEL OR CRUSHED STONE COURSE AGGREGATE IN ACCORDANCE WITH ASTM C33 (SIZE NO. 67).
4. ALL END SECTIONS 24" AND GREATER SHALL COME EQUIPPED SAFETY BARS PER IDOT DETAIL STANDARD 542411.
5. INSPECT PIPE FOR DEFECTS AND CRACKS BEFORE BEING LOWERED INTO THE TRENCH, PIECE BY PIECE. REMOVE AND REPLACE DEFECTIVE, DAMAGED OR UNSOUND PIPE OR PIPE THAT HAS HAD ITS GRADE DISTURBED AFTER LAYING. PROTECT OPEN ENDS WITH A STOPPER TO PREVENT EARTH OR OTHER MATERIAL FROM ENTERING THE PIPE DURING CONSTRUCTION. REMOVE DIRT, EXCESS WATER, AND OTHER FOREIGN MATERIALS FROM THE INTERIOR OF THE PIPE DURING THE PIPE LAYING PROGRESS.
6. INSTALL PIPE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
7. COMMENCE INSTALLATION AT THE LOWEST POINT FOR EACH SEGMENT OF THE ROUTE. LAY RCP WITH THE GROOVE OR BELL END UP-STREAM.
8. LAY PIPE TO THE REQUIRED LINE AND SLOPE GRADIENTS WITH THE NECESSARY FITTINGS, BENDS, MANHOLE, RISERS AND OTHER APPURTENANCES PLACED AT THE REQUIRED LOCATION AS NOTED ON DRAWINGS.
9. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION FA-6 OR APPROVED EQUAL (GRADE 8 OR GRADE 9).
10. COMPACT BACKFILL TO 98 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698, (OR 95 PERCENT OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557) OBTAINED AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T180.
11. DO NOT BACKFILL TRENCHES UNTIL REQUIRED TESTS ARE PERFORMED AND UTILITY SYSTEMS COMPLY WITH AND ARE ACCEPTED BY APPLICABLE GOVERNING AUTHORITIES.
12. BACKFILL TRENCHES TO CONTOURS AND ELEVATIONS SHOWN ON THE DRAWINGS.

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
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CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	01-28-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. AGENCY REVIEW	03-10-2026
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REVISIONS

	ITEM	DATE
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SHEET TITLE
GENERAL NOTES

DRAWN JO
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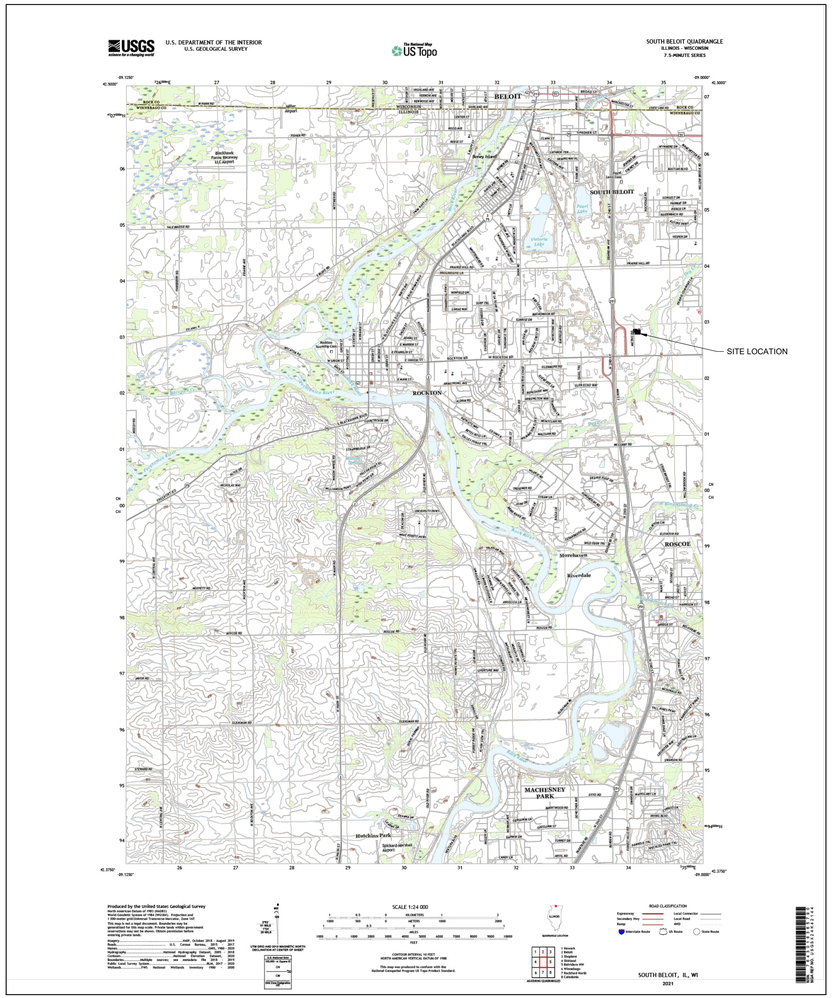
PROJECT NUMBER
SHEET NUMBER
20034
C01

USGS MAP



WATER UTILITY NOTES

1. WATER MAINS AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), EIGHTH EDITION DATED 2020 (AND ALL REVISIONS AND SUPPLEMENTS THERETO).
   B. ALL APPLICABLE STATE AND LOCAL PLUMBING CODES.
   C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
   D. VILLAGE OF ROSCOE WATERMAIN CODES.
   WHERE CRITERIA OF THE AFOREMENTIONED SPECIFICATIONS CONFLICT, THE MORE STRINGENT CRITERIA SHALL BE IMPLEMENTED.
2. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. ALL WATER MAIN AND SERVICE PIPE GREATER THAN 2" IN DIAMETER SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151, CLASS OR THICKNESS PER AWWA C150, SEAL COATED AND / OR CEMENT LINE PER AWWA C104, WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS. FITTINGS SHALL COMPLY WITH AWWA C110. JOINTS SHALL COMPLY WITH AWWA C111.
4. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS 6' FROM FINISHED GRADE TO TOP OF PIPE.
5. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED STREET PAVEMENT OR CURB SHALL BE BACKFILLED WITH IDOT APPROVED GRANULAR BACKFILL MATERIAL.
6. TRENCH BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
7. ALL VALVES SHALL BE RESILIENT GATE MUELLER MODEL A-2361 OR APPROVED EQUAL. ALL VALVES SHALL OPEN LEFT.
8. WATER MAIN SEPARATION FROM STORM AND SANITARY SEWER SHALL CONFORM TO SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS.
9. THE WATER SERVICE PIPE SHALL BE TYPE K COPPER TUBING IN ACCORDANCE WITH ASTM B88 AND ASTM 251 UP TO 2" IN DIAMETER.
10. ALL CORPORATION STOPS AND CURB STOPS SHALL BE FABRICATED OF BRASS AND SHALL BE PROVIDED WITH OUTLETS SUITABLE FOR COPPER CONNECTIONS. THE CORPORATION STOP, CURB STOP, AND THE SERVICE BOX SHALL BE OF TYPE AND MANUFACTURE ACCEPTABLE TO THE VILLAGE OF ROSCOE.
11. NO OBJECT MAY BE CONSTRUCTED, MAINTAINED OR INSTALLED WITHIN 48 INCHES OF A FIRE HYDRANT. NO TREES, BUSHES, WALLS, OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT WILL NOT BE PERMITTED.
12. HYDRANTS SHALL BE PAINTED IN CONFORMITY TO AWWA C502. THE CONTRACTOR SHALL VERIFY COLOR OF PAINT WITH THE VILLAGE OF ROSCOE PRIOR TO PROCUREMENT.
13. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502 AND VILLAGE OF ROSCOE REQUIREMENTS. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF ROSCOE FOR SPECIFIC REQUIREMENTS. ALL PUBLIC HYDRANTS SHALL HAVE A "BREAKAWAY" DESIGN AND SHALL BE PLACED SO THAT THE CENTER OF THE PUMPER NOZZLE IS 18 TO 24 INCHES ABOVE THE GROUND LINE. A HOLE OF 1/2 CUBIC YARD VOLUME SHALL BE DUG AT EACH HYDRANT AND FILLED WITH WASHED GRAVEL TO ACT AS A DRAIN FOR TWO (2) BRONZE LINED OUTLETS. HYDRANTS SHALL BE MUELLER CENTURION MODEL A-423 UNLESS A DIFFERENT MODEL IS APPROVED IN ADVANCE BY VILLAGE OF ROSCOE.
14. FIRE HYDRANTS SHALL BE PLACED AT LEAST 3 FEET OFF THE EDGE OF PAVEMENT.
15. CONNECTIONS TO EXISTING MAINS. ALL CONNECTIONS TO THE VILLAGE WATER DISTRIBUTION SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE PRESSURE UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER AT LOCATIONS APPROVED BY THE VILLAGE ENGINEER.
16. PRESSURE TEST.
   A. AS PART OF THE CONSTRUCTION, THE WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 41-2.12 OF THE STANDARD SPECIFICATIONS.
   B. ALL NEWLY LAID PIPE SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH. DURATION OF EACH PRESSURE TEST SHALL BE FOR A PERIOD OF NOT LESS THAN TWO HOURS. EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER AND THE SPECIFIED TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE.
   C. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. ALL LEAKS SHALL BE REPAIRED UNTIL TIGHT. ANY CRACKED OR DEFECTIVE PIPES, FITTINGS, VALVES, OR HYDRANTS DISCOVERED IN CONSEQUENCE OF THIS PRESSURE TEST SHALL BE REMOVED AND REPLACED AND THE TEST REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
15. ALL TESTING SHALL BE DONE AFTER THE INSTALLATION OF SERVICE LINES. SUITABLE MEANS SHALL BE PROVIDED FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE SPECIFIED TEST PRESSURE IN ACCORDANCE WITH SECTION 41-2.14C OF THE STANDARD SPECIFICATIONS.
16. DISINFECTION.
   A. WATER FROM THE EXISTING DISTRIBUTION SYSTEM OR OTHER SOURCE OF SUPPLY SHALL BE CONTROLLED SO AS TO FLOW SLOWLY INTO THE NEWLY LAID PIPELINE DURING THE APPLICATION OF CHLORINE GAS. THE RATE OF CHLORINE MIXTURE FLOW SHALL BE IN SUCH PROPORTION TO THE RATE OF WATER ENTERING THE PIPE THAT THE CHLORINE DOSE APPLIED TO THE WATER ENTERING THE NEWLY LAID PIPE SHALL BE AT LEAST FORTY TO FIFTY PPM, OR ENOUGH TO MEET THE REQUIREMENTS DURING THE RETENTION PERIOD. THIS MAY REQUIRE AS MUCH AS ONE HUNDRED PPM OF CHLORINE IN THE WATER LEFT IN THE LINE AFTER CHLORINATION.
   B. VALVES SHALL BE MANIPULATED SO THAT THE STRONG CHLORINE SOLUTION IN THE LINE BEING TREATED WILL NOT FLOW BACK INTO THE LINE SUPPLYING THE WATER.
   C. TREATED WATER SHALL BE RETAINED IN THE PIPE LONG ENOUGH TO DESTROY ALL SPORE-FORMING BACTERIA. THIS RETENTION PERIOD SHALL BE AT LEAST TWENTY-FOUR HOURS. AFTER THE CHLORINE-TREATED WATER HAS BEEN RETAINED FOR THE REQUIRED TIME, THE CHLORINE RESIDUAL AT THE PIPE EXTREMITIES AND AT OTHER REPRESENTATIVE POINTS SHOULD BE AT LEAST TEN PPM.
   D. IN THE PROCESS OF CHLORINATING NEWLY LAID PIPE, ALL VALVES OR OTHER APPURTENANCES SHALL BE OPERATED WHILE THE PIPELINE IS FILLED WITH THE CHLORINATING AGENT.
   E. ALL WATER MAINS AND SERVICES SHALL BE DISINFECTED AND TESTED ACCORDING TO THE REQUIREMENTS OF THE STANDARDS FOR DISINFECTING WATER MAINS, AWWA C601. ALL DISINFECTION SHALL BE PERFORMED BY AN INDEPENDENT FIRM EXHIBITING EXPERIENCE IN THE METHODS AND TECHNIQUES OF THIS OPERATION, AND SHALL BE APPROVED BY THE VILLAGE.
17. FINAL FLUSHING AND TESTING.
   A. FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPELINE AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER, THROUGHOUT ITS LENGTH SHALL, UPON TEST, BE APPROVED AS SAFE WATER BY THE VILLAGE ENGINEER. THIS QUALITY OF WATER DELIVERED BY THE NEW MAIN SHOULD CONTINUE FOR A PERIOD OF AT LEAST TWO FULL DAYS AS DEMONSTRATED BY LABORATORY EXAMINATION OF SAMPLES TAKEN FROM A TAP LOCATED AND INSTALLED IN SUCH A WAY AS TO PREVENT OUTSIDE CONTAMINATION. SAMPLES SHOULD NEVER BE TAKEN FROM AN UNSTERILIZED HOSE OR FROM A FIRE HYDRANT, BECAUSE SUCH SAMPLES SELDOM MEET CURRENT BACTERIOLOGICAL STANDARDS.
   B. AFTER DISINFECTING AND FLUSHING, WATER SAMPLES SHALL BE COLLECTED BY THE CONTRACTOR ON TWO SUCCESSIVE DAYS, WITH NOTICE GIVEN, SO THAT THE COLLECTION MAY BE WITNESSED BY THE VILLAGE. BACTERIOLOGICAL SAMPLING AND ANALYSIS OF THE SAMPLES SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH AND THE VILLAGE. SHOULD THE INITIAL TREATMENT RESULT IN AN UNSATISFACTORY BACTERIAL TEST, THE PROCEDURE SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. THE CONTRACTOR OR DEVELOPER SHALL PAY FOR THE SAMPLING AND ANALYSIS. RESULTS OF THE ANALYSIS SHALL BE TRANSMITTED BY THE LABORATORY DIRECTLY TO THE VILLAGE ENGINEER. TEST RESULTS SHALL INDICATE THE DATE THE SAMPLE WAS COLLECTED, THE DATE THE ANALYSIS WAS MADE, THE EXACT LOCATIONS AT WHICH SAMPLES WERE TAKEN, THE FIRM SUBMITTING THE SAMPLE, AND THE PROJECT AT WHICH THE SAMPLES WERE COLLECTED. SUFFICIENT SAMPLES SHALL BE COLLECTED IN ORDER TO INSURE THAT THE SYSTEM IS BACTERIOLOGICALLY SAFE.
18. ANY AREAS WHERE SOLID ROCK IS ENCOUNTERED WHEN LAYING THE WATER MAIN, APPROVED BEDDING MATERIAL SHALL BE USED.

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

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CONSULTANTS

ISSUED FOR

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1. AGENCY REVIEW	01-28-2026
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REVISIONS

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SHEET TITLE

GENERAL NOTES

DRAWN	JO
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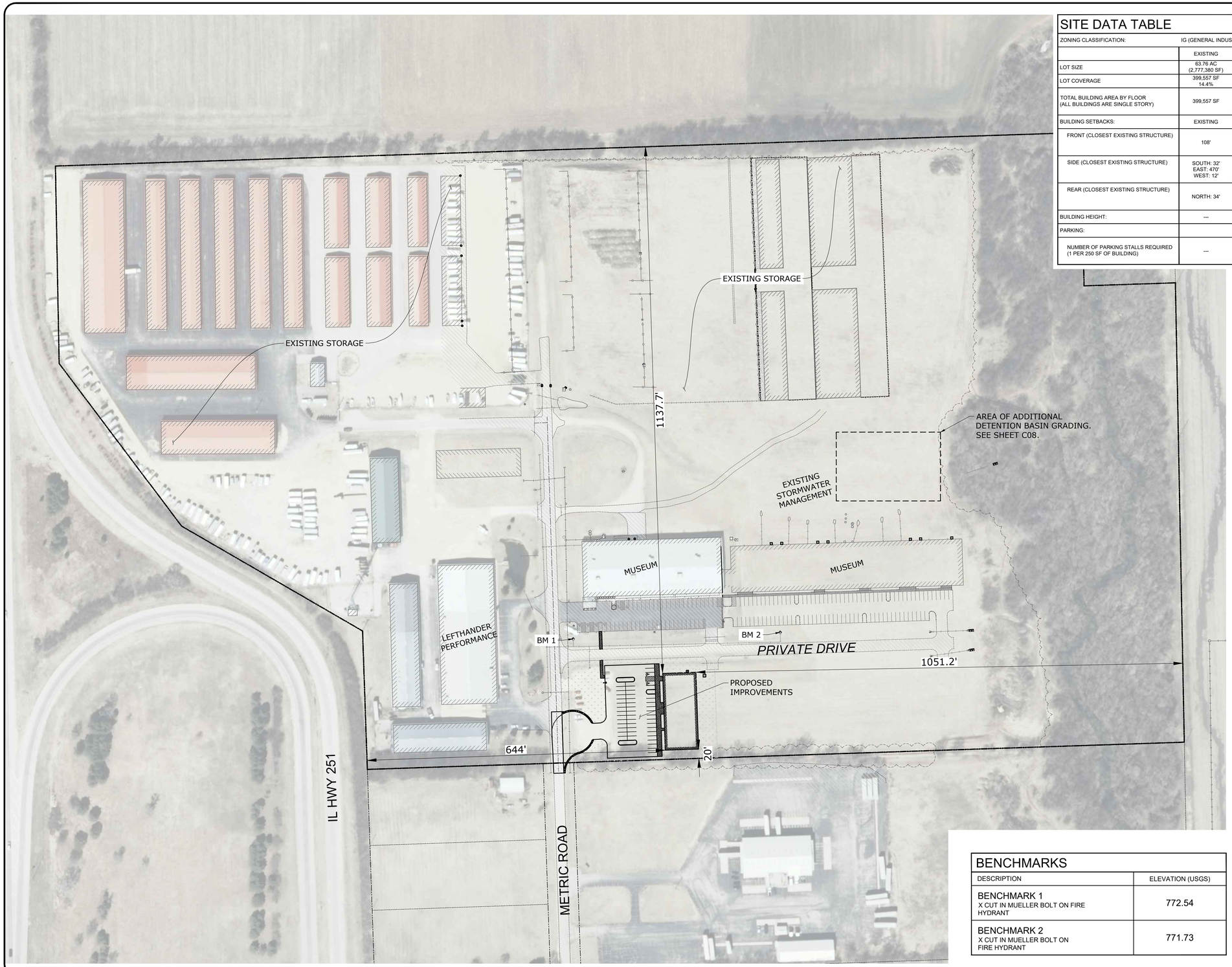
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

C02



SITE DATA TABLE

ZONING CLASSIFICATION:	IG (GENERAL INDUSTRIAL)		
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	63.76 AC (2,777,380 SF)	63.76 AC (2,777,380 SF)	40,000 SF
LOT COVERAGE	399,557 SF 14.4%	411,509 SF 14.8%	60% (MAX)
TOTAL BUILDING AREA BY FLOOR (ALL BUILDINGS ARE SINGLE STORY)	399,557 SF	411,509 SF	---
BUILDING SETBACKS:	EXISTING	PROPOSED	REQUIRED
FRONT (CLOSEST EXISTING STRUCTURE)	108'	108' (NEAREST EXISTING STRUCTURE) 132' (NEW MUSEUM)	‡ OF ROW OR 50' WHICHEVER IS GREATER
SIDE (CLOSEST EXISTING STRUCTURE)	SOUTH: 32' EAST: 470' WEST: 12'	SOUTH: 20' EAST: 470' WEST: 12'	10% OF THE LOT WIDTH (NO GREATER THAN 20')
REAR (CLOSEST EXISTING STRUCTURE)	NORTH: 34'	NORTH: 1137'	30'
BUILDING HEIGHT:	---	26.5'	100' (MAX)
PARKING:			
NUMBER OF PARKING STALLS REQUIRED (1 PER 250 SF OF BUILDING)	---	48 (2 ADA)	11,952 SF / 250 = 47.81

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X CUT IN MUELLER BOLT ON FIRE HYDRANT	772.54
BENCHMARK 2 X CUT IN MUELLER BOLT ON FIRE HYDRANT	771.73

N

0 100' 150' 200'

ARC DESIGN RESOURCES INC.
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

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SHEET TITLE

OVERALL SITE PLAN

DRAWN	JO
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PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

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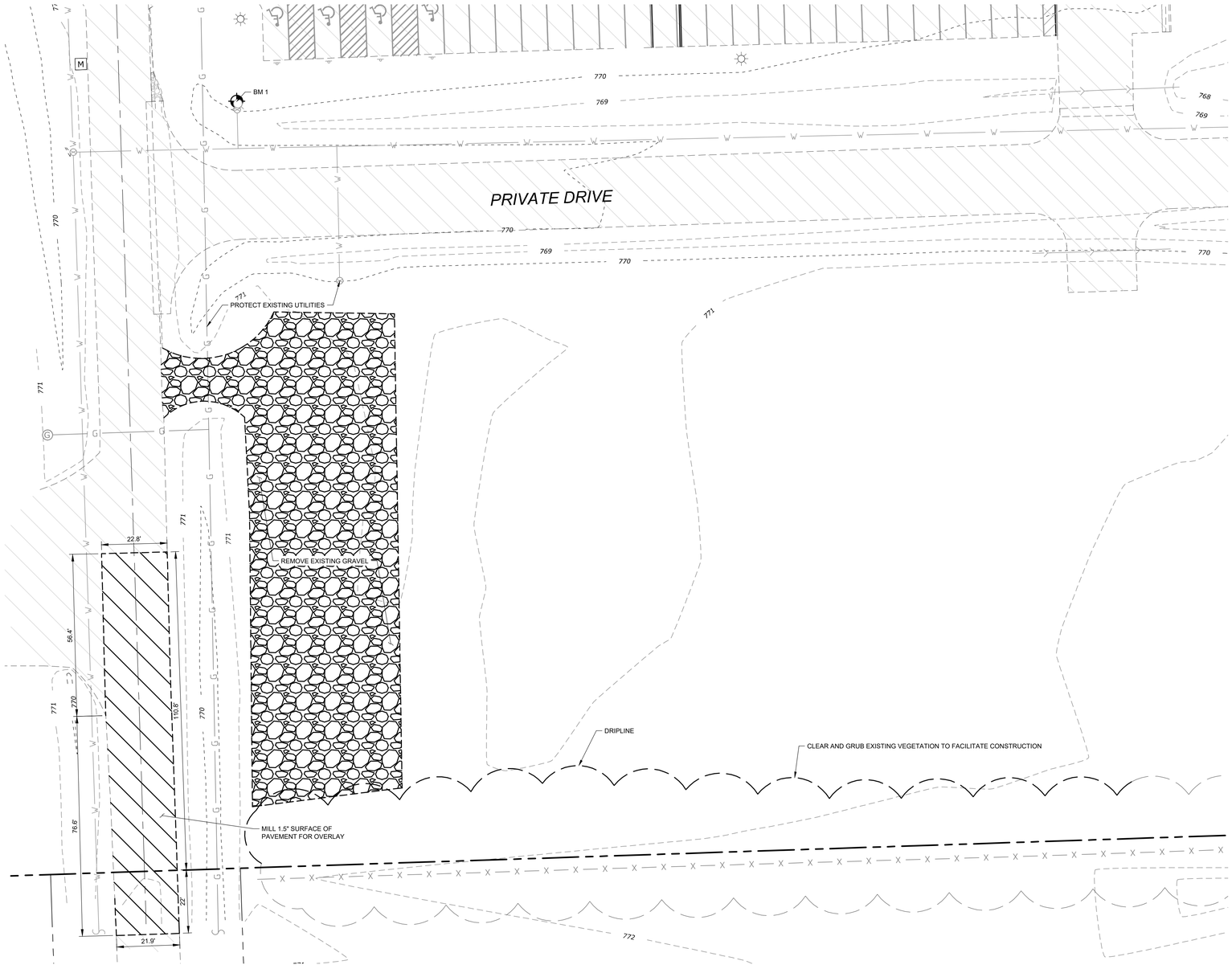

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- REMOVE EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVEMENT TO REMAIN
- MILL 1.5" EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL TO REMAIN
- REMOVE EXISTING GRAVEL
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING GAS MAIN TO REMAIN
- EXISTING WATER TO REMAIN
- EXISTING CONTOUR LINE
- (SVG) "SALVAGE"
- (TYP) "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- BENCHMARK

N

0 20' 30' 40'

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
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SHEET TITLE

EXISTING CONDITIONS AND REMOVALS PLAN

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PROJECT NUMBER
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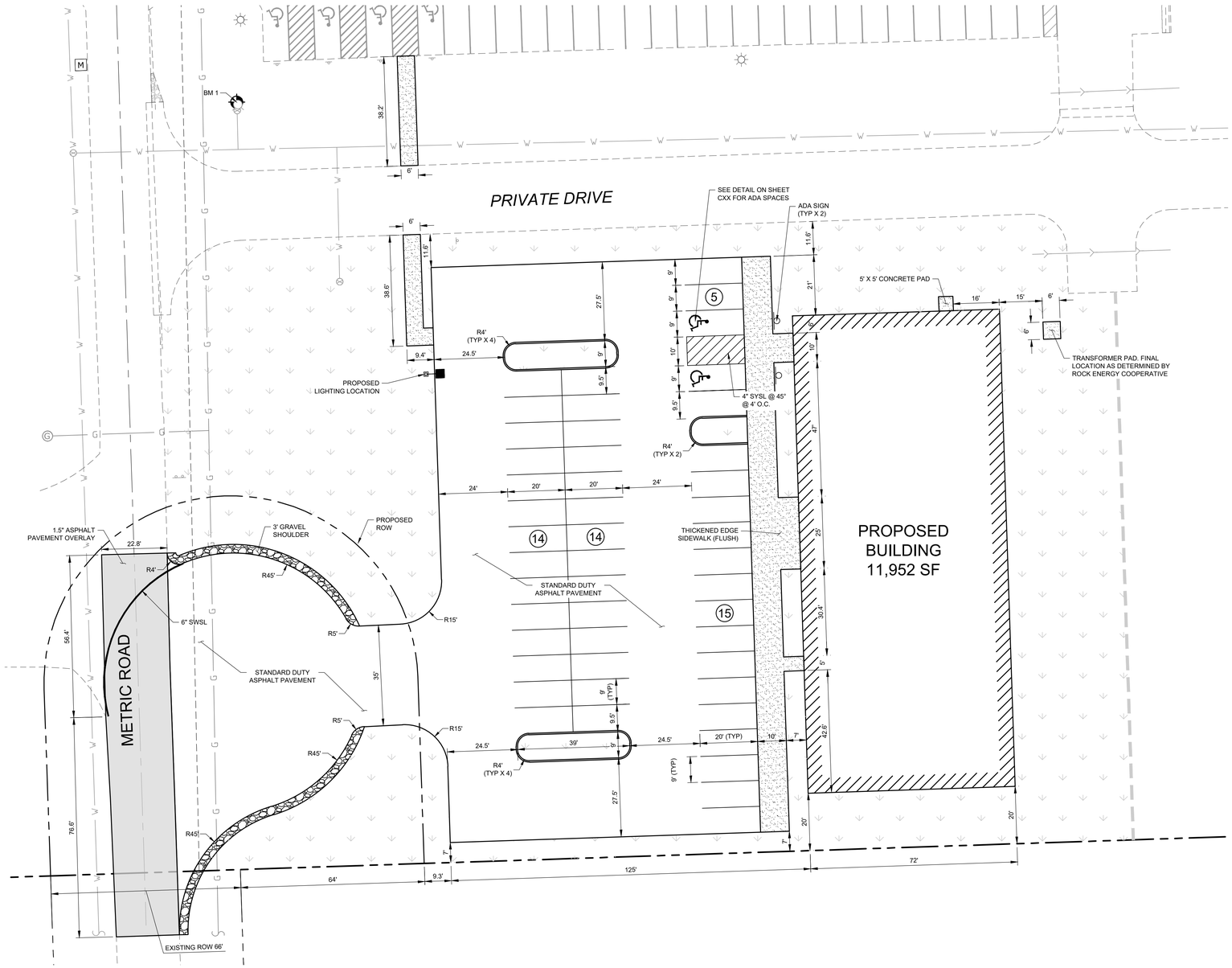
C04



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED BARRIER CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED 1.5" ASPHALT PAVEMENT OVERLAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVEL SHOULDER
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- 48 — NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED PARKING STALLS
- TURF AND LANDSCAPED AREAS

LAYOUT NOTES

1. 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.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
4. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
5. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
6. ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
7. 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.
8. 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.

PARKING TABLE

NUMBER OF PARKING STALLS REQUIRED (1 PER 250 SF OF BUILDING)	48 (2 - A.D.A.)
NUMBER OF PARKING STALLS PROPOSED	48 (2 - A.D.A.)

PROPOSED ROW IS A REQUIREMENT OF A PREVIOUS ANNEXATION AGREEMENT. DEDICATION IS BEING COORDINATED WITH THE VILLAGE CONCURRENT TO THESE CONSTRUCTION PLANS

N

0 20' 30' 40'

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
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BENCHMARK 2 X CUT IN MUELLER BOLT ON FIRE HYDRANT	771.73

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SHEET TITLE

LAYOUT PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

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SHEET NUMBER

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C05

SEQUENCE OF CONSTRUCTION

1. PLACE SWPPP BOX ON SITE. SWPPP BOX SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND ILLINOIS GENERAL PERMIT. SWPPP BOX SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BY SUPPORTED BY A 4"X4" POST IN A 5-GALLON BUCKET OF CONCRETE, TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
4. DEMOLISH BUILDINGS.
5. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
6. CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL OUTLET CONTROL PROTECTION AND LEVEL SPREADER
7. INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
8. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
10. PAVE AREA OF SITE.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

SWPPP NOTES

1. THE OWNER OF THE SITE SHALL NOTIFY THE DIRECTOR OF ENGINEERING:
   1.1. TWO (2) WORKING DAYS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
   1.2. UPON COMPLETION OF INSTALLATION OF SEDIMENT AND RUNOFF CONTROL MEASURE (INCLUDING PERIMETER CONTROLS AND DIVERSIONS).
   1.3. AFTER FINAL STABILIZATION AND LANDSCAPING AND PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS.
2. THE OWNER OF A SITE OF CONSTRUCTION ACTIVITY SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF ROSCOE ORDINANCES.
3. WASTE DISPOSAL, SOLID WASTE, INDUSTRIAL WASTE, YARD WASTE, AND ANY OTHER POLLUTANTS OR WASTE ON ANY CONSTRUCTION SITE SHALL BE CONTROLLED THROUGH THE USE OF BMPS. WASTE OR RECYCLING CONTAINERS SHALL BE PROVIDED AND MAINTAINED BY THE OWNER OR CONTRACTOR ON CONSTRUCTION SITES WHERE THERE IS THE POTENTIAL FOR RELEASE OF WASTE. UNCONTAINED WASTE THAT MAY BLOW, WASH, OR OTHERWISE BE RELEASED FROM THE SITE IS PROHIBITED.
4. READY-MIXED CONCRETE, OR ANY OTHER MATERIALS RESULTING FROM THE CLEANING OF VEHICLES OR EQUIPMENT CONTAINING OR USED IN TRANSPORTING OR APPLYING READY-MIXED CONCRETE, SHALL BE CONTAINED ON CONSTRUCTION SITES FOR PROPER DISPOSAL. RELEASE OF THESE MATERIALS IS PROHIBITED.
5. BMPS SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF SEDIMENT FROM CONSTRUCTION SITES. DISTURBED AREAS SHALL BE MINIMIZED, DISTRIBUTED SOIL SHALL BE MANAGED AND CONSTRUCTION SITE ENTRANCES SHALL BE MANAGED TO PREVENT SEDIMENT TRACKING. EXCESSIVE SEDIMENT TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
6. UPON COMPLETION OF PERMITTED CONSTRUCTION ACTIVITY ON ANY SITE, THE PROPERTY OWNER AND SUBSEQUENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR CONTINUED COMPLIANCE WITH THE REQUIREMENTS.
7. DEWATERING MAY BE NECESSARY AND SHALL MEET ALL IEPA/NPDES REQUIREMENTS FOR FILTERING/TREATMENT PRIOR TO RELEASING FROM THE SITE
8. CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES TO MINIMIZE AIRBORNE PARTICULATE MATTER AND PREVENT OFF-SITE MIGRATION. METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO, REGULAR APPLICATION OF WATER TO DISTURBED SOIL AREAS, USE OF WIND BARRIERS, COVERING OF STOCKPILES, AND LIMITING VEHICLE SPEEDS ON UNPAVED SURFACES. ALL DUST CONTROL PRACTICES SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

SITE DESCRIPTION

SITE LOCATION: 13825 METRIC ROAD ROSCOE IL WINNEBAGO COUNTY, BEING A PORTION OF THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 46N, RANGE 2E, OF THE THIRD PRINCIPAL MERIDIAN.
LATITUDE: 42.4605581
LONGITUDE: -89.0139467

ADJACENT PROPERTIES: THE SITE IS BORDERED BY FARMLAND TO THE NORTH AND EAST AND COMMERCIAL LOTS TO THE SOUTH AND WEST.

SITE TOPOGRAPHY: THE PROJECT AREA IS RELATIVELY FLAT AND SLOPES FROM THE EAST END, AT AN ELEVATION OF 772', TO THE DRAINAGE DITCHES ALONG THE NORTH AND WEST ENDS AT AN ELEVATION OF 769'. THE EXISTING VEGETATION ON SITE CONSISTS OF TALL GRASS AND A GRAVEL PARKING AREA.

RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 38 INCHES.

POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE SITE: 0.60 (IMPERVIOUS C =0.95, PERVIOUS C = 0.25).

TOTAL SITE AREA: LIMITS OF SITE = 63.76 AC±
LIMITS OF DISTURBANCE = 2.15 AC±
DISTURBED AREA IMPERVIOUS AREA: 1.07 AC±
DISTURBED AREA SEEDED AREA: 1.08 AC±

ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL: WETLANDS-NONE

THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES

HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

STORMWATER OUTFLOW CONTRIBUTING AND RECEIVING WATERS

FROM SITE - DRAINAGE AREA "A" (2.15 ACRES) CONSISTING OF LANDSCAPED AREAS, PAVED AREAS AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER . THIS DRAINAGE AREA ULTIMATELY DRAINS TO THE EAST OF THE SITE WHERE IT LEAVES THE SITE VIA STORM SEWER AND OVERLAND FLOW THROUGH DITCHES.

TO RECEIVING WATERS - ULTIMATELY CONVEYED TO DRY CREEK LOCATED APPROXIMATELY 800' TO THE EAST OF THE SITE.

LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
- 800 — PROPOSED CONTOUR LINE
- 800 — EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- X.XX — SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE — TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF — TEMPORARY SILT FENCE
- 1.03 IP — INLET PROTECTION PER STRUCTURE TYPE
- 1.04 OCP — OUTLET CONTROL PROTECTION
- 1.05 BLS — SHORT TERM SLOPE EROSION CONTROL BLANKET
- WC — CONCRETE WASHOUT
- SWPPP SIGN

EROSION CONTROL REFERENCE NOTES

1.01 SEE CONSTRUCTION EXIT DETAIL IL-630 FROM THE ILLINOIS URBAN MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 70' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

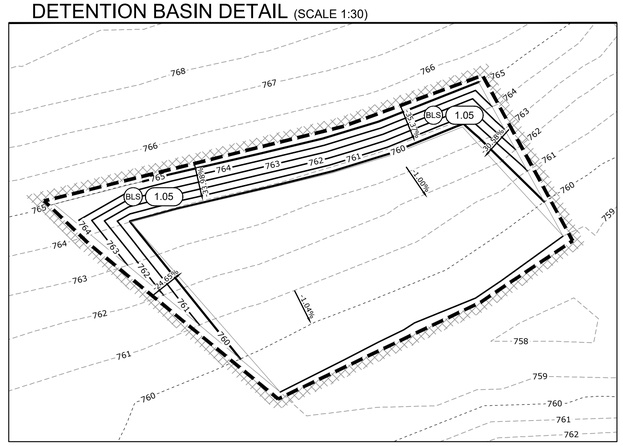
1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

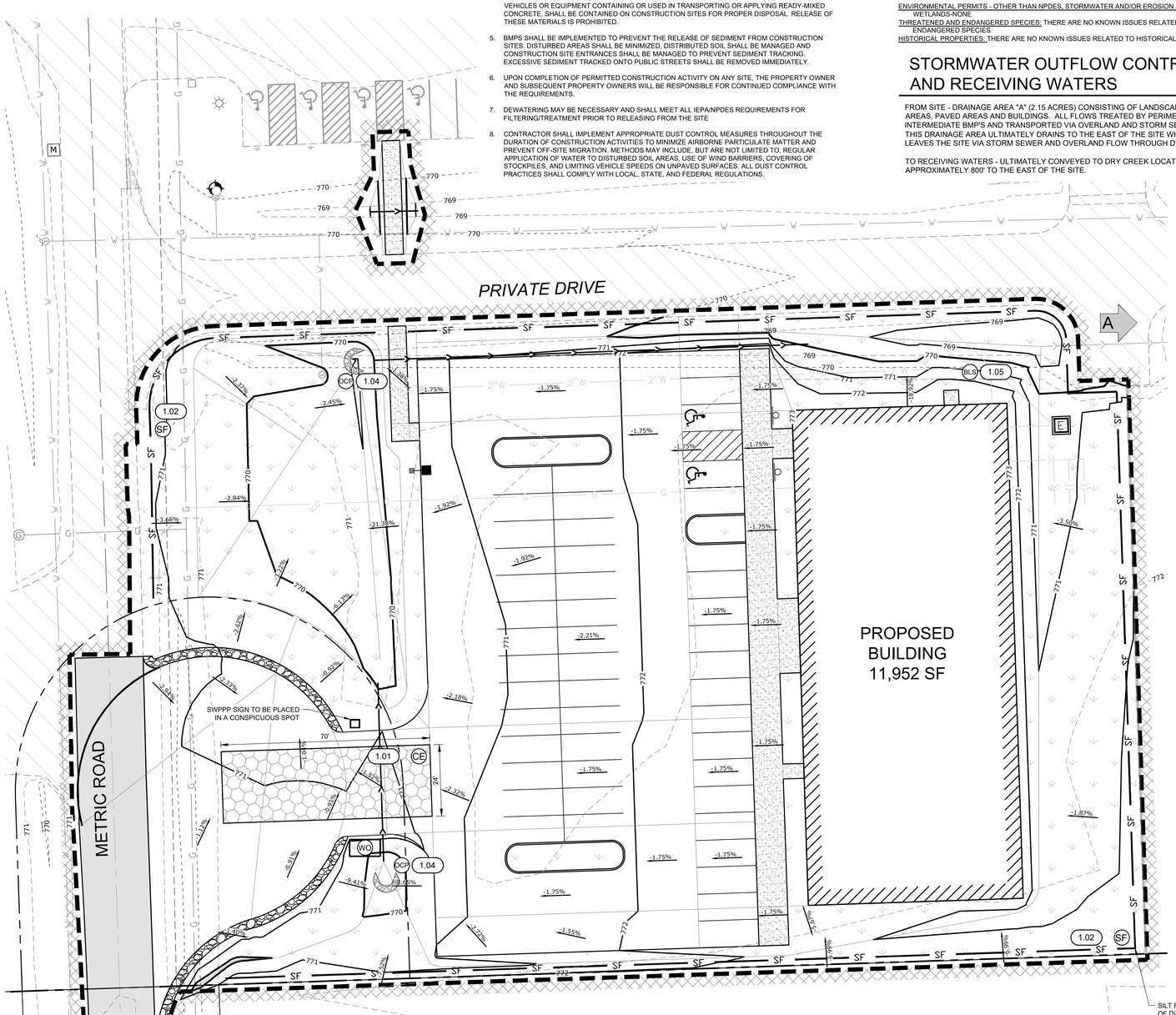
1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

1.04 OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BASIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN

1.05 SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 PRIOR TO PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

DETENTION BASIN DETAIL (SCALE 1:30)





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SHEET TITLE

SWPPP MAP

DRAWN	TRS
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PM	RCS

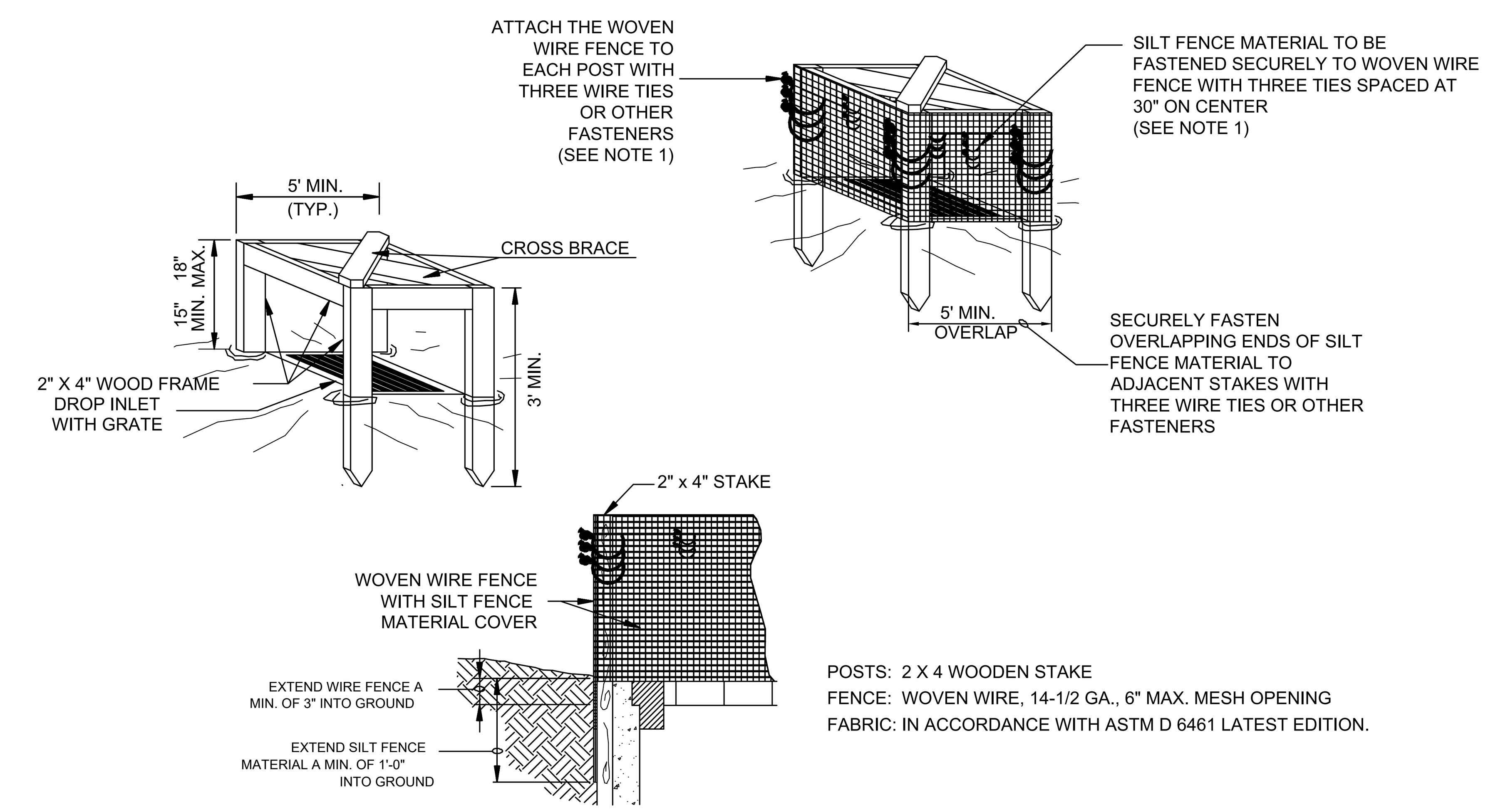
PROJECT NUMBER
SHEET NUMBER

20034

C06

Item # 2.

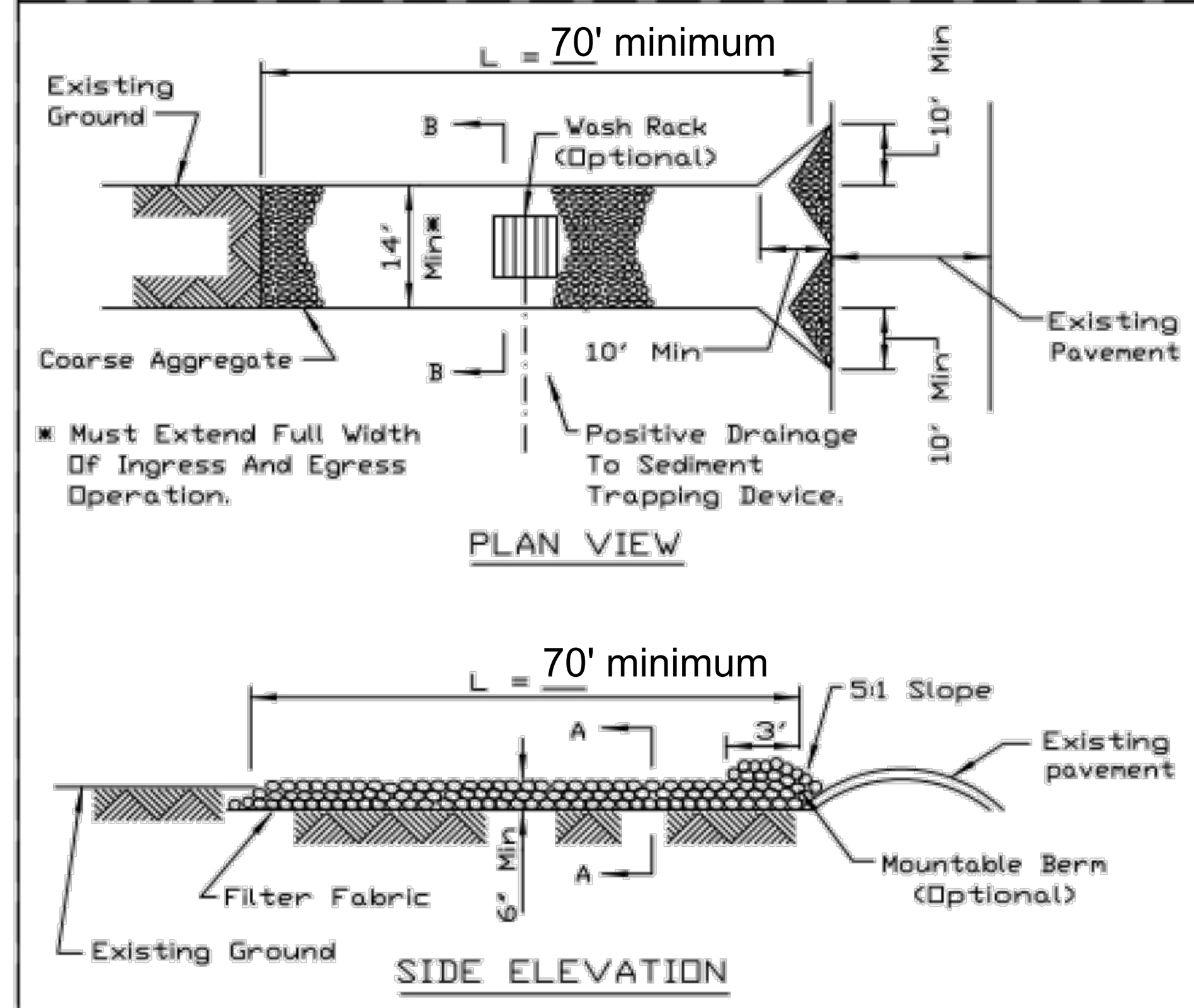
SILT FENCE INLET PROTECTION



POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

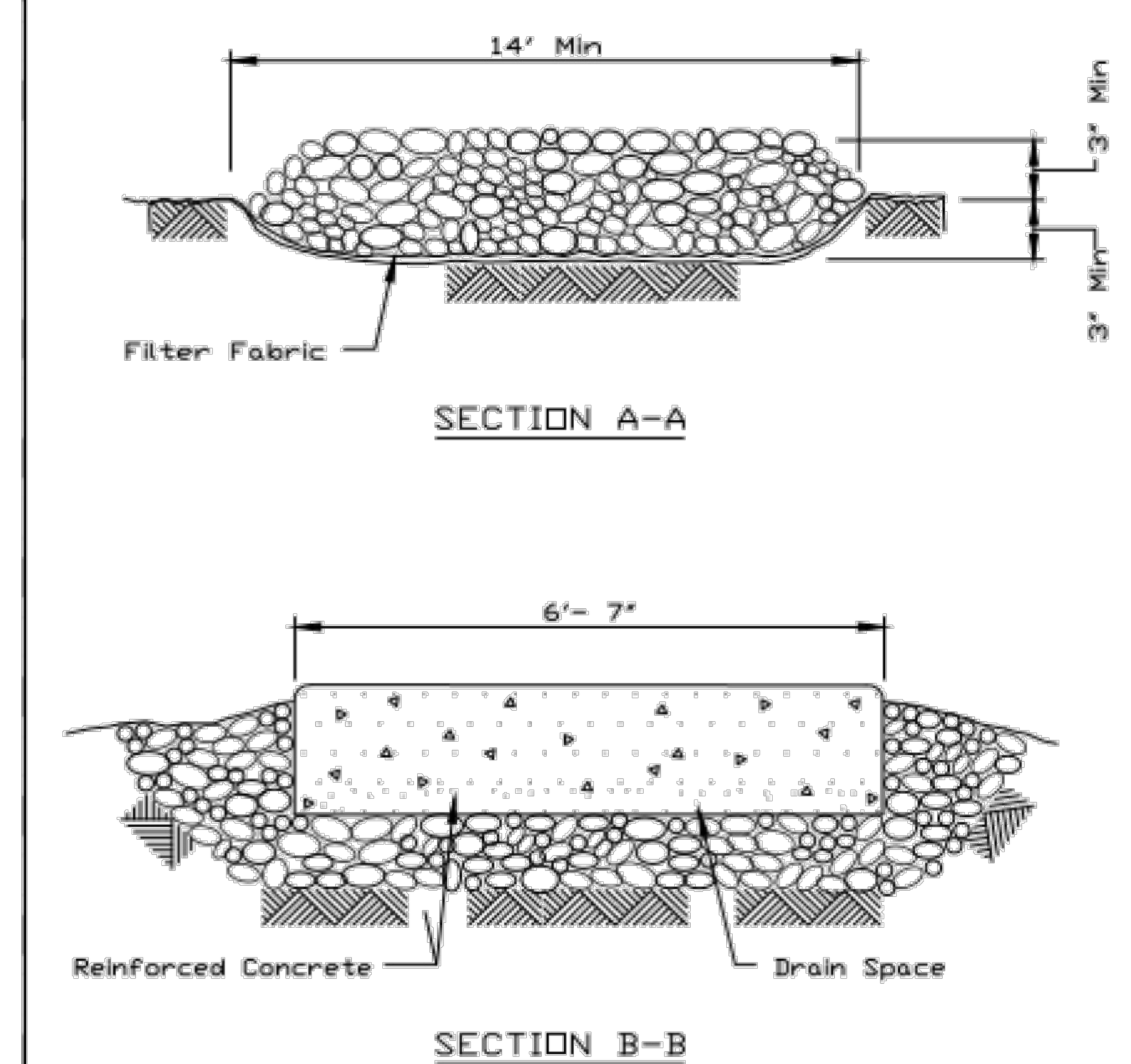
STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or 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	NRCS Natural Resources Conservation Service	STANDARD DWG. NO. IL-630
Project ______		SHEET 1 OF 2
Designed ______ Date ______		DATE 8-18-94
Checked ______ Date ______		
Approved ______ Date ______		

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE	NRCS Natural Resources Conservation Service	STANDARD DWG. NO. IL-630
Project ______		SHEET 2 OF 2
Designed ______ Date ______		DATE 8-18-94
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Approved ______ Date ______		

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

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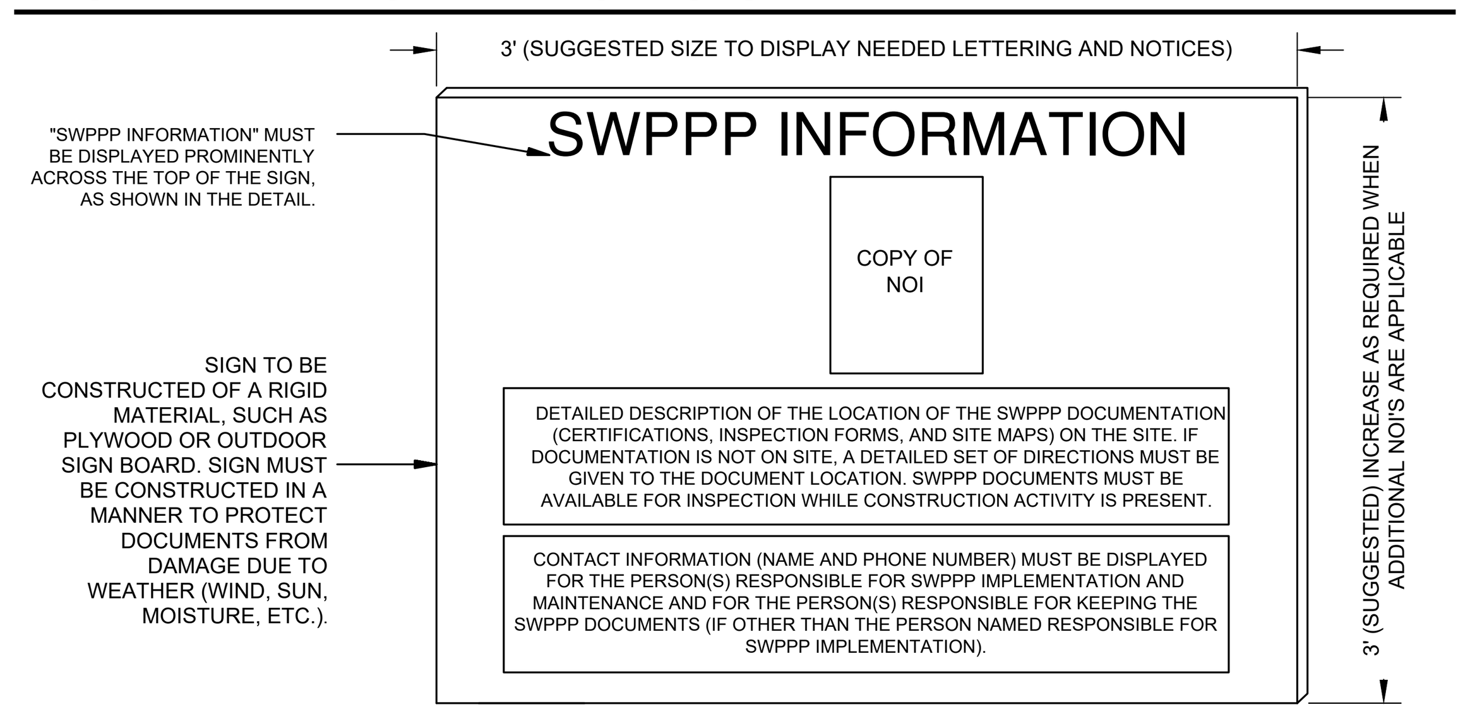
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

SWPPP INFORMATION SIGN



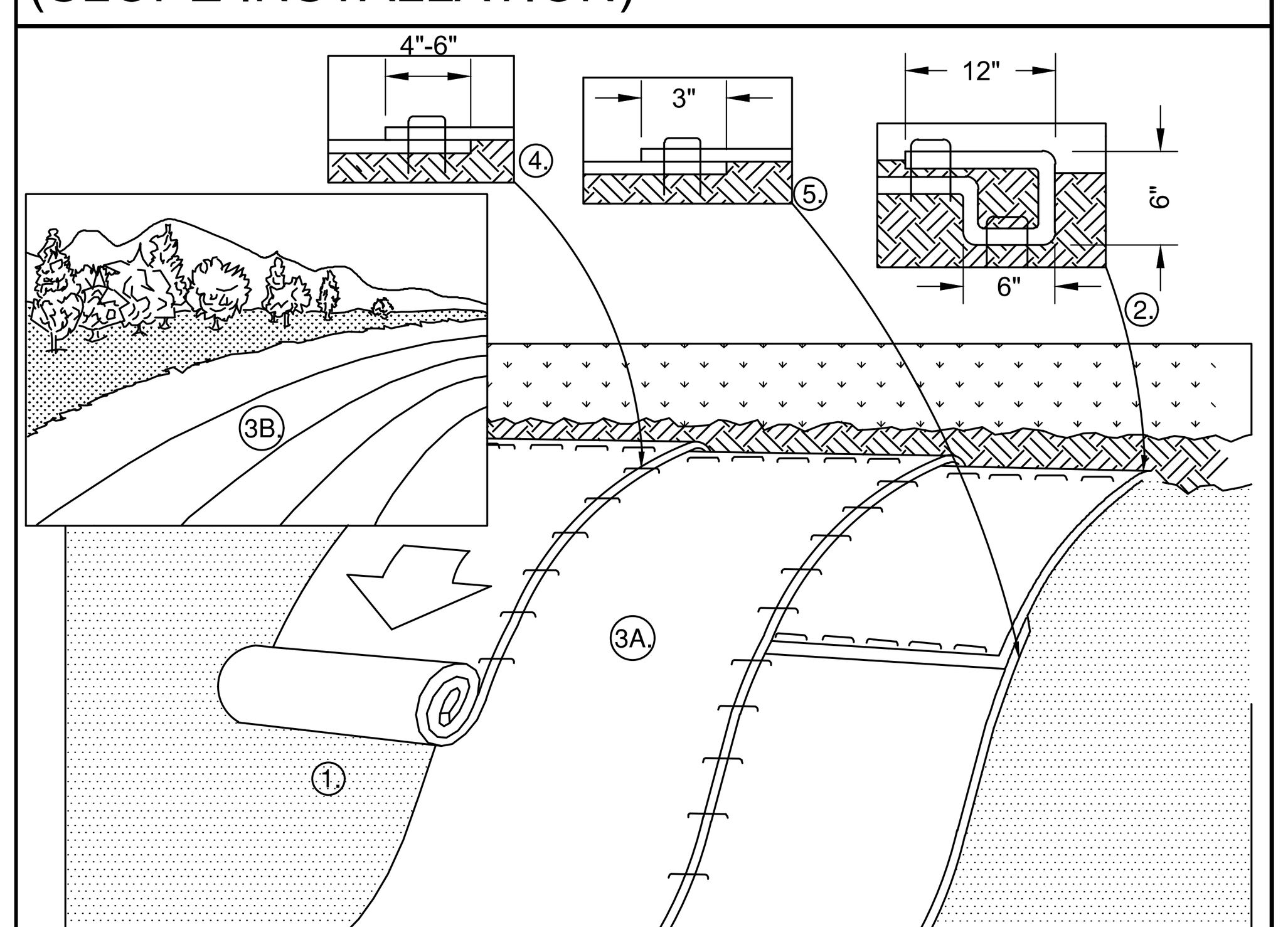
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

	2026									
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
TEMPORARY CONSTRUCTION EXITS										
TEMPORARY CONTROL MEASURES										
STRIP & STOCKPILE TOPSOIL										
ROUGH GRADE										
STORM FACILITIES										
SITE CONSTRUCTION										
PERMANENT CONTROL STRUCTURES										
FOUNDATION / BUILDING CONSTRUCTION										
FINISH GRADING										
LANDSCAPING/SEED/FINAL STABILIZATION										

1) SHADING SHOWN IS AN ESTIMATE FOR THE CONSTRUCTION SCHEDULE, CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION. 3) CONTRACTOR MUST KEEP RECORD OF ALL MAJOR DATES AS REQUIRED BY GENERAL PERMIT SECTION IV.D.2.B.

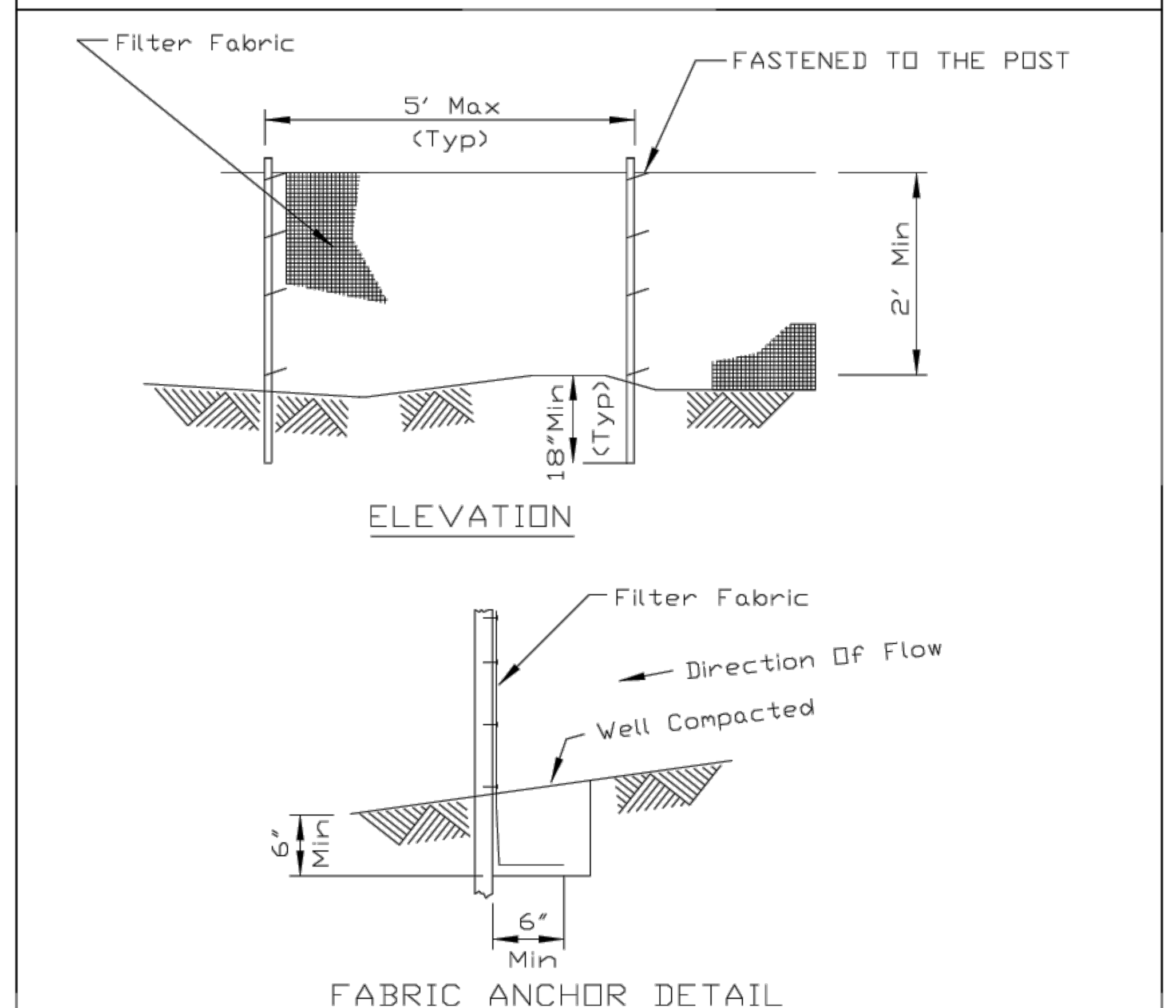
EROSION CONTROL BLANKET (SLOPE INSTALLATION)



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

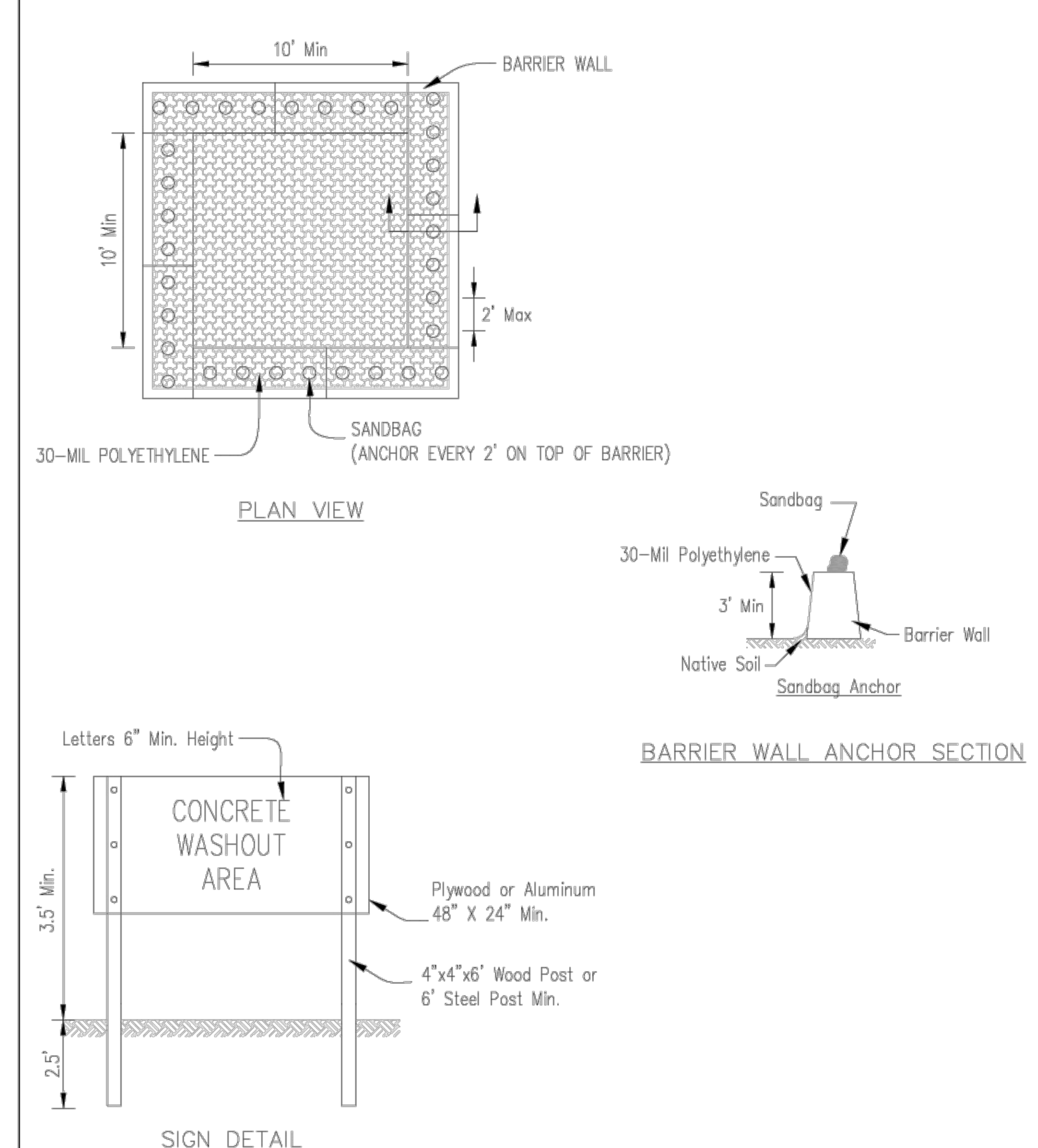
SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO. IUM-620A
Project ______		SHEET 1 OF 2
Designed ______ Date ______		DATE 04-15-2021
Checked ______ Date ______		
Approved ______ Date ______		

AUTOCAD2006



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

Sheet 3 of 3 | Drawing No. | File No. IUM-654BW

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

		Date
Designed		
Drawn	B. JOHNSON	6/08
Checked		
Approved		

ISSUED FOR

	DATE
1. OWNER REVIEW	02-24-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. AGENCY REVIEW	03-10-2026
5. ---	---
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REVISIONS

ITEM	DATE
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SHEET TITLE

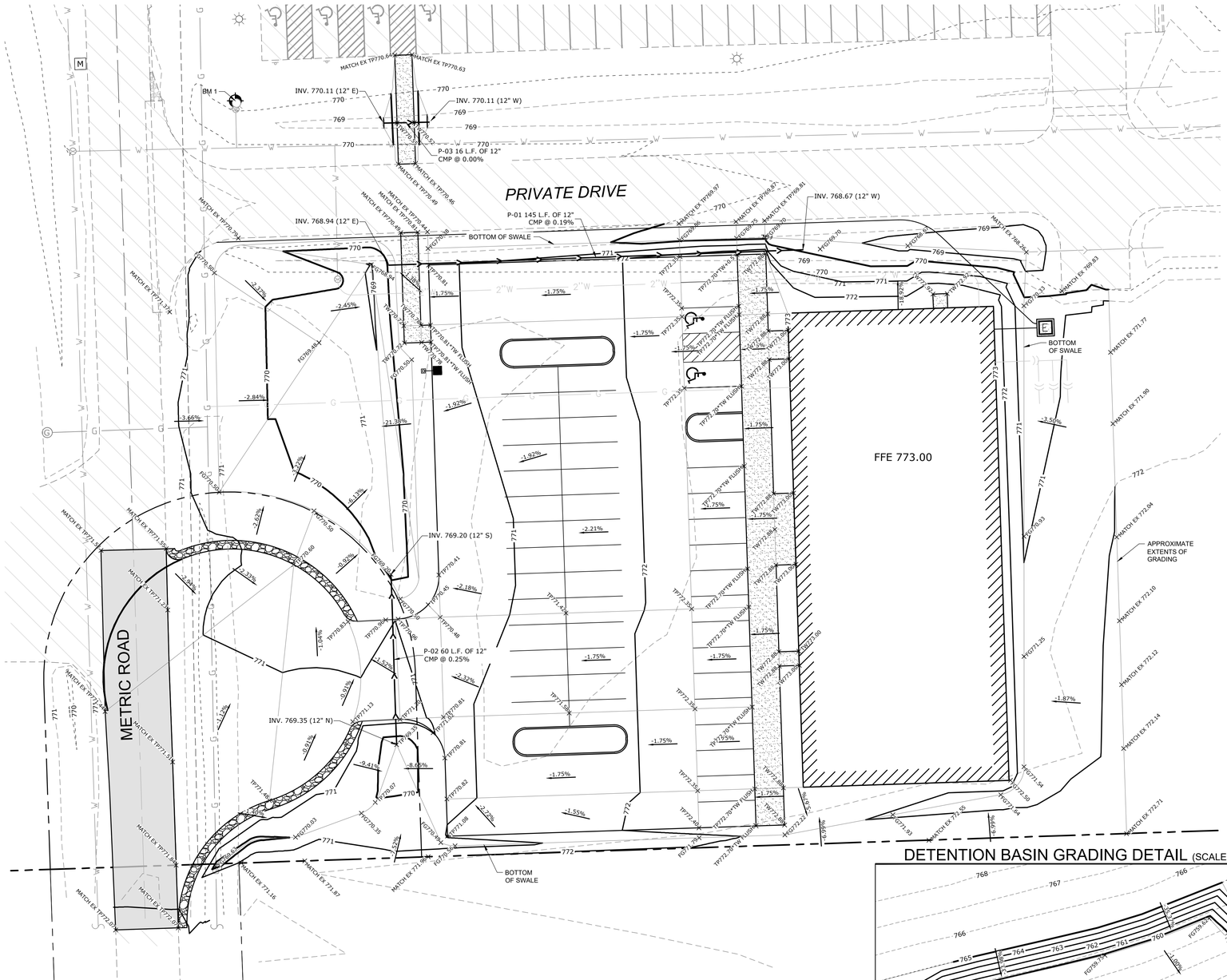
SWPPP DETAILS

DRAWN	TRS
CHECKED	LND
PM	RCS

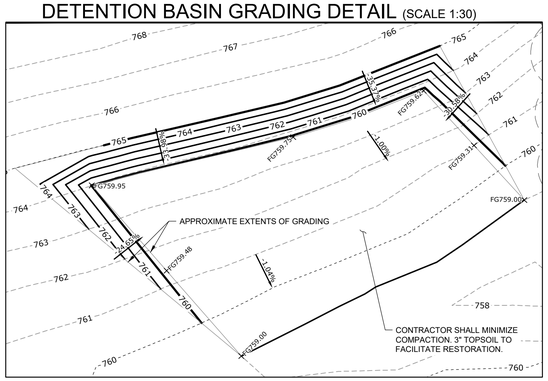
PROJECT NUMBER
SHEET NUMBER

20034

C07



DETENTION BASIN GRADING DETAIL (SCALE 1:30)



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
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- CO. PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- TW000.00 TOP OF WALK ELEVATION
- TP000.00 TOP OF PAVEMENT ELEVATION
- FG000.00 FINISHED GRADE ELEVATION
- TOW000.00 TOP OF WALL ELEVATION
- BOW000.00 BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

RIM ELEVATION DEFINITION

GRADING NOTES

1. 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.
2. 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.
3. 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.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.
5. 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.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. 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.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X CUT IN MUELLER BOLT ON FIRE HYDRANT	772.54
BENCHMARK 2 X CUT IN MUELLER BOLT ON FIRE HYDRANT	771.73

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

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REVISIONS

ITEM	DATE
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SHEET TITLE

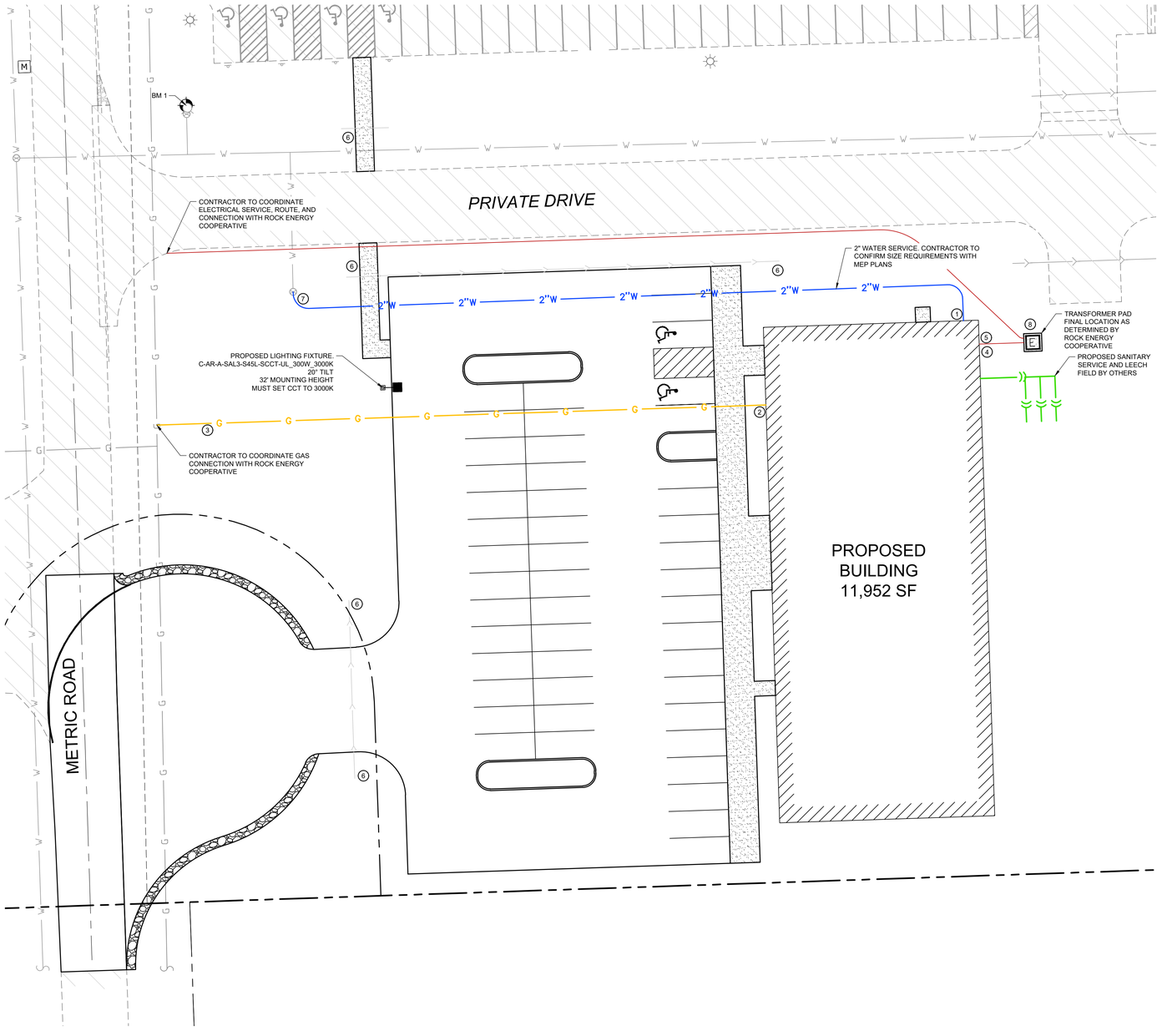
GRADING AND DRAINAGE PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

C08



LEGEND

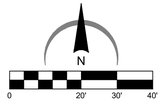
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE & FIXTURE

UTILITY KEY LEGEND

1. WATER METER AND PROPOSED WATER SERVICE. CONTRACTOR SHALL PURCHASE THE WATER METERS THROUGH THE VILLAGE OF ROSCOE WATER UTILITY DEPARTMENT.
2. GAS SERVICE ENTRY AND METER (RE: ARCH)
3. PROPOSED 1.5" SCH. 40 STEEL PIPE GAS SERVICE (COORDINATE INSTALLATION WITH ROCK ENERGY COOPERATIVE). 680 MBH - 680,000 MBH INPUT - 618 CU FT/HR HOUSE PRESSURE 7"W.C.
4. PROPOSED ELECTRICAL SERVICE WITH PAD MOUNTED TRANSFORMER (ELECTRIC 3 PHASE, 800 AMP 120/208 VOLTS, 4 WIRE) (CONTRACTOR TO COORDINATE CONNECTION WITH ROCK ENERGY COOPERATIVE PRIOR TO CONSTRUCTION)
5. PROPOSED PHONE SERVICE (8 PAIR, 4 LINES)
6. STORM SEWER, REFER TO DRAINAGE PLAN
7. CONNECT WATER SERVICE TO VALVE. SEE THIS SHEET FOR LOCATION.
8. CONTRACTOR SHALL INSTALL A 4" SCH. 40 PVC CONDUIT FOR THE PROPOSED ELECTRICAL SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PROPOSED SERVICE WITH ROCK ENERGY COOPERATIVE.

UTILITY NOTES

1. THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE CITY RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
2. ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE OF ILLINOIS, VILLAGE OF ISLAND LAKE PUBLIC WORKS DEPARTMENT, AND ILLINOIS REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF ISLAND LAKE PUBLIC UTILITIES DEPARTMENT, ILLINOIS REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES.
3. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
4. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS 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 CONTROL PRIOR TO PROCEEDING WITH WORK.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. CONTRACTOR SHALL SET ALL CLEANOUTS, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.
8. CONTRACTOR SHALL COORDINATE THE WATER AND SEWER CONNECTIONS WITH THE VILLAGE OF ISLAND LAKE PUBLIC UTILITIES DEPARTMENT AND THE NORTHERN MORAINE WASTEWATER RECLAMATION DISTRICT (NMWRD).
9. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
10. SANITARY SEWER SERVICES SHALL BE 6" PVC, SDR 26 IN ACCORDANCE WITH ASTM D-2241.
11. CONNECT SANITARY SEWER, CROSSING RIVER ROAD, TO EXISTING MANHOLE BY CORE DRILLING AND USING FLEXIBLE RUBBER BOOT PER ASTM C-442 AND C-923 W/ STAINLESS STEAL BANDS.



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REVISIONS

ITEM	DATE
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SHEET TITLE

UTILITY PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

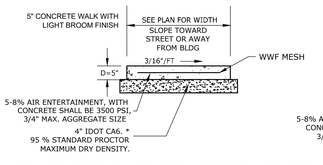
20034

C09

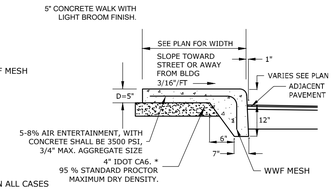
CONCRETE SIDEWALK DETAILS

NOT TO SCALE

STANDARD SIDEWALK



THICKENED EDGE SIDEWALK



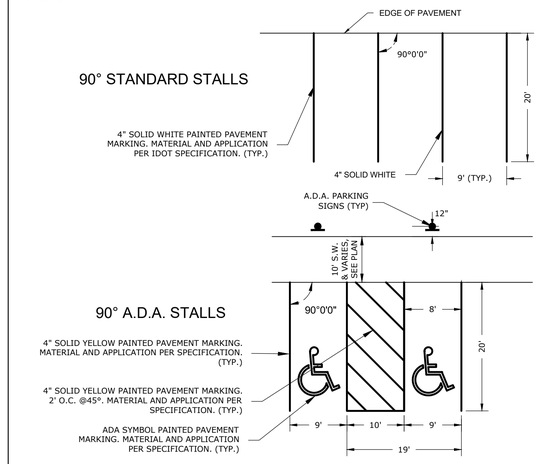
* TOP OF STONE SHALL EXTEND 6" BEYOND BOTTOM OF CONCRETE IN ALL CASES

NOTES:

1. SEE ARCHITECT SPECIFICATIONS FOR CONCRETE MIXTURE DETAILS
2. TOOLED JOINTS SHALL BE ± D AT 4' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" BITUMINOUS IMPREGNATED FIBERBOARD AT 40' CENTERS.

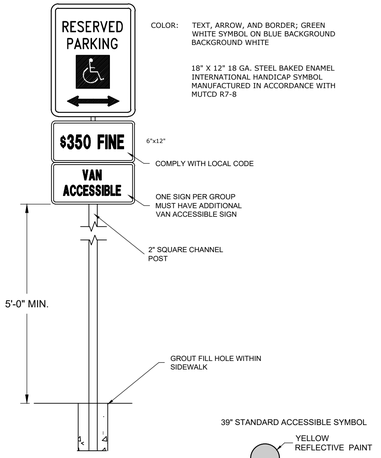
TYPICAL 90 DEGREE PARKING STRIPING DETAILS

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



COLOR: TEXT, ARROW, AND BORDER; GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND WHITE

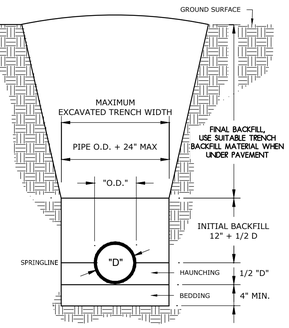
18" X 12" 18 GA. STEEL BAKED ENAMEL INTERNATIONAL HANDICAP SYMBOL MANUFACTURED IN ACCORDANCE WITH MUTCD R7-8

COMPLY WITH LOCAL CODE

ONE SIGN PER GROUP MUST HAVE ADDITIONAL VAN ACCESSIBLE SIGN

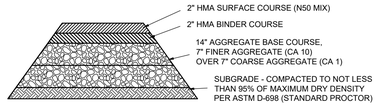
ACCESSIBLE SYMBOL

PIPE EMBEDMENT



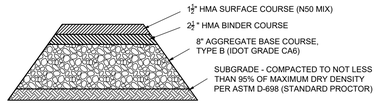
STANDARD DUTY ASPHALT PAVEMENT (ROW)

NOT TO SCALE



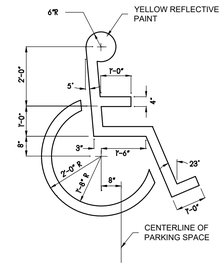
STANDARD DUTY ASPHALT PAVEMENT

NOT TO SCALE



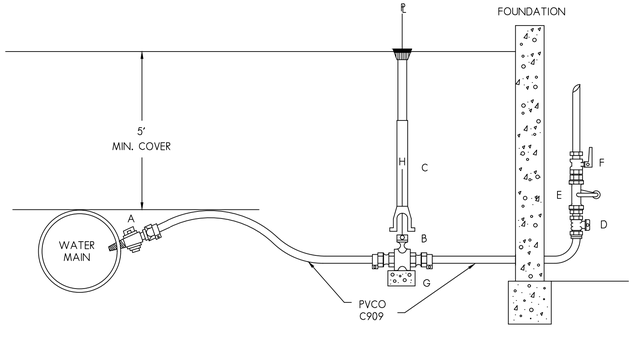
TYPICAL ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE



WATER SERVICE DETAIL

NOT TO SCALE



ITEM	DESCRIPTION	SIZE
A	CORPORATION STOP	3/4"-2"
B	CURB STOP	3/4"-2"
C	CURB BOX	EXTENDABLE
D	METER STOP	3/4"-2"
E	METER SPREAD	5/8"-2"
F	METER STOP HOUSE SIDE	5/8"-2"
G	BRICK	CEMENT
H	ROD	36"

ARC DESIGN RESOURCES INC.
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	01-28-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. AGENCY REVIEW	03-10-2026
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REVISIONS

ITEM	DATE
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SHEET TITLE

DETAILS

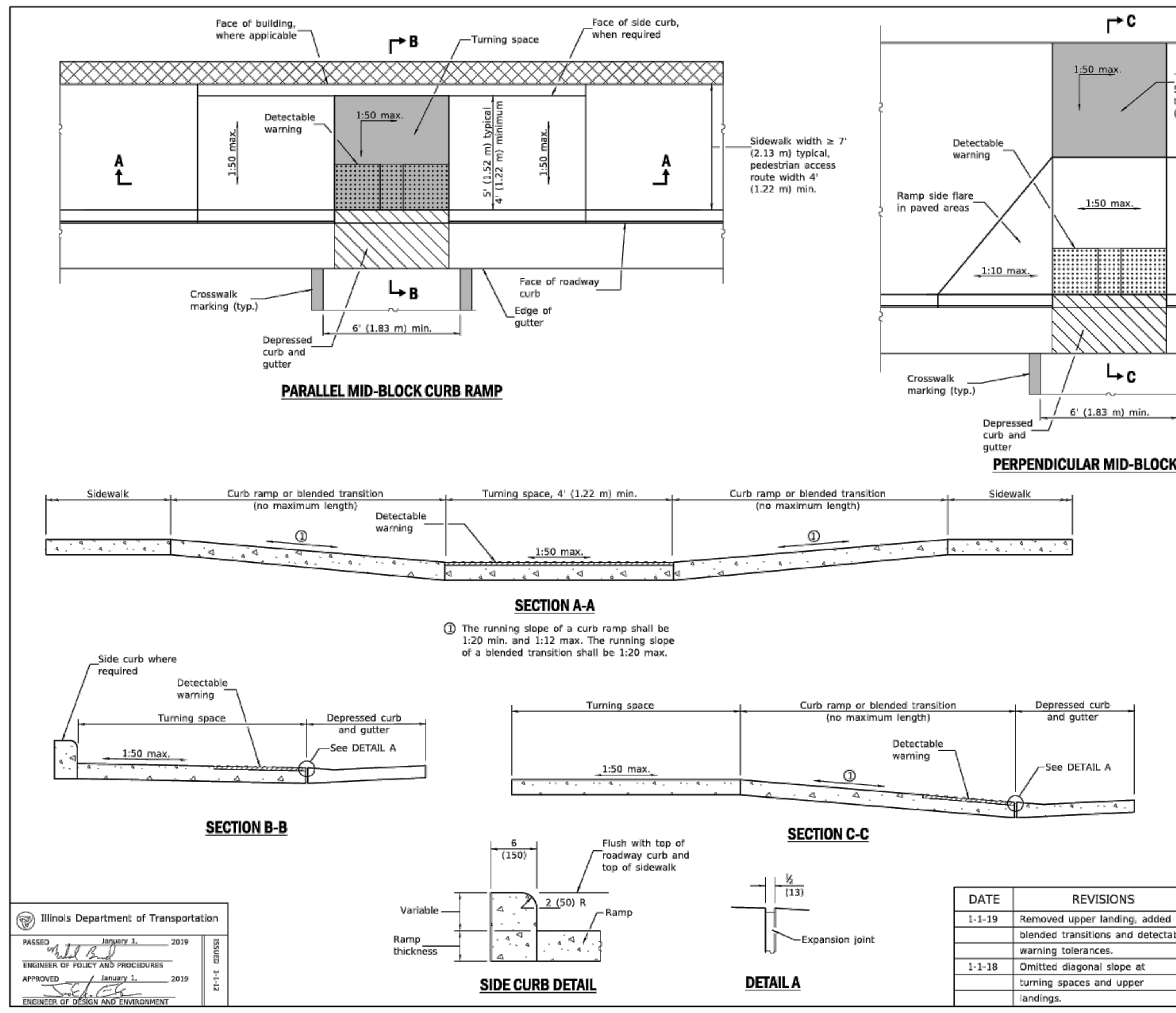
DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

C10

Item # 2.



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transitions and detectable
	warning tolerances.
1-1-18	Omitted diagonal slope at
	turning spaces and upper
	landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS

STANDARD 424016-05

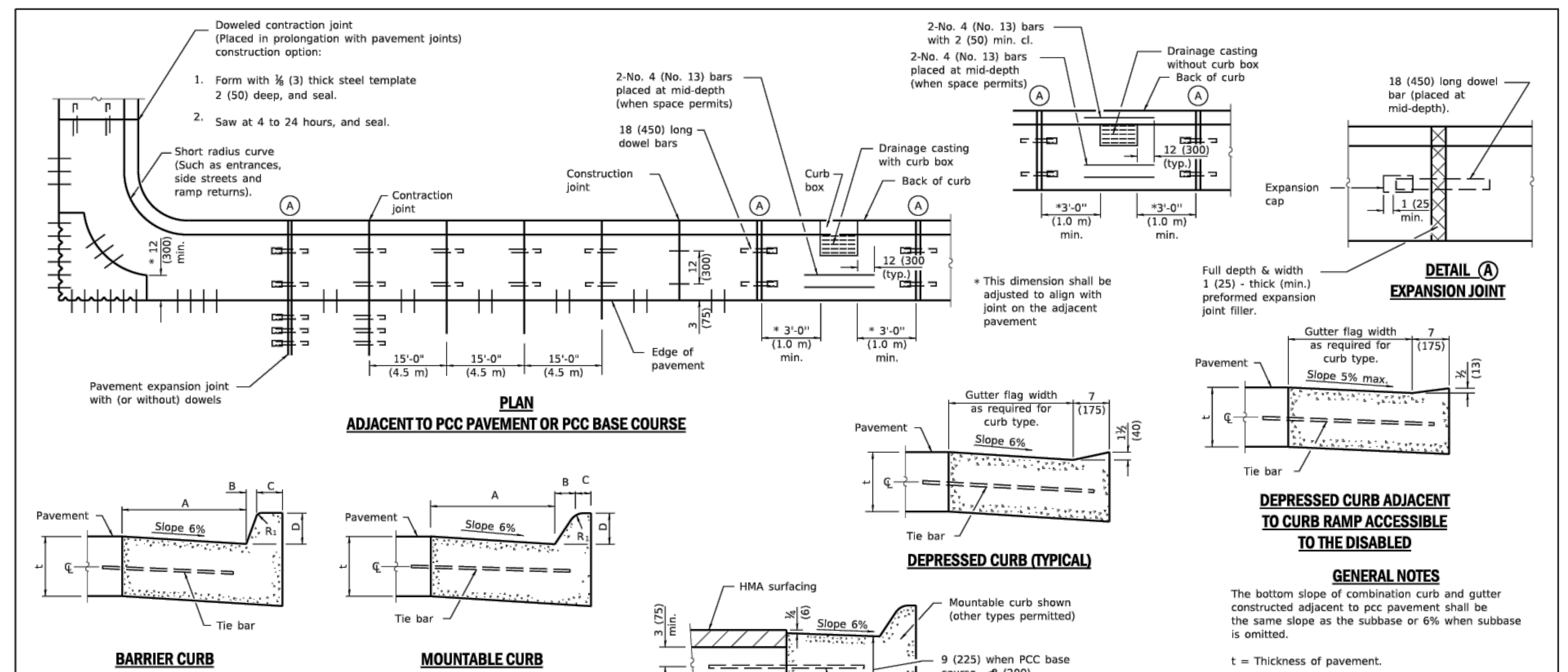
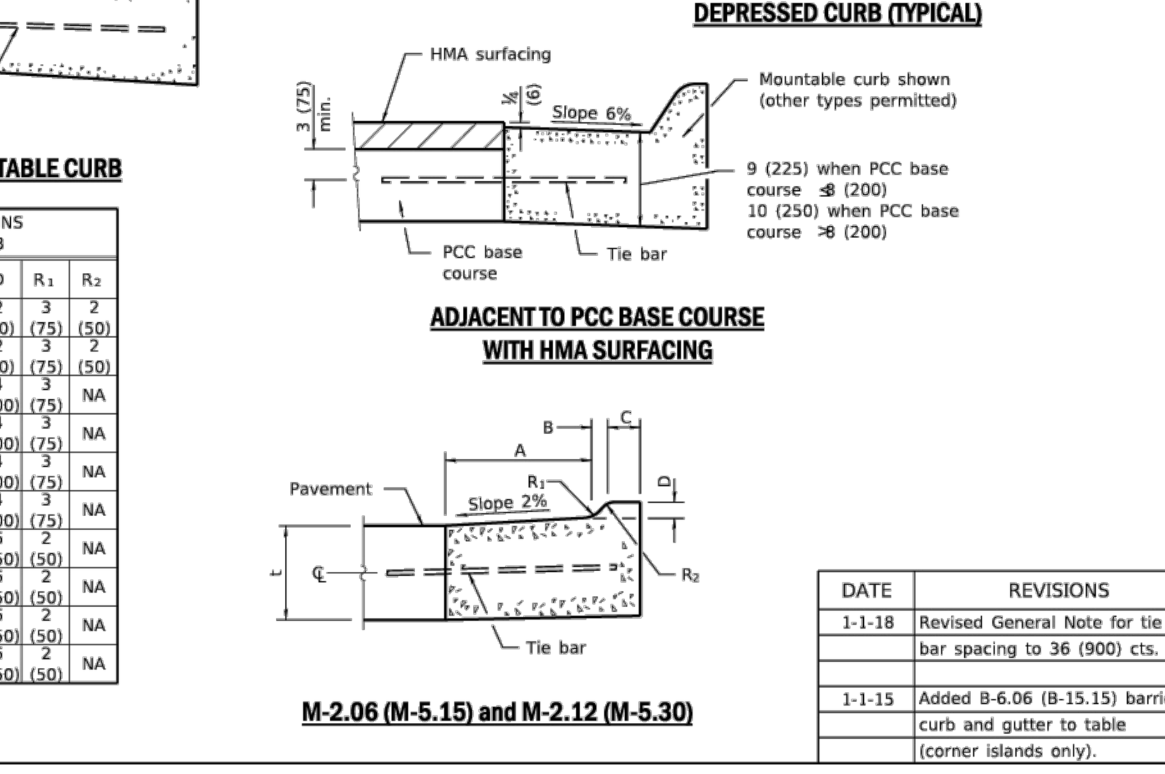


TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

Illinois Department of Transportation
PASSED January 1, 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97



GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

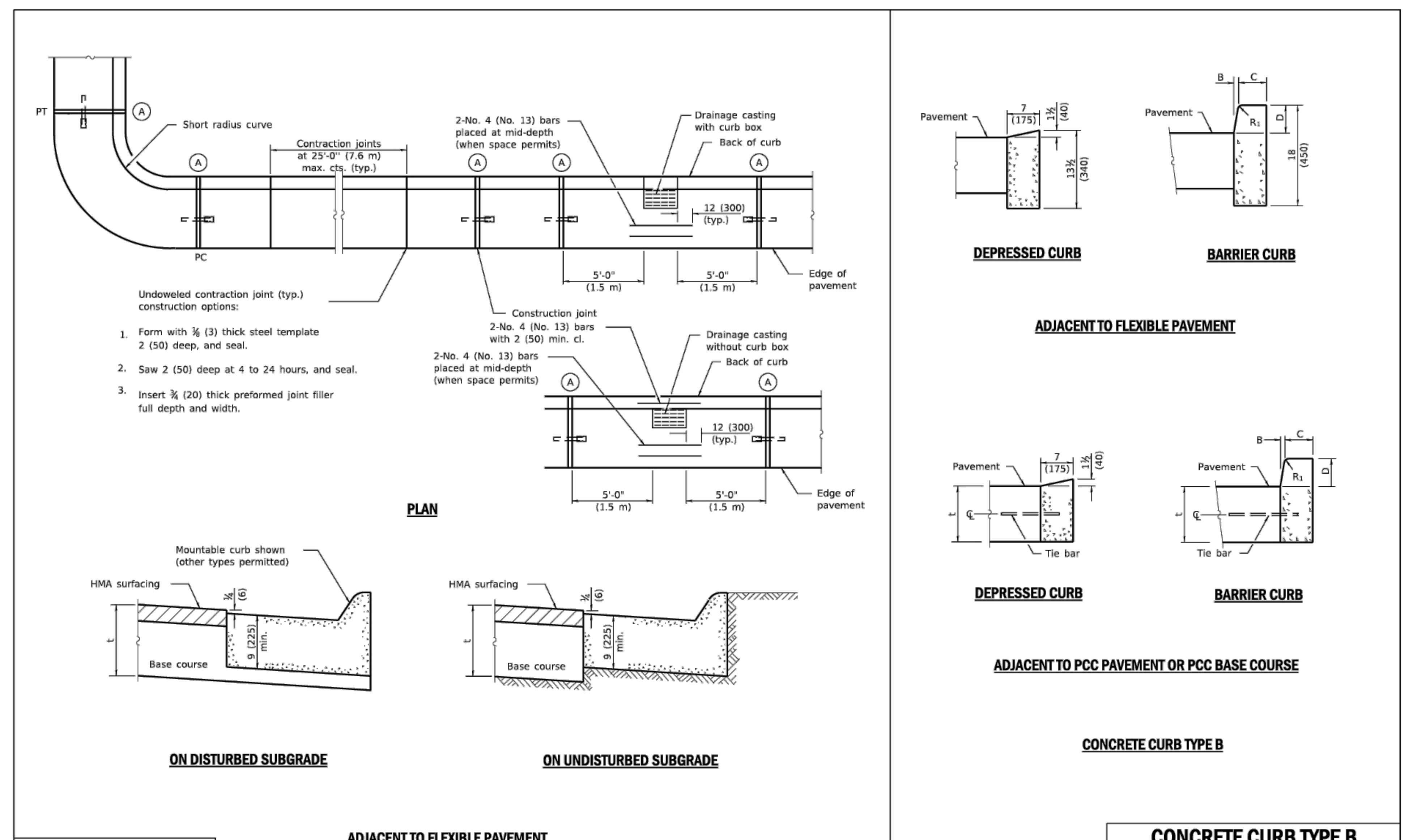
See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier
	curb and gutter to table
	(corner islands only).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-07



Illinois Department of Transportation
PASSED January 1, 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018
ENGINEER OF DESIGN AND ENVIRONMENT

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-07

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SHEET TITLE

DETAILS

DRAWN	TRS
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PROJECT NUMBER
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20034

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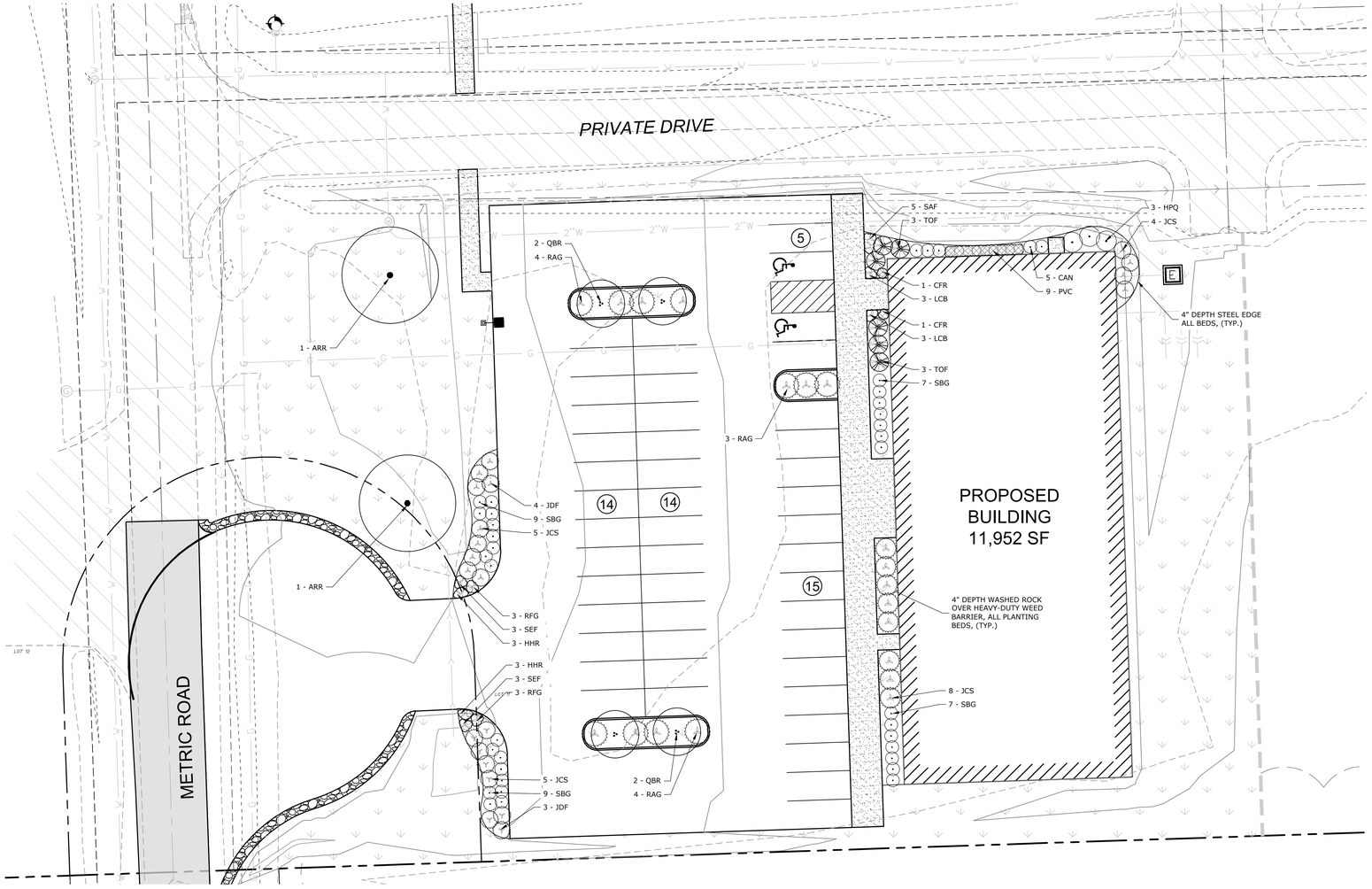
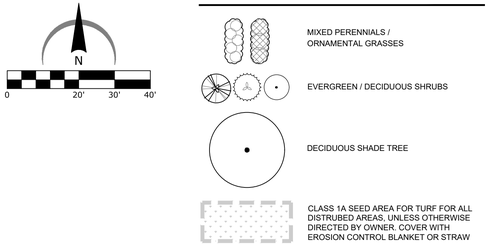


PLANT LEGEND



PLANT LIST

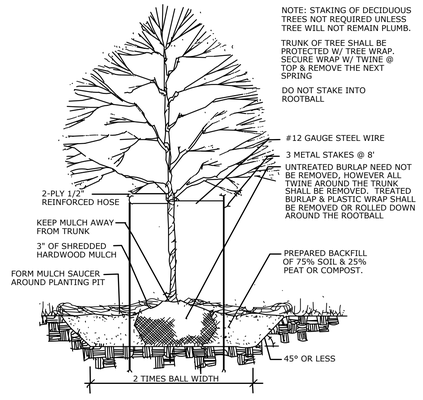
KEY	QTY	Botanical Name / COMMON NAME	SIZE	REMARKS
ARR	2	Acer rubrum x 'Radiance' RADIANCE HYBRID RED MAPLE	2.5"	DECIDUOUS
QBR	2	Quercus bicolor 'Robur' ENGLISH RED OAK	2.5"	DECIDUOUS - UPRIGHT
CAN	5	Ceanothus americanus NEW JERSEY TEA	5 GAL.	NATIVE DECIDUOUS SHRUB
HPQ	3	Hydrangea panniculata 'Bulk' QUICK FIRE HYDRANGEA	5 GAL.	
JCS	12	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL.	EVERGREEN
SBG	32	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	5 GAL.	
RAG	11	Rhus aromatica x 'Gro-lo' GRO-LOW FRAGRANT SUMAC	5 GAL.	
TOF	6	Thuja occidentalis 'Fire Chief' FIRE CHIEF GLOBE ARBORVITAE	5 GAL.	EVERGREEN ROUND/COMPACT
CFR	2	Calamagrostis x 'Karl Foerster' KARL FOERSTER FEATHER REED GRASS	GAL.	3'-0" O.C. - ORN. GRASS
HHR	6	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILLY	GAL	2'-0" O.C. PERENNIAL
LCB	6	Lobelia cardinalis 'Black Truffle' BLACK TRUFFLE CARDINAL FLOWER	GAL	2'-0" O.C. PERENNIAL
PVC	9	Pannicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCH GRASS	GAL.	3'-0" O.C. - ORN. GRASS
RFG	6	Rudbeckia fulgida 'Goldstrum' BLACK EYED SUSAN	GAL	2'-0" O.C. PERENNIAL
SAF	5	Sedum spectabile 'Autumn Fire' AUTUMN FIRE SEDUM	GAL	2'-0" O.C. PERENNIAL
SEF	6	Salvia x 'East Freisland' EAST FREISLAND SALVIA	GAL	2'-0" O.C. PERENNIAL

LANDSCAPE COMPLIANCE DATA

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
PARKING PERIMETER	METRIC ROAD - 89 L.F. AT DEDICATED R.O.W.	METRIC ROAD - 30 SHRUBS (1 SHRUB PER 3 L.F. W/ MIN. 36" HEIGHT + MIN. 50% OF LENGTH	35 SHRUBS AT 36" HEIGHT + 50% OF LENGTH
PARKING / INTERIOR	48 PARKING STALLS W/ THREE PARKING ISLANDS	5 TREES (2 PER DOUBLE STALL, 1 PER SINGLE)	5 TREES
BUILDING FOUNDATION	238 L.F. (TOTAL OF EA. FACADE THAT HAS A SETBACK)	190 L.F. (80% OF FACADE L.F.)	198 L.F. (83% OF REQ.)

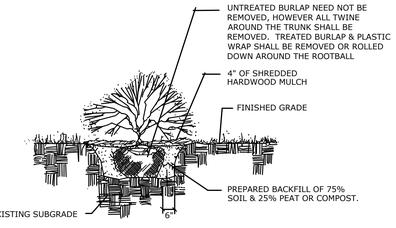
PLANTING NOTES

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING J.U.L.I.E. AT '811'. FOR REGIONAL LOCATING, CONTACT "DIGGER'S HOTLINE". ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF 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.
3. FOR DETAILS PERTAINING TO UTILITIES, EASEMENTS, GRADING, RETAINING WALLS, LAYOUT, GEOMETRY, WETLAND/FLOOD PLAIN DELINEATIONS, ETC., OR OTHER TRADES REFER TO ARCHITECTURAL AND CIVIL ENGINEERING PLANS AND/OR OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SOD/SEED. ROTO-TIL, DISC, DRAG, HARROW OR HAND RAKE SUB GRADE TO A DEPTH OF 4" IN ALL LAWN AREAS AND REMOVE CONSTRUCTION DEBRIS, 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.
6. ALL DISTURBED AREAS ARE TO RECEIVE MINIMUM 6" OF TOPSOIL AND BE FINISHED WITH MULCH, STRAW MULCH, SEED, SOD, ETC. OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SOD NOTES FOR ACCEPTANCE DETAILS).
7. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.
8. PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.
9. SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 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.
10. ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
11. PLANT SYMBOLS ILLUSTRATED ON THIS PLAN ARE A GRAPHIC REPRESENTATION OF PROPOSED PLANT MATERIAL TYPES AND ARE INTENDED TO PROVIDE FOR VISUAL CLARITY. HOWEVER, THE SYMBOLS DO NOT NECESSARILY REPRESENT ACTUAL PLANT SPREAD AT THE TIME OF INSTALLATION. SIZES AND/OR SPREAD ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS AT THE TIME OF INSTALLATION; MATURE GROWTH MAY EXCEED FIGURES LISTED.
12. ANY PLANT MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED 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 UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
13. UPON INSPECTION AND ACCEPTANCE OF ALL LANDSCAPE ITEMS BY LANDSCAPE ARCHITECT AND/OR OWNER THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES 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).
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES 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.
16. PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "VEE" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUS BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.
17. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED CONTINUOUS WITH 3" DEPTH SHREDDED HARDWOOD MULCH, SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN IN A PLANTING BED SHALL BE MULCHED WITH A 3'-0" DIAMETER CIRCLE. EVERGREEN TREES SHALL BE MULCHED TO OUTER-MOST BRANCHES AT THE TIME OF INSTALLATION.
18. CONTRACTOR TO SEED ALL LAWN AREAS AS INDICATED ON PLAN. SEEDED LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEEDED LAWN AREAS SHALL BE COVERED WITH STRAW MULCH OR EROSION CONTROL NETTING. CONSISTING OF HAND OR MACHINE APPLICATION AT A RATE OF 2 TON PER ACRE. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE. INSTALL PER METHOD 1, SECTION 251, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
19. ALL SEEDED LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 0-17-17 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 17-30-10 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDED AREAS.
20. ACCEPTANCE OF GRADING AND SOD AND/OR 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. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS), REPLACEMENT (SOD) AND OTHER OPERATIONS 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 OR REPLACED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN ONE (1) SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

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WINNEBAGO COUNTY

WAYNE LENSING
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(815) 389-7917

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REVISIONS

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SHEET TITLE

LANDSCAPE PLAN

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PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

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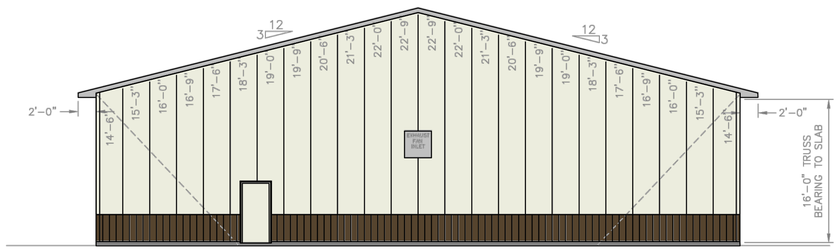
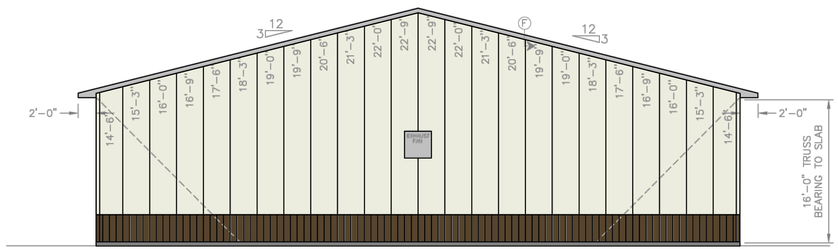


ELEVATION C

SCALE: 1/8" = 1'-0"



ELEVATION D

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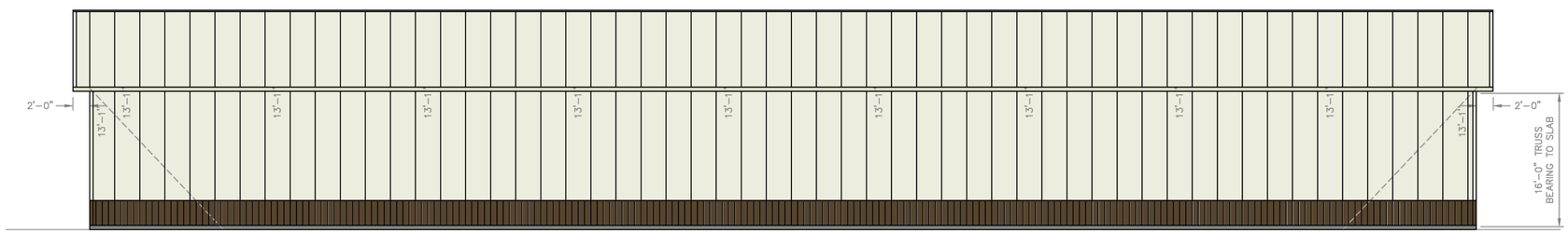
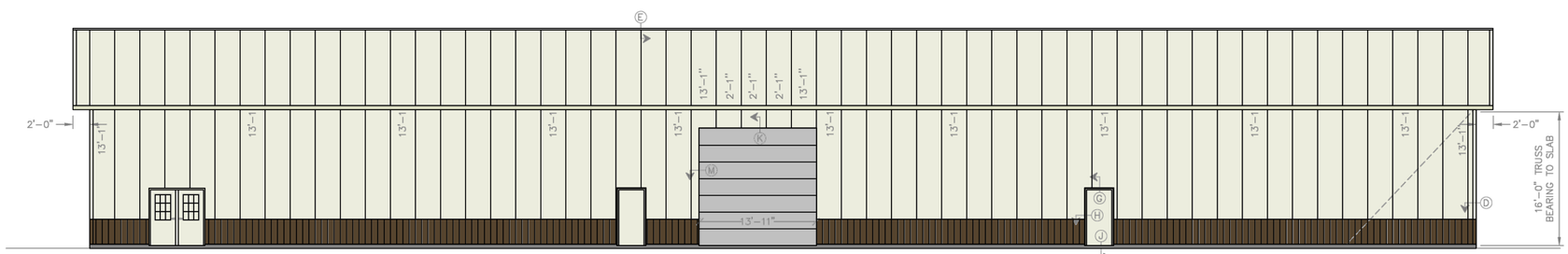


ELEVATION A

SCALE: 1/8" = 1'-0"



ELEVATION B

SCALE: 1/8" = 1'-0"

NOTES:

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CHECKED :
APPROVED:

MICHAEL ALLEN BLUE
REGISTERED
No. 10700131
STATE OF INDIANA
ARCHITECT

1/20/26

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BORKHOLDER BUILDINGS

A BUILDING DESIGNED ESPECIALLY FOR:

LENSING MUSEUM

PROJECT 402-14-232

DEALER HAASE BUILDERS

USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

CREATED : 31.Dec.25
SAVED : 09.Jan.26

REVISIONS

MB402232.DWG

Scale: 1/8" = 1'-0"

5 OF 9

CONCRETE:

1. Minimum 28 day compressive strengths pounds per square inch (psi): pads & footings – unreinforced 2500, reinforced 3000; slab on grade – 3500. Unless plasticisers are used, slump shall be 4". No water shall be added at the job site.

2. All concrete exposed to weather shall have 5% minimum and 7% maximum entrained air.

3. All reinforcement shall be grade 60, deformed, conform to ASTM A–615, A–616, A–617 or A–706, and located within a 1/2" of the position shown in the project drawings and/or these specifications. Structural rebars shall not be welded.

4. Unless noted otherwise, horizontal bars shall be lap spliced as follows: #3 – 16", #4 – 24", #5 – 36".

5. Reinforcement shall be secured so as not to move while concrete is being poured. Cover shall be: Cast against earth – 3"; other bars #6 & larger – 2"; all other bars – 1 1/2".

6. Welded wire reinforcement (WWR) shall be used as shown in the project drawings. WWR shall conform to ASTM A–185 and be within the top third of the slab depth. Lap WWR 2 cross wires plus 2".

7. Remove all vegetation, roots, topsoil debris and any soft material encountered from beneath the slab on grade and/or foundations. All fill shall be a well graded granular material such as pit run sand and gravel or crushed stone. Do not use potentially expansive materials.

8. Place all fill in lifts no higher than 8" and compact with equipment expressly designed for soil compaction to 95% Modified Proctor Density.

9. Except for buildings where migration of moisture through the slab will not be detrimental, and for particularly dry building sites, a 6 mil polyethylene vapor retarder with joints lapped 6 inches minimum shall be placed between the base course or subgrade and the concrete floor slab. On particularly wets sites under floor and/or perimeter drains shall be installed as required.

10. Formwork shall be clean & lubricated before pouring. Forms and skirt boards shall be braced by the concrete contractor as required to remain straight & true during pouring. All untreated wood shall be removed after pouring.

11. Concrete shall be consolidated by vibration or equal so that it is thoroughly worked around rebars, into corners, etc., so there is no honeycombing, pitting, nor planes of weakness. Vibrators shall not be used to transport concrete within forms.

12. The interior slab shall have a troweled finish. Exterior flatwork shall have a non–slip broom finish. Premature drying of the concrete shall be prevented by application of an approved curing compound or equal.

13. Concrete shall not be placed when air temperature is below 40° F unless in accordance with Chapter 14 of "Design and Control of Concrete Mixtures" by the Portland Cement Association. (A free copy is available from the engineer.)

14. The concrete contractor shall install perimeter insulation as shown in the drawings or other approved manner.

15. The concrete contractor shall not damage structure, ducts, water lines, et. al.

16. Excess concrete shall not be dumped at the jobsite. Removal of such concrete shall be by the concrete contractor.

17. The concrete contractor shall provide pads for mechanical and electrical equipment. Size, location and thickness (4" minimum) shall be coordinated with the appropriate contractor.

18. The concrete contractor shall provide a 4" min. thick landing at each service door. The top of the landing shall be equal to the top of the interior floor slab. The landing shall slope outward 1/4"/12" maximum. Minimum width perpendicular to the building shall be 5'. Minimum length parallel to the building: 3/0 door – 5', 6/0 door 7'. Landings shall be located so that parallel to the building there is 2' from the latch side of the door to the edge of the landing.

19. As required by local regulation, the concrete contractor shall obtain the appropriate permits, notify the building authority of construction progress, and ensure that inspections are made.

20. If included in his scope of work, the concrete contractor shall provide exterior flatwork, ramps, et.al. as noted under "ACCESSIBLE ROUTE" in these specifications.

WOOD STRUCTURE:

1. General applying to all: unless specifically noted otherwise in these drawings,

a) NO ONE shall cut, notch nor drill ANY headers, beams, posts, girts, purlins and flanges of I joists.

b) The WEBS of I–joists may only be cut in strict accordance with the manufacturer's instructions.

c) Vertical wood studs are permitted to be cut or notched to a depth not exceeding 25 percent of its width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.

d) Any member repairs or replacement shall be in accordance with the written instructions of the engineer and at the expense of the those damaging the structure, including engineering fees.

e) Wood trusses shall not cut, notched, drilled, spliced or otherwise altered without approval from a liscenced professional engineer.

f) Notching at the ends of rafters or ceiling joists shall not exceed one–forth the depth. Notches in the top of or bottom of the rafter or ceiling joist shall not exceed one–sixth the depth and shall not be located in the middle one–third of the span, except that a notch not exceeding one–third of the depth is permitted in the top of the rafter or ceiling joist not further from the face of the support than the depth of the member. Hole bored in rafters or ceiling joists shall not be within 2 inches of the top and bottom and their diameter shall not exceed one–third the depth of the member.

2. Dimension lumber shall be designed in accordance with the latest edition of the National Design Specification for Wood Construction (ANSI/AF&PA NDS) and its supplement.

3. Metal plate connected wood trusses shall be designed in accordance with the latest edition of the National Design Standard for Metal Plate Connected Wood Truss Construction (ANSI/TPI 1).

4. All members shall be the size, grade, and species as shown on these drawings.

5. SYP shall designate Southern Pine lumber kiln dried to 19% moisture content.

6. MSR shall designate Machine Stress Rated lumber.

7. LVL or Micro=Lam shall designate Laminated Veneer Lumber.

8. SPF shall designate Spruce–Pine–Fir lumber surface dry.

9. PT shall designate pressure preservatively treated lumber.

10. Nail–Lam shall designate posts fabricated from three or more plies of 2x6 (minimum) #1 SYP, PT where in ground contact

11. PLBM shall designate plated beams which are fabricated by stacking MSR lumber and joining with metal connector plates.

12. Pressure preservatively treated wood shall be: a) treated with waterborne preservative, b) treated in accordance with standard C2 of the American Wood Preservers Association for above ground use, or ground contact as applicable and c) bear the quality mark of an approved inspection agency.

13. Unless Noted, bracing shall be 2x4 #2 SPF located as shown on the plans and attached as shown in the fastener schedules.

14. Unless noted otherwise, all sidewall bearing posts shall be carefully notched for truss bearing. The bearing surface shall be smooth, flush, and in tight contact with the truss.

SITE PLAN NOTES:

1. Provide accessible parking stalls per code. (One minimum) Stalls shall be located on the shortest accessible route to an accessible building entrance.

2. Each required entrance or exit shall be accessible.

3. This is not a boundary survey, drainage plan, grading plan, excavation plan, utility plan nor landscaping plan. All or any of these that may be required to comply with local requirements shall be provided by others.

4. This is a location plan for the purposes of demonstrating building code compliance only and is based on information supplied by the owner and/or contractor. Property lines shall be field verified by a registered land surveyor as required.

5. It is the responsibility of each contractor and each subcontractor to ensure that all utilities, including but not limited to gas lines, electric cables, water lines, et. al., are located before any excavation work is begun. CALL BEFORE YOU DIG.

6. It is the responsibility of the contractor laying out the building to field verify the location and orientation of the building with the owner.

7. All roofs, paved areas, yards, etc. shall drain into a separate storm sewer system, or an approved place of disposal.

STEEL PANELS used as SIDING, ROOFING, and TRIM:

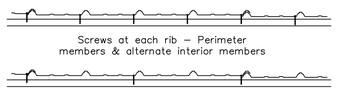
1. Shall be fabricated from 0.0149 inches minimum nominal thickness steel with galvanized or galvalume coating.

2. Shall be prefinished with siliconized polyester or, Kynar 500 fluorocarbon paint system, or unfinished galvalume.

3. Shall be fastened with #9 (minimum) self drilling wood screws equipped with neoprene rubber gaskets penetrating 1 1/4" into the lumber supports. Screws into treated lumber shall be stainless steel all others galvanized.

4. Unless noted otherwise, all screws shall be installed in the flats except that screws attaching trims over the siding or roofing shall be installed through the ribs.

5. Unless noted otherwise, the sheeting fastener pattern shall be as shown below.



Screws at each rib – Perimeter members & alternate interior members

Screws at each lap & center rib at alternate interior members

ERECTION:

1. It is the responsibility of each contractor and/or the owner to properly receive and store materials without damaging them.

2. Post–frame buildings shall be erected in accordance with:

a) the 2013 (updated March 2015) edition of the "BCSI Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses" as published by the Truss Plate Institute (TPI) and the Structural Building Components Association (SBCA), including "BCSI –B10 Post–Frame Truss Installation & Bracing";

b) "Accepted Practices for Post–Frame Building Construction: Framing Tolerances" distributed by the National Frame Builders Association;

c) "Accepted Practices for Post–Frame Building Construction: Metal Panel and Trim Installation Tolerances" distributed by the National Frame Builders Association.

3. Post Backfill: shall be the inorganic portion of the excavated soil in accordance with ASABE EP Section 4.3.2 compacted to at least its pre–excavation density. Soil Type shall be a minimum of TYPE 4 FIRM SOIL (firm silty / clayey sand).

TOWN & COUNTRY STRUCTURAL FRAMING FASTENER SCHEDULE

IF THESE MEMBERS ARE USED ON THIS PROJECT, THEY SHALL BE FASTENED AS TABULATED BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. MEMBER TO MEMBER	4" RS	6" RS	16d Sinker	IN THIS TABLE, 'POST' MEANS BEARING POST. 'STUB POST' MEANS BLOCKING BETWEEN TRUSS & HEADER. REMARKS
Cleats to post	–	8	–	– GALVANIZED (GALV)
Skirt to post	–	3	–	– GALV
Girts to post	–	2	–	– GALV
Truss to stub post	–	8	–	– GALV 2X6 & 8 HEADERS
Truss to stub post	–	10	–	– GALV 2X10 & GTR HDRS
Truss heel to post	–	7	–	– GALV w/ bolts as shown
Truss bracing to truss	–	–	–	2 –
T brace to truss web	–	–	–	1 6" o.c.
End truss heel/top chord to post	–	6	–	– GALV
End truss bottom chord to post	–	3	–	– GALV
Purlin to truss	–	–	1	– In long purlin at lap
Purlin to purlin at laps	–	–	–	4 Clinched
Supports & Headers to post	–	–	–	– GALV Double no of nails
2x6	–	4	–	– at intermediate bearing
2x8 & 2x10	–	5	–	– post. See prints for
2x12	–	6	–	– larger &/ LVL headrs.
Knee brace to post	–	5	–	– GALV
Knee brace to each truss chord	–	–	–	5 Clinched
Joist hanger to post	–	1	–	– GALV EACH HOLE
Joist hanger to header	–	–	–	1 Each hole
Corner brace to girts & post	–	–	–	2 Clinch at girts
Multiple ply header ply to ply	–	–	–	1 8" o.c. staggered
Fascia to post	–	2	–	– GALV
Fascia to truss	–	–	–	2 –
2x4 blocking to truss	–	–	2	– Bird & overhang blocks
Boxing to headers	–	–	–	1 12" o.c.

PROPOSED BUILDING DATA

USE GROUP: B
CONSTRUCTION TYPE: V–B
BUILDING AREA: 11,952 SF

ALLOWABLE AREA TABLE 506.2: 9,000 SF
BUILDING PERIMETER: 476 LF
OPEN PERIMETER: 476 LF

If = (F/P – 0.25) W/30
P = 476
F = 476
If = (476/476 – 0.25) 30/30
If = .75

Aa = (9,000 + (9,000 x .75))
Aa = 9000 + 6,750
Aa = 15,750 SF (ALLOWABLE AREA)

TOTAL OCCUPANT LOAD: 37 PERSONS

SEE ROOM SCHEDULE ON PAGE #4
FOR OCCUPANT LOAD CALCULATIONS

REFERENCED CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2014 ILLINOIS PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
1997 ILLINOIS ACCESSIBILITY CODE

SEISMIC DESIGN CRITERIA

Seismic Importance Factor – 1.0
Seismic Design Category – B
Site Class – D
Mapped Accelerations
SS – 0.111
S1 – 0.054
Spectral Response
SDS – 0.118
SD1 – 0.086

SNOW LOADS

Ground snow PSF..... 30
Snow exposure factor... 1.0
Thermal factor 1.1
Snow importance factor. 1.0
Flat roof snow PSF..... 23.1
Roof slope '..... 14.0
Roof slope factor ..... .93
Sloped roof snow PSF... 21.55

WIND DESIGN CRITERIA:

Basis (3) second gust
Basic wind speed --- 105 MPH
I, importance factor – 1.0
Wind exposure ----- C
2a, Length End Zone – 14'
Internal Press Coeff -- 0.18
C+C Pres roof/siding– 28.2 PSF

ROOF DESIGN LOADS:

Roof live load------ 20 PSF
Top chord dead load-- 7
Bottom chord live load– 0
Bottom chord dead load– 5

FOUNDATION DESIGN CRITERIA:

Required allowable soil bearing pressure -------- 2000 PSF

Field verify

NOTES:

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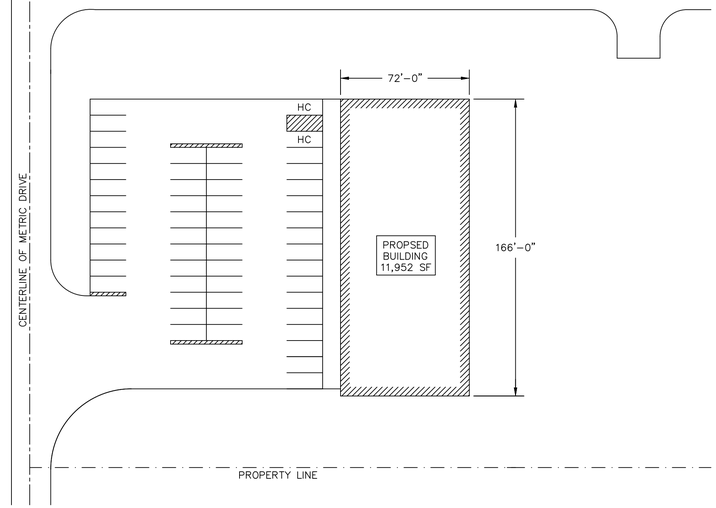
Designed in Accordance with the 2015 IBC Section 2306:
ASABE EP 484.2–Diaphragm Design of Metal Clad Post Rectangular Buildings
ASABE EP 486.1–Shallow Post Foundation Design
ASABE 559–Design Requirements and Bending Properties

SEE CIVIL PLANS FOR SITE DESIGN



PROJECT ADDRESS
13825 METRIC DRIVE
ROSCOE, ILLINOIS 61079

NORTH

SITE COMPLIANCE PLAN
SCALE: 1" = 40'–0"

C
B A
D

FIELD VERIFY
LOCATION & ORIENTATION
OF BUILDING WITH OWNER

DRAWN BY: MIKEB/GREGL
CHECKED :
APPROVED:

MICHAEL ALLEN BLUE
REGISTERED
No. 36700131
ARCHITECT
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BORKHOLDER BUILDINGS

LENSING MUSEUM

PROJECT 402–14–232

DEALER HAASE BUILDERS

USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

CREATED : 31.Dec.25
SAVED : 09.Jan.26

REVISIONS

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Scale : 1" = 40'

OF

1 9

NOTES:

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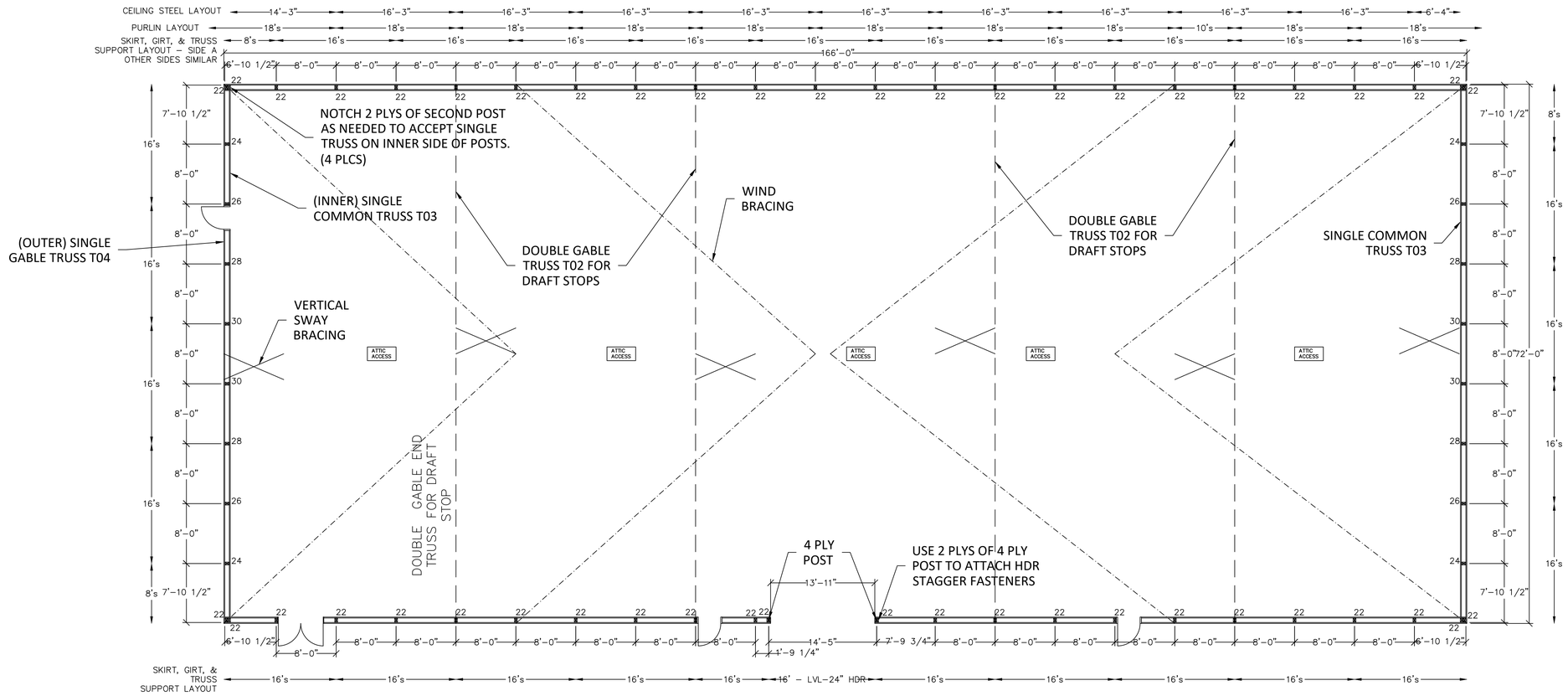
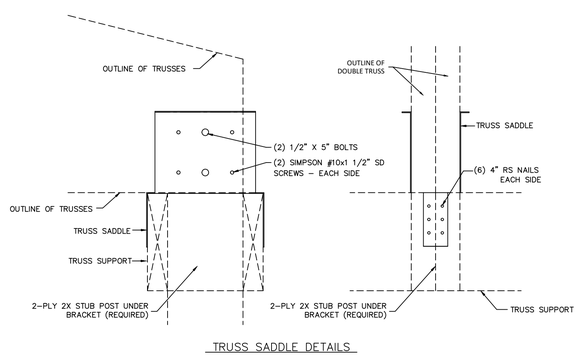
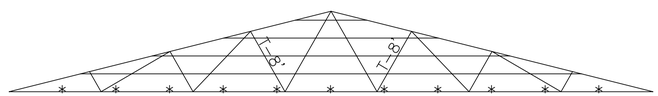


POST SETTING PLAN



TRUSS SADDLE DETAILS



TRUSS BRACING DIAGRAM

* = Designates Location of Continuous Lateral Braces
T = Designates Location of T Braces

A C D B

FIELD VERIFY LOCATION & ORIENTATION OF BUILDING WITH OWNER

MICHAEL ALLEN BLUE
REGISTERED
10700131
STATE OF INDIANA
ARCHITECT
1/20/26

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BORKHOLDER BUILDINGS

A BUILDING DESIGNED ESPECIALLY FOR:
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DEALER HAASE BUILDERS
USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

CREATED : 31.Dec.25
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REVISIONS

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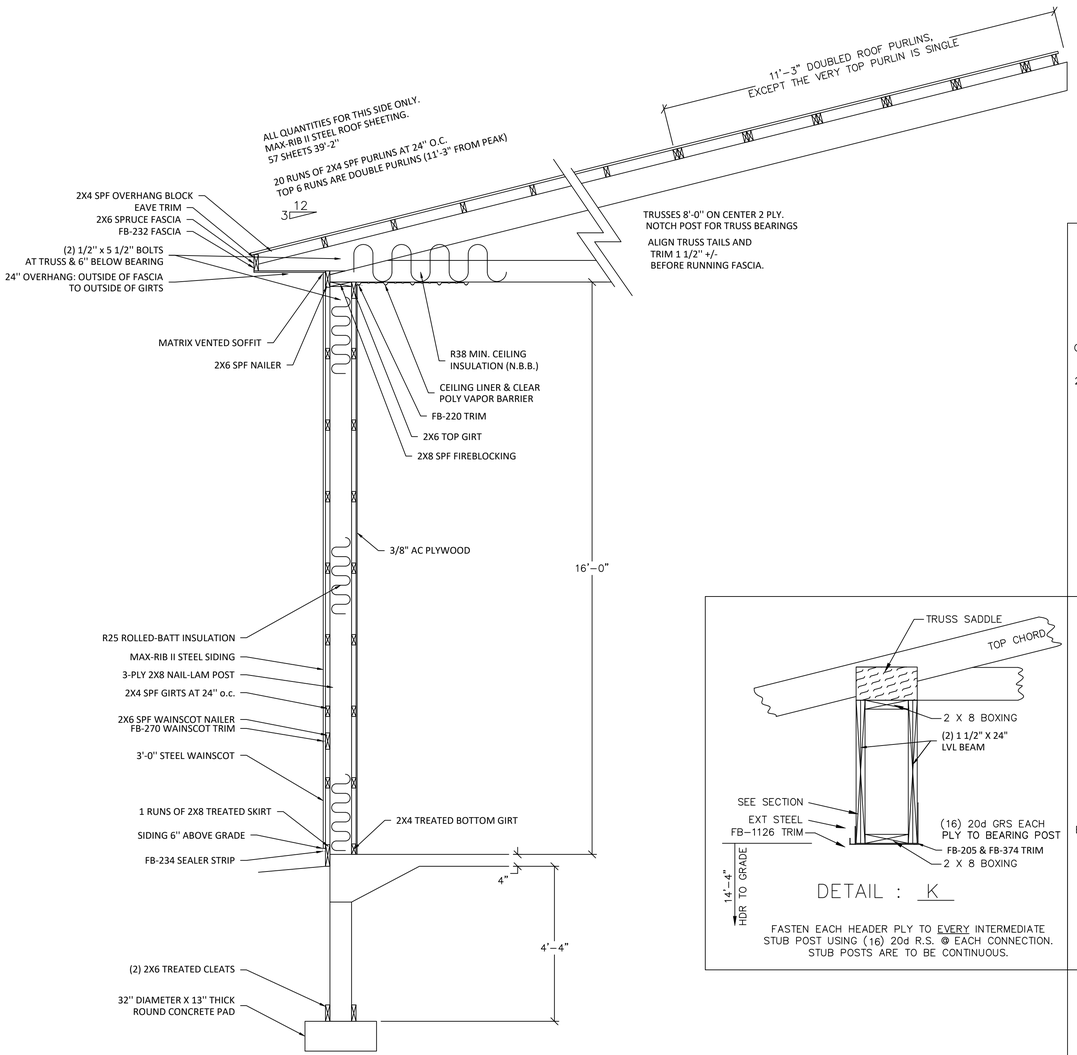
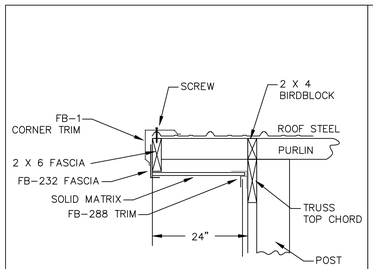
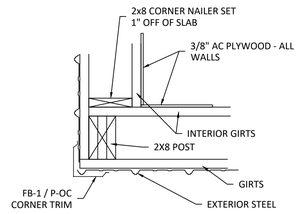
Scale: 1/8" = 1'–0"
2 OF 9



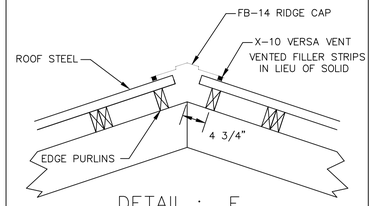
WALL SECTION



DETAIL : F



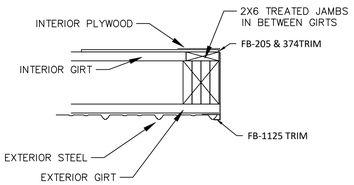
DETAIL : D



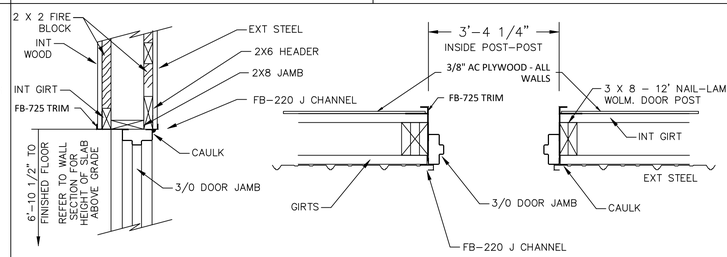
DETAIL : E

DETAIL : K

FASTEN EACH HEADER PLY TO EVERY INTERMEDIATE STUB POST USING (16) 20d R.S. @ EACH CONNECTION. STUB POSTS ARE TO BE CONTINUOUS.



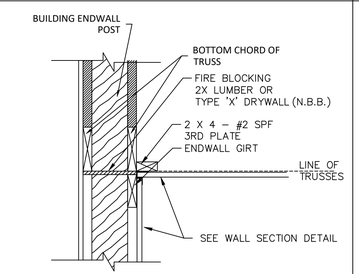
DETAIL : M



DETAIL : G

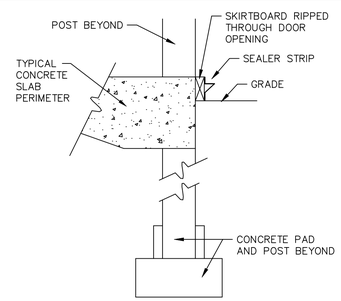
DETAIL : H

PLYCO "20" STEEL SERVICE DOOR (CD-1)

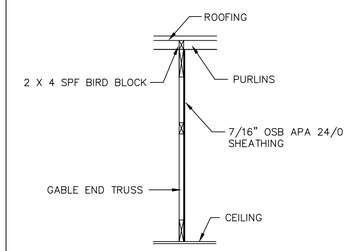


3rd PLATE DETAIL (NO FURRING)

SCALE: N.T.S.



DETAIL : J



DETAIL : DRAFTSTOP

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USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

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REVISIONS

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Scale: 1/8" = 1'-0"

3 OF 9

DOOR SCHEDULE

	MARK	A	B	C	D	E
SIZE	3/0X6/8	X	–	X	X	–
	3/0X7/0	–	–	–	–	–
	6/0X6/8	–	X	–	–	X
	6/0X7/0	–	–	–	–	–
	–	–	–	–	–	–
LEAF TYPE	ALUM. STOREFRONT	–	–	–	–	–
	INSULATED STEEL	X	X	X	X	X
	SOLID CORE WOOD	–	–	–	–	–
	HOLLOW CORE WOOD	–	–	–	–	–
GLAZING OPTIONS	INSULATED SAFETY GLASS	–	X	–	–	X
	WIRE GLASS	–	–	–	–	–
	SAFETY GLASS	–	–	–	–	–
	10" x 10"	–	–	–	–	–
	4" X 24"	–	–	–	–	–
	4" x 48"	–	–	–	–	–
	HALF SAFETY GLASS	–	–	–	–	–
	FULL SAFETY GLASS	–	X	–	–	X
FINISH OPTIONS	PRE-PAINTED	X	X	X	X	X
	PRIMED FIELD PAINT	–	–	–	–	–
	ANODIZED	–	–	–	–	–
	UNFINISHED OAK	–	–	–	–	–
	PRE-FINISHED OAK	–	–	–	–	–
JAMB TYPE	STEEL	X	X	X	X	X
	STEEL – DRYWALL FRAME	–	–	–	–	–
	STEEL – MASONRY FRAME	–	–	–	–	–
	ALUMINUM	–	–	–	–	–
	WOOD	–	–	–	–	–
FIRE RATING	20 MIN SMOKE TIGHT	–	–	–	–	–
	1 HOUR	–	–	–	–	–
	1 1/2 HOUR	–	–	–	–	–
	–	–	–	–	–	–
HARDWARE	THRESHOLD & WEATHERSTRIP	X	X	–	–	–
	CLOSER(S)	X	X	X	–	X
	DOOR STOP	–	–	–	–	–
	LATCH GUARD	–	–	–	–	–
	KICK PLATE	–	–	–	–	–
	ACCESSIBLE LOCKSET	X	X	X	X	X
	ACCESSIBLE PRIVACY SET	–	–	–	–	–
	ACCESSIBLE PASSAGE SET	–	–	–	–	–
	ACCESSIBLE PUSH-PULL	–	–	–	–	–
	–	–	–	–	–	–
	SURFACE MT ACCESSIBLE PANIC	–	–	–	–	–
	REMOVABLE CENTER MULLION	–	–	–	–	–
	–	–	–	–	–	–
	ACCESSIBLE VERT ROD PANIC	–	–	–	–	–
	–	–	–	–	–	–
	–	–	–	–	–	–
	ACCESSIBLE LEVER DEAD BOLT	–	–	–	–	–
	KEY OPERATED DEAD BOLT	–	–	–	–	–
	–	–	–	–	–	–
	–	–	–	–	–	–
HRD FIN	BRUSHED CHROME/SATIN	–	XX	X	X	X
	ANTIQUE/BRIGHT BRASS	–	–	–	–	–
REMARKS	NOT BY BORKHOLDER	–	–	–	–	–
	–	–	–	–	–	–
	–	–	–	–	–	–
	–	–	–	–	–	–
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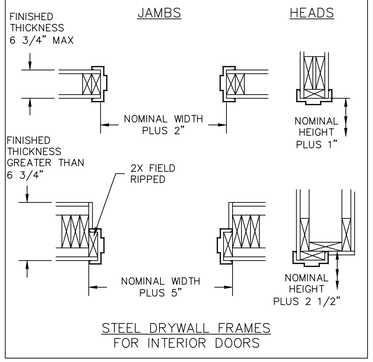

STEEL DRYWALL FRAMES FOR INTERIOR DOORS

DOOR NOTES & SPECIFICATIONS:

1. Doors shall always readily open from the egress side without a key, or special knowledge or effort, except as noted in 2.

2. Where the schedule indicates that locking devices are to be key operated from the egress side, the locking device shall be readily distinguishable as locked and a readily visible durable sign shall be posted on or adjacent to the egress side of the door stating THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. Letters shall be 1" high on a contrasting background.

3. ACCESSIBLE shall mean complying with the American with Disabilities Act Accessibility Guidelines (ADAAG). SAFETY GLASS shall mean complying with Section 2406 of the I.B.C.

4. Lever lock or latch sets shall be 'Falcon' sets by Ingersoll-Rand or approved equal.

5. No hardware shall be mounted higher than 48". Thresholds shall be 1/2" high maximum.

6. Door closers shall be adjusted so that from an open position of 90°, the time required to move the door to an open position of 12° shall be 5 seconds minimum. Except at fire doors, the required force for opening doors shall be 5 pounds.

7. The interior door supplier shall provide a keying scheme as required for the owner to approve or modify.

8. The bottom 12" of all doors shall have a smooth uninterrupted surface to allow the door to be opened by a wheel chair foot rest without creating a trap or hazardous condition.

ROOM SCHEDULE

NO.	ROOM NAME	FLOOR: CONCRETE (SEALED)	BASE: COVED VINYL	WALL: 5/8" DRYWALL / MOISTURE STEEL LINER PANEL (A B C D E F G H)	CEILING: MATERIAL 5/8" DRYWALL / STEEL LINER PANEL (A B C D)	CEILING: FINISH PAINT / FACTORY FINISH (1 2 3 4)	FINISHED CLNG HEIGHT AFF	OCCUPANT: ROOM AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	REMARKS
				N S E W							
101	VESTIBULE	X	X	A A A A	A	1	8'-0"	60	–	–	–
102	ANTIQUE VEHICLE SHOWROOM	X	X	C C C C	B	1	8'-0"	11106	300	37	–
103	MECHANICAL	X	X	A A A A	A	1	16'-0"	135	–	–	–
104	WOMEN'S RESTROOM	X	X	B B B B	A	1	8'-0"	110	–	–	–
104	MEN'S RESTROOM	X	X	B B B B	A	1	8'-0"	110	–	–	–
							TOTAL OCCUPANTS			37	

NOTES:

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DRAWN BY: MIKEB/GREGL
CHECKED :
APPROVED:

FIRE PROTECTION SYMBOL LEGEND

Φ	APPROVED PORTABLE FIRE EXTINGUISHER (10 LB ABC) MOUNT ON HOOK 54" ABOVE FINISH FLOOR

GENERAL PLAN NOTES

1) THIS BUILDING SHALL NOT BE USED TO STORE MATERIALS POSING A PHYSICAL OR HEALTH HAZARD EXCLUDING THE EXEMPT AMOUNT LISTED IN TABLE 307.1(1) & 307.1(2) OF THE BUILDING CODE.

2) THIS BUILDINGS SHALL NOT BE USED FOR THE STORAGE OF HIGH-PILED COMBUSTIBLE MATERIALS.

3) AN EGRESS PATH TO ALL EXITS MUST BE MAINTAINED AT ALL TIMES.

4) THIS BUILDING SHALL NOT BE USED FOR THE STORAGE OR REPAIR OF COMMERCIAL VEHICLES.

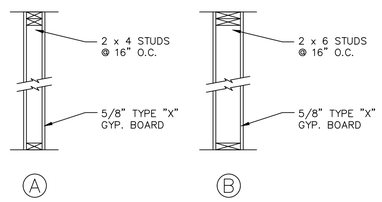
5) PROVIDE (1) 10LB(ABC) FIRE EXTINGUISHER AT EACH EXIT DOOR. MOUNT ON HOOK AT 54" A.F.F.

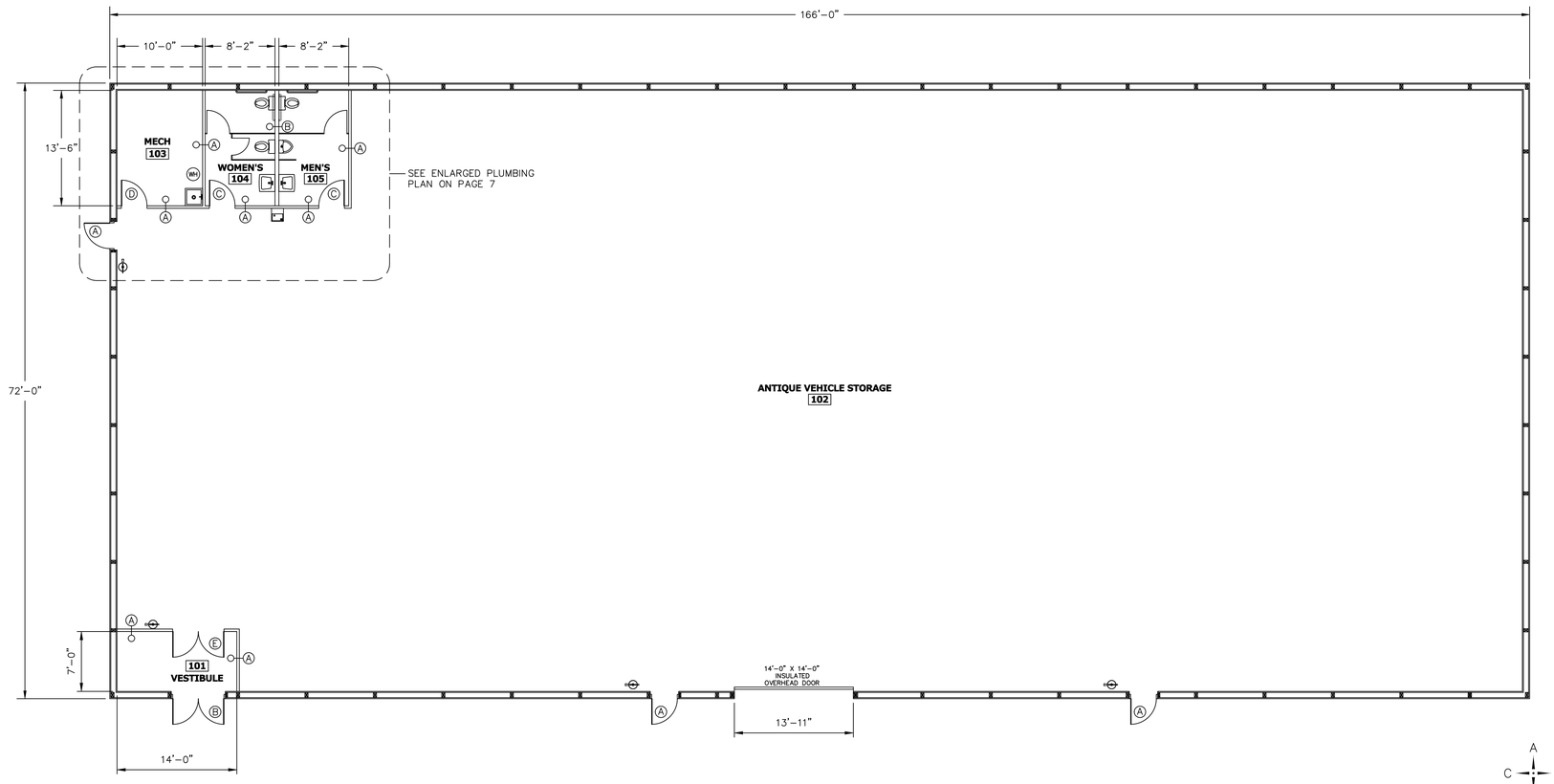
6) ALL ELECTRICAL OULETS, LIGHT SWITCHES, RECEPTACLES, ETC. SHALL BE PLACED WITHIN THE REACH RANGES SPECIFIED BY THE "ADA".

7) ALL INTERIOR PARTITIONS ARE 2X4 STUDS @ 16" O.C. UNLESS NOTED

8) ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD/GIRT TO FACE OF STUD/GIRT.

WALL TYPES (●—⊖ continue to bottom of roof deck above) (○—⊖ continue to bottom cord of truss above)





FLOOR PLAN
SCALE: 1/8" = 1'-0"

A C D B
FIELD VERIFY LOCATION & ORIENTATION OF BUILDING WITH OWNER

MICHAEL ALLEN BLUE REGISTERED 16700131 PROFESSIONAL ARCHITECT
1/20/26

BORKHOLDER BUILDINGS
786 U.S. 6 WEST, NAPPANEE, IN 46550
800-552-2778 / 800-552-2772 / FX 219-773-2897
see our internet homepage at http://www.Borkholder.Com

LENSING MUSEUM

PROJECT 402-14-232

DEALER HAASE BUILDERS

USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

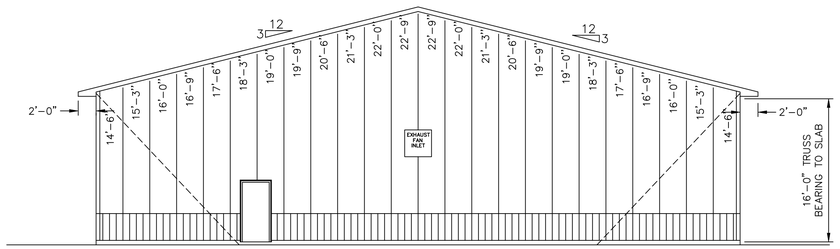
CREATED : 31.Dec.25
SAVED : 09.Jan.26

REVISIONS

MB402232.DWG

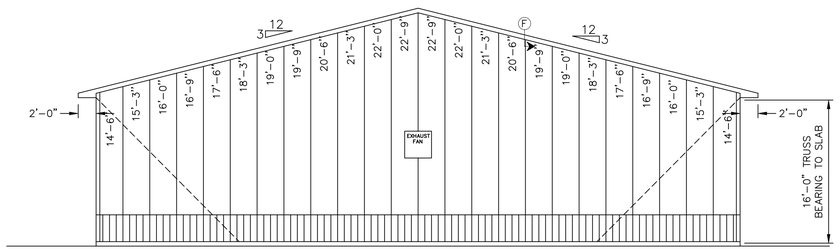
Scale: 1/8" = 1'-0"

4 OF 9



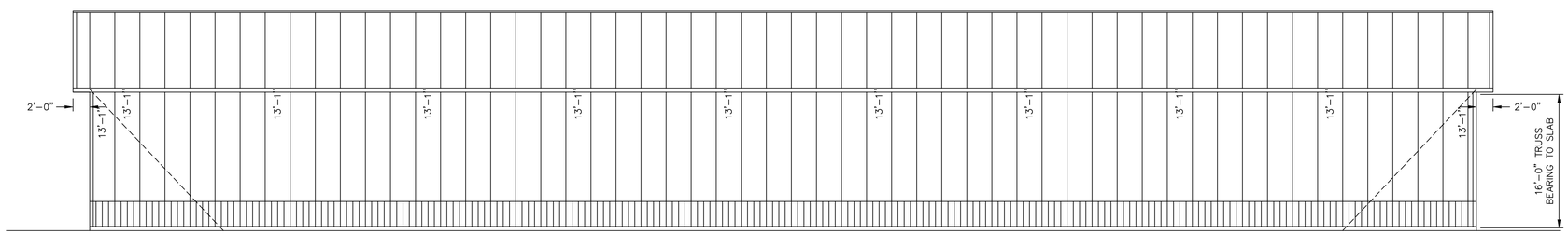
ELEVATION C

SCALE: 1/8" = 1'-0"



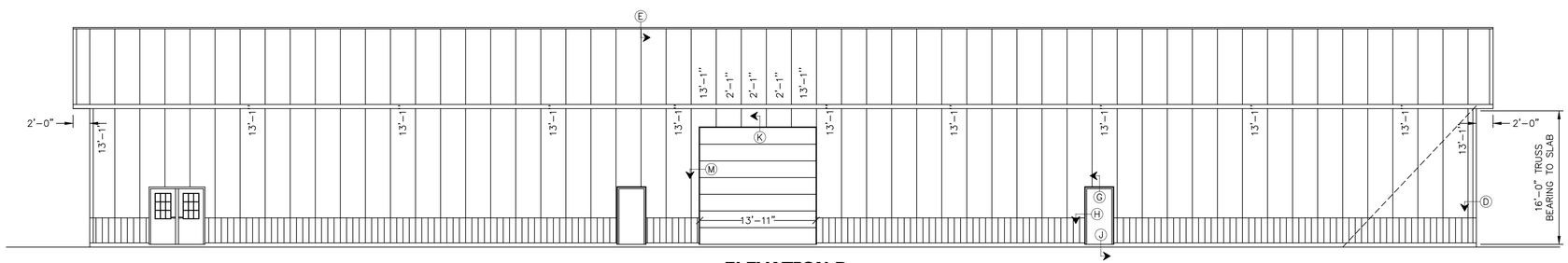
ELEVATION D

SCALE: 1/8" = 1'-0"



ELEVATION A

SCALE: 1/8" = 1'-0"



ELEVATION B

SCALE: 1/8" = 1'-0"

NOTES:

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DRAWN BY: MIKEB/GREGL
CHECKED :
APPROVED:

MICHAEL ALLEN BLUE
REGISTERED
10700131
ARCHITECT
1/20/26

786 U.S. 6 WEST, NAPPANEE, IN 46550
800-552-2778 / 800-552-2772 / FX 219-773-2897
see our internet homepage at http://www.Borkholder.Com

BORKHOLDER BUILDINGS

A BUILDING DESIGNED ESPECIALLY FOR:

LENSING MUSEUM

PROJECT 402-14-232

DEALER HAASE BUILDERS

USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

CREATED : 31.Dec.25
SAVED : 09.Jan.26

REVISIONS

MB402232.DWG

Scale: 1/8" = 1'-0"

SHEET 5 OF 9

Nail–Lam Posts
1. Nail–Lam posts are shop manufactured from 3 or more plies of 2x6 or larger Southern Pine Lumber. Each ply has a treated bottom section joined to an untreated top section by means of glue finger joint. The plies are joined to one another with stainless steel wire nails.

2. Always turn the strong direction perpendicular to the girts as shown in figure 103–1.

3. Avoid damaging or warping the posts by always storing them so that the strong direction is turned up. On the job, keep the posts dry and out of direct sun light.

4.Always install the post so that the treated portion is down.

5. Notch the posts for truss bearing by removing one of the outside plies with a smooth, level cut. There should be no nails within the top 18" of the posts, but be careful for misplaced nails anyway. Alternate method is Center Ply Removed.

6. As soon as the truss is set, install 2 bolts as shown in figure 103–2 or screws as shown in 103–2a.

7. Never use nail–lam posts so that they are exposed to the weather in the finished building.

8. Never use nail–lam posts as an isolated unbraced column.

9. Nail the 2x6 treated cleats to the bottom of post with (3) 20d galvanized R.S. nails per cleat. See figure 202–2.

Side & End Wall Framing.
1. A critical dimension is the truss bearing height. This is the measurement from the bottom of the skirt board to the bottom of the truss.

2. On Midwestern and Town & County Buildings, Stagger the notched side of the post down the length of the building to match the length of the purlins. See Figure 203–4.

3. Put a 2x4 on the truss top chord and read the NOTCH DEPTH on a framing square placed as shown in figure 203–5. Be sure to allow 1 1/2" between the square and the heel of the truss (the thckness of the fascia.

4. Locate the bottom of the notch by measuring up to the truss bearing height grade. See figure 203–6.

5. Locate the top of the fascia by measuring up the NOTCH DEPTH from the base of the notch.

6. Put a line on the post to match the roof pitch and cut off the excess post. Mark the 1 1/2" horizontal base cut and make it a circular saw set at 1 1/2" depth. (This cut must be smooth) On solid sawn posts, finish notch by making the vertical cut (do not over cut below the base).

7. CORNER BRACING – Install the corner braces at each end at intervals shown on the elevations. Cut the brace to bear on the face of the posts and toenail the ends of the brace to the post. Nail at each intermediate girt from inside to outside and clinch as required. See figure 203–9.

8. Nail the end truss to the face of the posts as noted in the fastener schedule.

Roof Framing.
1. Set and temporarily brace the trusses as shown in HIB–98.

2. Install as much of the permanent bracing as you can as you set the trusses.

3. Permanent roof bracing:
CONTINUOUS LATERAL BRACING – Carefully examine the Truss Design Drawing to find the location of the web braces and bottom chord bracing. Run the bracing continuous down the length of the building. Nail as noted in the fastener schedule.
TEE BRACES – A Tee brace may be specified on the print or the Truss DSesign Drawing instead of a Continuous Lateral Brace, especially on widely spaced trusses. While the truss is on the ground, measure these webs and cut the member specified on the prints and material list 12" shorter. Position the brace within 6" of the joint so they form a "T" and nail as shown in the fastener schedule.
VERTICAL SWAY BRACING – Locate the vertical sway bracing as shown on the post setting plan. Run it as a cross brace between the top chord of ine truss and the bottom chord of another about 8' away. Install it in line with a web, not necessarily straight up and down. Nail as shown in the fastener schedule.
WIND BRACING – After the purlins are run, put a 2x4 in the location shown on the post setting plan. Mark the 2x4 and cut it to fit tightly between the top chords of the trusses. Nail the ends of the braces to the trusses and nail the braces to each purlin. Nail as shown in the fastener schedule.

4. Running purlins on 8' on center trusses:
Turn the 2x4 purlins on edge and stagger the lengths down the building.
Attach the 2x4 spruce roof purlins to the truss top chord as shown in Figure 206–4. Space the purlins as noted on the wall section.

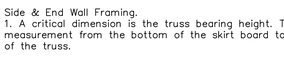

Figure 103–1

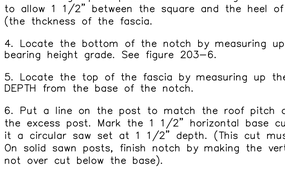
Figure 103–2

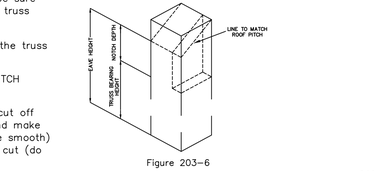

Figure 103–2a

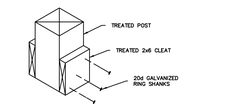

Figure 202–2

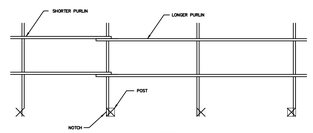

Figure 203–4
Town & Country

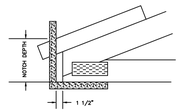

Figure 203–5
Town & Country Notch Depth

Figure 203–6

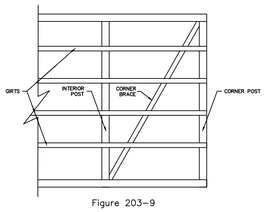

Figure 203–9

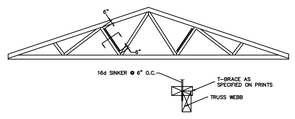

Figure 206–1

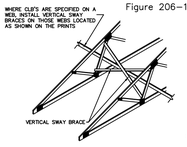

Figure 206–2

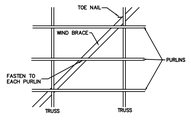

Figure 206–3

Eave Overhang Framing.
1. Measure the eave overhang from the outside face of the girts (or truss supports) to the outside face of the fascia.

2. Unless noted otherwise on the prints, always chalk a straight line down the building and trim the truss tails about 1 1/2" before running the fascia. See figure 208–1.

3. Cut one piece of the fascia into short and long pieces to use on opposite ends of the buildings.

4. On 8' on center trusses cut, fit and nail a 2x4 overhang block on top of the truss top chord to provide extra nailing fot the fascia. See figure 208–2.

5. On longer overhangs, use a 2x4 return and runner as shown in figure 208–3.

Gable Overhang Framing.
Gable framing and fasteners are some of the most important details on a post frame building. At the gable, the load from the roof diaphragm must be transferred to the end wall diaphragms. SO IT IS VITAL THAT YOU TAKE NO SHORT CUTS!

1. Always build gable overhangs so the fascia is 1/4" to 1/2" higher than a level purlin. Over time it will go down.

2. Gable overhangs – 8' on center truss: Run the purlins past the end truss and allow 1 1/2" for the fascia. Nail the purlins to the end truss as usual. Field cut 2x4 bird blocks and run them between the purlins. Add a 2x4 nailer below the top chord between the webs. See Figure 209–2.

Connections.
1. Connections are critical. Each piece of lumber used in the design of this post frame building is there for a structural purpose. Each piece is under relatively high stress at design loads. For these structures to be safe, all connections must be made carefully and correctly.

2. The bearing on the short posts that support headers the bearing surface must be smooth, flush, and in tight contact with the headers.

3. An end connection is at the end of the piece of lumber. An intermediate connection is where a piece of lumber is fastened to another member at a point between the ends. For an example see figure 210–1.

4. Power driven nails.
.131 x 3 may be substituted 1:1 for 16d sinkers
(2) .131 x 3 may be substituted for one 20d ring shank.
Always use galvanized nails into treated material.

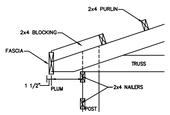

Figure 208–2
TOWN & COUNTRY

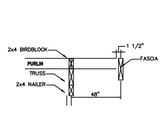

Figure 209–2

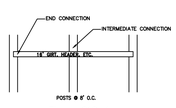

Figure 210–1

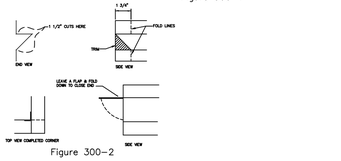

Figure 300–1

Figure 300–2

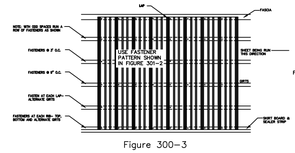

Figure 300–3

Metal Siding

1. Metal comes from the supplier cut to length as much as posible. You should not have to make cuts in the metal other than splitting a piece or two down the middle, or cutting the slope on a gable.

2. Metal comes from the manufacturer in bundles. These bundles are shipped to the job site without being broken in Borkholder's yard.

3. It is very important to dust any metal shavings off the steel. These can rust and ruin the steel.

4. Always run siding and roofing into the prevailing winds. In most ares this means starting on the east and laying the sheets to the west, or starting on the north and laying to the south. Most severe summer storms move from southeast to northeast. See figue 300–1.

5. RUNNING SIDING:
The standard is for the bottom of the siding to be 4" above the bottom of the skirt board. If a different dimension is given on the prints follow it.

Chalk a line on the skirt board at the bottom of the siding. Match the horizontal flat part of the rodent barrier (sealer strip) with this line. The bottom of the siding sits on the rodent barrier.

Fasten the rodent barrier to the skirt board at 30" on center top and bottom. Use galvanized roofing nails on top, under the metal siding. Use siding screws on the bottom leg which will be exposed.

At corners, run one piece of the rodent barrier square, and lap the other piece and trim it. At doors or openings the flat part should be folded down to form a closed end. See figue 300–2.

6. The sheets must be started and overlapped correctly. See the fastener pattern, figure 300–3.

7. Chalk a line to keep the fasteners straight. Install the screws as shown in the fastener patterns. after siding is run, carefully wipe the chalk off. Chalk lines will not wash off in the rain.

8. Install the screws with a drill gun. Be sure that the drill head is the correct size and the clutch is properly adjusted.

9. As an alternate you can pre–drill the sheets of siding while they are in the bundle. Use a small bit and brush off the shavings.

10. GABLE STEEL:
On flush gable 8' on center truss style buildings install the FB–162 bird block trim before running the gable steel.

Cut the gable steel to match the roof pitch.

11. Polycarbinate sidelights are a contract option. See figure 300–4.

Metal Roofing

1. Flush eave trim is installed AFTER the ridge insulation (if any) and BEFORE the roofing.

2. Locate the center of the purlins accurately with chalk lines. Install the screws square to the roof syrface and DO NOT MISS THE PURLIN.

3. If you miss the purlin, NEVER TRY TO ANGLE THE FASTNER. Back the screw out and replace with 3/4" x #14 "goof" screw.

4. METAL ROOFING APPLICATION:
Tack the filler strips along the top of the fascia and position the first sheet of steel at the eave and gable. The first sheet must be lined up square and true with the building. See figure 301–1.

With two piece steel temporarily secure the first piece in position and lay up the next piece to the ridge. Be sure to hold alignment.

Check the alignment a final time and then install the remaining filler strips and roof sheets. Follow the fastener pattern shown in figure 301–2.

Install lap tape on all steel roofs with two piece metal and/or pitches lower than 3:12.

Then run 2 rows across the top of the lower sheet at the butt joint in two piece roofs (above and below fasteners). Remember, do NOT run it through the channel drain.

On pitches lower than 3:12 – run the lap tape the length of the sheet as shown in figure 301–2.

Install skylights like the two piece metal. Use lap tape around the skylight as shown in installation figure 301–4.

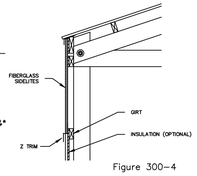

Figure 300–4

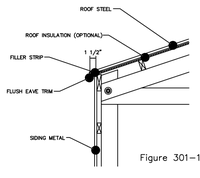

Figure 301–1

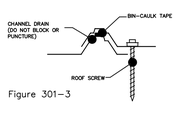

Figure 301–3

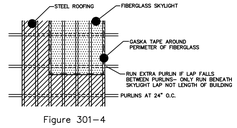

Figure 301–4

Service Doors

1. The rough opening (RO) of doors provided by Borkholder will be shown on the prints.

2. The RO of doors NOT provided by Borkholder will NOT be shown on the prints. You must obtain the RO from the door supplier.

3. The service door framing consists of a 2x6 header, 2x6 or 2x8 top boxing, ans a 2 ply nail–laminated door post. A threshold framing package is optional.

4. Install the framing as shown in figure 402–1. You must add blocking between the girts from scrap. (You should have at least the cut off from three girts figured to run through the door opening). When rigid insulation is installed under the siding, be sure to block out so that the face of the blocking matches the face of the insulation.

5. You must be very careful to square the opening. Always measure from corner to corner in the same way you squared the building lay out.

6. You must also be very careful that the opening is plumb. Check both directions, parallel and perpendicular to the wall.

7. Mount all service doors so that the thresholds will set at the top of the floor slab.

8. The optional threshold package consist of (2) treated 2x4's and (1) treated 2x6.

9. Install the optional threshold package as shown in figure 402–2.

10. Cut one treated 2x4 to fit between the door posts and the other so it can be nailed to the outside face of the posts. Then nail the 2x4's together, place them level at 1 1/2" below the top of slab and faster.

11. Cut the 2x6 to fit between the door posts, and secure to the 2x4's. With rigid insulation under the siding, be sure to move the nose of the 2x6 out so it matches the thickness of the insulation.

12. Trim the opening out as shown on the prints. NEVER SPLICE THE TRIM ABOVE THE DOOR. If you do, rain water will drip where the trim is spliced.

13. Be sure to install the trims at the top corner as shown in figure 402–3, and caulk so that the insulation is weather tight.

14. Install the doors in accordance with the manufacturer's instructions.

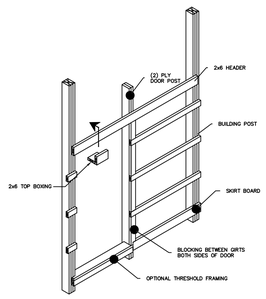

Figure 402–1

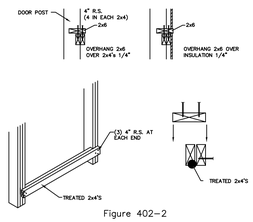

Figure 402–2

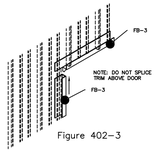

Figure 402–3

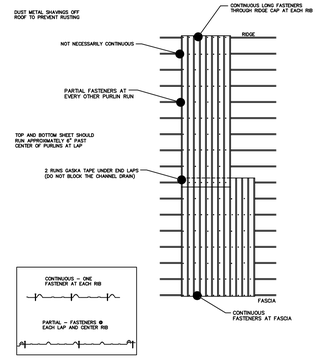

Figure 301–2

NOTES:

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CHECKED : _____ _____
APPROVED: _____ _____

MICHAEL ALLEN BLUE
REGISTERED
No. 10700131
PROFESSIONAL
ARCHITECT
1/20/26

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BORKHOLDER BUILDINGS

A BUILDING DESIGNED ESPECIALLY FOR:
LENSING MUSEUM
PROJECT 402–14–232
DEALER HAASE BUILDERS
USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

CREATED : 31.Dec.25
SAVED : 09.Jan.26
REVISIONS

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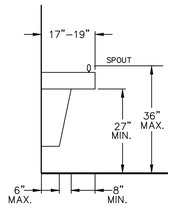
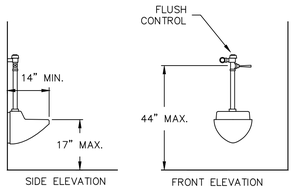
Scale: 1/8" = 1'–0"
SHEET 6 OF 9

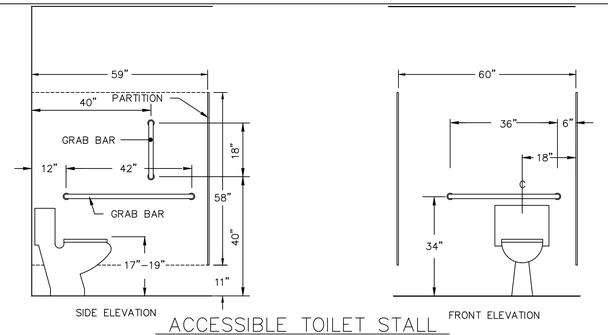


ACCESSIBLE DRINKING FOUNTAIN



NOTE: A MIN. CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF ACCESSIBLE URINAL.

ACCESSIBLE URINAL



ACCESSIBLE TOILET STALL

PLUMBING:

1. The Plumbing Contractor (P.C.) shall provide and install all drain, supply lines, plumbing fixtures, appliances (as noted) et.al., as shown on the building drawings and these specifications. All plumbing work shall be performed by plumbers properly licensed in Indiana.

2. All plumbing work shall be in accordance with the Illinois Plumbing Code, 2014 edition with local amendments. All appliances shall be installed in accordance with manufacturer's instructions.

3. Plumbing supply lines shall be copper, Type K below grade, Type L above.

4. The minimum supply line size to a single fixture shall be 1/2"ø; 3/4"ø to a flush valve.

5. The cold and hot water distribution systems shall be graded to permit drainage of all piping at cold water service valves, at fixtures, or other drainage valves.

6. Shut off valves shall be installed at water heater and fixtures.

7. The P.C. shall supply and install 16 gauge cover plates to protect the supply lines from puncture.

8. Drainage pipe shall be ABS, cast iron, copper or PVC ASTM–D 1785 Schedule 40.

9. All lines shall be protected from freezing in accordance with the U.P.C. Exterior hose bibs shall be frost–free and equipped with an approved anti–backflow device. The P.C. shall verify the number and location of hose bibbs with the owner.

10. Floor drains shall be Wade W–1120–CD cast iron floor drain with integral trap, spigot side outlet, floor level cleanout, integral clamping collar and satin nickel bronze strainer, or approved equal.

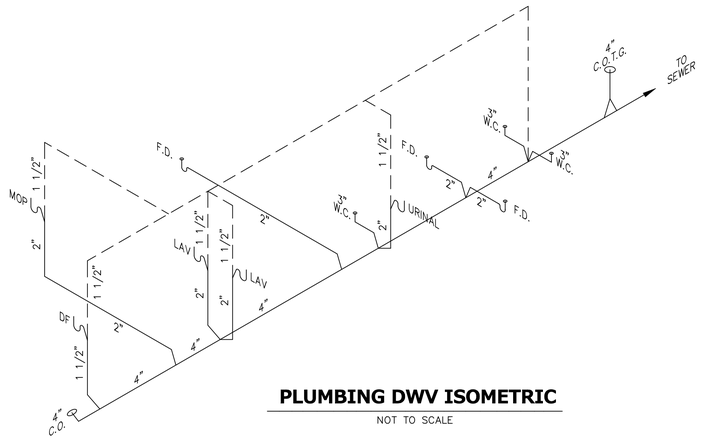
11. It is the responsibility of the P.C. to notify the building authority and ensure that local inspections are made.

12. Where dissimilar metals are joined, the P.C. shall provide dielectric insulating connections especially manufactured to prevent electrolysis.

13. The P.C. shall paint all plumbing penetrations of the roof to match the roof color.

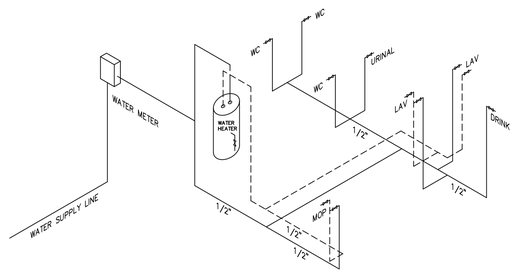
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	REMARKS
	ACCESSIBLE LAVATORY – WALL–HUNG VITREOUS CHINA	FAUCET TO BE EITHER CONVENTIONAL ONE–QUARTER–TURN LEVER–OPERATED, PUSH–TYPE, OR AUTOMATICALLY CONTROLLED. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE PROTECTED
	ACCESSIBLE FLUSH TANK TOILET – 1.6 GPF ELONGATED 18" RIM HEIGHT, PRESSURE–ASSISTED FLUSH ACTION, VITREOUS CHINA; FLOOR MOUNTED	
	FIBERGLASS MOP SERVICE SINK – FLOOR MOUNTED WITH CENTER DRAIN	FAUCET WITH BUCKET HOOK 30" LONG HOSE WITH STEEL CLAMP MOP HANGER WITH 3 CLAMPS
30	ELECTRIC WATER HEATER – 30 GAL. 4500 WATTS	
	WHEELCHAIR ACCESSIBLE DRINKING FOUNTAIN WITH SELF–CLOSING FRONT PUSH BAR; STAINLESS STEEL	MOUNT WITH SPOUT AT 36" A.F.F. MAX.
	ACCESSIBLE URINAL – 1.5 GPF URINAL WALL HUNG; VITREOUS CHINA	WITH "SLOAN" FLUSH VALVE ALL EXPOSED PIPES TO BE CHROME



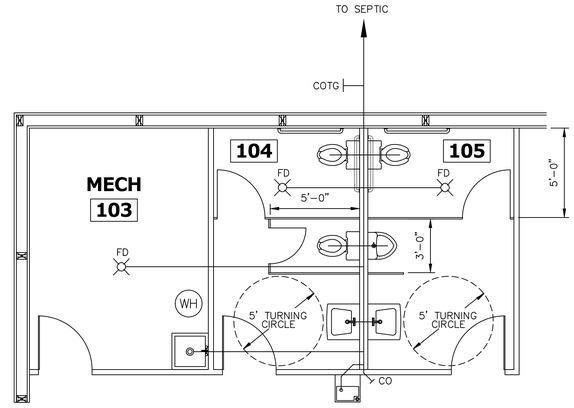
PLUMBING DWV ISOMETRIC

NOT TO SCALE



PLUMBING SUPPLY ISOMETRIC

NOT TO SCALE



ENLARGED PLUMBING PLAN

SCALE: 1/4" = 1'–0"

NOTES:

GENERAL PLAN NOTES

1) THE WATER HEATER SHALL SIT ON THE DECK ABOVE ROOM 105

2) LAVATORIES SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURE OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC DEVICE SHALL COMPLY WITH ASME1070 OR 1017 AND SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FARENHEIT.

3) THE TOILET PAPER DISPENSER SHALL BE PLACED 7–9" IN FRONT OF THE TOILET TO THE CENTER OF THE DISPENSER.

4) THE OWNER SHALL PROVIDE A BOTTLED WATER COOLER IN EACH TENNANT SPACE IN LIEU OF THE REQUIRED DRINKING FOUNTAIN.

DRAWN BY: MIKEB/GREGL
CHECKED :
APPROVED:

MICHAEL ALLEN BLUE REGISTERED 10700131 PROFESSIONAL ARCHITECT
1/20/26

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LENSING MUSEUM

PROJECT 402–14–232

DEALER HAASE BUILDERS

USE THESE PLANS WITH THE BORKHOLDER CONSTRUCTION MANUAL

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SAVED : 09.Jan.26

REVISIONS

MB402232.DWG

Scale : 1/4" = 1'–0"

7 OF 9

ELECTRICAL:

1. The Electric Contractor (EC) shall provide a complete operating electric system including all wiring and devices. All electric work shall conform with this jurisdiction's latest adopted edition of the National Electric Code (NEC) ANSI/NFiPA 70 and adopted amendments.

2. Additions, alterations, renovations, et. al. shall not cause any existing electric systems nor equipment to become unsafe, hazardous or overloaded.

3. The EC shall provide line voltage hook–ups as required for the other contractors.

4. The EC shall verify the location of switches, recepts, devices, et.al. by examining all the drawings and specifications so that a switch is not located behind a door or the like. The EC shall contact the engineer should any aspect of the drawings and/or specifications be incomplete or unclear.

5. All components and equipment shall be listed and bear the label of an approved agency. Installation shall conform with the listing and the manufacturer's instructions. The installation instructions shall be kept on the job site.

6. The installation of all electric devices shall conform with the Americans with Disabilities Act (ADA). The highest operable part of switches, outlets, receptacles, etc. shall be located 48" maximum above the finish floor. The lowest operable part shall be 15" minimum (18" as noted elsewhere) above the finish floor.

7. The EC shall verify the size, compatibility and suit– ability of all equipment using the manufacturer's data on the actual equipment supplied.

8. The EC shall field verify the size and location of the service entrance and sub–panels.

9. The EC shall cut erected lumber only in accordance with this project's structural specifications. The EC shall pay for any required repairs including engineering fees.

10. All conductors and grounds shall be copper. 120V branch circuit home runs shall not exceed 75' with #12 AWG nor 110' with #10 AWG. Conductors shall be sized so voltage drop is less than 2% in branch circuits and 3% in feeders.

11. Where more than (3) conductors are run in a raceway, the allowable load per conductor shall be decreased and/or wire sizes increased per the NEC. On a 208V 3ø (4) wire circuit where the major portion of the load is electric discharge lighting, data processing or similar equipment, the neutral conductor shall be counted as a current carrying conductor.

12. Direct buried conductors shall be protected where they exit the ground with rigid nonmetallic conduit or equal.

13. General lighting and receptacles shall be run on 20A 120V circuits with #12 AWG minimum wire size. Branch circuit conductors shall have an ampacity not less than the maximum load to be served. Conductors of multioutlet branch circuits supplying receptacles shall have an ampacity of not less than the rating of the branch circuit.

14. Branch circuits shall be protected by listed overcurrent protective devices having a rating or setting in conformance with Sections 210 and 240 of the NEC.

15. The EC shall provide lighted exit signs and/or means of egress emergency lighting where shown on the drawings.

16. The equipment for emergency means of egress lighting and/or lighted exit signs shall be fed by the same branch circuit serving the normal lighting in the area, and shall be connected ahead of any local switches.

17. Lighted exit signs shall be constantly illuminated and have letters at least 6" tall and 3/4" wide of approved colors. Directional arrows shall be included as required.

18. Lighted exit signs and/or means of emergency egress lighting shall have 90 minutes of reserve battery power that will turn on automatically if primary power goes off. The battery pack shall automatically recharge from line voltage.

19. The EC shall label each panel box and provide a legible directory on the inside of each panel door showing circuit numbers and a complete description of all outlets and fixtures on each circuit.

20. Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance. All motors shall have disconnect switches within sight of the motor.

21. All circuits, equipment, fixtures, enclosures, et.al, shall be grounded by approved electrical connection and/or bonding to the system ground. The grounding system shall conform to Section 250 of the NEC.

22. Outlet boxes in fire rated walls shall be steel and less than 16 square inches (SI) in area. The combined openings area shall not exceed 100 SI per 100 Sq. Ft. of wall. Outlet boxes on opposite sides of the wall shall be separated by not less than 24". Fire rated membranes may be penetrated by outlet boxes of any material provided they are tested for use in fire rated assemblies and are installed in accordance with the test.

23. WIRING METHOD: a) Shall be used consistently throughout the entire building. b) May be any method conforming to the NEC and these specifications for ALL areas. c) No wiring or spark generating device shall be placed within 18" of the floor in areas where a motor vehicle could be present. All receptacles in such areas shall be GFI. d) Wiring shall be run in metal raceways in: assembly buildings, fire rated assemblies, in areas where motor vehicles could be present and in all other areas as required by the NEC.

24. LIGHTING FIXTURES: a) All fluorescent ballasts shall have integral thermal protection. b) All recessed fixtures shall be listed as suitable for contact with insulation. c) All fixtures in areas where motor vehicles could be present that are less than 12' above floor shall be constructed to prevent escape of sparks, etc

25. The EC shall obtain the proper permit, make the proper notifications and ensure local inspections are made.

ELECTRICAL SYMBOL LEGEND

A		HI–BAY LED 14000 LUMENS	100
B		150 CFM EXHAUST FAN / LIGHT	200
C		EXTERIOR WALL–MOUNTED LED ON PHOTOCELL	25
D		SURFACE–MOUNTED LED	20

ELECTRICAL SYMBOL LEGEND

	SINGLE POLE TOGGLE SWITCH
	3 WAY TOGGLE SWITCH
	120V DUPLEX RECEPTACLE
	120V GROUND FAULT RECEPTACLE
	120V GROUND FAULT RECEPTACLE WEATHER PROOF
	FUSED DISCONNECT BOX
	SURFACE MOUNT SERVICE PANEL – SIZE INDICATED ON DRAWINGS
	EMERGENCY LIGHT – BATTERY POWERED
	COMBINATION EXIT SIGN & EMERGENCY BATTERY LT – CONNECT TO BLDG WIRING
	REMOTE HEAD EXT.EMERGENCY LIGHT – BATTERY POWERED LISTED FOR WET LOCATIONS
OS	OCCUPANY SENSOR

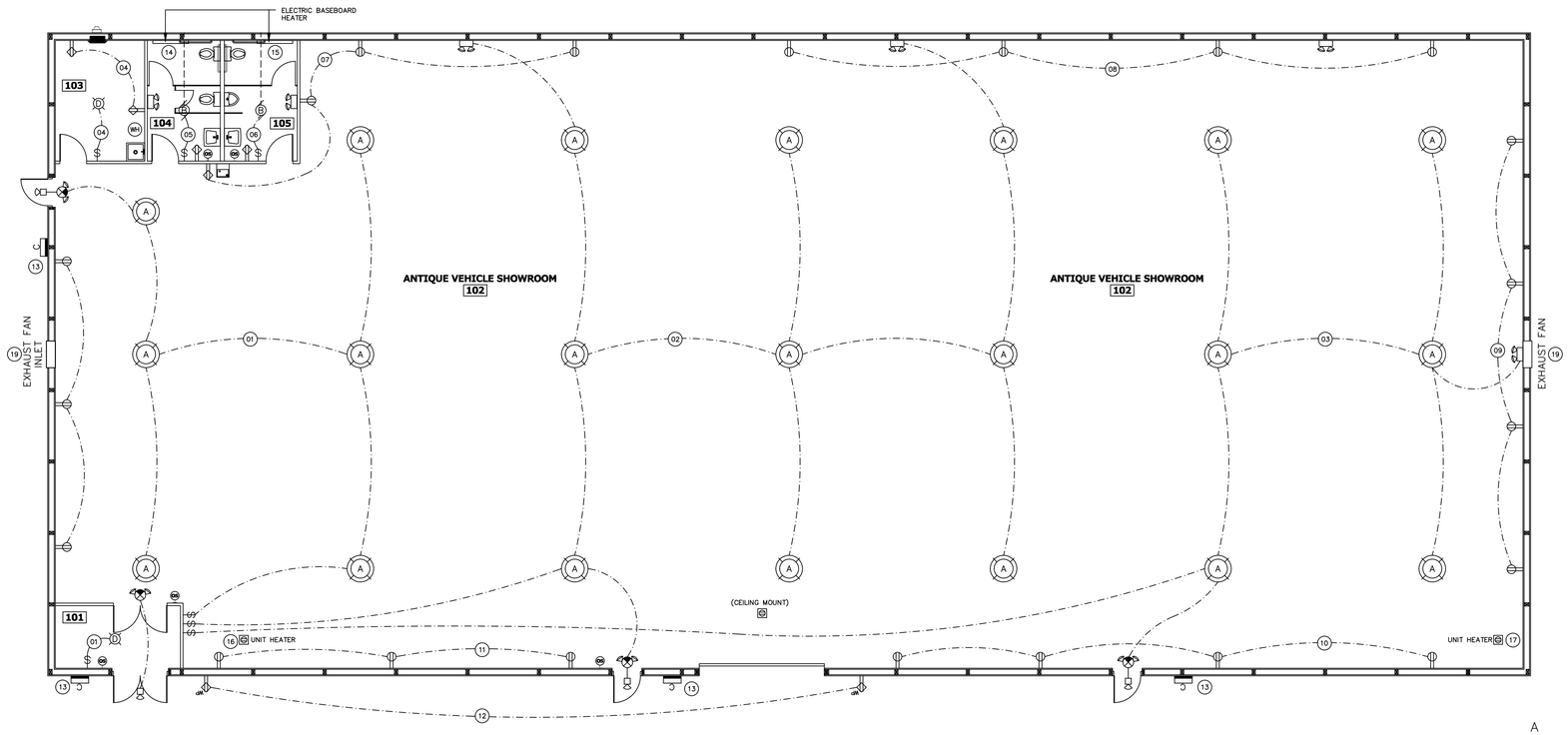
NEW PANEL

120/240V., 200A., 1ø , 3 WR., 24 SPACE PANEL

200 AMP

		(VA)	AWG	BRKR		BRKR	AWG	(VA)		
1	LIGHTS	620	#12	20A–1P		20A–1P	#12	900	LIGHTS	2
3	LIGHTS	600	#12	20A–1P		20A–1P	#12	740	MECHANICAL ROOM	4
5	WOMEN'S RESTROOM	560	#12	20A–1P		20A–1P	#12	560	MEN'S RESTROOM	6
7	RECEPTS	1440	#12	20A–1P		20A–1P	#12	1440	RECEPTS	8
9	RECEPTS	1440	#12	20A–1P		20A–1P	#12	1440	RECEPTS	10
11	RECEPTS	1080	#12	20A–1P		20A–1P	#12	720	EXTERIOR RECEPTS	12
13	EXTERIOR LIGHTS	100	#12	20A–1P		20A–1P	#12	500	ELECTRIC HEATER	14
15	ELECTRIC HEATER	500	#12	20A–1P		20A–1P	#12	500	UNTIT HEATER	16
17	ELECTRIC HEATER	500	#12	20A–1P		20A–1P	#12	1500	OVERHEAD DOOR OPERATOR	18
19	EXAUAST FAN & DAMPER	500	#12	20A–1P		–	–	–	SPARE	20
21	SPARE	–	–	–		–	–	–	SPARE	22
23	SPARE	–	–	–		–	–	–	SPARE	24

15,640 WATTS TOTAL / 240 = 65 AMPS



ELECTRICAL PLAN

SCALE: 1/8" = 1'–0"

FIELD VERIFY LOCATION & ORIENTATION OF BUILDING WITH OWNER

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NO.	ROOM NAME
101	VESTIBULE
102	VEHICLE SHOWROOM
103	MECHANICAL
104	WOMEN'S RESTROOM
105	MEN'S RESTROOM

DRAWN BY: MIKEB/GREGL
CHECKED : _____ _____
APPROVED: _____ _____

MICHAEL ALLEN BLUE REGISTERED ARCHITECT 10700131 STATE OF INDIANA
1/20/26

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Scale: 1/8" = 1'–0"

8 OF 9

MECHANICAL:

1. The Mechanical Contractor (M.C.) shall provide all materials necessary to form a complete working heating system.

2. The M.C. shall provide all low voltage wiring to thermostats or other controls in accordance with the National Electric Code. The Electrical Contractor shall provide line voltage hook–up.

3. The M.C. shall cooperate fully with the contractor and coordinate his work with the other subcontractors as required for the proper execution of the project.

4. All mechanical work shall be in accordance with the Indiana Mechanical Code, 2008 edition (IMC 2006 & Indiana amendments).

5. All mechanical equipment shall be installed according to the manufacturer's instructions. Gas–fired equipment shall be vented in accordance with the I.M.C.

6. The M.C. shall provide framing and fire blocking as required by the gas vent's listing where the vent penetrates the ceiling and roofing; and to keep all blown insulation 6" away from flues or vents through the attic.

7. Gas piping material shall be new standard weight wrought black iron or steel. No gas piping shall be installed below finish floor under the structure. Listed gas shutoff valves shall be provided at the entrance and at each individual appliance so as to isolate it from the gas piping system.

8. The M.C. shall cut no erected lumber without the written permission of the engineer.

9. It is the responsibility of the M.C. to make the proper notifications to the local building authorities and to ensure that local inspections are made.

10. Where applicable any Thermax ceiling insulation shall be replaced by drywall within 12" of the furnace vent.

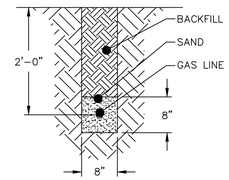
11. Thermostats for combined heating and cooling systems shall have a maximum setting of 85 degrees F., a minimum setting of 55 degrees F., and shall operate the heating and cooling system in sequence. They shall be adjustable to provide a temperature range of up to 10 degrees F. between full heating and full cooling.

11A. Thermostats for heating only shall have a maximum setting of 75 degree F. and a minimum setting of 55 degrees F.

12. The M.C. and each equipment supplier shall verify the size and compatibility of all such equipment as well as the sizes of ducts, gas lines, flues, combustion air openings, et.al. using the manufacturer's data on the actual equipment provided.

13. The unit heaters shall be supported per the manufacturer's instructions and the furnace listing. Steel angles shall be run on top of the bottom chords of at least two trusses (Maximum reaction of 200 pounds). The angles shall support the steel hangers from the unit heater. Clearances shall be per the unit's listing and these minimums: 18" sides, front, and rear; 12" top.

14. Each single heating or cooling system circulating air in excess of 2000 CFM shall be equipped with an automatic shutoff to close down the air moving equipment when smoke is detected.



GAS LINE DETAIL

NOT TO SCALE

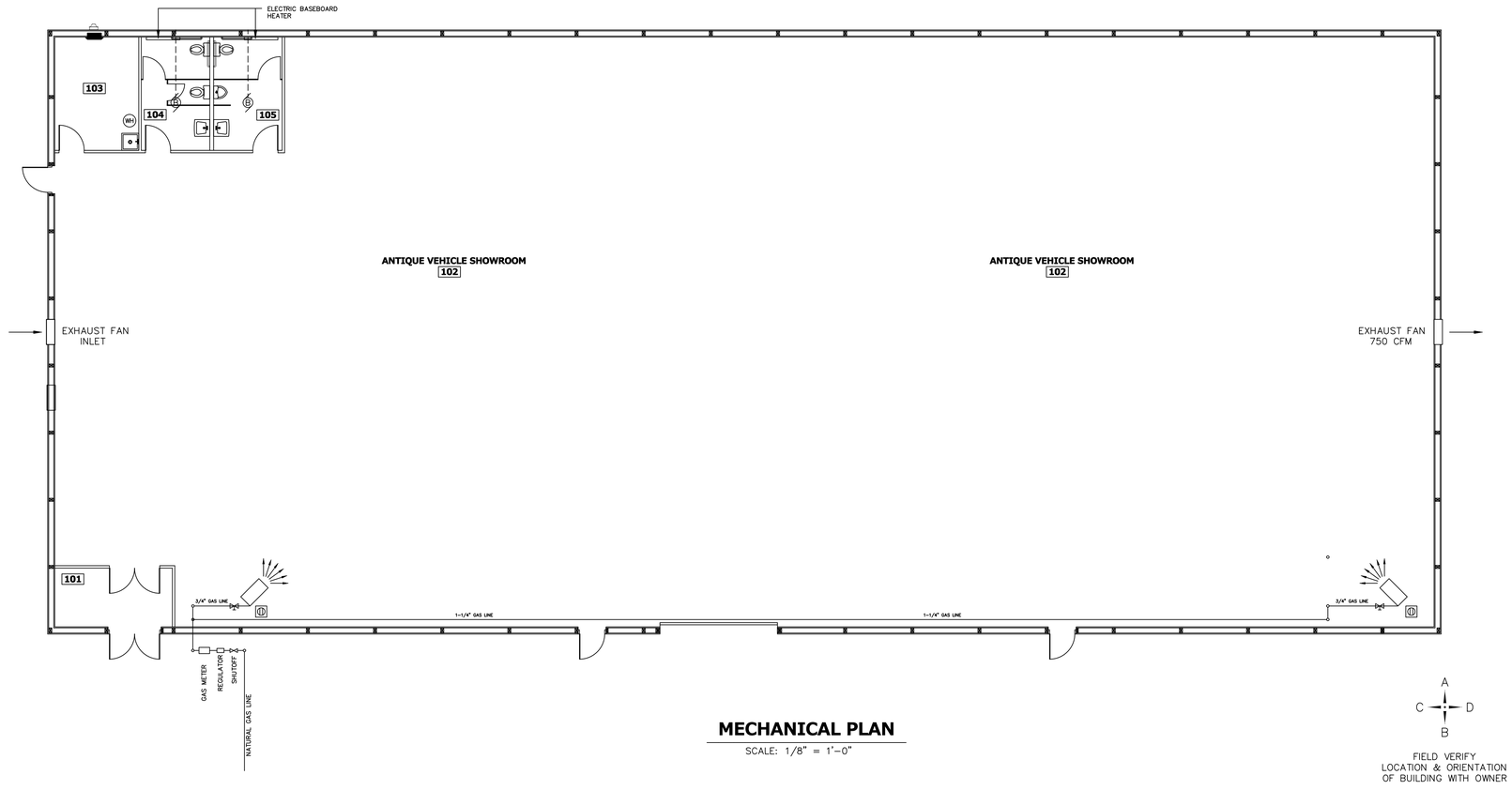
A	GAS LINE	NATURAL GAS HANGING HEATER 2500 CFM 1/3 hp FAN UNIT INPUT (82%+ eff) 4" FLUE THROUGH ROOF 175,000 BTU

MECHANICAL PLAN NOTES

1) GAS PIPING IS SIZED USING SCHEDULE 40 METALIC PIPE.

2) GAS SUPPLY PRESSURE IS FIGURED LESS THEN 2 PSI (W.C. – 0.5 IN) WITH (SPECIFIC GRAVITY – 0.60)

3) THE EXHAUST FAN SHALL BE WIRED TO AND OCUPANCY SENSOR THAT TURNS ON WHEN THE BUILDING IS OCCUPIED.



MECHANICAL PLAN

SCALE: 1/8" = 1'–0"

A
C D
B

FIELD VERIFY LOCATION & ORIENTATION OF BUILDING WITH OWNER

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102	VEHICLE SHOWROOM
103	MECHANICAL
104	WOMEN'S RESTROOM
105	MEN'S RESTROOM

DRAWN BY: MIKEB/GREGL
CHECKED :
APPROVED:

MICHAEL ALLEN BLUE REGISTERED 10700131 ARCHITECT
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9 OF 9

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED BARRIER CURB
- PROPOSED EDGE OF PAVEMENT
- LIGHT POLE AND FIXTURE

e-conolight

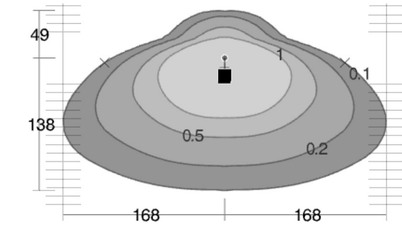
2026-Mar-05
Page 1/1

C-AR-A-SAL3-S45L-SCCT-UL_300W_3000K.ies

Cree Lighting
C-AR-A-SAL3-S45L-SCCT-UL-xx-(300W-30K) CONFIGURED FROM C-AR-A-SAL3-S30L-SCCT-UL-xx (200W-40K) CONFIGURED FROM C-Lite Area Light, Type III, 30L Adjustable Lumen Package and CCT, (200W-40K)
Single (Arm), 20° Tilt

Luminaire Watts	300	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	40300	lms

32 ft



Min: 0.10 fc
Max/Avg: 9.1
Avg: 0.76 fc
Avg/Min: 7.6
Max: 6.9 fc
Max/Min: 69

Version 1.3.0

N
0 20' 30' 40'

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X CUT IN MUELLER BOLT ON FIRE HYDRANT	772.54
BENCHMARK 2 X CUT IN MUELLER BOLT ON FIRE HYDRANT	771.73

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

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	01-28-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

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

SHEET TITLE

PHOTOMETRIC PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

P-01

ARC DESIGN RESOURCES INC.

CIVIL ENGINEERIN
LAND SURVEYING
5291 Zenith Parkway
Loves Park, IL 61111
815-484-4300 p
815-484-4303 f

STORMWATER MANAGEMENT REPORT

Historic Auto Attractions – Fire Truck Museum
Roscoe, IL 61073
Arc Project Number: 20034

Prepared By:
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

Phone: (815) 484-4300
Fax: (815) 484-4303
Prepared By: Jack Ott
Review Engineer: Lauren Downing, P.E.

Prepared For:
Wayne Lensing

Issued For:
1. Agency Review

Issued For Date:
1. 03/11/2026

Project Overview

The project is located at 13825 Metric Road, Roscoe, IL 61073. The project is located on the south side of the existing 63.76-acre property, and the development area consists of 1.67 acres of the property.

The property is surrounded by existing commercial/industrial properties to the south and west and agricultural land to the north and east. The scope of the proposed project includes a new building and parking lot.

The proposed development is a small portion of the property and drains to an existing on-site detention basin. The following report will evaluate the expansion of the detention needed to control the new flows from this project while meeting the Roscoe requirements for an allowable release rate not exceeding 0.2 cfs/acre for the 100-year storm.

Storm events used in analysis are those specified in the ISWS Bulletin 75, “Precipitation Frequency Study for Illinois” (Angle and Markus, March 2020). All storms between the 5-minute and 48-hour durations were analyzed as part of this study to ensure the design meets the previously established criteria. HydroCAD version 10.00-25 was used to analyze the stormwater runoff using the drainage analysis method SCS TR-20.

Existing Conditions

The existing study area is approximately 1.67 acres. Currently this area flows to the northeast to the existing detention basin. It is assumed that all previously designed and constructed work on the property that affects the detention basin has been constructed per plans and Village of Roscoe requirements. See Appendix A for the Existing Drainage Plan.

Proposed Conditions

The development of this site will include a new building, parking lot, and an expansion to the existing detention basin. See Appendix B for the Proposed Drainage Plan.

The Village of Roscoe and Winnebago County require an allowable release rate of 0.2 cfs/acre, which would result in a release rate of 0.334 cfs for the proposed development area. However, the proposed development is a modification of an existing basin system which was developed prior to the current requirements. Therefore, we are proposing to model the development area and assume a constant conservative release rate of 0.2 cfs. The resulting volume will then be added to the existing basin to supplement its volume and ensure that it has adequate capacity to handle the runoff volume.

The required volume to control the flows from this development was estimated to be no larger than 0.5 acre-feet. The calculations were generated by restricting the outflow to 0.2 cfs and the area used in the calculations was 1.67 acres which includes the entire development area not just the new impervious area. This results in a volume of 0.496 acre-feet. Conservatively, 0.5 ac-ft is considered for the required volume. See Appendix C for the HydroCAD estimate. See Appendix D for the Detention Basin Expansion Exhibit.

Proposed Detention Expansion

The existing detention basin will need to be expanded by at least 0.5 acre-feet to meet Village of Roscoe requirements. The detention basin is proposed to expand between the elevations of 759.00 and 765.00. See Table 1 for the Existing Detention Basin Storage between those elevations and Table 2 for the Proposed Detention Basin Storage. The detention was only evaluated within a small area of the basin and does not incorporate the entire system. The previous HWL was 767'. Therefore, the increase in volume is provided below the HWL of the existing system.

Existing Detention Basin Storage			
Pond Elevation (ft)	Pond Area (acres)	Incremental Volume (acre-feet)	Sum (acre-feet)
759.00	0.207	0.000	0.000
760.00	0.405	0.306	0.306
761.00	0.687	0.546	0.852
762.00	0.975	0.831	1.683
763.00	1.346	1.161	2.844
764.00	1.839	1.593	4.436
765.00	2.398	2.118	6.555

Table 1: Existing Detention Basin Storage

Proposed Detention Basin Storage			
Pond Elevation (ft)	Pond Area (acres)	Incremental Volume (acre-feet)	Sum (acre-feet)
759.00	0.207	0.000	0.000
760.00	0.595	0.401	0.401
761.00	0.842	0.718	1.119
762.00	1.094	0.968	2.087
763.00	1.428	1.261	3.348
764.00	1.880	1.654	5.003
765.00	2.398	2.139	7.141

Table 2: Proposed Detention Basin Storage

***The volume of the detention basin has increased by 0.586 acre-feet and meets the Village of Roscoe requirements.**

Conclusion

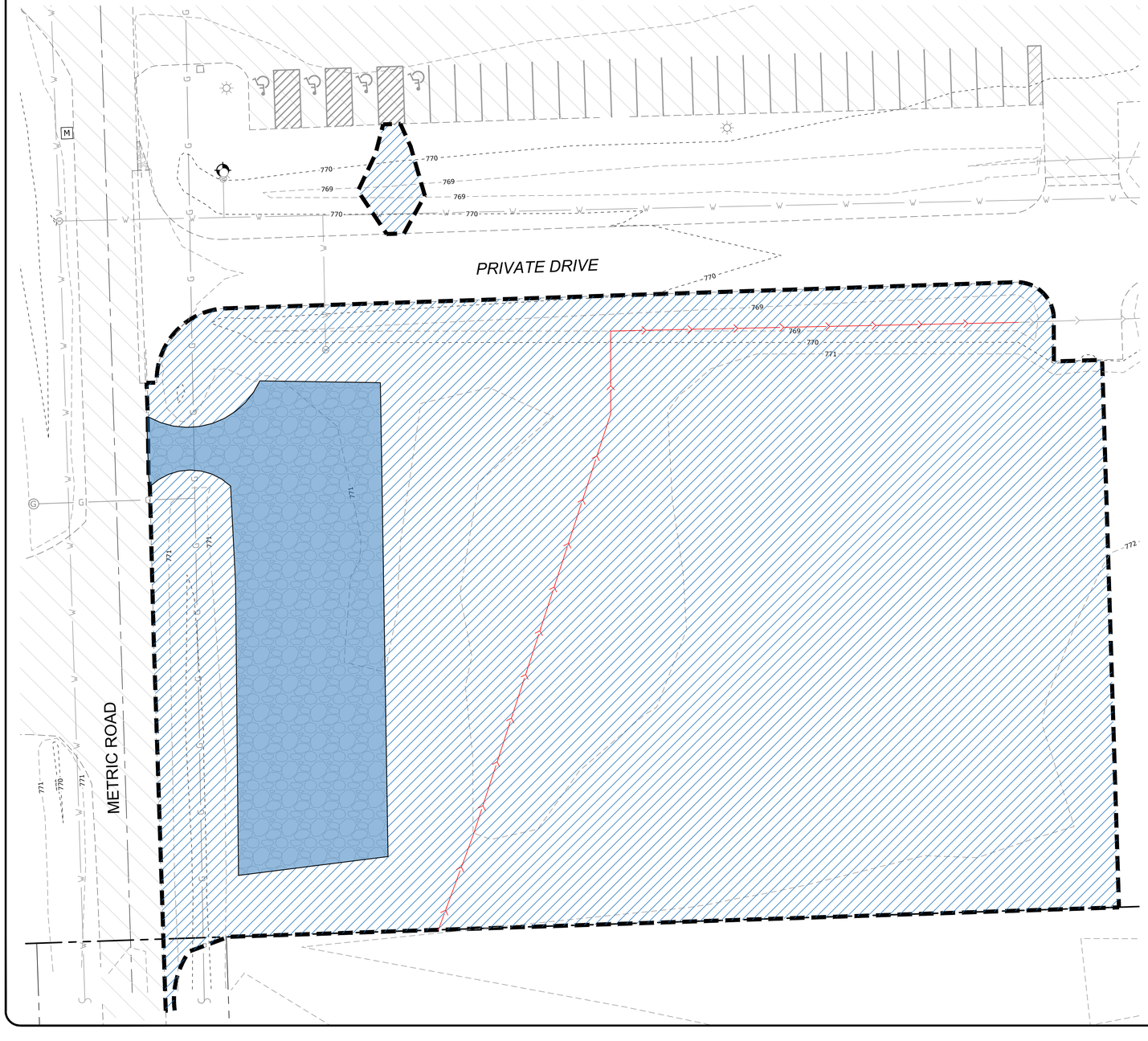
Based on the included analysis and calculations, runoff generated from the proposed development is controlled by the on-site detention facility; therefore, no adverse impacts are anticipated from this development.

Appendices

Appendix A: Existing Drainage Plan
Appendix B: Proposed Drainage Plan
Appendix C: Required Storage Calculations
Appendix D: Detention Basin Expansion Exhibit
Appendix E: WSS Soil Report

Appendix A: Existing Drainage Plan

SUMMARY		
	10-YEAR	100-YEAR
WATERSHED 1		
WEIGHTED RUNOFF C	66	66
PEAK RUNOFF (CFS)	6.10 (12-HR)	16.57 (6-HR)



LEGEND

- PROPERTY LINE
- 800 EXISTING GROUND CONTOUR
- WATERSHED 1 PERVIOUS AREA
- WATERSHED 1 IMPERVIOUS AREA
- WATERSHED Tc PATH

TOTAL PROPERTY AREA = 63.76 ACRES

WATERSHED 1 = 1.67 ACRES

- Tc LENGTH = 360'
- PERVIOUS AREA = 1.46 ACRES
- IMPERVIOUS AREA = 0.21 ACRES

FLOWS EAST TO DRY CREEK

HYDROLOGIC SOIL GROUP B IS USED

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PROJECT NAME
OWNER'S NAME

HISTORIC AUTO ATTRACTIONS - FIRE TRUCK MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 389-7917

CONSULTANTS

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SHEET TITLE

FIRE TRUCK MUSEUM - EXISTING DRAINAGE PLAN

DRAWN	TRS
CHECKED	LND
PM	RCS

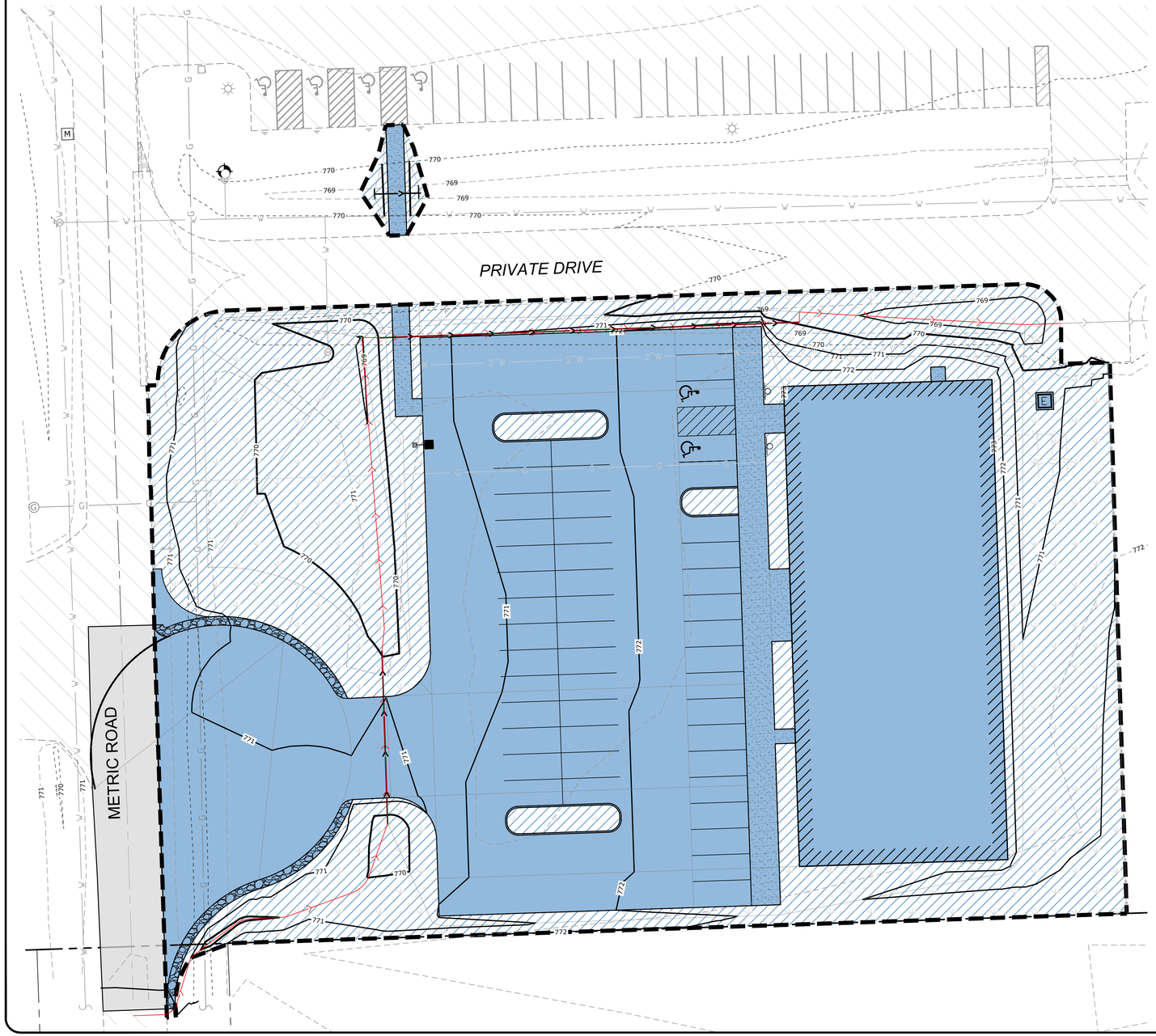
PROJECT NUMBER
SHEET NUMBER

20034

EDP

Appendix B: Proposed Drainage Plan

SUMMARY		
	10-YEAR	100-YEAR
WATERSHED 1		
WEIGHTED RUNOFF C	83	83
PEAK RUNOFF (CFS)	14.19 (3-HR)	30.03 (3-HR)



LEGEND

- PROPERTY LINE
- 800 EXISTING GROUND CONTOUR
- 800 EXISTING GROUND CONTOUR
- WATERSHED 1 PERVIOUS AREA
- WATERSHED 1 IMPERVIOUS AREA
- WATERSHED Tc PATH

TOTAL PROPERTY AREA = 63.76 ACRES

WATERSHED 1 = 1.67 ACRES

- Tc LENGTH = 536'
- PERVIOUS AREA = 0.69 ACRES
- IMPERVIOUS AREA = 0.98 ACRES

FLOWS EAST TO DRY CREEK

HYDROLOGIC SOIL GROUP B IS USED

NET CHANGE: + 0.77 AC OF IMPERVIOUS AREA

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SHEET TITLE

FIRE TRUCK MUSEUM - PROPOSED DRAINAGE PLAN

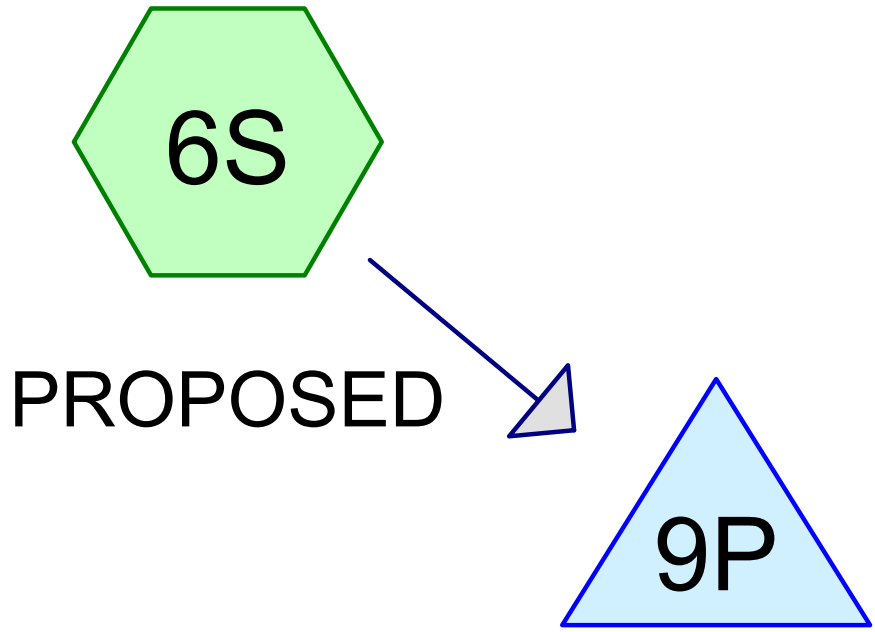
DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

PDP

Appendix C: Required Storage Calculations



Pond to check size with allowable

Subcat Reach Pond Link

Routing Diagram for 2026 03-10 Fire Truck Museum
Prepared by {enter your company name here}, Printed 3/11/2026
HydroCAD® 10.00-25 s/n 10954 © 2019 HydroCAD Software Solutions LLC

Events for Pond 9P: Pond to check size with allowable

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
10-yr, 5-min	0.28	0.11	0.00	0.11	100.01	0.001
10-yr, 10-min	2.51	0.21	0.01	**0.20**	100.07	0.018
10-yr, 15-min	4.41	0.22	0.02	0.20	100.15	0.037
10-yr, 30-min	6.87	0.25	0.05	0.20	100.31	0.076
10-yr, 1-hr	10.22	0.28	0.08	0.20	100.47	0.119
10-yr, 2-hr	13.36	0.31	0.11	0.20	100.66	0.164
10-yr, 3-hr	14.19	0.32	0.12	0.20	100.73	0.182
10-yr, 6-hr	13.51	0.34	0.14	0.20	100.82	0.204
10-yr, 12-hr	12.65	0.35	0.15	0.20	100.88	0.221
10-yr, 18-hr	10.75	0.35	0.15	0.20	100.90	0.226
10-yr, 24-hr	9.40	0.36	0.16	0.20	100.93	0.232
10-yr, 48-hr	5.76	0.35	0.15	0.20	100.87	0.218
100-yr, 5-min	1.99	0.21	0.01	0.20	100.06	0.014
100-yr, 10-min	8.71	0.25	0.05	0.20	100.27	0.067
100-yr, 15-min	13.12	0.28	0.08	0.20	100.45	0.113
100-yr, 30-min	18.41	0.33	0.13	0.20	100.79	0.196
100-yr, 2-hr	29.29	0.45	0.25	0.20	101.49	0.371
100-yr, 3-hr	**30.03**	0.48	0.28	0.20	101.64	0.410
100-yr, 6-hr	27.17	0.51	0.31	0.20	101.81	0.452
100-yr, 12-hr	24.51	0.53	0.33	0.20	101.92	0.480
100-yr, 18-hr	20.32	0.53	0.33	0.20	101.95	0.487
100-yr, 24-hr	17.61	**0.54**	**0.34**	0.20	**101.99**	**0.496**
100-yr, 48-hr	10.49	0.51	0.31	0.20	101.83	0.458

Summary for Subcatchment 6S: PROPOSED

[49] Hint: Tc<2dt may require smaller dt

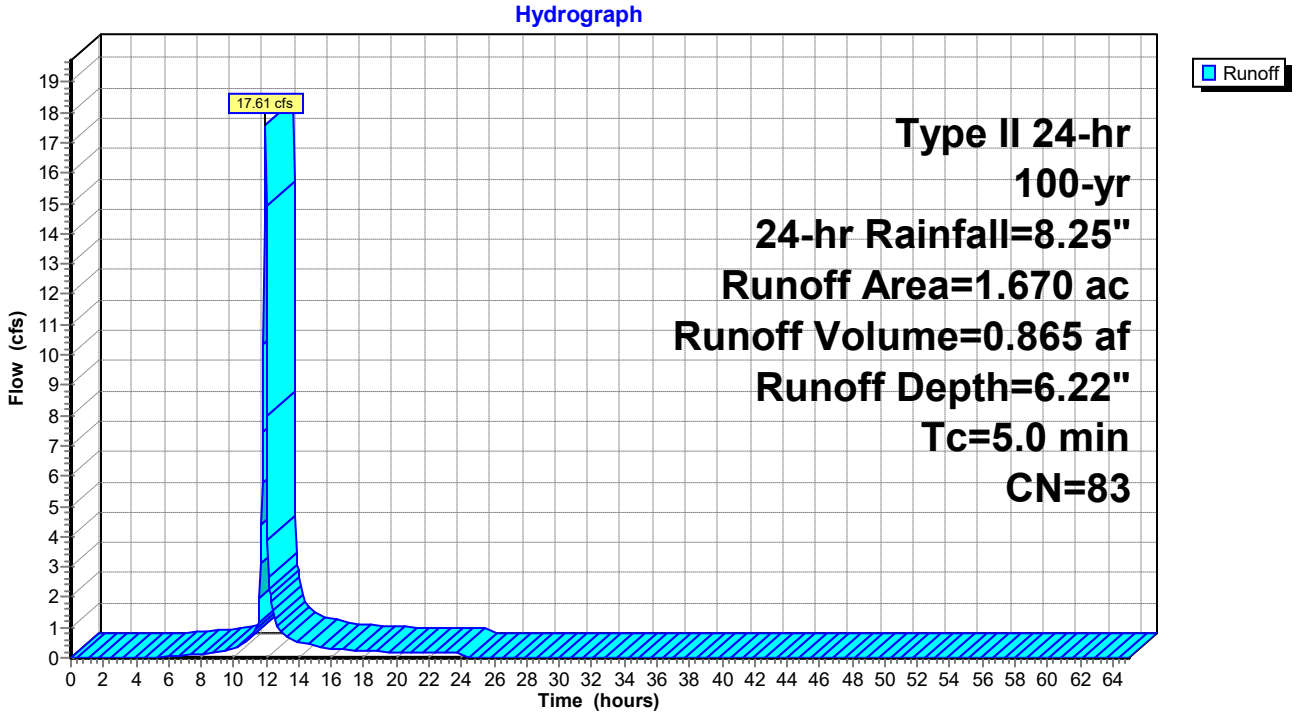
Runoff = 17.61 cfs @ 11.95 hrs, Volume= 0.865 af, Depth= 6.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr, 24-hr Rainfall=8.25"

Area (ac)	CN	Description
0.980	98	Paved parking, HSG B
0.690	61	>75% Grass cover, Good, HSG B
1.670	83	Weighted Average
0.690		41.32% Pervious Area
0.980		58.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: PROPOSED



Summary for Pond 9P: Pond to check size with allowable

Inflow Area = 1.670 ac, 58.68% Impervious, Inflow Depth = 6.22" for 100-yr, 24-hr event
Inflow = 17.61 cfs @ 11.95 hrs, Volume= 0.865 af
Outflow = 0.54 cfs @ 13.87 hrs, Volume= 0.865 af, Atten= 97%, Lag= 115.0 min
Discarded = 0.34 cfs @ 13.87 hrs, Volume= 0.382 af
Primary = 0.20 cfs @ 9.15 hrs, Volume= 0.483 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Peak Elev= 101.99' @ 13.87 hrs Surf.Area= 0.165 ac Storage= 0.496 af

Plug-Flow detention time= 472.8 min calculated for 0.864 af (100% of inflow)
Center-of-Mass det. time= 473.1 min (1,263.5 - 790.4)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	1.500 af	**Custom Stage Data (Prismatic)** Listed below

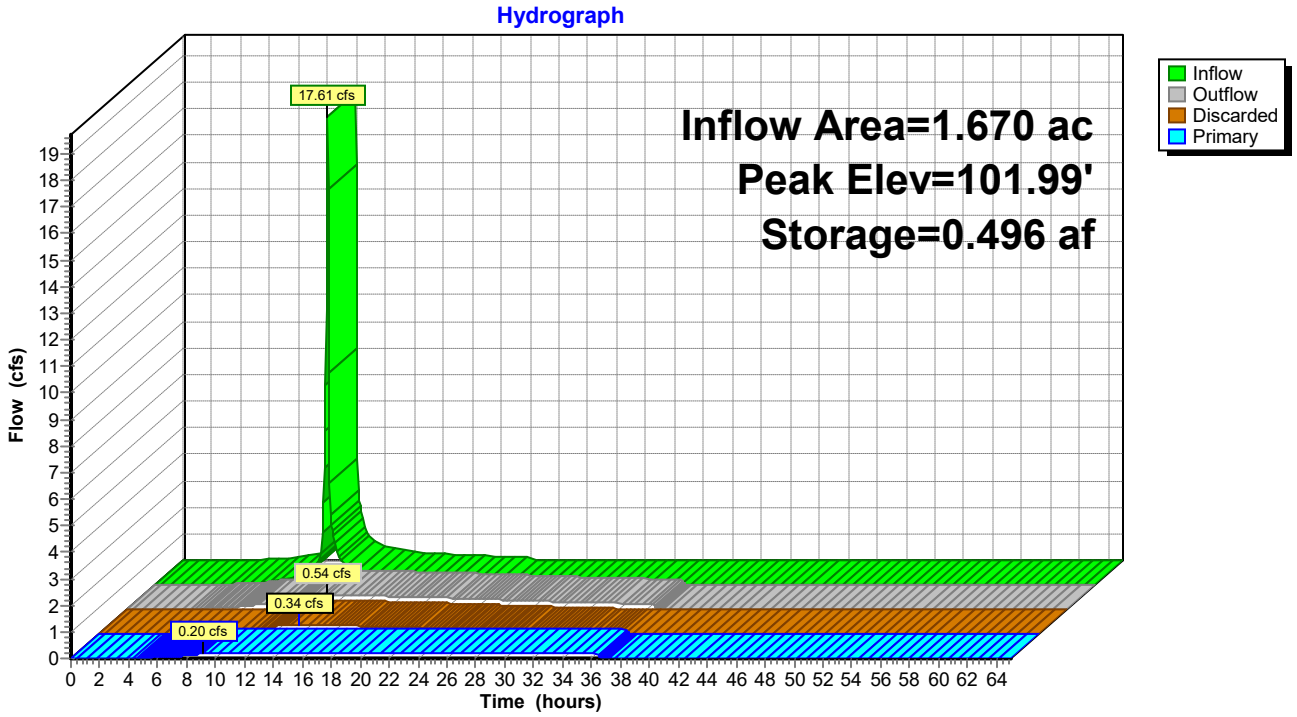
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
100.00	0.000	0.000	0.000
106.00	0.500	1.500	1.500

Device	Routing	Invert	Outlet Devices
#1	Discarded	100.00'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 12.00'
#2	Primary	100.00'	**Special & User-Defined** Head (feet) 0.00 0.01 15.00 Disch. (cfs) 0.000 0.200 0.200

Discarded OutFlow Max=0.34 cfs @ 13.87 hrs HW=101.99' (Free Discharge)
↑**1=Exfiltration** (Controls 0.34 cfs)

Primary OutFlow Max=0.20 cfs @ 9.15 hrs HW=100.01' (Free Discharge)
↑**2=Special & User-Defined** (Custom Controls 0.20 cfs)

Pond 9P: Pond to check size with allowable



Appendix D: Detention Basin Expansion Exhibit

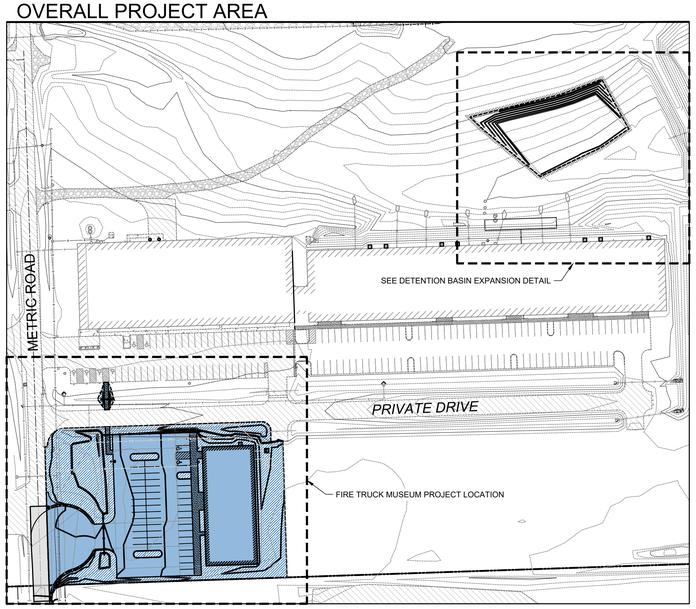
N

0 20' 30' 40'

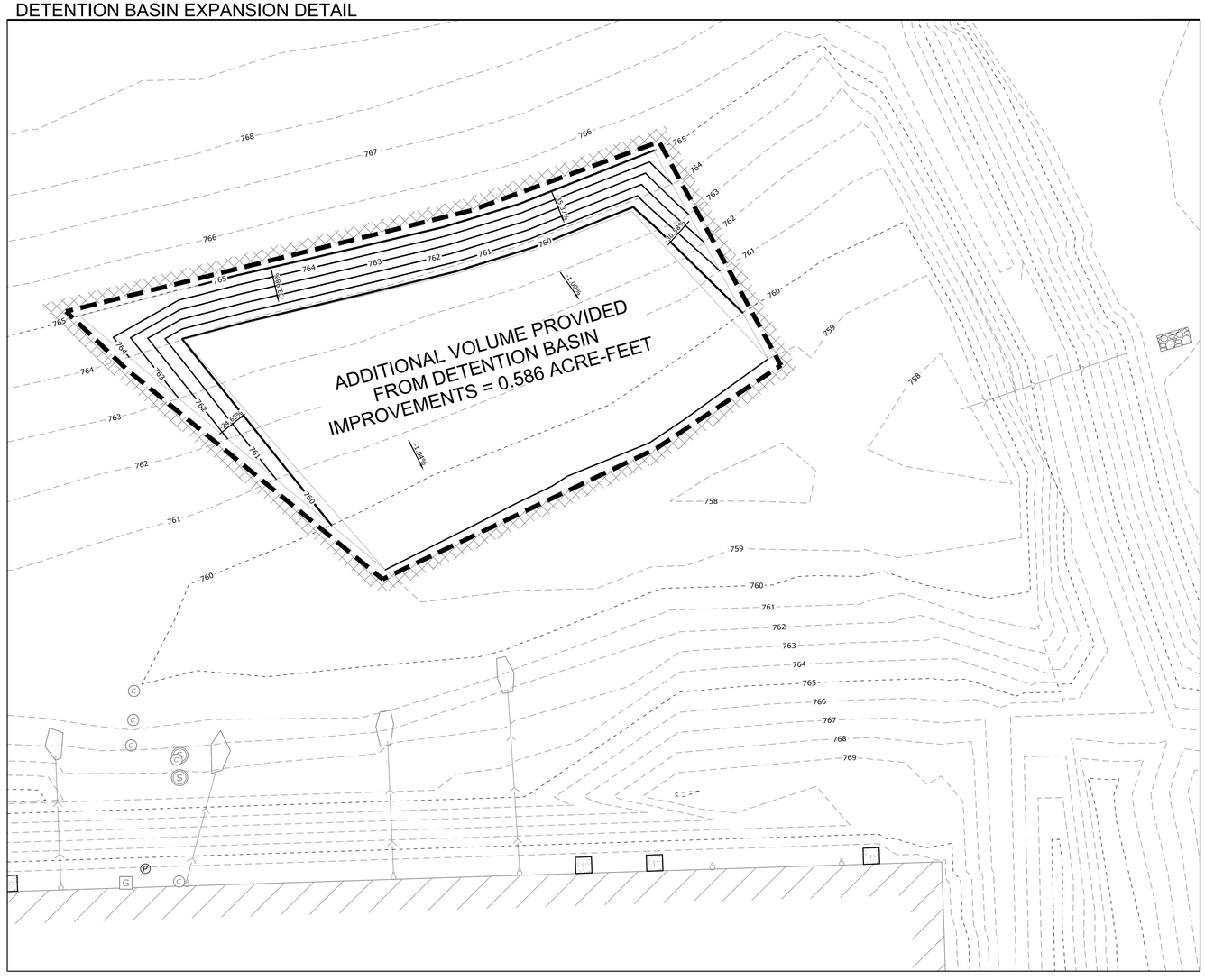
LEGEND

- PROPERTY LINE
- 800 EXISTING GROUND CONTOUR
- 800 EXISTING GROUND CONTOUR
- WATERSHED 1 PERVIOUS AREA
- WATERSHED 1 IMPERVIOUS AREA

OVERALL PROJECT AREA



DETENTION BASIN EXPANSION DETAIL



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FIRE TRUCK MUSEUM - DETENTION BASIN EXPANSION EXHIBIT

DRAWN	TRS
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PROJECT NUMBER
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20034

EX - DBE

Appendix E: WSS Soil Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Winnebago County, Illinois

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

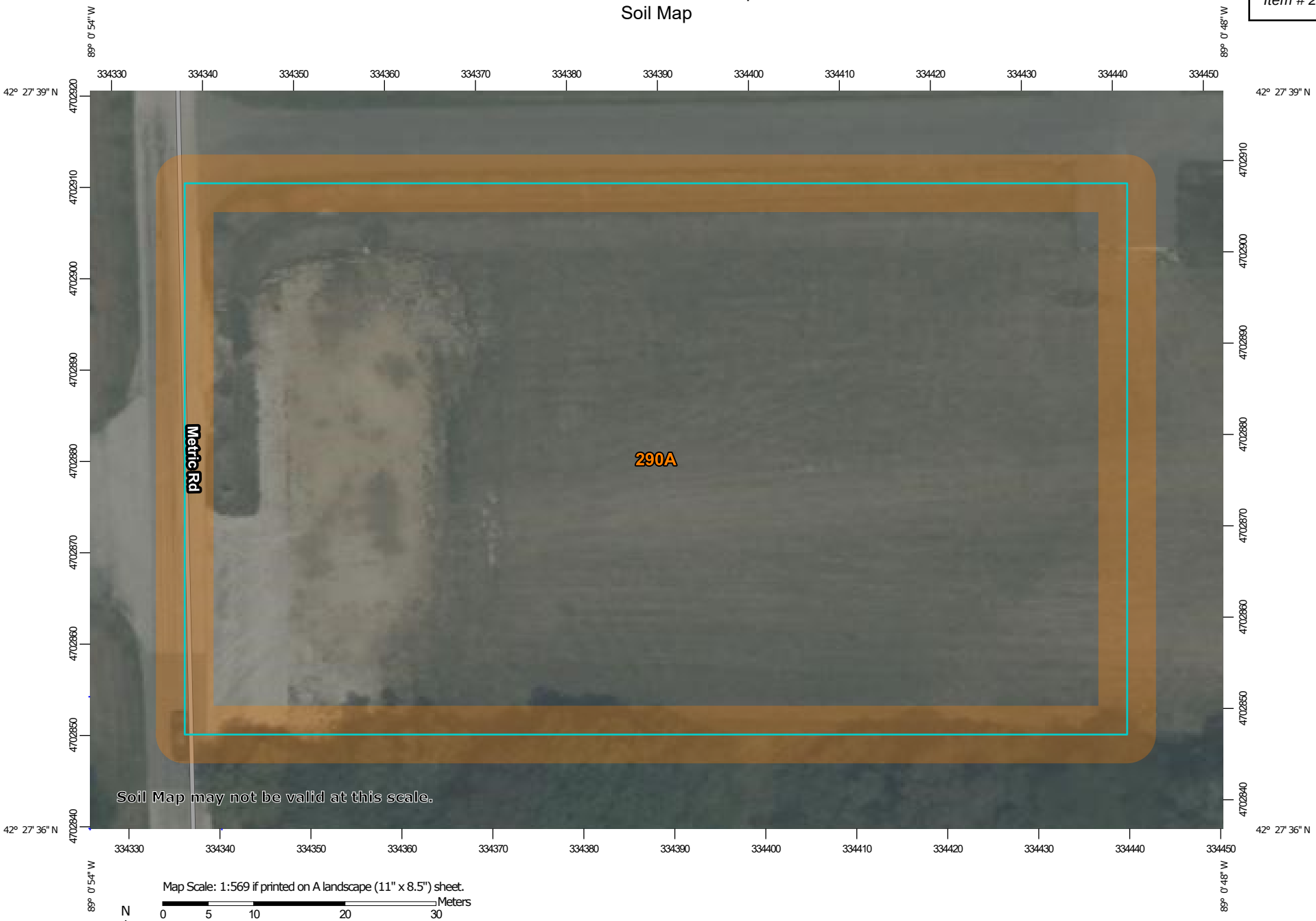
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:569 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
290A	Warsaw loam, 0 to 2 percent slopes	1.6	100.0%
Totals for Area of Interest		**1.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Winnebago County, Illinois

290A—Warsaw loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx9
Landscape: Uplands
Elevation: 680 to 1,020 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 138 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Warsaw and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Warsaw

Setting

Landscape: Uplands
Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy glaciofluvial deposits over calcareous sandy and gravelly outwash

Typical profile

Ap - 0 to 15 inches: loam
Bt - 15 to 31 inches: clay loam
2C - 31 to 79 inches: stratified very gravelly loamy sand to extremely gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 24 to 40 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland

Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

Minor Components

Will

Percent of map unit: 5 percent
Landscape: Plains
Landform: Kames, Stream terraces, Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F095XA004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Kane

Percent of map unit: 5 percent
Landscape: Uplands
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

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March 06, 2026

Village of Roscoe
10631 Main Street
Roscoe, IL 61073

Dear Mr. Kurlinkus,

The following is submitted together with the plans for Village VBA consideration for the Application for Development Approval at 13825 Metric Road, Roscoe, IL 61073.

Introduction:
We formally submit the following proposed development located at 13825 Metric Road, Roscoe, IL 61073 (Parcel ID: 04-16-326-003). This site, approximately 63.76 acres in size, is currently occupied by several uses including the Lensing Historic Auto Museum, storage facility, and Lefthander Performance.

We are proposing to develop approximately 1.45 AC of the existing property for the construction of a new Fire Truck Museum. The development would involve clearing existing vegetation and a small gravel parking lot for the construction of a new building, paved parking lot, and construction of a new cul-de-sac (to bring the site into compliance with the annexation agreement).

Concurrent to this process, the Owner is pursing land dedication to comply with the previously executed annexation agreement.

The current property owner is Wayne Lensing - Trustee with our point of contact as follows:

Wayne Lensing
13750 Metric Road
Roscoe, IL 61073
(815) 389-7917
wayne@lefthanderchassis.com

Project Description:

The existing lot is zoned IG, General Industrial within the Village of Roscoe. The museum use on portions of the property were previously approved by the annexation agreement the proposed improvements are consistent with the annexation agreement.

The proposed Fire Truck Museum development would utilize approximately 1.45 acres and include the following improvements:

1. Existing Site:

2. Access Improvements

    a. A cul-de-sac is proposed. The cul-de-sac features a radius of 45' with a 3' gravel shoulder. This is to comply with the previous annexation agreement.

3. Off-Street Parking
    a. The proposed parking lot includes 48 parking spaces (2 ADA).
        i. Required spaces = 1 per 250 SF of building
        ii. Provided spaces = Proposed Building SF = 11,952 SF
        11,952 / 250 = 47.808 Spaces
        = 48 Spaces

4. Building Design
    a. A new building of approximately 11,952 square feet features Max-Rib II steel siding (light stone color) with a 3' steel wainscot trim (tudor brown color). The colors, siding, and wainscot trim will match the existing Historic Auto Museum that sits north of the proposed building.

5. Lighting
    a. The lights that are proposed are the same as utilized on the existing museum property. They have been discontinued. The modeling is shown based on coordination with the electrical contractor and e-conolight modeling.

6. Landscaping
    a. The site features proposed landscape enhancements that comply with Village requirements.

7. Stormwater Management
    a. The proposed stormwater management report addressed this site's unique features. Additional volume within the existing basin which both infiltrates and releases to the east is proposed.

Variances:

There are no variances anticipated with this development

Preliminary Schedule:

- Permitting and ZBA Process: through April 2026
- Start Construction: April 2026
- End Construction/Opening: August 2026

We believe this development will bring an overall positive experience to the community, improve site functionality, and contribute positively to the local economy. We look forward to working collaboratively with the Village of Roscoe throughout the permitting process.

The development team for this project includes Wayne Lensing as the Owner, Arc Design Resources serving as the civil engineer, landscape architect, and surveyor, and Borkholder

Buildings as the architect / building supplier. This experienced team has successfully developed multiple projects within the property limits and bring a wealth of expertise and proven results to this development effort.

We appreciate your consideration and look forward to the ZBA meeting.

Sincerely,

Lauren Downing
Project Manager / Arc Design Resources

Enclosed (electronically)

Application for Development Approval: Design Review and Approval
Site Development Permit Application
Application for Erosion and Sediment Control Plan Approval
Basic Application Fee
Agreement for Reimbursement of Professional Consulting Fees
Proof of Ownership
Property Owners within 250 Feet
General Location Map – Within Civil Plans
Survey / Legal Description
Site Plan – Within Civil Plans
Building Elevations – Borkholder Plans
Floor Plans – Borkholder Plans
Roof Plans – Borkholder Plans
Color Rendering
Photographs of Existing Property and Area

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of April 8, 2026

Application No. ZBA 2026-008

Applicant:	Foraged Holdings LLC
Location:	10774 Main Street (04-33-332-007)
Requested Action:	Approval of Design Review for Exterior Alterations
Existing Use:	Vacant Commercial
Proposed Use:	Retail Sales and Services
Existing Zoning:	MS-C, Main Street-Core, Commercial District
Adjacent Zoning:	North: RM, Multi-Family Residential
	East: RM, Multi-Family Residential
	South: CR, Retail and Service Commercial
	West: R1, One-Family Residential

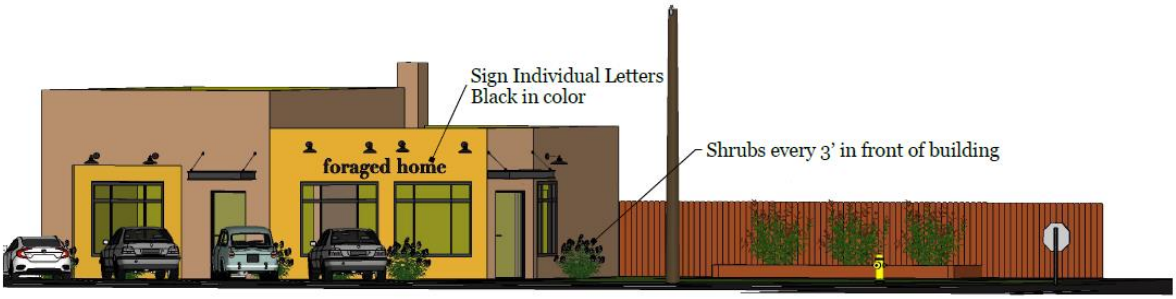
Background: The property is in the process of being rezoned from CR, Retail and Service Commercial to MS-C, Main Street Core. The Village Board is scheduled to consider and act on the zoning map amendment on April 7, 2026.

Description: The applicant is requesting Design Review and approval for exterior alterations to the existing building for retail sales uses at 10774 Main Street.

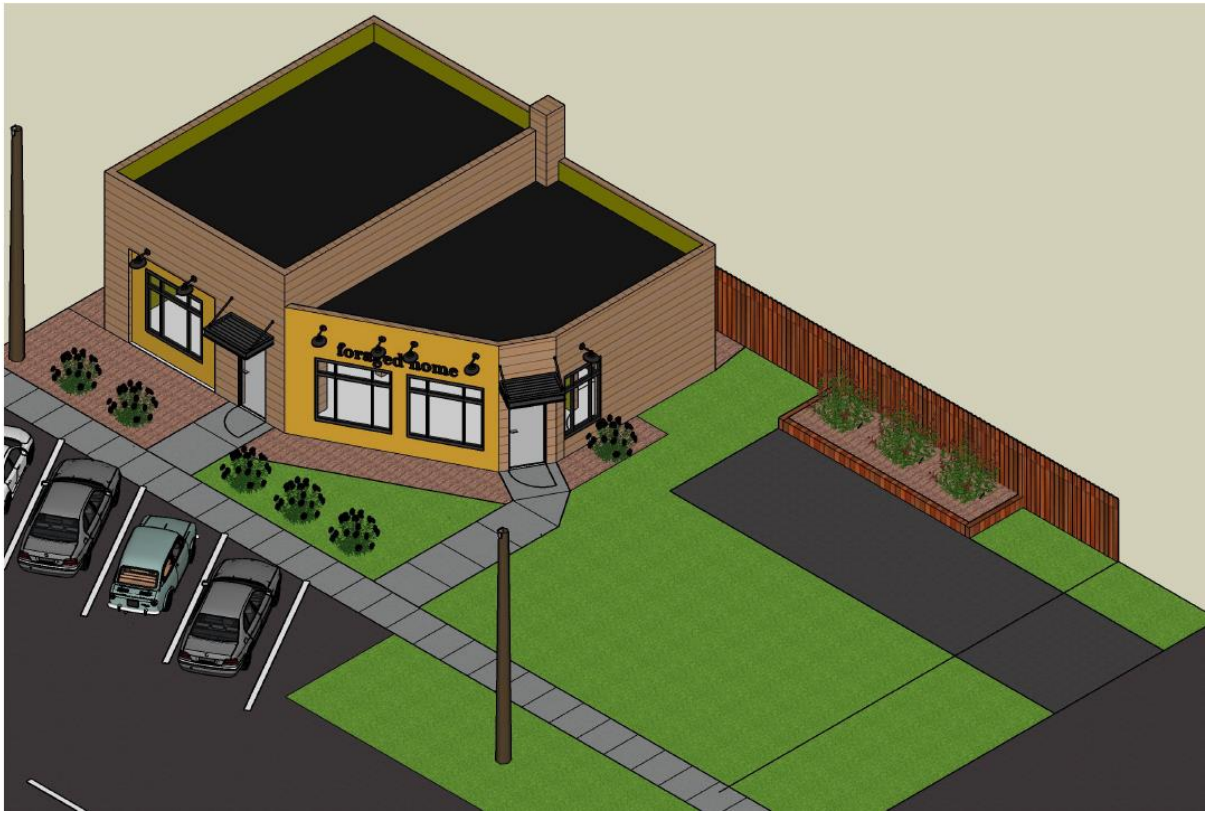
The proposed project will be reviewed in two phases: Phase 1 focuses on the building exterior, while Phase 2 will address the site and sidewalk improvements at a later date.

Building Design: The subject property, formerly known as Lucky Lock, is developed with an existing one-story commercial building totaling approximately 1,058 square feet. The proposed project includes modifications to the east elevation, the existing garage door will be removed and replaced with windows designed to match the other front façade windows, ensuring a cohesive architectural appearance.

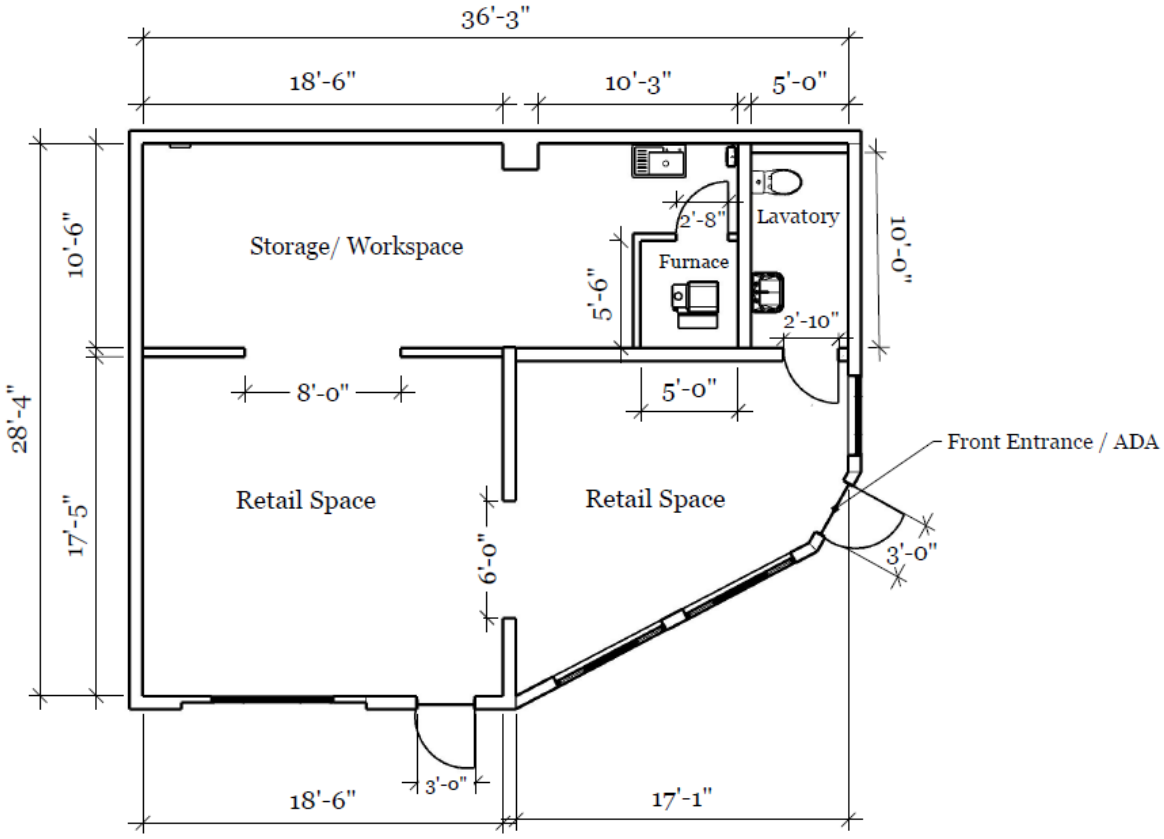
Additional improvements include the installation of two black awnings over building entrances, as well as a black individual-letter wall sign. The applicant also proposes downward-facing, wall-mounted lighting fixtures. Based on the submitted plans, the proposed improvements are consistent with applicable code requirements and design standards.



Front Façade



Site Layout



Floor Plan

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for exterior alterations to the existing building within the MS-C, Main Street Core zoning district at 10774 Main Street, subject to the following condition:

1. This approval is only for the exterior of the building; a subsequent design review of site improvements and sidewalk will need to be submitted for review and approval.
2. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
3. The proposed wall sign shall not exceed ten percent of the total area of the wall face to which it is affixed
4. All exterior lighting shall be designed and installed using full cut-off fixtures to ensure illumination is directed onto the site and minimize light spill onto adjacent properties. Lighting fixtures shall have a color temperature not exceeding 5,000 Kelvins.
5. The applicant shall obtain all necessary building permits.

VILLAGE of ROSCOE

10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: permits@roscoeil.gov

DESIGN REVIEW

What Requires Design Review Approval?

Design Review approval from the Zoning Board of Appeals (ZBA) is required before a permit may be issued for:

- All nonresidential developments requiring a village permit.
- New buildings with four or more dwelling units.
- Any exterior alteration, enlargement, or major remodeling of structures in Commercial or Industrial districts.
- All projects subject to site plan, elevation, landscape, lighting, or signage review.

Design Review Submission and Approval Requirements

- To be placed on a Zoning Board of Appeals agenda, Design Review submittals must be received at least one month in advance of the meeting.
- Applicants should anticipate design review to take at least 5 weeks.
- No zoning or building permit will be issued without prior ZBA approval.

Design Review Process

Schedule a pre-application conference with the Zoning Administrator.

Contact: 815-623-2829.

↓

Submit a complete Design Review Application, including all required documents, to the Village by the application deadline.

↓

The Zoning Administrator reviews submitted application and prepares a staff report for the ZBA meeting.

↓

The application is reviewed at the next scheduled ZBA meeting.

VILLAGE of ROSCOE

ZBA File # _____

APPLICATION FOR DEVELOPMENT APPROVAL: DESIGN REVIEW AND APPROVAL

This form is to be used for all Design Review 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: 10774 Main/ Foraged Holdings LLC (Greg and Deanna Osborn)
2. Project Location: 10774 Main St Roscoe, IL 61073
3. Brief Project Description:

   Revamp corner lot with grass, hardscaping pad, landscaping plants and mulch, sidewalks and walkways to building.

4. Project Property Legal Description:

   04-33-332-007

5. Project Property Size in Acres and Square Feet: .08 acres / 3,608 sq ft.

B. Owner Information

1. Signature: [redacted]
2. Name: Foraged Holdings LLC (Greg and Deanna Osborn)
3. Address: 11245 Yarby Ln Machesney Park IL 61115
4. Phone Number: [redacted] Fax: _____ Email: [redacted]

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

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

Official Use Only

ZBA Pre-App Date _____ ZBA Date(s) _____ Zoning District _____
App Date _____ CA Date(s) _____ Com Date(s) _____ Comp Plan _____
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 Design Review 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					
		Initial Application		Revisions		Second Set of Revisions	
Item #[a]	Application Material	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: permits@villageofroscoe.com.

If you have any questions, please contact the Village Hall at 815-623-2829.

PART III. SITE DATA TABLE

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

	Existing	Proposed
Lot Size	44' x 82'	44' x 82'
Lot Coverage (List as both a square footage and a percentage) This includes all buildings and structures located on a lot.	existing building covers 1054 sq ft and 30% of property.	no change
Front Yard Setback	10'	no change
Side Yard Setbacks	4' south 40' north	no change
Rear Yard Setback	4'	no change
Height of Tallest Structure	14 foot	no change
Number of Dwelling (for residential projects)		
Total Building Area by Floor (for non-residential projects)	1054 sq ft	no change

Total Number of Parking Spaces Enclosed and Surface	2 in front of building	4 in front of building
Number of Parking Spaces per Unit (for residential projects)		
Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)	2 in front of building	4 in front of building

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

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 Design Review 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 plans create a finished landscaped lot in accordance with the Main street Core vision set forth by the Village of Roscoe.

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

   The proposed design creates a visually appealing space for the NorthWest corner lot of Main St and Broad St.

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

   There is a privacy fence along the west side of the property that will protect the privacy of residential neighbors.

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

There is no impact to the adjoining properties. The changes are surrounded by Main St and Broad St. There are no adjoining properties on the west and north sides of property affected by changes.

5. How are all of the elements of the proposed Design Review 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.

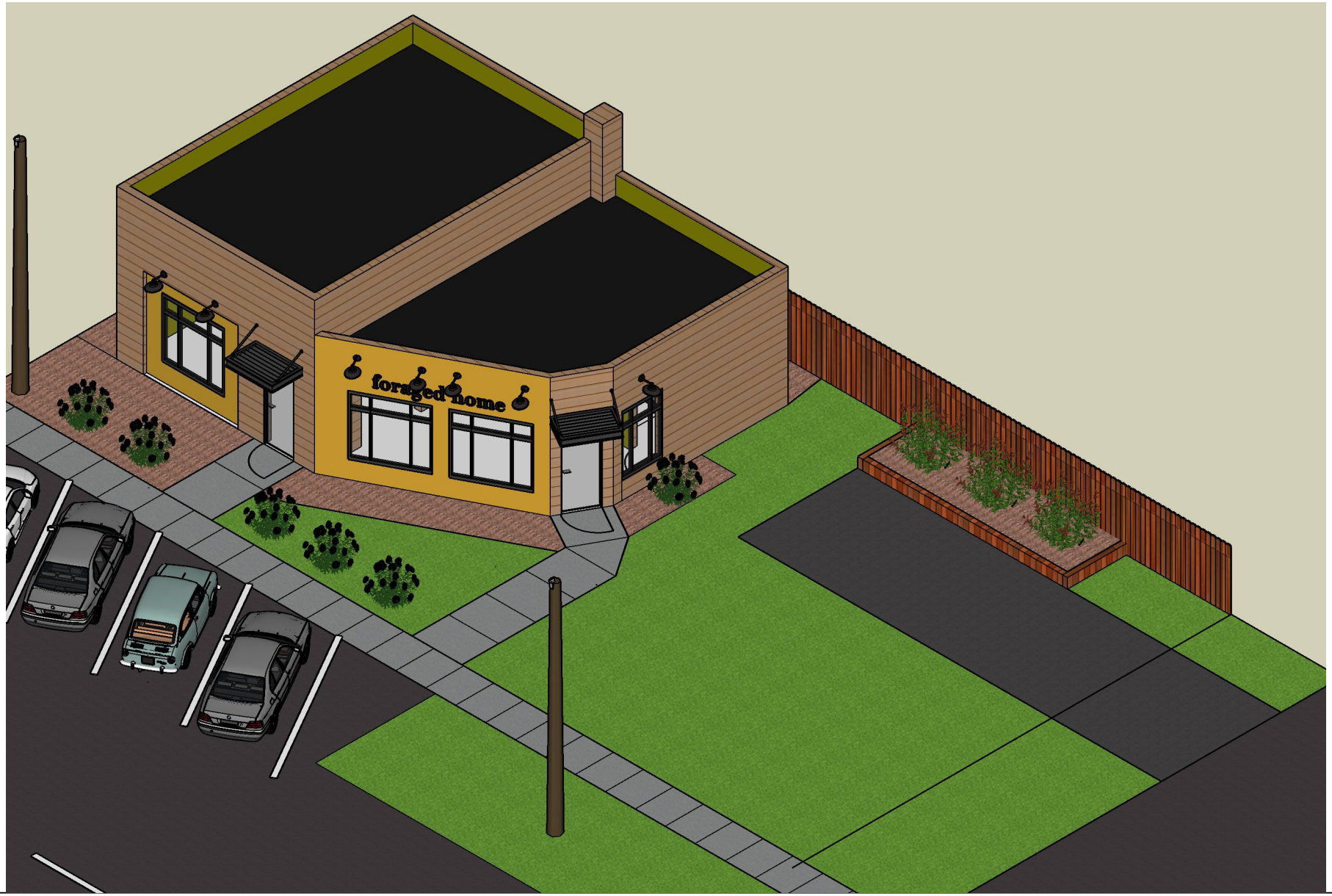
   The changes will be arranged to have minimal impact. The sidewalk will allow for easier pedestrian access along Main St and the lighting will be down lighting on building. No accessory buildings are in this plan.

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

   No non-typical land uses are proposed in this plan.

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.

   N/A



ISO Property View
Scale: 1” = 10’

10774 Main St Roscoe, IL 61073

REVISIONS		
	03/11/26	Rev 0
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
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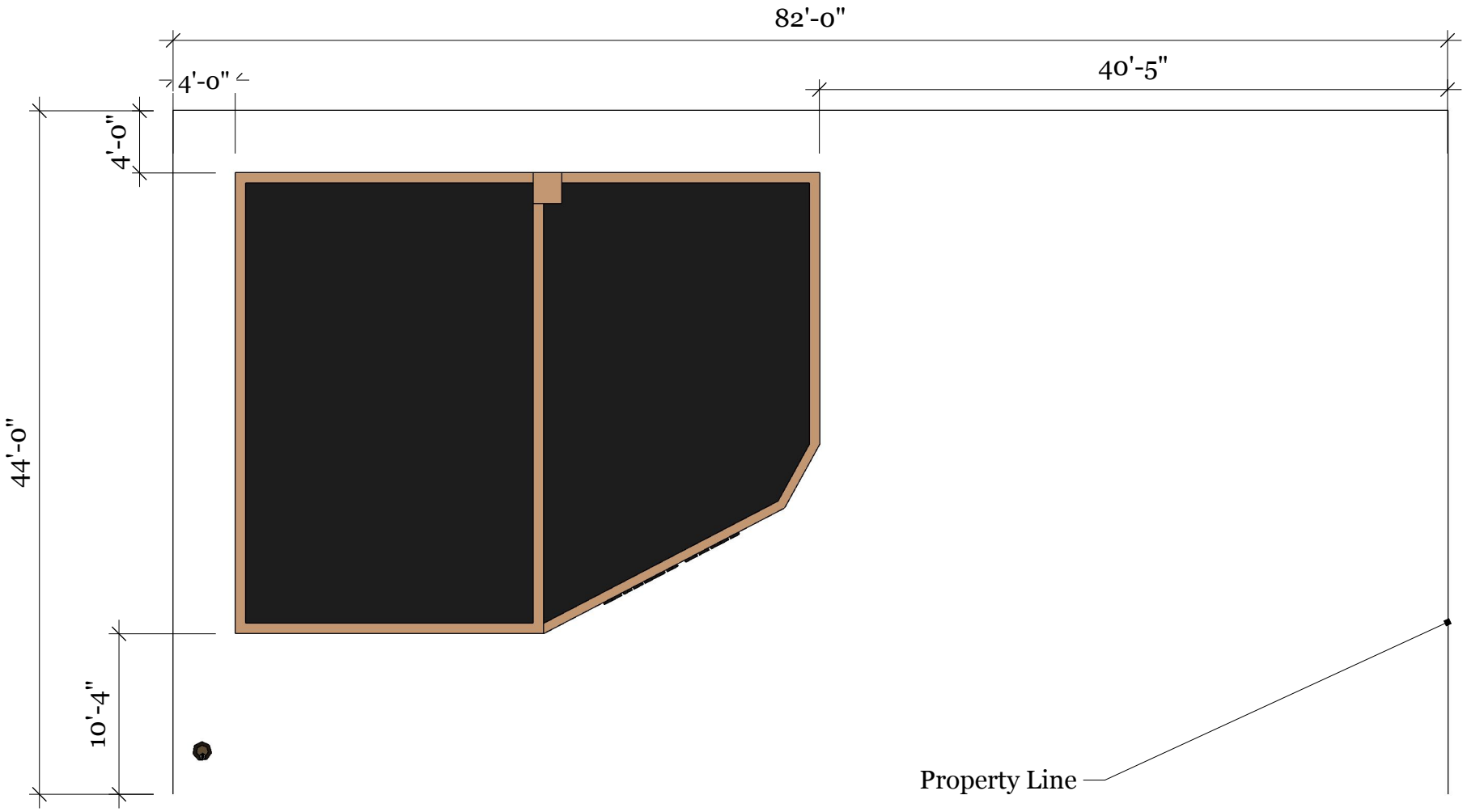

Property Line Set Backs
Scale: 1” = 10’

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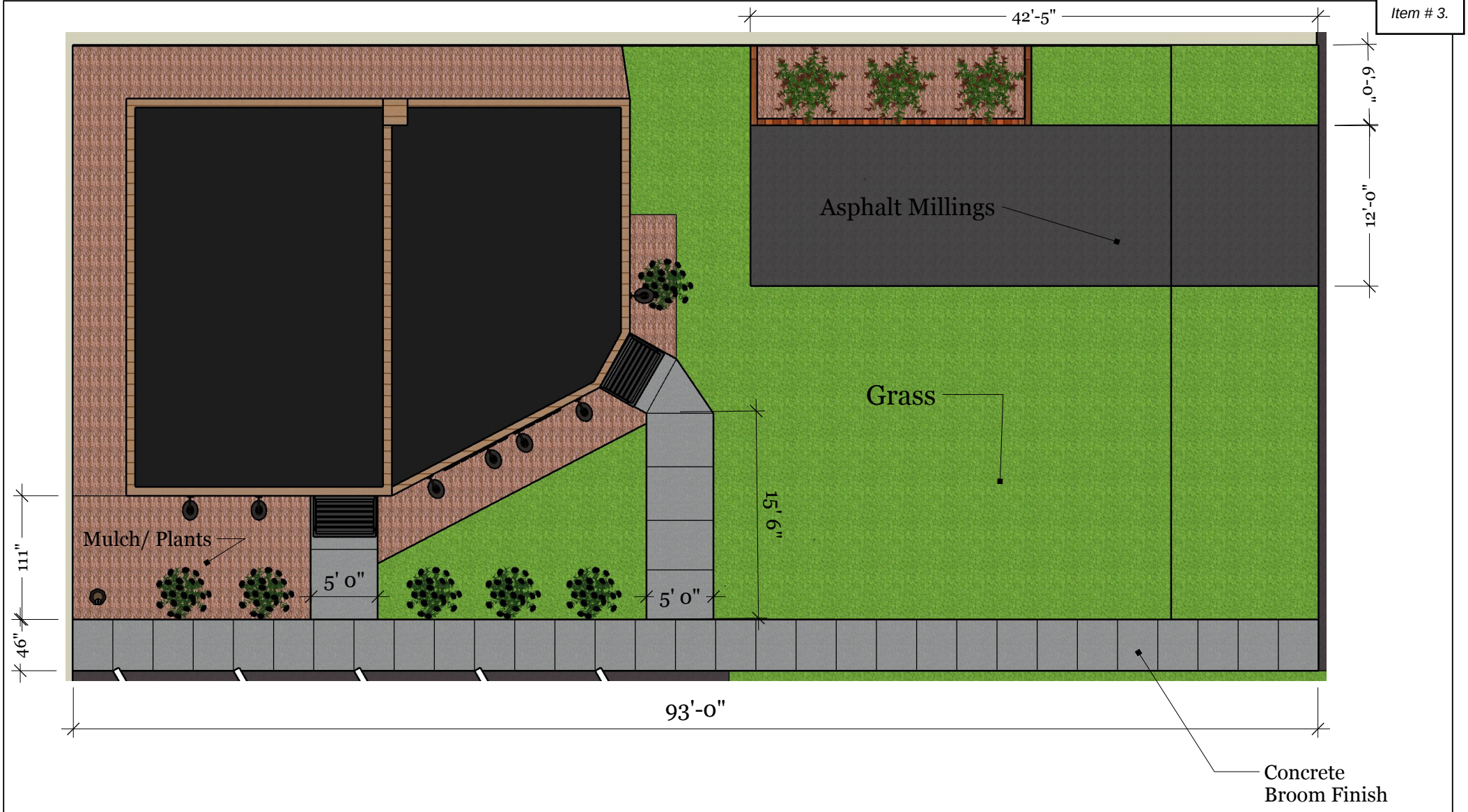

Top View
Walkways and Landscaping
Scale 1”=10’

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	03/11/26	Rev 0
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2	__/__/__	...
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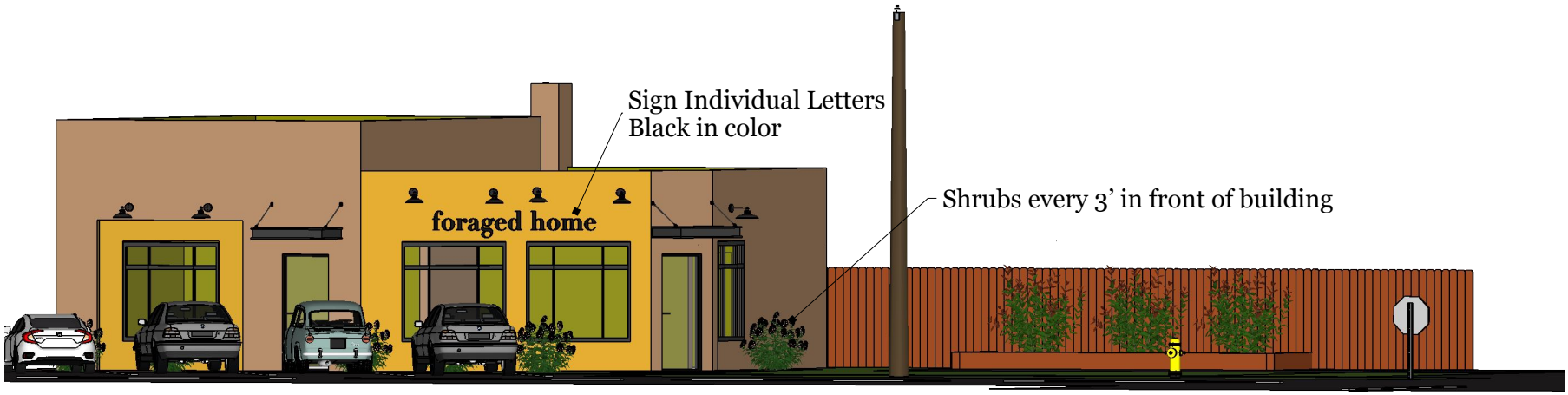

Angked Front Elevation
Scale: 1"=10'

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1	__/__/__	...
2	__/__/__	...
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