VILLAGE of ROSCOE

Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, February 18, 2025
[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

1. **Approval of the Minutes** for the meeting of the Committee of the Whole from **February 4, 2025.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

NEW BUSINESS

2. **Discussion and recommendation** of approving a new village event, **Roscoe Restaurant Week**

3. **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Section 15-555 and 15-409** relating to **Solar Energy Collection Systems**.

   ZBA recommends approval voting 4-0-0 on December 11, 2024.

4. **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Sections 15-516, 15-517 and 15-752** relating to **Accessory Buildings and Accessory Structures.**

   ZBA recommends approval voting 4-0-0 on December 11, 2024.

5. **Discussion and Recommendation** of accepting as public right-of-way the dedication of a portion of property adjacent to the easternmost terminus of Edith Lane.

6. Discussion and Recommendation of entering into an agreement with **Baker Tilly US LLP** to perform the Village's **2024 Annual Audit.**

7. **Discussion and Recommendation** for **Approval** of a **Final Plat** for **Hawks Pointe Plat 6** (PIN 08-06-101-009).

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT

Agenda Item:	Roscoe Restaurant Week Approval		
Date:	**2/10/2025**	**Meeting:**	**COTW 2/18/2025**
Prepared by:	Janel	**Department:**	Permits

Overview/Background Information

Roscoe Restaurant Week 2025 would encourage both residents and visitors to explore Roscoe's culinary offerings through unique dining experiences and special promotions.

Event Overview

Dates: April 11 – April 19, 2025 (Friday – Saturday)

Objective: Boost restaurant traffic by featuring exclusive menus, special pricing, and a **punch card program** to encourage diners to visit multiple establishments.

How It Works

Diners will collect a punch at each participating restaurant. Once their card is complete, they can submit it at Village Hall for a chance to win a prize, which will include gift cards generously donated by participating establishments.

Participation Options for Restaurants

Restaurants will have three ways to participate:

1. **Prix Fixe Menu:** A fixed-price, multi-course meal for breakfast, lunch, or dinner.
2. **Roscoe Special Menu Item(s):** Unique, event-specific dishes (e.g., "The Roscoe Burger" or "Roscoe Mule").
3. **Combo/Value Menu:** Discounted meal pairings, such as a meal with a free drink or BOGO deals.

Key Issues

Current Restaurant Interest

Confirmed Interest:

• Firehouse Pub • Louie's Tap House • Mary's Market • Perfectly Seasoned • Poison Ivy Pub • Jessica's • Whiskey Hotel Barbecue • Sophia's

We will continue outreach to **Fiesta Cancun, Pietro's, Whiffletree, and Velvet Robot** once we have Board approval to move forward.

Fiscal Note/Budget Impact

Primary expenses include advertising, printed materials, and punch card supplies (stamps/hole punches). If the event is successful, we may explore a digital punch card system in the future.

Prior Legislative Actions

Action Required/Recommendation

Approval of a new village special event, Roscoe Restaurant Week

VILLAGE of ROSCOE

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

Zoning Board of Appeals Meeting of December 11th, 2024

Application No. ZBA 2024-016

Applicant: Village of Roscoe

Location: N/A

Requested Action: **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Section 15-555 and 15-409** relating to **Solar Energy Collection Systems**.

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Background: This request is an updated iteration of the text amendments presented at the November 13th Zoning Board of Appeals meeting. At this past meeting, the ZBA considered amendments regarding two topics: accessory buildings/structures and private solar energy collection systems. Based on feedback from the ZBA, staff made the following changes to the draft language.

Solar Ground-Mount System Changes: The following changes were made to the draft language for the accessory building/structure topic:

1. Reduction of the maximum height allowed with the larger lot flexibility from 12 feet to 10 feet.
2. Language has been included under the 'Maximum height' standard to reflect the ZBA's desire to have specific language regarding screening. The new language permits that any private solar energy collection system taking advantage of the 'maximum height' flexibility must also provide some sort of screening "landscaping, fencing, etc." This screening method and its intensity will be subject to the ZBA's approval or modification as part of the Special Use Permit process.

Staff Recommendation:

Staff recommends **approval** of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.

Solar Revisions

Section 15-555 – *Private solar energy collection systems*

(2) Ground-*mounted systems.*

a. *Use.* Ground-mounted solar energy collection systems require a Special Use Permit.

b~~a~~. *Location.* Ground mounted systems shall not be located within any required setback and shall not be located within the front or corner side yard.

c~~b~~. *Fencing.* Any yard containing a ground mounted solar energy production system shall provide a fence along adjacent properties. The fence shall comply with article VII of this chapter. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines are exempt from this standard.

d~~c~~. *Maximum height.* The maximum height of a ground mounted solar energy production system, including any structural elements or energy producing elements, shall not exceed a height that is one foot less than the height of the fence provided in accordance with subsection (2)b of this section. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines shall be limited to 10 feet in height at maximum tilt.

i. *Screening.* Any systems taking advantage of the flexibility for parcels larger than 2.5 acres and setback further than 35 feet from all lot lines must incorporate some sort of screening (landscaping, fencing, etc.) to conceal their system from the public right-of-way and neighboring properties' view. This screening is subject to approval or modification by the Zoning Board of Appeals.

Table 15-409. Residential Districts-Permitted and Special Uses

	RE	*R1*	*R2*	*RM*
Residential				
Single-family dwellings	P	P	P	P
Two-family dwellings			P	P
Multifamily dwellings				P
Community-based housing, fewer than 8 occupants			P	P
Community-based housing, equal to or more than 8 occupants			S	S

Senior housing and community-based housing projects				P
RV residences, tents, and other structures not requiring an occupancy permit				
Commercial				
Home occupations conducted in accordance with the regulations prescribed in section 15-550	P	P	P	P
Daycare facilities and nursery schools	S	S	S	
Bed and breakfast		S	S	S
Boardinghouses, hotel, motel and lodginghouses				S
Institutional				
Place of worship	S	S	S	S
Hospitals, sanitariums not for mental, drug addict, or liquor addict cases			S	S
Nursing homes	S	S	S	S
Public and parochial schools and colleges	S	S	S	S
Community service organizations				S
Community Facilities (Public Service)				
Public utility, public facility, and public services, pumping stations, power stations, equipment buildings and installations, water storage tanks found by the village board of trustees to be necessary for the public health, safety, or welfare	S	S	S	S
Civic uses				P
Recreational				

Golf courses, public parks, and playgrounds	S	S	S	S
Private recreation parks and swim clubs	S	S	S	
Private recreation parks and swim clubs open to membership outside the homeowner or condominium owners' association				S
Other				
Apiary/bee keeping	P	P	P	
Chicken keeping	P	P	P	
Raising of fruit and nut trees, vegetables, and horticultural specialties	P	P		
Temporary outdoor portable storage unit	P	P	P	
Private solar energy collection systems – Ground-mounted	S	S	S	S

VILLAGE of ROSCOE

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

Zoning Board of Appeals Meeting of December 11, 2024

Application No. ZBA 2024-015

Applicant: Village of Roscoe

Location: N/A

Requested Action: **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Sections 15-516, 15-517 and 15-752** relating to **Accessory Buildings and Accessory Structures.**

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Background: This request is an updated iteration of the text amendments presented at the November 13th Zoning Board of Appeals meeting. At this past meeting, the ZBA considered amendments regarding two topics: accessory buildings/structures and private solar energy collection systems. Based on feedback from the ZBA, staff made the following changes to the draft language.

Accessory Building/Structure Changes: The following changes were made to the draft language for the accessory building/structure topic:

1. Included temporary structures such as (but not limited to) trampolines and movable basketball hoops as exempt from the definition of an 'accessory structure'.
2. Removed the draft language that allowed accessory buildings of 100 square feet or less to be built without the need for a zoning permit, granted that the building met the Village's zoning requirements for accessory buildings.
3. Revised the accessory structure section to allow more than two accessory structures for parcels greater than 0.25 acres in size. This revision would allow for up to five accessory structures on parcels greater than a quarter of an acre. Any less than that would be allowed up to two accessory structures.
4. Added draft language that allows accessory structures of 100 square feet or less to be constructed without the need of a zoning permit, as long as they're at least five feet away from any property line and not placed in the side or rear yards.

Staff Recommendation:

Staff recommends **approval** of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.

Accessory Structure Text Amend.

Section 15-752 – *Definitions*

Accessory building means a building which:

(1) Is subordinate to and serves a principal building or principal use served;
(2) Is subordinate in area, extent, or purpose to the principal building or principal use served;
(3) Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
~~Is located on the same zoning lot as the principal building or principal use served, with the single exception of those accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.~~

Accessory structure means a structure which:

(1) Is subordinate to and serves a principal building or principal use on a property;
(2) Includes, but is not limited to: pergolas, gazebos, recreational structures, above-ground swimming pools, and similar structures as determined by the Zoning Administrator.
(3) Accessory structures do not include:
a. Fences – regulated in Section 15-522;
b. Pavement or parking lots - regulated in Section 15-619;
c. Private solar energy collection systems - regulated in Section15-555;
d. Landscape features such as garden ponds, mailboxes, statuary/art objects, little free libraries and similar uses, clotheslines, seasonal decorations, arbors, trellises, fountains, birdhouses, birdbaths, birdfeeders, lawn furniture, raised garden beds, and similar landscaping containment materials, retaining walls, and similar manmade lawn and landscaping elements as determined by the Zoning Administrator.
~~a.~~e. Temporary structures and features not affixed to the ground such as, but not limited to, trampolines and temporary basketball hoops.

Sec. 15-516. - Accessory buildings.

(a) No accessory building shall be located in a required front yard.

(b) On properties without a detached garage, a~~A~~ total of **one** accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.

(i~~c~~) On lots less than or equal to one acre, an accessory building shall not exceed **700 square feet in area.**

(iid) On lots greater than one acre, an accessory building shall not exceed **1,200 square feet in area.**

(c) On properties with a detached garage, a total of **one** additional accessory building, limited to 200 square feet in area, may be permitted on any parcel, unless otherwise authorized through provision of this Code.

(d)On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.

(e) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.

(f) Accessory buildings shall meet the following height and setback requirements:

- Table 15-516. Accessory Buildings -- *establishes maximum height (20 or 35 ft), side setback (10-50 ft), rear setback (10-10 ft) for accessory buildings*

Section 15-517 – *Accessory Structures*

(a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.

(b) Each accessory structure shall be limited to **200 square feet in area.**

i. For parcels of 0.25 acres or less in size, no more than two accessory structures may be permitted per parcel. For parcels greater than 0.25 acres in size, no more than five accessory structures may be permitted per parcel.

ii. Accessory structures 100 square feet or less may be constructed without the need of a zoning permit, but must be at least 5 feet away from any property line and may not be placed in the side or rear yard setbacks.

(c) Accessory structures less than three feet in height shall be located a minimum of five feet from side and/or rear property lines.

(d) Accessory structures three feet in height or taller shall meet the zoning district's required setbacks for accessory buildings, as referenced in Section 15-516.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT

Agenda Item:	Review and Recommendation of acceptance of Edith Lane parcel dedication		
Date:	**February 14, 2025**	**Meeting:**	**COTW – 2/18/2025**
Prepared by:	Attorney Tom Green	**Department:**	Administration

Overview/Background Information

The Village has been approached by the owner of real property known as a portion of Edith Lane, PIN # 04-28-401-008 regarding the Village accepting the dedication of part of the parcel as right-of-way. When Edith Lane was constructed, it extended beyond the Right-of-Way onto private property. There is a solar project development on the property and developer wants the road issue corrected. The correction simply requires the portion of the parcel with the road extension on it to be legally described in the deed to the Village. The property owner, the solar developer and the Village attorney have all reviewed and approved the Deed and Dedication Plat.

Key Issues

Fiscal Note/Budget Impact

There is no charge for the Village to accept the dedication of the parcel.

Prior Legislative Actions

Action Required/Recommendation

Approve the Resolution, which acknowledges that the property is being dedicated to the Village and confirms acceptance of the parcel. Recommendation is for approval.

Attachments

Draft Resolution approving acceptance of the donation of real property

Dedication Plat

Draft Quit Claim Deed from the Ray Ferguson Trust No. 101 to the Village

QUIT CLAIM
DEED

THE GRANTOR,
RAY A. FERGUSON,
TRUSTEE, of the
RAY A. FERGUSON
TRUST No. 101
dated the 20th day of
February, 1998, of the
City of Rockford, County
of Winnebago, and the
State of Illinois for and
in consideration of One
Dollar and other good
and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS, QUIT CLAIMS, AND DEDICATES FOR ROADWAY TO:

THE VILLAGE OF ROSCOE, AN ILLINOIS MUNICIPAL CORPORATION

whose address is 10631 Main Street, Roscoe, IL 61073

the following described real estate, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN ROSCOE INDUSTRIAL PARK PLAT NO. 2 PER DOCUMENT NO. 200900960749; THENCE NORTHEASTERLY 34.92 FEET, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 64 DEGREES 59 MINUTES 33 SECONDS EAST, 34.91 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 49 SECONDS EAST, 94.46 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 11 SECONDS EAST, 65.67 FEET TO A LINE PERPENDICULAR TO THE EASTERLY LINE OF LOT 7 IN ROSCOE INDUSTRIAL PARK PER DOCUMENT NO. 1489603; THENCE SOUTH 67 DEGREES 59 MINUTES 49 SECONDS WEST ALONG SAID PERPENDICULAR LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 73 DEGREES 10 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ROSCOE INDUSTRIAL PARK, 101.82 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF WINNEBAGO, ILLINOIS. SAID PARCEL CONTAINING 5,939 SQUARE FEET, MORE OR LESS.

Property address: Edith Lane, Roscoe, IL 61073
PIN: Part of 04-28-401-008

Attached as Exhibit "A" the Dedication Plat.

Consideration less than $100.00.

Exempt under provisions of Paragraph "e", Section 4,
Real Estate Transfer Tax Act.

_____ _____

Signature Date

SUBJECT TO: Covenants, restriction, assessments, easements and taxes of record, if any.

situated in Winnebago County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Dated this__ day of _____, A.D. 2025.

_____

RAY A. FERGUSON, TRUSTEE

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, RAY A. FERGUSON, TRUSTEE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this_____day of_____, A.D. 2025.

_____
Notary Public

Return this Document and Future Taxes to:
The Village of Roscoe
10631 Main Street
Roscoe, IL 61073

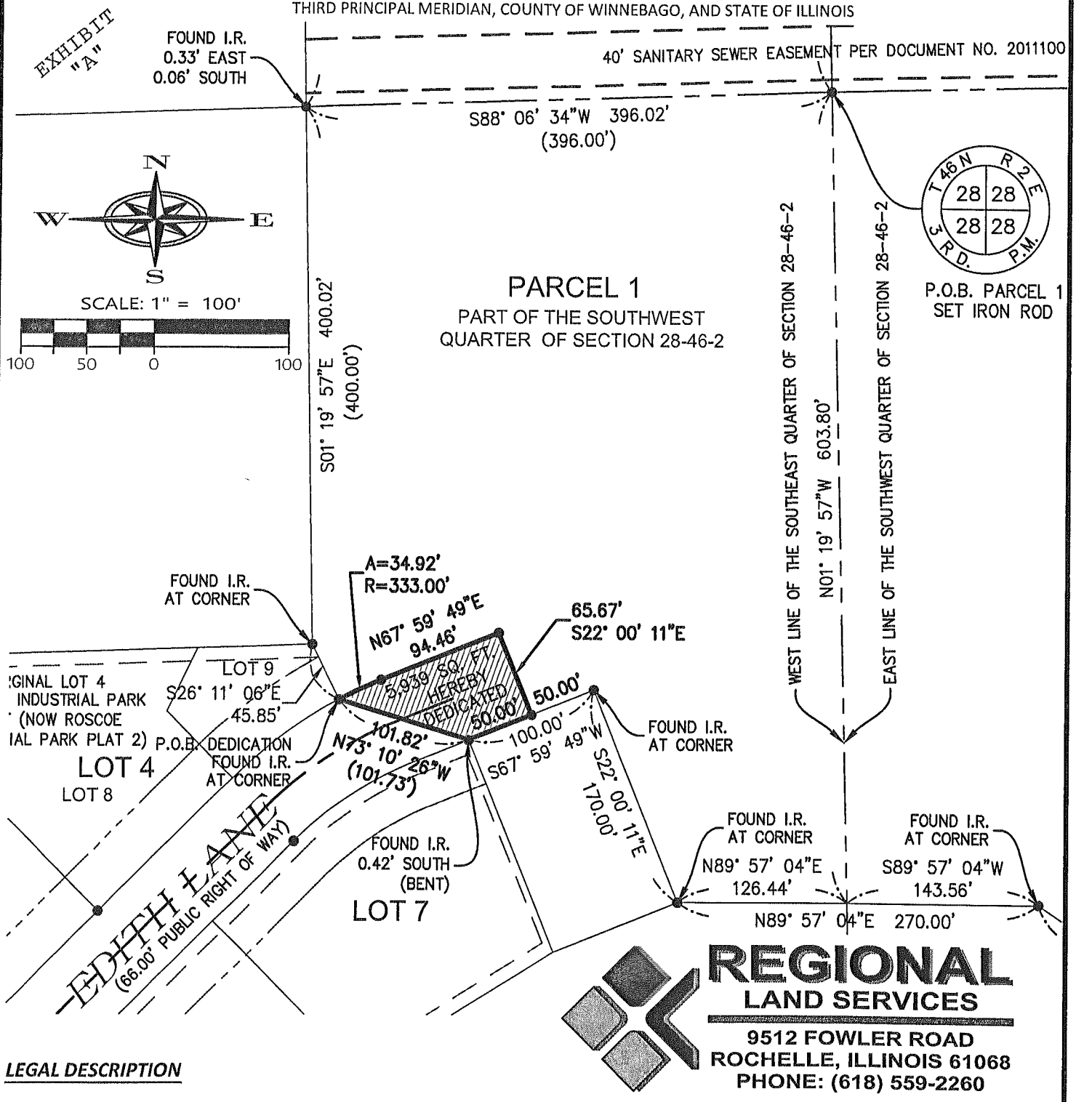
This Instrument was prepared by: Ray A. Ferguson
Whose address is: 216 North Court Street, Rockford, IL 61103

SHEET 1 OF 1

DEDICATION PLAT

PIN NO.: PART OF 04-28-4

PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WINNEBAGO, AND STATE OF ILLINOIS



REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINING 5,939 SQUARE FEET, MORE OR LESS.

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, ACCEPTING THE DONATION OF REAL PROPERTY COMMONLY KNOWN AS A PORTION OF PIN #04-28-401-008 ROSCOE, ILLINOIS 61073

WHEREAS, the Village of Roscoe, Illinois ("Village") has been empowered by Division 61 of the Illinois Municipal Code to acquire, by gift, any real or personal property for purposes authorized by law (65 ILCS 5/11-61-1.5); and

WHEREAS, the Village has been approached by the legal owner of a parcel of real property commonly known as a portion of XXXX Edith Lane, Roscoe, Illinois 61073, Part of PIN # 04-28-401-008 (the "Property") about acquiring said Property via gift/dedication; and

WHEREAS, the Property is adjacent to roadway property already owned by the Village commonly known as Edith Lane; and

WHEREAS, the corporate authorities of the Village have determined that it is beneficial to accept the dedication of the Property; specifically, the Village intends to use the Property for a public purpose as extension of Edith Lane; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals are incorporated herein as findings of the Board of Trustees of the Village of Roscoe.

SECTION TWO: The Village hereby approves the acceptance of the donation by Quit Claim Deed and Dedication Plat, of a parcel of real property commonly known as a portion of XXXX Edith Lane, Roscoe, Illinois 61073, a part of PIN # 04-28-401-008 and legally described and depicted in the attached EXHIBIT A, subject to the execution of any and all documents needed to effectuate the same.

SECTION THREE: The Village President is hereby authorized to execute any documents necessary to effectuate the transfer of the Property and is further authorized to accept the deed conveying the Property on behalf of the Village.

SECTION FOUR: Subject to the provisions of Sections 2 and 3 above, this Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

[SIGNATURE PAGE TO FOLLOW]

2025-R____				
1st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Trustee William Babcock				
Trustee Stacy Mallicoat				
Trustee Susan Petty				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED FEBRUARY _____ 2025: **ATTEST:**

_____ _____

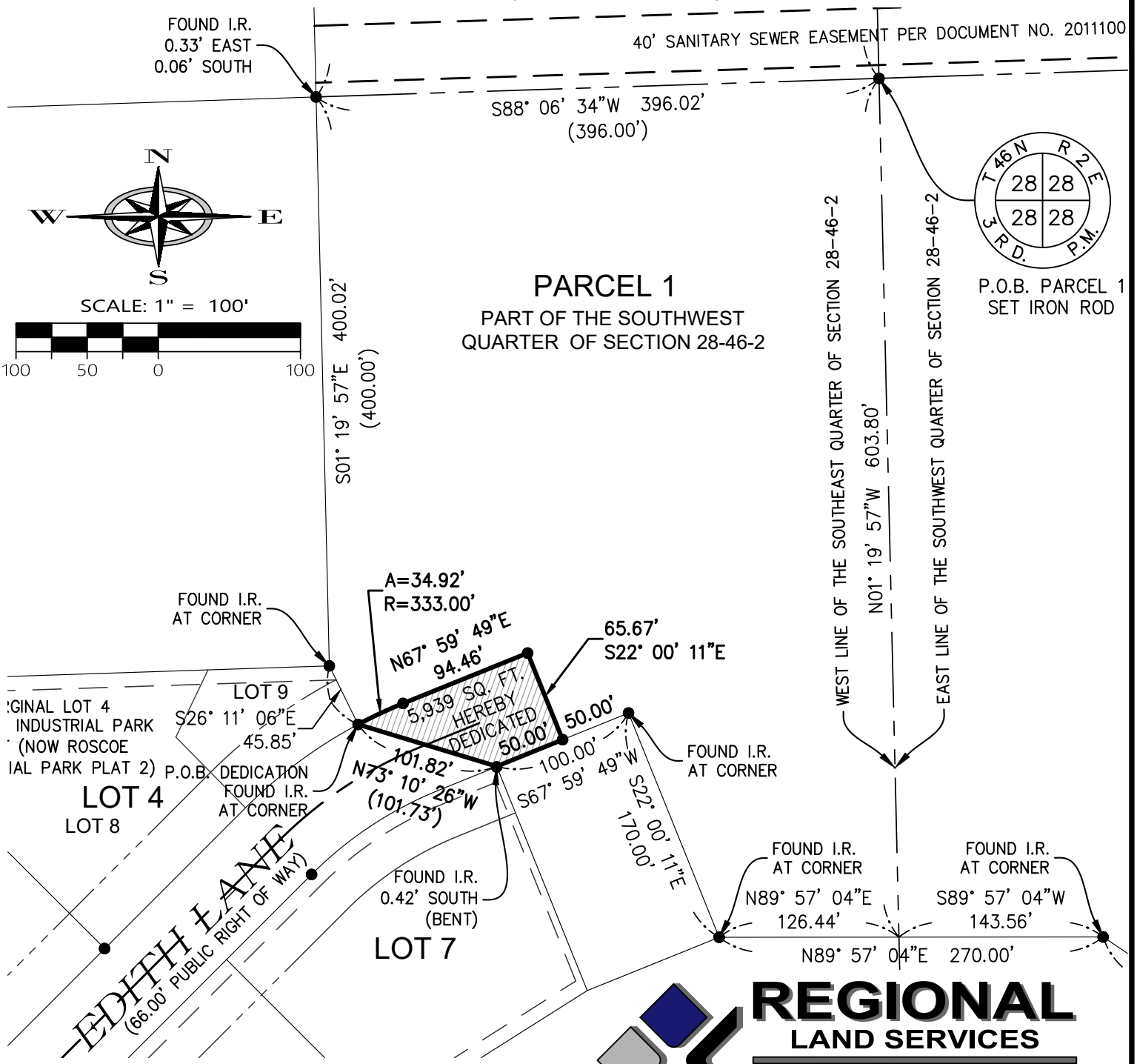
VILLAGE PRESIDENT VILLAGE CLERK

SHEET 1 OF 1

DEDICATION PLAT

PIN NO.: PART OF 04-28-401-002

PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WINNEBAGO, AND STATE OF ILLINOIS



REGIONAL
LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN ROSCOE INDUSTRIAL PARK PLAT NO. 2 PER DOCUMENT NO. 200900960749; THENCE NORTHEASTERLY 34.92 FEET, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 64 DEGREES 59 MINUTES 33 SECONDS EAST, 34.91 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 49 SECONDS EAST, 94.46 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 11 SECONDS EAST, 65.67 FEET TO A LINE PERPENDICULAR TO THE EASTERLY LINE OF LOT 7 IN ROSCOE INDUSTRIAL PARK PER DOCUMENT NO. 1489603; THENCE SOUTH 67 DEGREES 59 MINUTES 49 SECONDS WEST ALONG SAID PERPENDICULAR LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 73 DEGREES 10 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ROSCOE INDUSTRIAL PARK, 101.82 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF WINNEBAGO, ILLINOIS.

SAID PARCEL CONTAINING 5,939 SQUARE FEET, MORE OR LESS.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT

Agenda Item:	Audit Engagement Letter with Baker Tilley		
Date:	**February 13, 2025**	**Meeting:**	**COTW – 2/18/2025**
Prepared by:	Mark Olson	**Department:**	Treasurer

Overview/Background Information

Renew Audit agreement with Baker Tilley for a minimum of 1-year.

Key Issues

Need to get the process going with auditors to ensure timely audit.

Fiscal Note/Budget Impact

Audit it within budget for the quoted amount: $30,145 for FY2024.

Prior Legislative Actions

The Village previously solicited proposals for audit services, and most recently awarded an agreement to perform these services in December of 2021 to BakerTilly for performance of Audits for FY 2021, 2022, and 2023, in the amounts of: $21,820, $22,875, $23,950.

Action Required/Recommendation

Recommendation to the Village Board of the approval of agreement with Baker Tilly.

Attachments

See engagement letter

Baker Tilly US, LLP
790 N Water St
Suite 2000
Milwaukee, WI 53202
United States of America

T: +1 (414) 777 5500
F: +1 (414) 777 5555

bakertilly.com

January 23, 2025

Mr. Mark Olson
Village of Roscoe
10631 Main Street
Roscoe, IL 61073

Dear Mr. Olson:

Thank you for using Baker Tilly US, LLP (Baker Tilly, we, our) as your auditors.

The purpose of this letter (the Engagement Letter) is to confirm our understanding of the terms and objectives of our engagement and the nature of the services we will provide as independent accountants of the Village of Roscoe (Client, you, your).

Service and Related Report

We will audit the basic financial statements of the Village of Roscoe as of and for the years ended December 31, 2024, 2025 and 2026, and the related notes to the financial statements. Upon completion of our audit, we will provide the Village of Roscoe with our audit report on the financial statements and supplemental information referred to below. If, for any reasons caused by or relating to the affairs or management of the Village of Roscoe, we are unable to complete the audit or are unable to or have not formed an opinion, or if we determine in our professional judgment the circumstances necessitate, we may withdraw and decline to issue a report as a result of this engagement.

The following supplementary information accompanying the financial statements will also be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole.

- Combining and Individual Fund Financial Statements, including budget to actual
- Legal debt margin schedule
- Assessed valuations and property tax rates extensions and collections

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis, to supplement the Village of Roscoe's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. As part of our engagement, we will apply certain limited procedures to the Village of Roscoe's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's response to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Budget Comparison Schedules
- Illinois Municipal Retirement Fund schedules
- Police Pension Fund schedules

Our report does not include reporting on key audit matters.

Our Responsibilities and Limitations

The objective of a financial statement audit is the expression of an opinion on the financial statements. We will be responsible for performing that audit in accordance with auditing standards generally accepted in the United States of America (GAAS). These standards require that we plan and perform our audit to obtain reasonable, rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. A misstatement is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user based on the financial statements. The audit will include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our audit does not relieve management and those charged with governance of their responsibilities. Our audit is limited to the period covered by our audit and does not extend to any later periods during which we are not engaged as auditor.

The audit will include obtaining an understanding of the Village of Roscoe and its environment, including internal controls, sufficient to assess the risks of material misstatement of the financial statements and to determine the nature, timing and extent of further audit procedures. An audit is not designed to provide assurance on internal controls or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control matters that are required to be communicated under professional standards.

We are also responsible for determining that those charged with governance are informed about certain other matters related to the conduct of the audit, including (i) our responsibility under GAAS, (ii) an overview of the planned scope and timing of the audit, and (iii) significant findings from the audit, which include (a) our views about the qualitative aspects of your significant accounting practices, accounting estimates, and financial statement disclosures; (b) difficulties encountered in performing the audit; (c) uncorrected misstatements and material corrected misstatements that were brought to the attention of management as a result of auditing procedures; and (d) other significant and relevant findings or issues (e.g., any disagreements with management about matters that could be significant to your financial statements or our report thereon, consultations with other independent accountants, issues discussed prior to our retention as independent auditors, fraud and illegal acts, and all significant deficiencies and material weaknesses identified during the audit). Lastly, we are responsible for ensuring that those charged with governance receive copies of certain written communications between us and management including written communications on accounting, auditing, internal controls or operational matters and representations that we are requesting from management.

The audit will not be planned or conducted in contemplation of reliance of any specific third party or with respect to any specific transaction. Therefore, items of possible interest to a third party will not be specifically addressed and matters may exist that would be addressed differently by a third party, possibly in connection with a specific transaction.

Management's Responsibilities

Our audit will be conducted on the basis that the Village of Roscoe's management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

- For the preparation and fair presentation of the financial statements and supplementary information in accordance with accounting principles generally accepted in the United States of America;

- For the design, implementation, establishment, and maintenance of internal control relevant to the preparation and fair presentation of financial statements and supplementary information that are free from material misstatement, whether due to fraud or error; and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met and;

- To provide us with:

    - Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements and supplementary information such as records, documentation, and other matters;

    - Additional information that we may request from management for the purpose of the audit; and

    - Unrestricted access to persons within the Village of Roscoe from whom we determine it necessary to obtain audit evidence

You are responsible for the preparation of the supplementary information in conformity with GAAP. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (a) you are responsible for presentation of the supplementary information in accordance with GAAP; (b) that you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (c) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (d) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for (i) adjusting the basic financial statements to correct material misstatements and for affirming to us in a management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period under audit are immaterial, both individually and in the aggregate, to the basic financial statements taken as a whole, and (ii) notifying us of all material weaknesses, including other significant deficiencies, in the design or operation of your internal control over financial reporting that are reasonably likely to adversely affect your ability to record, process, summarize and report external financial data reliably in accordance with GAAP. Management is also responsible for identifying and ensuring that the Village of Roscoe complies with the laws and regulations applicable to its activities.

As part of our audit process, we will request from management and, when appropriate, those charged with governance written confirmation concerning representations made to us in connection with the audit.

Baker Tilly is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 15B of the Securities Exchange Act of 1934 (the Act). Baker Tilly is not recommending an action to the Village of Roscoe; is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Act to you with respect to the information and material contained in the deliverables issued under this engagement. Any municipal advisory services would only be performed by Baker Tilly Municipal Advisors LLC (BTMA) pursuant to a separate engagement letter between you and BTMA. You should discuss any information and material contained in the deliverables with any and all internal and external advisors and experts that you deem appropriate before acting on this information or material.

Nonattest Services

Prior to or as part of our audit engagement, it may be necessary for either Baker Tilly US, LLP or Baker Tilly Advisory Group, LP to perform certain nonattest services.

Nonattest services that we or Baker Tilly Advisory Group, LP will be providing are as follows:

- Adjusting journal entries, as applicable
- Financial statement preparation, as applicable

None of these nonattest services constitute an audit under generally accepted auditing standards.

Baker Tilly US, LLP and Baker Tilly Advisory Group, LP will not perform any management functions or make management decisions on your behalf with respect to any nonattest services provided.

In connection with our performance of any nonattest services, Baker Tilly US, LLP or Baker Tilly Advisory Group, LP agree that you will:

- Continue to make all management decisions and perform all management functions, including approving all journal entries and general ledger classifications when they are submitted to you.
- Designate an employee with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services performed.
- Evaluate the adequacy and results of the nonattest services performed.
- Accept responsibility for the results of the nonattest services.
- Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

On a periodic basis, as needed, we will meet with you to discuss your accounting records and the management implications of your financial statements. We will notify you, in writing, of any matters that we believe you should be aware of and will meet with you upon request.

Other Documents

If you intend to reproduce or publish the financial statements in an annual report or other information (excluding official statements), and make reference to our firm name in connection therewith, you agree to publish the financial statements in their entirety. In addition, you agree to provide us, for our approval and consent, proofs before printing and final materials before distribution.

If you intend to reproduce or publish the financial statements in an official statement, unless we establish a separate agreement to be involved in the issuance, any official statements issued by the Village of Roscoe must contain a statement that Baker Tilly is not associated with the official statement, which shall read "Baker Tilly US, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Baker Tilly US, LLP, has also not performed any procedures relating to this official statement."

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

The documentation for this engagement, including the workpapers, is the property of Baker Tilly and constitutes confidential information. We may have a responsibility to retain the documentation for a period of time sufficient to satisfy any applicable legal or regulatory requirements for records retention. Baker Tilly does not retain any original client records and we will return such records to you at the completion of the services rendered under this engagement. When such records are returned to you, it is the Village of Roscoe's responsibility to retain and protect its accounting and other business records for future use, including potential review by any government or other regulatory agencies. By your signature below, you acknowledge and agree that, upon the expiration of the documentation retention period, Baker Tilly shall be free to destroy our workpapers related to this engagement. If we are required by law, regulation or professional standards to make certain documentation available to regulators, the Village of Roscoe hereby authorizes us to do so.

Timing and Fees

We estimate that our fees will be:

Year	Village General Audit	Government Wide Statements	Financial Statement Preparation
2024	$ 22,470	$ 2,675	$ 5,000
2025	23,595	2,800	5,250
2026	24,775	2,940	5,510

In addition to professional fees, our invoices will include our standard technology charge, plus travel and subsistence and other out-of-pocket expenses related to the engagement. The above fees assume no audit adjustments for fair presentation and that 100% of audit workpapers are ready at out agreed to date.

Invoices for these fees will be rendered each month as work progresses and are payable on presentation. Fees are payable upon presentation. A charge of 1.5 percent per month shall be imposed on accounts not paid within thirty (30) days of receipt of our statement for services provided. In accordance with our firm policies, work may be suspended if your account becomes thirty (30) days or more overdue and will not be resumed until the account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notice of termination, even if we have not completed our report. the Village of Roscoe will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination. In the event that collection procedures are required, the Village of Roscoe agrees to be responsible for all expenses of collection including related attorneys' fees.

Our fee estimate is based on certain assumptions. Certain circumstances may arise during the course of our audit that could significantly affect the targeted completion date or our fee estimate, and additional fees may be necessary as a result. Such circumstances include but are not limited to the following:

- Changes to the timing of the engagement initiated by the Village of Roscoe, which may require the reassignment of our personnel, if the Village prepares.

- The Village of Roscoe’s failure to provide all information requested by us (i) on the date requested, (ii) in the form acceptable to us, (iii) with no mathematical errors, and (iv) in agreement with the appropriate the Village of Roscoe records.

- Significant delays in responding to inquiries made of the Village of Roscoe personnel, or significant changes in the Village of Roscoe accounting policies or practices, or in the Village of Roscoe’s accounting personnel, their responsibilities, or their availability.

- Significant delays or errors in the draft financial statements and necessary schedules prepared by the Village of Roscoe’s personnel.

- Implementation of new general ledger software or a new chart of accounts by the Village of Roscoe.

- Significant changes in the Village of Roscoe’s business operations, including business combinations, the creation of new entities, divisions, or subsidiaries within the Village of Roscoe, significant new employment or equity agreements, or significant subsequent events. Certain business transactions or changes in business operations or conditions, financial reporting, and/or auditing standards may require us to utilize the services of internal or external valuation or tax specialists.

- New financing arrangements or modifications to existing financing arrangements, or significant new federal or state funding.

- Significant deficiencies or material weaknesses in the design or operating effectiveness of the Village of Roscoe's internal control over financial reporting identified during the audit.

- A significant level of proposed audit adjustments.

- Issuance of additional accounting or auditing standards subsequent to or effective for the periods covered by this Engagement Letter. Implementation and continued evaluation for GASB 87, 96 and 101 are not included in the quoted fee.

- Circumstances beyond our control.

For new business transactions or changes in business operations or conditions, financial reporting and/or auditing standards may require us to utilize the services of internal or external valuation or tax specialists. This includes matters such as business combinations, impairment evaluations, and going concern evaluation, among other potential needs for specialists. The time and cost of such services are not included in the fee estimate provided.

Revisions to the scope of our work will be communicated to you and may be set forth in the form of an "Amendment to Existing Engagement Letter." In addition, if we discover compliance issues that require us to perform additional procedures and/or provide assistance with these matters, fees at our standard hourly rates apply.

To the extent applicable, Baker Tilly's fees are exclusive of any federal, national, regional, state, provincial or local taxes, including any VAT or other withholdings, imposed on this transaction, the fees, or on Client's use of the Services or possession of the Deliverable (individually or collectively, the Taxes). All applicable Taxes shall be paid by Client without deduction from any fees owed by Client to Baker Tilly. In the event Client fails to pay any Taxes when due, Client shall defend, indemnify, and hold harmless Baker Tilly, its officers, agents, employees and consultants from and against any and all fines, penalties, damages, costs (including, but not limited to, claims, liabilities or losses arising from or related to such failure by Client) and will pay any and all damages, as well as all costs, including, but not limited to, mediation and arbitration fees and expenses as well as attorneys' fees, associated with Client's breach of this section.

We may use temporary contract staff to perform certain tasks on your engagement and will bill for that time at the rate that corresponds to Baker Tilly staff providing a similar level of service. Upon request, we will be happy to provide details on training, supervision and billing arrangements we use in connection with these professionals. Additionally, we may from time to time, and depending on the circumstances, use service providers (e.g., to act as a specialist or audit an element of the financial statements) in serving your account. We may share confidential information about you with these contract staff and service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all contract staff and service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the contract staff or third-party service provider. Furthermore, the firm will remain responsible for the work provided by any such contract staff or third-party service providers.

To the extent the Services require Baker Tilly to receive personal data or personal information from Client, Baker Tilly may process, and engage subcontractors to assist with processing, any personal data or personal information, as those terms are defined in applicable privacy laws. Baker Tilly's processing shall be in accordance with the requirements of the applicable privacy laws relevant to the processing in providing Services hereunder, including Services performed to meet the business purposes of the Client, such as Baker Tilly's tax, advisory, and other consulting services. Applicable privacy laws may include any local, state, federal or international laws, standards, guidelines, policies or regulations governing the collection, use, disclosure, sharing or other processing of personal data or personal information with which Baker Tilly or its Clients must comply. Such privacy laws may include (i) the EU General Data Protection Regulation 2016/679 (GDPR); (ii) the California Consumer Privacy Act of 2018 (CCPA); and/or (iii) other laws regulating marketing communications, requiring security breach notification, imposing minimum security requirements, requiring the secure disposal of records, and other similar requirements applicable to the processing of personal data or personal information. Baker Tilly is acting as a Service Provider/Data Processor, as those terms are defined respectively under the CCPA/GDPR, in relation to Client personal data and personal information. As a Service Provider/Data Processor processing personal data or personal information on behalf of Client, Baker Tilly shall, unless otherwise permitted by applicable privacy law, (a) follow Client instructions; (b) not sell personal data or personal information collected from the Client or share the personal data or personal information for purposes of targeted advertising; (c) process personal data or personal information solely for purposes related to the Client's engagement and not for Baker Tilly's own commercial purposes; and (d) cooperate with and provide reasonable assistance to Client to ensure compliance with applicable privacy laws. Client is responsible for notifying Baker Tilly of any applicable privacy laws the personal data or personal information provided to Baker Tilly is subject to, and Client represents and warrants it has all necessary authority (including any legally required consent from individuals) to transfer such information and authorize Baker Tilly to process such information in connection with the Services described herein. Client further understands Baker Tilly US, LLP and Baker Tilly Advisory Group, LP will co-process Client data as necessary to perform the Services, pursuant to the alternative practice structure in place between the two entities. Baker Tilly Advisory Group, LP maintains custody of client files for both entities. By executing this Engagement Letter, you hereby consent to the transfer to Baker Tilly Advisory Group, LP of all your Client files, workpapers and work product. Baker Tilly Advisory Group, LP is bound by the same confidentiality obligations as Baker Tilly US, LLP. Baker Tilly is responsible for notifying Client if Baker Tilly becomes aware that it can no longer comply with any applicable privacy law and, upon such notice, shall permit Client to take reasonable and appropriate steps to remediate personal data or personal information processing. Client agrees that Baker Tilly has the right to utilize Client data to improve internal processes and procedures and to generate aggregated/de-identified data from the data provided by Client to be used for Baker Tilly business purposes and with the outputs owned by Baker Tilly. For clarity, Baker Tilly will only disclose aggregated/de-identified data in a form that does not identify Client, Client employees, or any other individual or business entity and that is stripped of all persistent identifiers. Client is not responsible for Baker Tilly's use of aggregated/de-identified data.

Baker Tilly has established information security related operational requirements that support the achievement of our information security commitments, relevant information security related laws and regulations, and other information security related system requirements. Such requirements are communicated in Baker Tilly's policies and procedures, system design documentation and contracts with customers. Information security policies have been implemented that define our approach to how systems and data are protected. Client is responsible for providing timely written notification to Baker Tilly of any additions, changes or removals of access for Client personnel to Baker Tilly provided systems or applications. If Client becomes aware of any known or suspected information security or privacy related incidents or breaches related to this agreement, Client should timely notify Baker Tilly via email at dataprotectionofficer@bakertilly.com.

Any additional services that may be requested, and we agree to provide, may be the subject of a separate engagement letter.

We may be required to disclose confidential information to federal, state and international regulatory bodies or a court in criminal or other civil litigation. In the event that we receive a request from a third party (including a subpoena, summons or discovery demand in litigation) calling for the production of information, we will promptly notify the Village of Roscoe, unless otherwise prohibited. In the event we are requested by the Village of Roscoe or required by government regulation, subpoena or other legal process to produce our engagement working papers or our personnel as witnesses with respect to services rendered to the Village of Roscoe, so long as we are not a party to the proceeding in which the information is sought, we may seek reimbursement for our professional time and expenses, as well as the fees and legal expenses, incurred in responding to such a request.

We may be required to disclose confidential information with respect to complying with certain professional obligations, such as peer review programs. All participants in such peer review programs are bound by the same confidentiality requirements as Baker Tilly and its employees. Baker Tilly will not be required to notify the Village of Roscoe if disclosure of confidential information is necessary for peer review purposes.

We would expect to continue to perform our services under the arrangements discussed above from year to year, unless for some reason you or we find that some change is necessary. We will, of course, be happy to provide the Village of Roscoe with any other services you may find necessary or desirable.

Resolution of Disagreements

In the unlikely event that differences concerning services or fees should arise that are not resolved by mutual agreement, both parties agree to attempt in good faith to settle the dispute by mediation administered by the American Arbitration Association (AAA) under its mediation rules for professional accounting and related services disputes before resorting to litigation or any other dispute-resolution procedure. Each party shall bear their own expenses from mediation.

If mediation does not settle the dispute or claim, then the parties agree that the dispute or claim shall be settled by binding arbitration. The arbitration proceeding shall take place in the city in which the Baker Tilly office providing the relevant services is located, unless the parties mutually agree to a different location. The proceeding shall be governed by the provisions of the Federal Arbitration Act (FAA) and will proceed in accordance with the then current Arbitration Rules for Professional Accounting and Related Disputes of the AAA, except that no pre hearing discovery shall be permitted unless specifically authorized by the arbitrator. The arbitrator will be selected from Judicate West, AAA, Judicial Arbitration & Mediation Services (JAMS), the Center for Public Resources or any other internationally or nationally recognized organization mutually agreed upon by the parties. Potential arbitrator names will be exchanged within fifteen (15) days of the parties' agreement to settle the dispute or claim by binding arbitration, and arbitration will thereafter proceed expeditiously. Any issue concerning the extent to which any dispute is subject to arbitration, or concerning the applicability, interpretation, or enforceability of any of these procedures, shall be governed by the FAA and resolved by the arbitrators. The arbitration will be conducted before a single arbitrator, experienced in accounting and auditing matters. The arbitrator shall have no authority to award nonmonetary or equitable relief and will not have the right to award punitive damages or statutory awards. Furthermore, in no event shall the arbitrator have power to make an award that would be inconsistent with the Engagement Letter or any amount that could not be made or imposed by a court deciding the matter in the same jurisdiction. The award of the arbitration shall be in writing and shall be accompanied by a well reasoned opinion. The award issued by the arbitrator may be confirmed in a judgment by any federal or state court of competent jurisdiction. Discovery shall be permitted in arbitration only to the extent, if any, expressly authorized by the arbitrator(s) upon a showing of substantial need. Each party shall be responsible for their own costs associated with the arbitration, except that the costs of the arbitrator shall be equally divided by the parties. Both parties agree and acknowledge that they are each giving up the right to have any dispute heard in a court of law before a judge and a jury, as well as any appeal. The arbitration proceeding and all information disclosed during the arbitration shall be maintained as confidential, except as may be required for disclosure to professional or regulatory bodies or in a related confidential arbitration. The arbitrator(s) shall apply the limitations period that would be applied by a court deciding the matter in the same jurisdiction, including the contractual limitations set forth in this Engagement Letter, and shall have no power to decide the dispute in any manner not consistent with such limitations period. The arbitrator(s) shall be empowered to interpret the applicable statutes of limitations.

Our services shall be evaluated solely on our substantial conformance with the terms expressly set forth herein, including all applicable professional standards. Any claim of nonconformance must be clearly and convincingly shown.

Limitation on Damages and Indemnification

The liability (including attorney's fees and all other costs) of Baker Tilly and its present or former partners, principals, agents or employees related to any claim for damages relating to the services performed under this Engagement Letter shall not exceed the fees paid to Baker Tilly for the portion of the work to which the claim relates, except to the extent finally determined to have resulted from the willful misconduct or fraudulent behavior of Baker Tilly relating to such services. This limitation of liability is intended to apply to the full extent allowed by law, regardless of the grounds or nature of any claim asserted, including the negligence of either party. Additionally, in no event shall either party be liable for any lost profits, lost business opportunity, lost data, consequential, special, incidental, exemplary or punitive damages, delays or interruptions arising out of or related to this Engagement Letter even if the other party has been advised of the possibility of such damages.

As Baker Tilly is performing the services solely for your benefit, you will indemnify Baker Tilly, its subsidiaries and their present or former partners, principals, employees, officers and agents against all costs, fees, expenses, damages and liabilities (including attorney's fees and all defense costs) associated with any third-party claim, relating to or arising as a result of the services, or this Engagement Letter.

Because of the importance of the information that you provide to Baker Tilly with respect to Baker Tilly's ability to perform the services, you hereby release Baker Tilly and its present and former partners, principals, agents and employees from any liability, damages, fees, expenses and costs, including attorney's fees, relating to the services, that arise from or relate to any information, including representations by management, provided by you, its personnel or agents, that is not complete, accurate or current, whether or not management knew or should have known that such information was not complete, accurate or current.

Each party recognizes and agrees that the warranty disclaimers and liability and remedy limitations in this Engagement Letter are material bargained for bases of this Engagement Letter and that they have been taken into account and reflected in determining the consideration to be given by each party under this Engagement Letter and in the decision by each party to enter into this Engagement Letter.

The terms of this section shall apply regardless of the nature of any claim asserted (including, but not limited to, contract, tort or any form of negligence, whether of you, Baker Tilly or others), but these terms shall not apply to the extent finally determined to be contrary to the applicable law or regulation. These terms shall also continue to apply after any termination of this Engagement Letter.

You accept and acknowledge that any legal proceedings arising from or in conjunction with the services provided under this Engagement Letter must be commenced within twelve (12) months after the performance of the services for which the action is brought, without consideration as to the time of discovery of any claim or any other statutes of limitations or repose.

Other Matters

Neither this Engagement Letter, any claim, nor any rights or licenses granted hereunder may be assigned, delegated or subcontracted by either party without the written consent of the other party. Either party may assign and transfer this Engagement Letter to any successor that acquires all or substantially all of the business or assets of such party by way of merger, consolidation, other business reorganization or the sale of interest or assets, provided that the party notifies the other party in writing of such assignment and the successor agrees in writing to be bound by the terms and conditions of this Engagement Letter.

Our dedication to client service is carried out through our employees who are integral in meeting this objective. In recognition of the importance of our employees, it is hereby agreed that the Village of Roscoe will not solicit our employees for employment or enter into an independent contractor arrangement with any individual who is or was an employee of Baker Tilly for a period of twelve (12) months following the date of the conclusion of this engagement. If the Village of Roscoe violates this nonsolicitation clause, the Village of Roscoe agrees to pay to Baker Tilly a fee equal to the hired person's annual salary at the time of the violation so as to reimburse Baker Tilly for the costs of hiring and training a replacement.

The services performed under this Agreement do not include the provision of legal advice and Baker Tilly makes no representations regarding questions of legal interpretation. Client should consult with its attorneys with respect to any legal matters or items that require legal interpretation under federal, state or other type of law or regulation.

Baker Tilly US, LLP and Baker Tilly Advisory Group, LP and its subsidiary entities provide professional services through an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable laws, regulations and professional standards. Baker Tilly US, LLP is a licensed independent CPA firm that provides attest services to clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and business advisory services to their clients. Baker Tilly Advisory Group, LP and its subsidiary entities are not licensed CPA firms.

Baker Tilly Advisory Group, LP and its subsidiaries and Baker Tilly US, LLP, trading as Baker Tilly, are independent members of Baker Tilly International. Baker Tilly International Limited is an English company. Baker Tilly International provides no professional services to clients. Each member firm is a separate and independent legal entity and each describes itself as such. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP are not Baker Tilly International's agents and do not have the authority to bind Baker Tilly International or act on Baker Tilly International's behalf. None of Baker Tilly International, Baker Tilly Advisory Group, LP, Baker Tilly US, LLP, nor any of the other member firms of Baker Tilly International has any liability for each other's acts or omissions. The name Baker Tilly and its associated logo is used under license from Baker Tilly International Limited.

This Engagement Letter and any applicable online terms and conditions or terms of use ("Online Terms") related to online products or services made available to Village of Roscoe by Baker Tilly ("Online Offering") constitute the entire agreement between the Village of Roscoe and Baker Tilly regarding the services described in this Engagement Letter and supersedes and incorporates all prior or contemporaneous representations, understandings or agreements, and may not be modified or amended except by an agreement in writing signed between the parties hereto. For clarity and avoidance of doubt, the terms of this Engagement Letter govern Baker Tilly's provision of the services described herein, and the Online Terms govern Village of Roscoe's use of the Online Offering. This Engagement Letter's provisions shall not be deemed modified or amended by the conduct of the parties.

The provisions of this Engagement Letter, which expressly or by implication are intended to survive its termination or expiration, will survive and continue to bind both parties, including any successors or assignees. If any provision of this Engagement Letter is declared or found to be illegal, unenforceable or void, then both parties shall be relieved of all obligations arising under such provision, but if the remainder of this Engagement Letter shall not be affected by such declaration or finding and is capable of substantial performance, then each provision not so affected shall be enforced to the extent permitted by law or applicable professional standards.

If because of a change in the Village of Roscoe's status or due to any other reason, any provision in this Engagement Letter would be prohibited by, or would impair our independence under laws, regulations or published interpretations by governmental bodies, commissions or other regulatory agencies, such provision shall, to that extent, be of no further force and effect and this agreement shall consist of the remaining portions.

This agreement shall be governed by and construed in accordance with the laws of the state of Illinois, without giving effect to the provisions relating to conflict of laws.

We appreciate the opportunity to be of service to you.

If there are any questions regarding this Engagement Letter, please contact Wendi M. Unger, the professional on this engagement who is responsible for the overall supervision and review of the engagement and determining that the engagement has been completed in accordance with professional standards. Wendi M. Unger is available at 414 777 5423, or at wendi.unger@bakertilly.com.

Sincerely,

BAKER TILLY US, LLP

Baker Tilly US, LLP

Enclosure

The services and terms as set forth in this Engagement Letter are agreed to by:

_____
Official's Name

_____
Official's Signature

_____
Title

_____
Date

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT

Agenda Item:	Hawks Pointe Plat 6 Approval		
Date:	**02-18-2025**	**Meeting:**	**Committee of the Whole**
Prepared by:	Brandon Boggs (Fehr Graham)	**Department:**	Public Works/Engineering

Overview/Background Information

The developer has submitted a final plat and supporting documentation for Hawks Pointe Plat 6 and is seeking Village approval. Fehr Graham and Village staff have reviewed the final plat drawing and supporting documents and have found that they are in substantial compliance with the Village Code of Ordinances and the settlement agreement. The developer's engineer, Arc Design Resources, Inc., is working on addressing the remaining minor engineering comments detailed in the letter from Fehr Graham dated 01-29-2025, which should not lead to any major design changes. A copy of this review letter and various supporting documents can be found in the COTW packets.

Prior to approval of the final plat by the Village Board, the following items will need to be completed:

- All review comments on Fehr Graham review letter (01-29-25) are addressed.
- Letter of credit/bond is received.

It should be noted that the settlement agreement stated that the multi-family buildings must be in substantial conformance with the site plan provided, which Vandewalle has reviewed/confirmed. Following Board approval and the above items being addressed, and prior to constructing any homes, the applicant will be required to seek ZBA Design Review approval for the proposed structures.

Key Issues

N/A

Fiscal Note/Budget Impact

N/A

Prior Legislative Actions

Developer and Village entered into a settlement agreement in June 2024.

Action Required/Recommendation

Staff recommends approval of sending the final plat and supporting documentation to Village Board for final approval.

Attachments

ZBA Report, Engineering Review Letter, Civil Drawings, Final Plat, Final Plat Application

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 February 12th, 2025

Application No. ZBA 2025-005

Applicant: Joshua Petry

Location: PIN #08-06-101-009, Roscoe Road

Requested Action: Final Plat Approval

Existing Use: Vacant Land

Proposed Use: Vacant Land

Existing Zoning: RM (Residential-Multifamily)

Adjacent Zoning:

North: Outside Village (Across Roscoe Road)

East: CG (contiguous)

South: R1 (contiguous)

West: Outside Village (Across Old River Road)

Description: The applicant is requesting final plat approval for Hawk's Point Plat 6, which is located at the corner of Roscoe Road and Old River Road. Originally, this plat was approved through the final stage on April 18, 2023 by the Village Board. However, at the May 2, 2023 Village Board meeting, the Board voted to rescind approval for the plat. The justification for this decision was based on the idea that new information was presented, which would allow Board votes to be changed, but only from the 'prevailing side' on an item. In other words, due to the bond condition of the approval not being completed yet, the Board had the justification to rescind approval.

The applicant then brought a lawsuit against the Village, alleging that they were entitled to the final plat approval from the Board's April 18 meeting. Through lengthy discussions and negotiations with the Village and both attorneys, the Village and the applicant were able to settle their dispute out of court. Part of these negotiations was the establishment of an agreed upon site plan for the plat. Because of this, the applicant is entitled to a plat that accurately reflects the site plan within this settlement agreement.

Analysis: Based on the information above, the materials provided by the applicant for final plat approval should accurately reflect what was agreed on within the settlement agreement. The applicant provided staff with an updated plat on December 20, 2024. The buildings and structures

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within this updated plat match those within the settlement's site plan. The landscaping plan for the plat also either meets or exceeds the plantings from the original final plat approval.

Staff Recommendation: Staff recommends **approval** of the final plat for Hawk's Point Plat 6 subject to the following conditions:

Applicant must address engineering review comments on the letter dated January 29, 2025.

January 29, 2025

Mr. Jeff Linkenheld
Partner, Project Manager
Arc Design Resources Inc.
5291 Zenith Parkway
Loves Park, Illinois 61111

Re: HAWKS POINTE PLAT 6

Dear Mr. Linkenheld,

On behalf of the Village of Roscoe, Fehr Graham has reviewed the subdivision plan set, stormwater memo, and final plat for the above-referenced project for compliance with the Village of Roscoe Code of Ordinances. The plans were prepared by Arc Design Resources Inc., dated December 18, 2024, and received on December 20, 2024. An engineering review was completed and generated the following comments:

General Plan Comments:

- Please provide record of Winnebago County Highway Department approval for the detention pond to discharge to the Roscoe Road right-of-way as well as the geometry and ditch side slopes for Old River Road.
- Please provide record of Winnebago County Highway Department approval for the roadway improvements along Old River Road.
- Please provide record of North Park Public Water District approval for the water infrastructure improvements.
- Please provide record of Four Rivers Sanitation Authority approval for the sanitary sewer infrastructure improvements.
- Per the settlement agreement, the developer shall submit/record a covenant or declaration of maintenance to maintain the common areas and private drives as depicted on the site plan.
- Please provide an updated estimate of cost for the public improvements. Once reviewed and approved by the Village, this estimate of cost will be used to establish a performance bond/certified check guaranteeing that the improvements will be constructed and approved within one (1) year from the date of the recording of the plat (Section 15-314 – Required Improvements).

Storm Sewer Report Comments:

- Provide a line map for the Hydraflow storm sewer pipe and structures.
- None of the Hydraflow Inlet Section sheets show what would be the triple inlet 700 called out at station 107+43.54 in the construction plans. Revise the Hydraflow model to account for the triple inlet.
- Provide the storm sewer summary and inlet report tables for the 5-year Hydraflow simulation.
- The allowed spread appears to be okay for inlets D30 and D32; however, the use of Sweeper inlets is not acceptable. Sweeper inlets are specialty inlets that are not typically used in the area. Modify the Hydraflow model to show either triple 700 inlet, double 700 inlet, 700 inlet or inlet special No. 3/No. 5 as indicated on the construction plan details and plan & profiles.

Plat Comments:

- Easements, Section 15-280 – The storm sewer pipe and inlet on the NPPWD water tower site should be placed within an easement.
- Article V. – Final Plats, Sec. 15-256(2)b – The exact location of the subdivision is indicated by distances and bearings with reference to a corner or corners established in the U.S. Public Land Survey. Please add a bearing and distance from the Northwest corner of Section 6 to some point on the subdivision plat.
- Article V. – Final Plats, Sec. 15-256(2)b – The names of adjoining streets, state highways, and subdivisions are shown in their proper location, underscored by a dotted line. Please update the plat accordingly.
- Sheet 1 – Lot 204 is under the centerline distance of Cooper Drive. Please move the lot number and square footage down to get it uncovered.
- Sheet 1 – In Lot 196, a call for a 20' Storm Sewer and Drainage Easement is shown and we believe this note should be removed from Sheet 1 as it is shown on Sheet 2.
- Sheet 3 – Please update all years to 2025 for the certificates.

If you have any questions or concerns regarding these comments, please feel free to contact me.

Respectfully Submitted,



Brandon Boggs
Project Designer

BB:ss

O:\Roscoe, Village of\24-560 - 2024 Engrg Outsourcing Services\PA Final\PH02 - Site Development Review\T04 - Hawks Pointe Plat 6\24-560 PH02 T04 - Roscoe 2025-01-23 Hawks Point Comment Review Letter.docx

HAWKS POINTE PLAT 6

SPARROW LANE

ROSCOE, IL 61073

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 and village shall be notified immediately upon encountering any tile. Village approval required prior to connection to storm system.
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 WinGIS Datum, using monument #38 (WIN 18.1 N, 07.1 E)
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.

VICINITY MAP



Call Before You Dig

JULIE ILLINOIS ONE CALL SYSTEM

DIAL 811 OR (800) 892-0123

JEFFREY S. LINKENFELD 062-043405 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Exp 11-30-25

OWNER:

THE WHITE OAK TRUST

747 GLEASMAN ROAD
ROSCOE, IL 61073

ENGINEER:

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

Sheet List Table

Sheet Number	Sheet Title
C00	COVER SHEET
C01	GENERAL NOTES
C02	GENERAL NOTES & SUMMARY OF QUANTITIES
C02A	TYPICAL SECTIONS
C03	SWPPP SITE MAP
C04	SWPPP DETAILS
C05	EXISTING CONDITIONS & REMOVALS PLAN
C06	SITE OVERVIEW PLAN
C07	SITE GRADING PLAN
C08	SITE SPOT ELEVATION PLAN
C09	SPARROW LANE PLAN & PROFILE STA. 100+00 TO 105+00
C10	SPARROW LANE PLAN & PROFILE STA. 104+00 TO 109+50
C11	SPARROW LANE PLAN & PROFILE STA. 107+75 TO 113+50
C12	PRIVATE DRIVE A PLAN & PROFILE STA. 300+00 TO 302+91
C13	PRIVATE DRIVE B PLAN & PROFILE STA. 400+00 TO 403+09
C14	PRIVATE DRIVE C PLAN & PROFILE STA. 500+00 TO 505+25
C15	PRIVATE DRIVE C PLAN & PROFILE STA. 505+00 TO 510+00
C16	OLD RIVER ROAD PLAN & PROFILE STA. 18+54.65 TO 22+50
C17	OLD RIVER ROAD PLAN & PROFILE STA. 22+50 TO 25+24.68
C18	SPARROW LANE CROSS SECTIONS STA. 100+61.59 TO 106+00
C19	SPARROW LANE CROSS SECTIONS STA. 106+50 TO 112+00
C20	SPARROW LANE CROSS SECTIONS STA. 112+50 TO 112+89.54
C21	OLD RIVER ROAD CROSS SECTIONS STA. 18+54.65 TO 22+00
C22	OLD RIVER ROAD CROSS SECTIONS STA. 22+50 TO 25+00
C23	FRSA STANDARD DETAILS
C24	DETAILS
C25	DETAILS
C26	DETAILS
C27	DETAILS
L01	LANDSCAPE PLAN SITE OVERVIEW
L02	LANDSCAPE PLAN PLANTING DETAIL

UTILITY OFFICIALS

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

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

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

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

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

CABLE TELEVISION:
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4450 KISHWAUKEE STREET
ROCKFORD, IL 61101
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	02-22-2023
2. AGENCY APPROVAL	04-17-2023
3. AGENCY APPROVAL	05-15-2023
4. OWNER REVIEW	07-16-2024
5. AGENCY REVIEW	08-06-2024
6. AGENCY APPROVAL	11-25-2024
7. AGENCY APPROVAL	12-18-2024
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

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

SHEET TITLE

COVER SHEET

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C00

GENERAL NOTES AND CONDITIONS

1. All earthwork, grading and paving shall be performed in accordance with Standard Specifications for Road and Bridge Construction in Illinois, State of Illinois Department of Transportation, (current edition), the "Supplemental Specifications and Recurring Special Provision" (current edition), and all revisions and supplements thereto, and the requirements and specifications of Village of Roscoe (where applicable).
2. Notify the following at least 48 hours prior to start of construction:
   A. Village of Roscoe Dept. of Public Works - (815) 654-5040
   B. Arc Design Resources, Inc. - (815) 484-4300
3. The Contractor shall be responsible for protecting utility property during construction operations as outlined in Article 107.31 of the Standard Specifications. The J.U.L.I.E. number is 800-892-0123. A minimum of 48 hours advance notice is required for non-emergency work.
4. The Contractor shall contact the Village of Roscoe Department of Public Works Water Division for all water main shutoffs required due to construction operations. The Contractor shall not operate any valves or shutoffs without prior notification.
5. The Contractor shall provide and install two weighted sand bags on the bottom cross member of each type I barricade used.
6. If during paving or grading operations the existing mailboxes or street signs, which are to remain in place, become a hindrance, the Contractor shall be required to carefully remove and reinstall them and shall be included in the cost of the paving or grading pay items.
7. The top four inches of soil in any right of way area disturbed by the Contractor must be capable of supporting vegetation.
8. Cut or fill slopes shall have a maximum ratio of 3 horizontal to one vertical unless noted otherwise. These slope constraints apply to temporary stock piles as well as finished slope conditions.
9. The Contractor is responsible for maintaining positive drainage at the conclusion of each working day.
10. Depressed curb shall be provided for handicapped ramps at all sidewalks abutting the curb and gutter and for future sidewalk locations. Follow IDOT ADA Standards.
11. See cross sections for special slopes, including driveway slopes.
12. Embankment will not be measured for payment and shall be included in the Earth Excavation cost.
13. Except for the top 3", all aggregate bases and subbases 12" in thickness shall be constructed of aggregate gradation CA-2. If the specified thickness exceeds 12", the bases or subbases shall be constructed of topsize 6" breaker-run crushed stone with 70% to 90% by weight, passing the 4" sieve and 15% to 40% by weight, passing the 2" size sieve, except the top 3". The breaker-run crushed stone shall be reasonably uniformly graded from coarse to fine and be taken from a quarry ledge capable of producing Class "D" quality aggregate. The top 3" shall be gradation CA-6 or CA-10 regardless of thickness. The water necessary to achieve compaction in all but the top 3" layer may be added after the subbase or base course is placed on the grade.
14. A contingency quantity has been included in the plans for Removal & Disposal of Unsuitable Material as well as Rock Fill and shall be used as needed. Quantities will be measured in the field.
15. Tie bars shall be installed to tie PCC appurtenance to adjacent existing concrete pavement. Tie bars to be installed in accordance with the applicable portions of Article 420.05 of the Standard Specifications. See Highway Standard 420001-08 for detail on longitudinal construction joint grouted-in-place tie bar. The cost of the tie bars to be included in the cost of the PCC appurtenance adjacent to the existing pavement.
16. See cross sections for special ditches and back slopes.
17. The removal of bituminous surfacing on a rigid type base removed in conjunction with the base shall be included in the contract unit price for pavement removal of the type specified.
18. Placement and compaction of the backfill for proposed across road culverts and existing across road culverts that are removed shall conform to Section 502.10 of the standard specifications, except that the material shall conform to Article 208.02 of the standard specifications, and shall be compacted to a minimum of 95% of the stand laboratory density. Any material conforming to the requirement of Article 1003.04 or 1004.05 which has been excavated from the trenches shall be used for backfilling the trenches. The entire excavation, within 2 feet outside of each curb or pavement shall be backfilled with trench backfill material to the bottom of the proposed subgrade.
19. All embankment constructed of cohesive soil shall be constructed with not more than 110% of optimum moisture content, determined by the standard proctor test. Cohesive soil shall be defined as any soil which contains greater than 10% particles by weight passing the #200 sieve. The 110% of optimum moisture limit may be waived in free-draining granular material when approved by the engineer.
20. The contractor shall place temporary hot-mix asphalt tapers along all sides of the utility structures protruding above the final surface. The temporary tapers shall extend 2" outside of the castings, except for the approach side to traffic shall have a 4' taper length. Hot -mix asphalt meeting the approval of the engineer shall be used. No cold millings will be allowed.. The cost of the material, placement, maintenance, removal, and disposal of said work will be incidental to the project.
21. The temporary sheet piling necessary for the placement of storm sewer, sanitary sewer, and watermain shall be included in the cost of the item being installed.
22. Culvert flows must be maintained throughout the project. Normal flow shall be allowed to pass at the rate it enters the jobsite. High flows shall be allowed to pass without causing damage to upstream properties.
23. All frames and grates of drainage structures to be removed or filled shall be carefully salvaged and shall remain the property of the contractor.
24. The new manhole lids on this project shall have the word "STORM", "SANITARY", or "WATER" on the lid. The word to be used is noted on the plans. It will be the contractor's responsibility to determine the word to be used on other lids not noted on the plans. No additional compensation will be allowed for this work.
25. All proposed manholes on this project shall be cast in place or precast. This work will be paid for at the contract unit price each for manhole of the type and size specified.
26. The contractor shall determine flow lines of existing sewer lines which are shown on the plans as estimated or unknown. This information is necessary before ordering inlets and manholes.
27. Pavement marking shall be done according to standard 780001, expect as follows:
   27.A. All words, such as "ONLY", shall be 6 feet high.
   27.B. All non-freeway arrows shall be large size text.
28. Expect as noted on the plans, pavement grades shown are at the top of pavement surfaces.
29. For stabilization, all type III barricades shall require a minimum of four sand bags per barricade.
30. The work required to connect any sewer to an existing drainage structure or pipe will not be paid for separately, but shall be considered as included in the contract unit price bid for the sewer item.
31. Seeding shall not be permitted at any time when the ground is frozen, wet, or in an untillable condition. Locations to be seeded will be determined by the engineer.
32. Only those trees designated by the engineer or listed in the tree removal schedule shall be removed. The contractor shall protect all remaining trees from damage due to his operations.
33. Abandoned underground utilities that conflict with construction shall be disposed of outside the limits of the right-of-way according to Article 202.03 of the standard specifications and as directed by the engineer. This work will not be paid for separately, but shall be included in the cost of earth excavation.
34. Any reference to a standard in these plans shall be interpreted to mean the most current edition.
35. The following rates of application have been used in calculating plan quantities:

Granular Materials	2.05 TONS / CU YD
Bituminous Materials Tack Coat	0.03 LBS / SQ FT
Aggregate Prime Coat	0.25 LBS / SQ FT
HMA Paving	112 LBS / SQ YD / IN
Short Term Pavement Marking	10 FT / 100 FT OF APPLICATION
Mix for Cracks, JTS, & FLGWYS	0.0003 TONS / SQ YD
Level Binder (Hand Method)	0.0005 TONS / SQ YD
Supplemental Watering	3 GAL / SQ YD/ APPLICATION
Calcium Chloride	2 LB / SQ YD/ APPLICATION

36. Any existing field tiles crossing under the roadway, as shown in the plans or discovered during exploration trenching, shall be replaced according to Section 611 of the standard specifications and paid for under the various pat items for storm sewer work.
37. All sanitary sewer work (including manhole adjustment, sewer crossing, etc.) shall be constructed in the presence of a FRSA Inspector. The Contractor shall coordinate this work with District Survey and Field Operations Mgr. Ben Christensen, cell 815-209-7952
38. All sanitary sewer work shall conform to all standards and specifications of the Four Rivers Sanitation District.

GENERAL WATER UTILITY NOTES

1. All watermains shall be constructed in accordance with the "Standard Specifications for Water and Sewer Main construction in Illinois", current addition, as well as the North Park Public Water District's Standard Watermain Specifications current addition, on file with the Illinois EPA Division of Public Water Supplies.
2. All watermain shall be Ductile Iron pipe conforming to AWWA Standard C151 & C111 and be constructed of Class 52 Ductile Iron pipe for all sizes through twelve (12) inch, and Class 51 Ductile Iron pipe for all sizes larger.
3. The minimum cover for all watermain, hydrant lead piping, and water service pipe is 7 feet 0 inches (7'-0") from finished grade to top of pipe.
4. All watermains under and within two feet of any existing or proposed street pavement or curb shall be backfilled with granular backfill material. Trench and backfill shall be placed in lifts not to exceed 12 inches compacted to 95% of maximum standard proctor density.
5. All gate valves shall be reduced wall, resilient-seated gate valve, meeting all specifications of AWWA C515. All gate valves shall be approved equal to those named. Both valve ends shall be mechanical-joint, underground, or flanged which will meet requirements in AWWA C110. Accessories (bolts, glands, and gaskets) shall be supplied by the valve manufacturer. Refer to section 2.03.1 of North Park Public Water District "Standard Specifications of Water Main Construction".
6. Refer to section 2.09.3 of North Park Public Water District "Standard Specifications of Water Main Construction" for pressure testing requirements.
7. Refer to section 2.09.3 of North Park Public Water District "Standard Specifications of Water Main Construction" for leakage testing requirements.
8. After the pressure test has been accepted, the contractor shall chlorinate the watermains in accordance with the requirements of AWWA, the Illinois EPA, and the North Park Public Water District. HTH tablets shall not be glued to PVC watermain.
9. Watermains and services shall be separated from or protected from sanitary and storm sewers in accordance with Section 41-2.01 of the "Standard Specifications for Water and Sewer Construction in Illinois", current edition.
10. Water service materials shall consist of copper pipe, or minimum PC160 polyethylene, brass corporation and curb stops, with curb boxes. Refer to section 3.01 of North Park Public Water District "Standard Specifications of Water Main Construction" for complete water service line material specifications.
11. No object may be constructed, maintained, or installed within 48 inches of a fire hydrant. Trees, bushes, walls, or other obstacles which may hide or impede the use of a fire hydrant will not be permitted.
12. Fire hydrants shall comply with standards specified in AWWA C502 for Dry Barrel Fire Hydrants and section 2.04 of North Park Public Water District "Standard Specifications of Water Main Construction". Only the following manufacturers and models are accepted by the District:
   a. Kennedy Guardian K-81A
   b. Mueller Super Centurion A-421
   No fire hydrants shall be located in cul-de-sac islands. Hydrants shall be painted in conformity to AWWA Std. C502, Traffic Yellow. The inlet connection shall be six (6) inch oversized mechanical joint type, which is designed to be installed on Class D Pit Cast or Class 250 Cast Iron pipe and Class 52 Ductile Iron pipe by using two (2) types of available gaskets furnished with the hydrant. Gaskets for oversized cast iron and ductile iron are to be color coded to identify which gasket is to be used on which pipe. The interior shoe and lower valve plate shall be coated with an epoxy at a minimum of four (4) mils thickness. Ductile iron restrained retainer glands, bolts (COR-Blue), nuts, and gaskets, shall conform to AWWA Standard C111.
   Hydrant installation: Hydrants shall be installed in strict accordance with AWWA C600 and recommendations of the manufacturer. All hydrants shall stand plumb and shall have their nozzles parallel with or at right angles to the curb, with pumper nozzle facing the curb. Hydrants shall be set to the established grade, and have a minimum bury depth of 7 feet 0 inches, with the center of the pumper nozzle being 18 to 24 inches above grade. Precautions shall be taken to provide adequate drainage of hydrants where natural soils will not provide drainage. Hydrant drains shall not be connected to or located within 10 feet of sanitary sewers or storm drains. Hydrants will be spaced as directed by the District. In general, hydrant spacing will be based upon the area being served and as recommended by the State Insurance Services Office.
13. Record drawings along with a digital copy in AutoCAD format, are required by the North Park Public Water District. The contractor shall record measurements from property pins to the centers of the valve lids and curb boxes. Each measurement shall be parallel or perpendicular to the property line. GIS shapefiles and with GPS points provided during construction, not during design, shall be provided along with asbuilts. Refer to section 1.03 of North Park Public Water District "Standard Specifications of Water Main Construction" for digital submittal standards.
14. All bends of eleven and one fourth (11 ¼) degrees or greater, and all tees and plugs shall be thrust protected to prevent movements of lines under pressure as per NPPWD detail and specifications
15. The contractor shall contact the NPPWD at least 48 hours prior to beginning work on the water main and/or service installations and should make the site available for inspection by the NPPWD at regular intervals during construction.
16. Per sections 2.08.12 and 3.02.2 of North Park Public Water District "Standard Specifications of Water Main Construction", tracer wire is required for PVC and HDPE water main pipe and service pipe. Ductile iron pipe is required for all new water main construction.

NORTH PARK PUBLIC WATER DISTRICT STANDARD SPECIFICATION WATERMAIN CONSTRUCTION

Revised May 2024

The work to be done under these specifications includes the furnishing of all labor, materials, and equipment necessary for the proper installation of the piping, all plumbing work and watermains. All workmanship and materials shall conform to requirements of the latest edition of all appropriate regulations, recommendations or requirements of all federal, state and local agencies.

Replace all sections of sidewalk, street paving, or surfacing or other improvements damaged during construction as a result of the contractor's operations. All unpaved areas shall be re-seeded. Contractor shall be responsible for the adequacy of all sheeting, bracing and the support of all adjacent buildings, including any underpinning of buildings which may be necessary, as approved by the District. When blacktop surfacing is removed it shall be replaced and the gravel or crushed stone base shall be replaced so that such replacement shall consist of sufficient material meeting the specifications of the I.D.O.T. for Gravel and Crushed Stone Base Course, or other requirements of the local government having jurisdiction.

1. WATERMAINS

1.1. Horizontal and Vertical Separations

(a) Whenever possible, a watermain should be laid at least 10 feet horizontally from existing or proposed drain or sewer lines.

(b) Should local conditions prevail which would prevent a lateral separation of 10 feet, a watermain may be laid closer than 10 feet to, or in the same trench as, a storm or sanitary sewer, provided the main is laid in a separate trench or on an undisturbed earth shelf located to one side of the sewer and at such an elevation that the bottom of the watermain is at least 18 inches above the top of the sewer.

(c) If it is impossible to obtain proper horizontal and vertical separation as stipulated in (a) or (b), both the watermain and the sewer should be constructed of approved material and be pressure tested to assure water-tightness before backfilling.

(d) All work shall be governed by the latest editions of the Illinois Plumbing Code published by the Illinois Department of Public Health, and the Standard Specifications for Water and Sewer Main Construction in Illinois.

1.2. Water Service Line

The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain, should be the same as for watermains, as detailed in Section 1.1. When minimum horizontal and vertical separation cannot be maintained, installation must meet the same requirements in Section 1.1.(c)

All manufacturer's recommended or required safety precautions and equipment shall be used when tapping water mains.

1.3. Installation of Watermains

All pipes, fittings and specials shall be carefully examined by the Contractor for defects, and none shall be placed when such defects can be detected. If any defective material is discovered after being installed, it shall be removed and replaced with sound material without extra charge.

Care shall be taken to prevent the exterior tar coating on ductile iron or the interior mortar coating from being injured. On the inside of pipes, special care shall be exercised to avoid leaving bits of wood, dirt and other foreign particles in the pipe. All piping when laid shall conform accurately to lines and grades established by the Contractor and shall be laid to prevent trapping air.

All watermain installed underground shall be lowered into trench using approved mechanical or other method insuring that no pipe is dropped into a trench.

All mains and branches shall be installed to a minimum of twelve (12) inches back, placed between solid ground and the fittings, and shall be anchored in such a manner that pipe and fitting joints will be accessible for repairs.

All bends and all tees and plugs shall be thrust protected to prevent movement of the lines under pressure as necessary to install thrust blocking at deflected sections as well as at fittings. Where unstable soil or backfill conditions exist, it may be necessary to install thrust blocking at deflected sections as well as at fittings. If required by the District, deflection blocking shall be installed at a point approximately one-fifth (1/5) of the pipe length each side of the coupling. Couplings shall not be blocked (See AWWA Manual 17).

Where conditions prevent the use of concrete thrust blocks, tied joints or restrained joints of a type approved by the District shall be used.

Piping installed above ground outside of structures and installed inside of the building shall be supported by means of concrete piers or foundations, floor stands, or hangers, which shall support the piping and appurtenances in a firm and substantial manner approved by the District.

1.3.A. Jointing Mechanical Joint Pipe: The outside of the spigot and inside of the bell of the mechanical joint pipe shall be thoroughly cleaned to remove all foreign matter from the joint. The gland shall then be slipped on to the spigot end of the pipe with the lip extension of the gland toward the socket or bell end. The rubber gasket shall be place on the spigot end with the thick edge toward the gland. The pipe shall be pushed forward to completely seat the spigot end in the bell. The gasket shall then be pressed into place within the bell, being careful to have the gasket evenly located around the entire joint. The gland shall then be moved along the pipe into position and bolted.

Nuts spaced 180 degrees shall be tightened alternately to AWWA C-600 Standards in order to produce an equal pressure on all parts of the gland.

1.3.B. Joint Rubber Gasket Joint Pipe (AWWA C111/A21.11): The inside of the bell shall be thoroughly cleaned to remove all foreign matter from the joints. The circular rubber gasket shall be inserted in the gasket seat provided.

A thin film of gasket lubricant shall be applied to the inside surface of the gasket. Gasket lubricant shall be of a solution of vegetable soap or other solution supplied by the pipe manufacturer and approved by the District.

The spigot end of the pipe shall then be cleaned and entered into the rubber gasket in the bell, using care to keep the joint from contacting the ground. The joint shall then be completed by forcing the plain end into the seat of the bell. Pipe which is not furnished with a depth mark shall be marked before assembly to assure that the spigot end is inserted to the full depth of the joint.

Field-cut pipe lengths shall be beveled to avoid damage to the gasket and facilitate making the joint.

1.3.C. Laying of Pipe on Curves: Where field conditions require long radius curves not specifically detailed by the plans, the District will determine the methods to be used. No additional payment will be made for laying pipe on curves as shown on the plans, nor for field changes involving standard lengths of pipe deflected at the joints. When special fittings not shown on the plans are required to meet field conditions, additional payment will be made for special fittings as agreed upon with the District in advance of installation. Maximum deflection at pipe joints and laying radius for the various pipe lengths are as found in the following standards:

Ductile-Iron Pipe:	Bell and Spigot Joints only required for AWWA C600
Special Conditions	
Ductile-Iron Pipe Mechanical Joints	AWWA C600
Molecularly Oriented Polyvinyl chloride (PVCO) 4" - 24"	AWWA C909
Concrete Pressure Pipe	AWWA C30,

AWWA C301, AWWA C302, AWWA C303, AWWA C304

When rubber-gasket pipe is laid on a curve, the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wider on curves for this purpose. All watermain and water pipe shall be installed to a depth to provide not less than 7'-0": of earth covering from finished grade to top of pipe, except that any house services installed under any roadway shall have a 7' cover. Absolutely NO cinders may be included in the backfill within three (3) feet of water pipe, and at least twelve (12) inches of clean earth or sand shall surround it. This also applies to the bedding of pipe if rock excavation is encountered. A bed of 4 to 6 inches thickness of pit run sand or gravel is required between rock and watermain.

1.4. Watermain Material

1.4.A. Ductile-Iron Pipe: Ductile-iron pipe shall be manufactured in accordance with AWWA C151/A21.51, and meet wall thickness requirements of AWWA C150/A21.50. Pipe shall be centrifugally cast in metal molds and shall be lined in accordance with AWWA C104/A21.4. Joints shall be of an approved type. (Thickness Class 52)

1.4.B Polyvinyl Chloride (PVC) Pipe: Molecularly Oriented Polyvinyl chloride (PVCO) pipe shall conform to accepted standards referenced in AWWA C909 In any case of conflict, the requirements of AWWA C909 shall prevail for pipe sized 4 inches through 24 inches. . Minimum acceptable pipe in sizes 4 inches through 12 inches is one having a Dimension Ratio of 18 (DR-18) for PVC 1120 pipe with equivalent OD's for a working pressure of 150 pounds.

PVCO pipe shall be guaranteed for 5 years by the manufacturer and an acceptable written guarantee signed by an officer of the company shall be furnished to the District, upon request, before any pipe is delivered to the job site.

Joints shall be of the elastomeric-gasket type unless otherwise specified. All pipe fittings shall be in accordance with the appropriate AWWA standard.

Direct service tapping of polyvinyl chloride (PVC) pipe will not be permitted. All service taps will include a service saddle of an approved type.

1.4.C. Concrete Pressure Pipe: Concrete pressure pipe shall conform to acceptable standards referenced in one or more of the following AWWA standards: AWWA C300; C301; C302; C303; C304; or additional recommendations of the manufacturer. Joints shall be of an approved type and be in accordance with the appropriate AWWA standard. Specials and service taps will be of a type approved by the District before delivery to the job site.

1.4.D Transmission Pipelines: Transmission pipelines shall be Ductile Iron as specified in Section 1.4.A. of this specification document.

1.4.E. Casing Pipelines: When casing pipelines are being installed via a "bored and jacked" method, the casing pipe shall be steel and have a diameter of at least 6" larger than the size of the watermain. When casing pipes are installed via a "direct bury" method, the carrier pipe can be made of C905, SDR25 or steel and have a diameter of at least 6" larger than the size of the watermain.

1.4.F.1 Watermain being installed within a casing pipe must have a restrained joint. An example of restrained joint is Certain Teed C900/905 RJ & RJIB Restrained Joint PVC.

1.4.F.2 For all casing pipelines, a rubber boot with stainless steel bands is required on each end of the casing. NO brick and mortar end caps will be permitted. In addition, casing spacers (Cascade - All Stainless Steel or equivalent) shall be installed in accordance with the District Engineer or Manufacturers specifications. Should a discrepancy occur, the District Engineer shall take precedent.

1.4.G. Testing Watermain and Piping

The distribution pipelines shall be tested as described in AWWA C600 Sec. 4 (Ductile-Iron) or AWWA C909, Section 4 (Molecularly Oriented Polyvinyl chloride (PVCO) pipe, by filling with water and subjecting to a pressure of not less than 1.25 times the working pressure at the highest point along the test section and not less than 1.5 times the working pressure at the lowest point along the test section. Test pressure shall not exceed pipe or thrust-restraint design pressures. Test pressure shall not exceed the rated pressure of the valves when the pressure boundary of the test section includes closed, resilient-seated gate valves or butterfly valves. All damaged or defective pipe, fittings, valves, hydrants, or leaking joints discovered following the pressure test shall be repaired or replaced and the test shall be repeated until it is satisfactory. The Contractor shall provide the necessary pump connections and pay for all costs of making the test.

Pressure shall be maintained on the line for a period specified in AWWA C600 & C909, Sec. 4, and the allowable leakage calculated rate not to exceed that recommended. Acceptance shall be determined on the basis of allowable leakage. If any test of laid pipe discloses leakage greater than that specified, the Contractor shall, at his own expense, locate and make approved repairs as necessary until the leakage is within the specified allowance. All visible leaks are to be repaired, regardless of the amount of leakage.

1.4.H. Procedure for Disinfecting Watermains

Disinfecting newly constructed potable-water mains shall be done in accordance with recommendations in AWWA C651. The interior of all pipe, fittings and other accessories, shall be kept as free as possible from dirt and foreign matter at all times. On the date the pipe is to be laid, it shall have all dirt and foreign matter removed from it and be swabbed with a solution containing 1-percent hypochlorite. The use of chlorine salts shall be accordance with recommended procedures in AWWA C651 and recommendations of the manufacturer of the pipe, fittings and accessories.

Every precaution shall be used to protect the pipe against the entrance of foreign material before the pipe is placed in the new line. At the close of the days work or whenever the workmen cease operations for the day, the last laid section of pipe shall be plugged, capped or otherwise tightly closed to prevent the entry of foreign material of any nature.

If the Contractor, or pipe-laying crew, cannot put the pipe into the trench and in place without getting dirt into it, the District may require that before lowering the pipe into the trench, a heavy, tightly woven canvas bag of suitable size shall be placed over each end and left there until the connection is made to the adjacent pipe.

At times when the pipe laying is in progress, then open ends of pipe shall be closed by a watertight plug or other means approved by the District. This provision shall apply during the noon hour as well as overnight. If water is in the trench, the seal shall remain in place until the ditch is pumped completely dry or provisions of AWWA 651 Sec. 4.6. Wet-Trench Construction are met.

Before being placed in service, all new water distribution systems and repaired portions of, or extensions to existing systems, shall be chlorinated. The chlorination method shall be an appropriate method recommended in AWWA 651 Sec. 5. The point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the pipe.

Water from the existing distribution system or other source of supply shall be controlled so as to flow slowly in to the newly laid pipeline during the application of chlorine. The rate 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 will meet recommended chlorine doses.

Valves shall be manipulated so that the strong chlorine solution in the water line being treated will not flow back into the line supplying the water. Treated water shall be retained in the pipe long enough to destroy all non-spore forming bacteria. This period shall be as recommended in AWWA 651 for the method of chlorination chosen.

In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is being filled with the chlorinating agent.

Following the chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water throughout its length, upon test, is proven comparable to the quality of water serving the public from the existing water supply system and approved by the Public Health Authority having jurisdiction. 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.

Should the initial treatment fail to result in the conditions specified, the chlorination procedure shall be repeated until such results are obtained.

2. VALVES

2.1. Butterfly Valves (14 inch or larger): All butterfly valves shall be of the rubber seated, tight closing type. They shall meet or exceed performance requirements for water application of applicable recognized standards such as AWWA C504. All butterfly valves shall be approved equal to those named. Both valve ends shall be mechanical-joint, underground, or flanged with 150# flanges inside, per AWWA specifications. Accessories (bolts, glands and gaskets) shall be supplied by the valve manufacturer. All valves must use full AWWA C504 Class 150B valve shaft diameters, and full Class 150B underground-service operator torque. Without entire travel, to provide capability for operation in emergency service. All 14 inch or larger valves shall be installed with mechanical joint sleeves to accommodate valve replacement or removal without cutting pipe.

The valve body shall be high-strength cast-iron, ductile-iron or alloy cast-iron conforming to recommendations in AWWA 504 Sec. 3. Packing shall be suitable for use in potable-water-service applications and shall not contain asbestos or other constituents identified by the USEPA as being unacceptable for contact with potable water.

The rated torque capability of each actuator shall be sufficient to seat, unseat, and rigidly hold in any intermediate position the valve disc it controls under the operating conditions specified. Valves shall be capable of easy closure by one main using a standard valve key, even under emergency conditions. All valves shall open left and be equipped with 2-inch standard nut.

Each valve shall be capable of meeting all testing and leakage requirements in AWWA C504. Upon request, the manufacturer shall furnish certified copies of the reports covering these tests

Valves approved for interior installations are: Pratt 150 psi, AWWA 504, Fl., gear operated or Coated Butterfly Dresser "450" or approved equal.

Valves approved for underground installations are: Pratt "Groundhog" 150 psi, MJ gear operated, adj. box or coated butterfly, Dresser "450", Mueller Link Seal III or approved equal.

2.2A. Gate Valves (12 inch or smaller): All gate valves shall be reduced wall, resilient-seated gate valve, meeting all specifications of AWWA C515. All gate valves shall be approved equal to those named. Both valve ends shall be mechanical-joint, underground, or flanged which will meet requirements in AWWA C110. Accessories (bolts, glands and gaskets) shall be supplied by the valve manufacturer.

The valve body and associated parts shall be manufactured of material recommended in AWWA C515 or as otherwise specified in AWWA standards. Packing shall be suitable for use in potable-water-service applications and shall not contain asbestos or other constituents identified by the USEPA as being unacceptable for contact with potable water.

All valves shall open left and be equipped with 2 inch standard nut for underground installation. Each valve shall be capable of meeting all testing and leakage requirements in AWWA C515. Upon request, the manufacturer shall furnish certified copies of the reports covering these tests.

Valves approved for interior/exterior installations are: AFC series 2500 or approved equal.

2.2B Gate Valves (8 inch or smaller): All gate valves shall be of the resilient seated type construction, meeting all specifications of AWWA C515 or C509. All gate valves shall be approved equal to those named. Both valve ends shall be mechanical-joint, underground, or flanged which will meet requirements in AWWAC110. Accessories (bolts, glands and gaskets) shall be supplied by the valve manufacturer.

The valve body and associated parts shall be manufactured of material recommended in AWWA C515, C509or as otherwise specified in AWWA standards. Packing shall be suitable for use in potable water service applications and shall not contain asbestos or other constituents identified by the USEPA as being unacceptable for contact with potable water.

All valves shall open left and be equipped with a 2 inch standard nut for underground installation. Each valve shall be capable of meeting all testing and leakage requirements in AWWA C509 or C515. Upon request, the manufacturer shall furnish certified copies of the reports covering these tests

Valves approved for interior/exterior installations are: Mueller Resilient-wedge A2360 or AFC series 2500.

2.3. Valve Vaults and Boxes: Valve boxes are required for all 12 inch or smaller buried valves. Valve boxes shall be cast-iron three-piece construction with a cover and the word "WATER" marked thereon. Covers shall be set at finished grade lines and be centered vertically over valves. Approved valve boxes are: Mueller No. H-10357, Size E or approved equal.

Valve vaults are required on all valves 14 inches or larger. Vaults shall be 60 inches in diameter with manhole frame and cover equal to Neenah Foundry R 1670 or East Jordan Iron Works #1117 , , cast-iron steps equal to Neenah R-1981-I cast in manhole walls. Manhole shall be pre-cast, preferably all in one piece, and reinforced. The vault cone section cannot exceed 36" in height and that the manhole lid shall contain a checkered pattern and be lettered "Water"

2.4. Installation of Valves: All butterfly valves shall be inspected upon delivery in the field to insure proper working order before installation. They shall be set and jointed to the pipe in the manner as set forth in AWWA standards the same as for gate valves, and for the type of connection ends furnished.

Valves 12 inches and under shall be installed in a vertical position and be provided with a standard valve chamber of cast-iron valve box so arranged that no shock will be transmitted to the valve. The box shall be centered over the operating nut, and the cast-iron box cover shall be set flush with the roadbed or finished surface. Valves 14 inches or larger shall be installed in valve manholes as specified.

After installation, all valves may be subjected to the field test for piping as outlined in these specifications. Should any defects in material or workmanship appear, the Contractor shall correct such defects with the least possible delay and to the satisfaction of the District. Should the Contractor fail to do this within a reasonable period of time in the judgment of the District, the District may cause such defects to be corrected and deduct the cost thereof from any money or payments due or to become due the Contractor

2.5. SERVICE MATERIALS

Service materials shall consist of copper pipe, or minimum PC160 polyethylene (IPS), brass corporation and curb stops, with curb boxes, as necessary for constructing the type of water service described herein.

Copper service pipe shall be Type K soft temper pipe conforming to specifications in AWWA C800. Polyethylene tubing (IPS) shall conform to requirements in AWWA C901. Polyethylene requires inserts to support compression connections. Inserts (stiffeners) shall be 1" IPS stainless steel.

Corporation stops shall conform to specifications in AWWA C800 and shall be 1 inch minimum by 1 inch minimum with 1 inch minimum thread inlet and 1 inch minimum outlet for flared copper/compression pipe joint as manufactured by the Ford Meter Box Company, Wabash, IN, or approved equal.

Curb stops shall conform to specifications in AWWA C800 and shall be 1 inch minimum size, Minneapolis pattern, roundway stop with outlet for compression pipe joint inlet and outlet as manufactured by Ford Meter Box Company, Wabash, IN, or approved equal.

Curb stop boxes shall be 2 inch Minneapolis pattern, 6 foot 6 inch minimum adjustable bury extension for use on a 1 inch minimum curb stop, having a 1 1/4 inch upper section and a lid with a brass pentagon plug as manufactured by Mueller Company, Decatur, IL, or approved equal.

For water services 4" in diameter, pipe shall match the existing adjacent water main material

3. BLOCKING & SPECIAL RESTRAINED JOINTS

3.1. Blocking: Blocking of all bends, plugs, caps, reducers and tees with concrete is required, as shown on approved plans or standard recommendations. An exception is allowable where mechanical restraints here specified are used.

3.2. Special Restrained Joints: Restraining mechanisms for push-on or mechanical-joints may be used in lieu of concrete bracing, if so indicated in the plans and specifications. Tie rods, clamps, or other components of dissimilar metal shall be protected against corrosion by hand application of a suitable coating or by encasement of the entire assembly with 8-mil (0.2 mm) loose polyethylene film in accordance with AWWA C105.

4. WATERMAIN CROSSINGS OF HIGHWAYS OR RAILROADS

Watermains placed under railroads or highways shall be Class 150 pipe with mechanical-joints meeting the applicable requirements of AWWA, and all other agencies having jurisdiction. Special requirements will be approved by the District in advance of construction.

5. CLEAN-UP

The Contractor shall restore all property to as nearly original condition as possible. This includes re-seeding of grassed areas, replacement of fences, shrubs, bushes, etc., and repairs to existing pavement.

6. PIPEWORK (AND MISCELLANEOUS)

6.1. Connections With Existing Installations: When the proposed watermain or its branches connect with existing watermains, the Contractor shall not connect such structure with the watermain unless shown on the plans, or unless directed to do so by the District. If, however, a connection with new construction is not made, the Contractor shall restore existing facilities to its original form so that it may function as in its original capa\/illage.

6.2. Construction near Asbestos-Concrete (AC) Watermain: When working near AC watermain, contractors shall not disturb the cradle of the pipe. Should the disturbance of the cradle of the pipe be unavoidable to permit construction to reasonably occur, the watermain shall be severed at the limit each side of the trench and removed during construction, once the immediate conflict is completed, the pipe shall be replaced as directed by District Staff. Under any circumstance, water service interruption to existing customers shall be minimized and limited to less than 8 hours.

6.3. Disturbance of existing water services: When a contractor or outside utility company is performing excavations for infrastructure installation that require an existing water service to be temporarily removed or cut, it shall be done in the following prescribed manner. If the center of the new infrastructure being installed is equal to or less than 15 horizontal feet from the existing curb box (shut off valve) for the service, then the contractor shall reconnect the water service with a new curb stop/box and new, in kind pipe to the far side of the excavation for the new infrastructure- utilizing only one (1) three piece union. If the center of the new infrastructure being installed is greater than 15 horizontal feet from the existing curb box, then the contractor may use two (2) three piece unions and a piece of in-kind pipe to reconnect the water service. In every instance, the contractor shall: (1) thoroughly hand-tamp compact the approved backfill material under the water service before it is reconnected and (2) remove any part of the water service that was crimped, damaged or altered for the purpose of constructing the new infrastructure.

6.4. Permits and Fees: The Contractor shall secure all necessary permits are issued and fees paid before any work is started. The Contractor shall obtain a letter of approval on the repair, or reconnection of any utilities from the utility company concerned, or the municipal department concerned.

6.5. Record Drawings: The Contractor shall keep a record in duplicate, accurately locating all pipelines installed as to surface locations and depths and indicating the exact locations of all connections or provisions for future connections indicating sizes. One record drawing will be provided to the District upon completion of the project. Also, asbuilts shall be provided on a disk with an Auto Cad format. GIS shapefiles and with GPS points provided during construction, not during design, shall be provided along with as-builts.

6.6. Guarantee-Warranty: The Contractor shall guarantee that all equipment, apparatus, and work will satisfactorily perform the intended function and remain free of defective material and workmanship for a period of one (1) year from the date of final acceptance by the District. A maintenance bond in favor of the District may be required, and such bond would become effective on the date of final acceptance and remain in effect for a period of one (1) year.

6.7. Backflow Prevention: The Contractor shall take all necessary precautions to protect the potable water supply from cross-connection with ANY source of contamination. Approved backflow prevention devices must be installed in all commercial and industrial installations.

7. River Crossing Pipe:

Watermain for river crossings shall be restrained joint ductile iron pipe manufactured with requirements of AWWA C151/A2.21.21. Push-on joints for such pipe shall be in accordance with AWWA C111/A21.11. Pipe shall be Class 55 thickness in accordance with AWWA C150/A21.50.

Fittings shall be ductile iron and in accordance with applicable requirements of either AWWA C153/A21.53 or C110/A21.10, and shall utilize a push-on or mechanical restrained joint where applicable.

Restrained joints for river crossing pipe and fittings shall be designed for a working pressure of 350 psi. Joints shall be capable of being deflected, after assembly, 4%, in 6 through 12 inch sizes, and 3% in 14 through 24 inch sizes.

Pipe and fittings shall have a cement mortar lining and seal coating, where applicable, in accordance with AWWA C104/A21.4.

The preferred method of installation is pulling it into position. After trenching the river for three feet (3') of cover, the joints are assembled on shore. The river bank is trenched and sloped to prevent over-deflection of

The joints during pulling. The lead pipe is usually a connecting piece which is capped or plugged to keep unwanted water out of the pipe and reduce the weight of the submerged pipe. A cable or harness is attached behind the first joint and the pulling cable secured to the lead end to keep the lead pipe up during pulling. The line is pulled into place from the opposite shore. To prevent flotation of the pipe, the Contractor shall fill each section with water before being pulled into place. The Contractor shall then cover the pipe with three feet (3') of 3" (minimum) shot rock.

Pipe shall be installed per the requirements of permits issued by the Corps of Engineers, Illinois Division of Natural Resources and any other agency having jurisdiction. Valves shall be provided at both ends of river and creek crossings so that the section can be isolated for testing and repair. The valves shall be easily accessible, and not subject to flooding and located in a valve vault according to Section 2.3. Permanent 1" taps and valves shall be installed on the river or creek side of each valve to allow insertion of a small meter to determine leakage and for sampling purpos

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), Seventh Edition dated 2014 (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.
   - 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.
     - 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. Seals:
       - D.4.a. 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.

SANITARY SEWER NOTES [FRSA]

1. Sanitary sewer notes:
   - A. The Four Rivers Sanitation Authority (FRSA) shall be notified forty-eight (48) hours before construction of the sanitary sewer can commence. Contact FRSA Survey and Field Operations Mgr. Ben Christiansen, cell 815-209-7952. Any sanitary sewer construction performed in the absence of an FRSA inspector will not be accepted.
   - B. Notice Allowing Connections must be issued by the FRSA before individual service connections will be permitted under the standard FRSA service connection permit process.
   - C. The permit holder is responsible for the sanitary sewer system workmanship and materials for two (2) years after the FRSA issued Notice Accepting the Sewer, and for the sanitary sewer trench settlement for a period of three (3) years after the completion of the project.
2. Sanitary Sewer shall be constructed in accordance with the following:
   - A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014, and all revisions and supplements thereto.
   - B. "General Provisions and Technical Specifications for Sanitary Sewer Construction" in the Four Rivers Sanitation Authority (formerly known as the Sanitary District of Rockford) dated October 24, 1983, and all standards and revisions adopted by the Board of Trustees for said Sanitary District of Rockford.
   - 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.
3. All PVC sanitary sewer (SDR 26 AND SDR 35) shall meet the requirements of ASTM D-3034 (4"-24") or ASTM F-679 (18"-24") with joints in accordance with ASTM D-3212. All PVC watermain-quality sanitary sewer (SDR 26) shall meet the requirements of ASTM D-2241 with joints in accordance with ASTM D-3139. Pipe bedding for all PVC pipe shall be Class 1A in accordance with ASTM D-2321-74.
4. Sanitary sewer services shall be 6" PVC/Watermain Quality SDR 26 in accordance with ASTM D-2241, and shall extend 3' past the property line of all lots. Joints between the wye and end of service riser shall be gasketed in accordance with ASTM D-3139. All services shall be sloped from the main at 1% minimum. Mark at property line with a 2x4 painted green. End of service risers are required in accordance with the FRSA standard details included in these plans.
5. WYE or TEE branches shall be a minimum 7' from the outside of any sanitary manhole and be furnished and installed by the Contractor as shown on the Engineering drawings.
6. All testing, fittings, bedding, granular cradle, and trench backfill where necessary shall be included in the unit costs for the installation of the underground facilities unless quantified on plans.
7. PVC pipe should be installed with proper bedding providing uniform longitudinal support under the pipe. Bedding material should be worked under the sides of the pipe to provide satisfactory haunching. Initial bedding material should be placed to a minimum depth of one foot over the top of the pipe. All pipe embedment material should be selected and placed carefully, avoiding large stones, frozen lumps, and debris.
8. After placement and compaction of pipe embedment materials, the balance of backfill materials may be machine placed and should contain no large stones or rocks, frozen material or debris. Excavated materials free from topsoil may be used in the final trench depth provided they are placed in 9" lifts loose measured and compacted to not less than 95% ASTM D-698 standard proctor.
9. All sanitary sewer manholes shall have eccentric cones with the cone openings centered over the pipe.
10. All manholes shall be guaranteed by the contractor for 3 years after FRSA acceptance.
11. All sanitary sewer manholes shall be 48-inch diameter precast concrete, unless shown otherwise.
12. The allowable infiltration shall not exceed 200 gallons/inch diameter/mile/24 hours.
13. Sanitary sewers shall be air-tested in accordance with FRSA requirements.
14. All new sanitary sewer manholes shall be vacuum tested in accordance with ASTM C 1244.
15. All sanitary sewers under or within two feet of any existing or proposed street pavement or curb shall be backfilled with IDOT approved granular backfill material. Trench backfill shall be placed in lifts not to exceed 9" compacted to 95% of maximum standard proctor density.
16. Four Rivers Sanitation Authority shall be notified 48 hours prior to the start of construction and air testing of sanitary sewers. Water main, water services, and storm sewer must be installed and FRSA notified soon after installation before sanitary sewer testing can be performed.
17. Trenches must be backfilled to 2' below subgrade and mains and services must have 5' minimum depth of cover over the top of pipe before sanitary sewer testing can be performed.
18. Manhole frames shall be provided with self sealing lids, FRSA Logo, Neenah 1670-2004 /-0358 only. Neenah or East Jordan per FRSA Standard Details Sheet (Sheet C23).
19. Upon completion of construction, all sanitary manhole castings shall be exposed and set at final grade.
20. Exterior manhole seals shall be required on all new manholes including the barrel sections.
21. Deflection testing for flexible conduit.
    - A. All sanitary sewer lines shall be deflection-tested after 30 days following final backfill operations.
    - B. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without mechanical pulling devices.
    - C. Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
    - D. Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the Contractor shall excavate to the point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. However, should after the initial testing the deflected pipe fail to return to the original size (inside diameter) the line shall be replaced.
22. Proposed sanitary sewers shall be separated at least 10' from existing and proposed water mains, water services, storm structures and storm sewers measured from outside edge to outside edge. The top of proposed sanitary sewers shall be at least 18" below the bottom of existing and proposed water mains and storm sewers. When sanitary sewer crosses over water main or storm sewer, the bottom of the sanitary sewer shall be at least 18" above the top of water main or storm sewer.
23. Where sanitary sewer depths exceed 12' the contractor shall use the Alternate Service Riser method to install the sewer service line so that the invert of the service, at the property line, is 10.5' below the proposed centerline grade.
24. Upon completion of construction all sanitary manhole castings shall be exposed and set to final grade. FRSA must inspect this work.
25. Exterior manhole seals will be required as part of manhole adjustments. Flattop manholes are not permitted. No adjusting rings are required outside a paved roadway or in a roadway with curb and gutter. All manholes adjusted or reconstructed where more than two rings are involved will require vacuum testing.
26. The Four Rivers Sanitation Authority will furnish a full-time inspector for all sanitary work.
27. All fill material in the area of sanitary sewer mains and services must be placed and compacted prior to installation of the sewer mains and services.
28. The Four Rivers Sanitation Authority specifies the following for manhole adjustment requirements:
    - A. A minimum of 4" of adjusting rings (4" adjusting ring not required in turf areas or in full curb and gutter roadways)
    - B. A maximum of 12" of adjusting rings
    - C. A maximum of 1- 12" adjusting ring per manhole.
    - D. A maximum of 30" from the top of casting to the first step

    Notes: Adjustment by grouting is not permitted. Where the roadway agency of jurisdiction allows, rubber adjusting rings shall be used
29. Labeled pipe lengths are from center of manhole to center of manhole.
30. The length of the public sewer shall be the distance from the center of the downstream manhole to the center of the upstream manhole. The slope of the public sewer and inverts of the sewer at the manholes shall be based on the distance between the outside faces of the manholes.

Sanitary Sewer Service Connection

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

SUMMARY OF QUANTITIES

ITEM	UNIT	TOTAL QUANTITY	100% PRIVATE FUNDED	100% COUNTY FUNDED
TOPSOIL STRIPPING AND STOCKPILING (12" ASSUMED)	CU YD	23428	23128	300
EARTH EXCAVATION, CUT TO FILL	CU YD	49351	48651	700
ROCK EXCAVATION	CU YD	800	800	0
TOPSOIL PLACEMENT FOR TURF (6" ASSUMED)	CU YD	6865	6715	150
SEEDING, CLASS 1A	ACRE	7.62	7.40	0.22
SEEDING, CLASS 3	ACRE	0.92	0.92	0
NITROGEN FERTILIZER NUTRIENT	POUND	769	749	20
PHOSPHORUS FERTILIZER NUTRIENT	POUND	769	749	20
POTASSIUM FERTILIZER NUTRIENT	POUND	769	749	20
EROSION CONTROL BLANKET	SQ YD	31660	30609	1051
SILT FENCE	FOOT	6120	5920	200
INLET AND PIPE PROTECTION	EACH	29	27	2
TEMPORARY CHECK DAM	EACH	6	6	0
STONE RIPRAP, CLASS RR5	SQ YD	50	50	0
FILTER FABRIC FOR RIPRAP	SQ YD	50	50	0
STABILIZED CONSTRUCTION ENTRANCE	SQ YD	133	133	0
PAVEMENT REMOVAL	SQ YD	402	275	127
REMOVE CMP CULVERT PIPE 15"	FOOT	30	30	
REMOVE METAL END SECTION 15"	EACH	2	2	
AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	9325	8791	534
BITUMINOUS MATERIALS (PRIME COAT)	POUND	5820	5660	160
BITUMINOUS MATERIALS (TACK COAT)	POUND	2153	2153	0
REFLECTIVE CRACK CONTROL	FOOT	3540	3269	271
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 3"	SQ YD	3250	2516	734
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50, 1.5"	SQ YD	3250	2516	734
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50, 3"	SQ YD	7975	7975	0
HOT-MIX ASPHALT SHOULDERS, 6"	SQ YD	259	259	0
AGGREGATE SHOULDERS, TYPE B 6"	SQ YD	110	110	0
COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.18 (MODIFIED)	FOOT	2567	2567	0
COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	604	0	604
CONCRETE FLUME	CU YD	2	0	2
TRAFFIC CONTROL COMPLETE (OLD RIVER ROAD)	LSUM	1	0.5	0.5
STOP SIGN, 30" ON WOOD POST	EACH	2	1	1
PAINT PAVEMENT MARKING - LINE 24"	FOOT	38	0	38
PAINT PAVEMENT MARKING - LINE 12"	FOOT	67	67	0
PAINT PAVEMENT MARKING - LINE 8"	FOOT	289	124	165
PAINT PAVEMENT MARKING - LINE 4"	FOOT	3736	3523	213
PAINT PAVEMENT MARKING - SYMBOLS	SQ FT	56	28	28
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	2	2	0
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18"	EACH	2	1	1
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 36"	EACH	1	1	0
STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	642	617	25
STORM SEWERS, CLASS A, TYPE 1 15"	FOOT	142	142	0
STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	1339	963	376
STORM SEWERS, CLASS A, TYPE 1 24"	FOOT	276	276	0
STORM SEWERS, CLASS A, TYPE 1 36"	FOOT	279	279	0
TRENCH BACKFILL FOR STORM SEWER	CU YD	195	125	70
INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	1	1	0
INLETS, TYPE B, TYPE 1 FRAME, OPEN LID	EACH	3	3	0
INLETS, TYPE B, TYPE 1 FRAME, CLOSED LID	EACH	1	1	0
INLET SPECIAL NO. 3	EACH	1	1	0
INLET SPECIAL NO. 5	EACH	4	4	0
INLET 700	EACH	3	2	1
DOUBLE INLET 700	EACH	4	4	0
TRIPLE INLET 700	EACH	1	1	0
2' X 3' BOX W/ NEENAH R-1878-B7G FR & GR	EACH	1	1	0
MANHOLE TYPE A, 4' DIA. W/ TYPE 1 FRAME CLOSED LID	EACH	1	0	1
MANHOLE TYPE A, 4' DIA. W/ TYPE 1 FRAME OPEN LID	EACH	4	4	0
MANHOLE TYPE A, 5' DIA. W/ DEPRESSED FRAME & GRATE	EACH	1	1	0
MANHOLE TYPE A, 6' DIA. W/ TYPE 1 FRAME OPEN LID	EACH	2	2	0
CORRUGATED METAL PIPE, 15"	FOOT	37	37	0
METAL END SECTION, 15"	EACH	2	2	0

ITEM	UNIT	TOTAL QUANTITY	100% PRIVATE FUNDED	100% COUNTY FUNDED
FIRE HYDRANT TO BE RELOCATED	EACH	1	1	0
FIRE HYDRANT ASSEMBLY COMPLETE W/ TEE, VALVE & LEAD	EACH	6	6	0
REMOVE VALVE BOX	EACH	1	1	0
WATER MAIN TEE 8" X 8"	EACH	2	2	0
TAPPING SLEEVE 12" X 6" W/ 6" VALVE & BOX	EACH	1	1	0
WATER VALVE 8"	EACH	7	7	0
REMOVE D.I. WATER MAIN REDUCER 12" X 6"	EACH	1	1	0
D.I. WATER MAIN REDUCER 12" X 8"	EACH	1	1	0
ZINC COATED D.I. WATER MAIN, 8", WITH BAG	FOOT	2604	2604	0
HDPE WATER SERVICE LINE 1"	FOOT	800	800	0
TYPE K COPPER WATER SERVICE LINE 2"	FOOT	464	464	0
TRENCH BACKFILL FOR WATER MAIN/SERVICE	CU YD	1500	1500	0
CORPORATION STOPS 1"	EACH	16	16	0
CORPORATION STOPS 2"	EACH	25	25	0
DOMESTIC WATER SERVICE BOX, 1"	EACH	16	16	0
DOMESTIC WATER SERVICE BOX, 2"	EACH	25	25	0
CONNECT TO EXISTING WATER MAIN	EACH	2	2	0
11.25-DEGREE BEND, 8"	EACH	2	2	0
22.5-DEGREE BEND, 8"	EACH	1	1	0
45-DEGREE BEND, 8"	EACH	18	18	0
WATER MAIN PROTECTION SLEEVE, 6"	FOOT	220	220	0
WATER MAIN PROTECTION SLEEVE, 16"	FOOT	165	165	0
REMOVE 2" KUPFERLE MAIN GUARD #77 HYDRANT W/ 8" X 2" MJ TAPPED PLUG	EACH	1	1	0
CONNECT TO EXISTING SANITARY MANHOLE	EACH	1	1	0
4' DIA. SANITARY MANHOLE	EACH	9	9	0
5' DIA. SANITARY MANHOLE W/ INSIDE DROP	EACH	1	1	0
PVC SDR 35 / ASTM D-3034 SANITARY, 8"	FOOT	2354	2354	0
PVC SDR-26 WMQ / ASTM D-2241 SANITARY, 4"	FOOT	498	498	0
PVC SDR-26 WMQ / ASTM D-2241 SANITARY, 6"	FOOT	724	724	0
TRENCH BACKFILL FOR SANITARY SEWER	CU YD	4169	4169	0
8' X 4" WYE CONNECTION	EACH	16	16	0
8' X 6" WYE CONNECTION	EACH	27	27	0
SANITARY CLEANOUT, 4"	EACH	16	16	0
SANITARY CLEANOUT, 6"	EACH	27	27	0
PCC SIDEWALK, 4" OVER 4" STONE BASE (BY OWNER)	SQ FT	12487	12487	0
DRIVEWAY APRON IN R.O.W. (2" HMA OVER 8" STONE) (BY OWNER)	SQ YD	608	608	0
4" PVC UTILITY SLEEVES (ALLOWANCE)	FOOT	100	100	0
STREET LIGHT (BY COM ED - COORDINATED BY OWNER)	EACH	1	1	0
LANDSCAPING ALLOWANCE (BY OWNER)	LSUM	1	1	0
PRIVACY FENCE BASE BID (BY OWNER)	FOOT	1026	1026	0

APPROXIMATE EARTHWORK VOLUME SUMMARY			
	CUT	FILL	NET
STRIP TOPSOIL (EX - 12")	23,128	0	23,128 (CUT)
OLD RIVER RD WIDENING (FG - 14.5")	0	134	134 (FILL)
OLD RIVER RD SHOULDER (FG - 4")	0	141	141 (FILL)
SIDEWALKS (FG - 8")	207	505	298 (FILL)
RESIDENTIAL STREETS (FG - 13")	1,888	4,281	2,393 (FILL)
HOMES (FG - 12")	4,351	14,587	10,236 (FILL)
GRASS AREAS (FG - 6")	14,037	29,003	14,966 (FILL)
UTILITY SPOILS	5,064	0	5,394 (CUT)
TOTAL:	**48,675**	**48,651**	**354 (CUT)**

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
Roscoe, IL 61111
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	02-22-2023
2. AGENCY APPROVAL	04-17-2023
3. AGENCY APPROVAL	05-15-2023
4. OWNER REVIEW	07-16-2024
5. AGENCY REVIEW	08-06-2024
6. AGENCY APPROVAL	11-25-2024
7. AGENCY APPROVAL	12-18-2024
8. ----	----
9. ----	----
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REVISIONS

ITEM	DATE
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SHEET TITLE

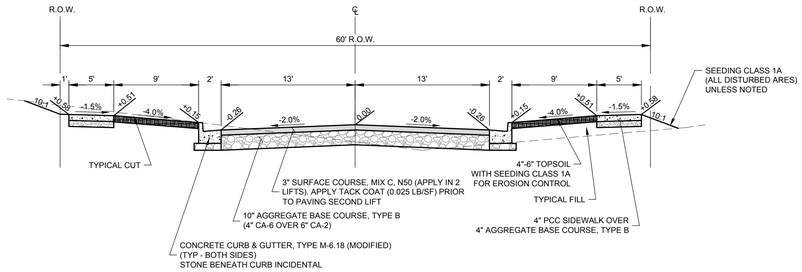
GENERAL NOTES & SUMMARY OF QUANTITIES

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CHECKED	JSL
PM	JSL

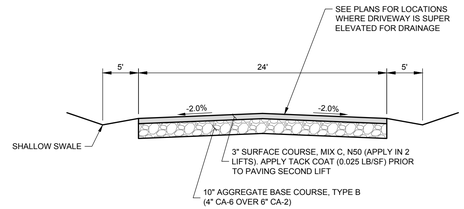
PROJECT NUMBER
SHEET NUMBER

22214

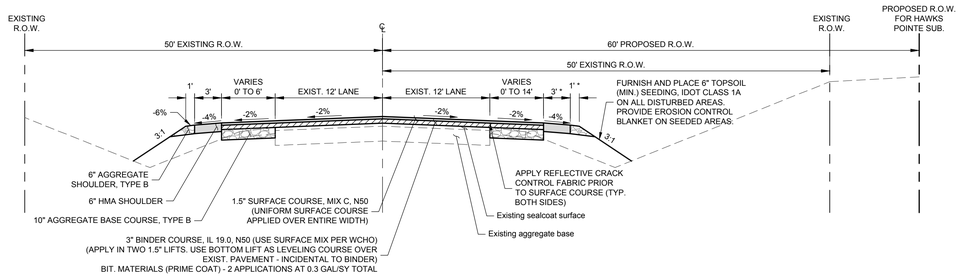
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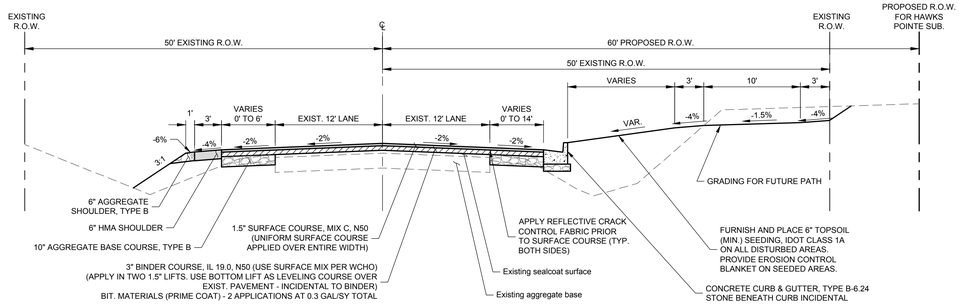
TYPICAL SECTION - SPARROW LANE



TYPICAL SECTION - PRIVATE DRIVES
(COOPER DRIVE)



TYPICAL SECTION - OLD RIVER ROAD STA. 18+54.65 TO 22+00



TYPICAL SECTION - OLD RIVER ROAD STA. 22+00 TO 25+25

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PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
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CONSULTANTS

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REVISIONS

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SHEET TITLE

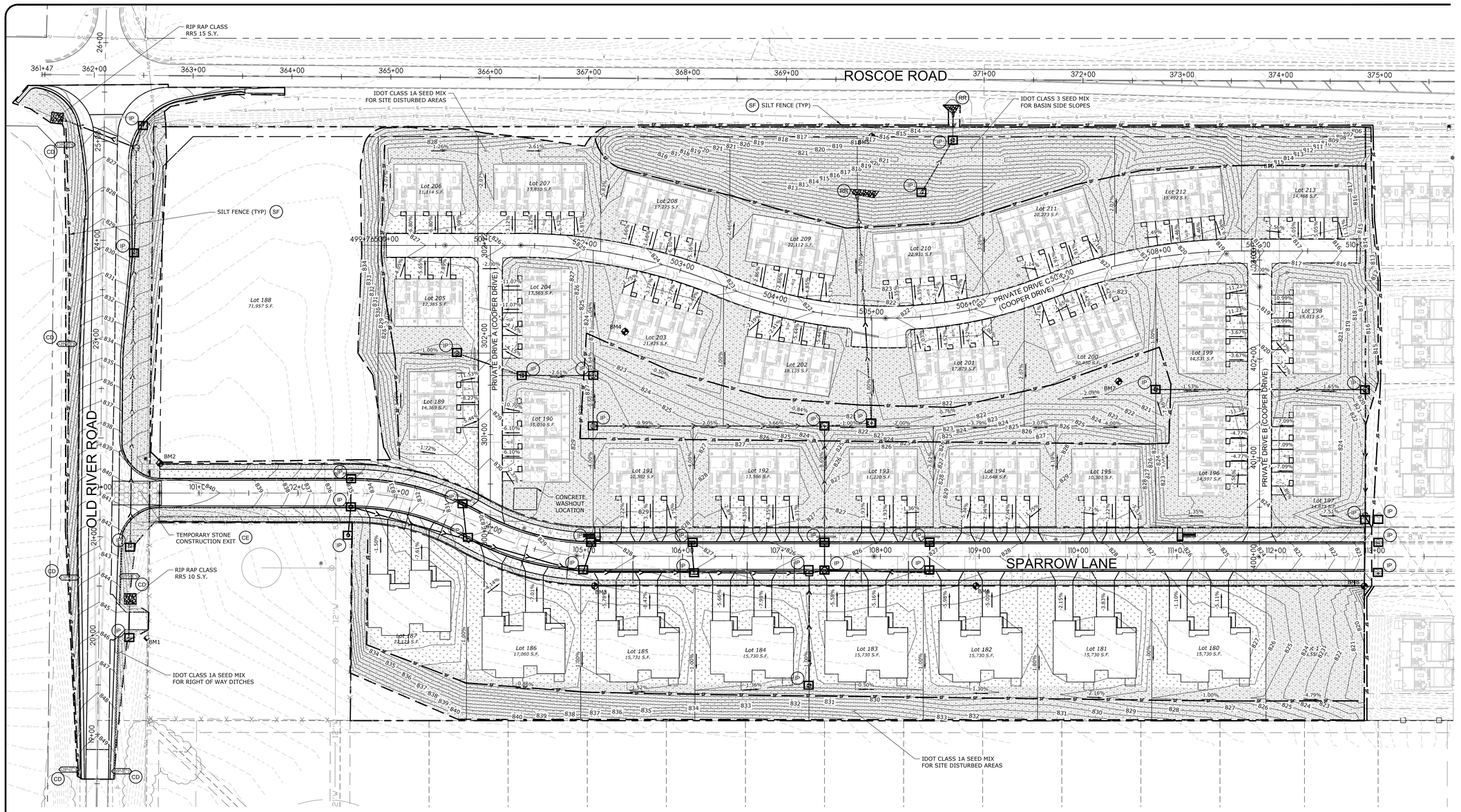
TYPICAL SECTIONS

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C02A



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
- GRASS AREA (SEE PLAN NOTES FOR SEED 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 BLS — SHORT TERM SLOPE EROSION CONTROL BLANKET
- RR — RIP RAP CLASS RR5
- CD — TEMPORARY CHECK DAM

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 50' 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 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.

1.05 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMP'S MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMP'S SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.

N O R T H
0 50' 75' 100'

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OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
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REVISIONS

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SHEET TITLE

SWPPP SITE MAP

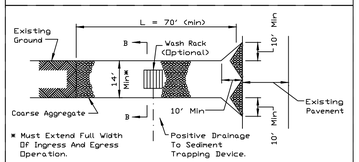
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PROJECT NUMBER
SHEET NUMBER

22214

C03

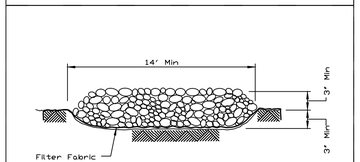
STABILIZED CONSTRUCTION ENTRANCE PLAN



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.

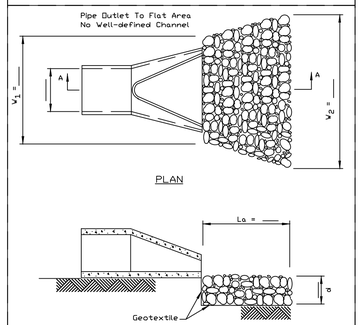
REFERENCE		STANDARD SVG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



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

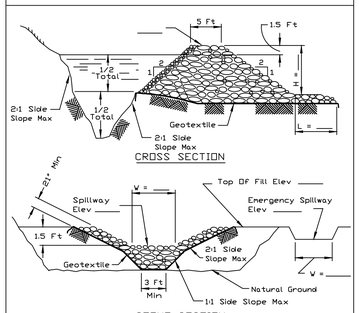
PIPE OUTLET TO FLAT AREA



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

REFERENCE		STANDARD SVG. NO.
Project		IL-610
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 9-15-93
Approved ____ Date ____		

TEMPORARY SEDIMENT TRAP

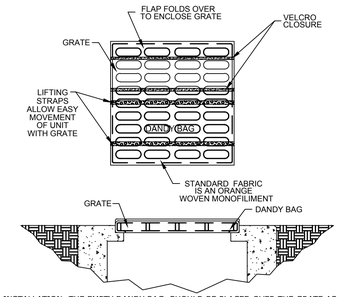


NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification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

REFERENCE		STANDARD SVG. NO.
Project		IL-660
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 11-20-01
Approved ____ Date ____		

TEMP. DANDY PRODUCTS, INC. DANDY BAG

NOT TO SCALE

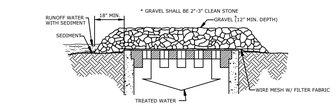


INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE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

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

TEMP. GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

NOT TO SCALE



AUTOCAD2006

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

EROSION CONTROL BLANKET INSTALLATION DETAILS

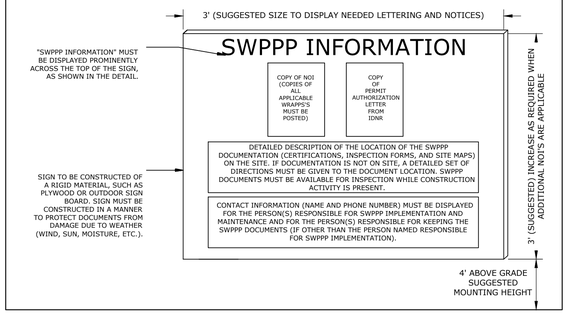
AUTOCAD2006

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

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

SWPPP INFORMATION SIGN (EXAMPLE)

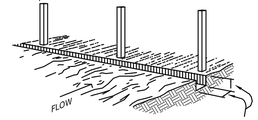
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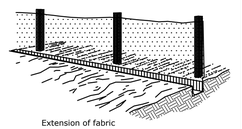
TEMP. SILT FENCE (PERIMETER) DETAIL

NOT TO SCALE

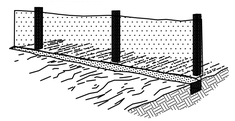
1. Set posts and excavate a 4"x4" trench upslope along the line of posts.

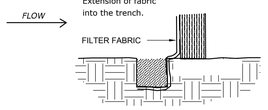


2. Attach the filter fabric to the post and extend it into the trench.



3. Backfill and compact the excavated soil.





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HAWKS POINTE PLAT 6

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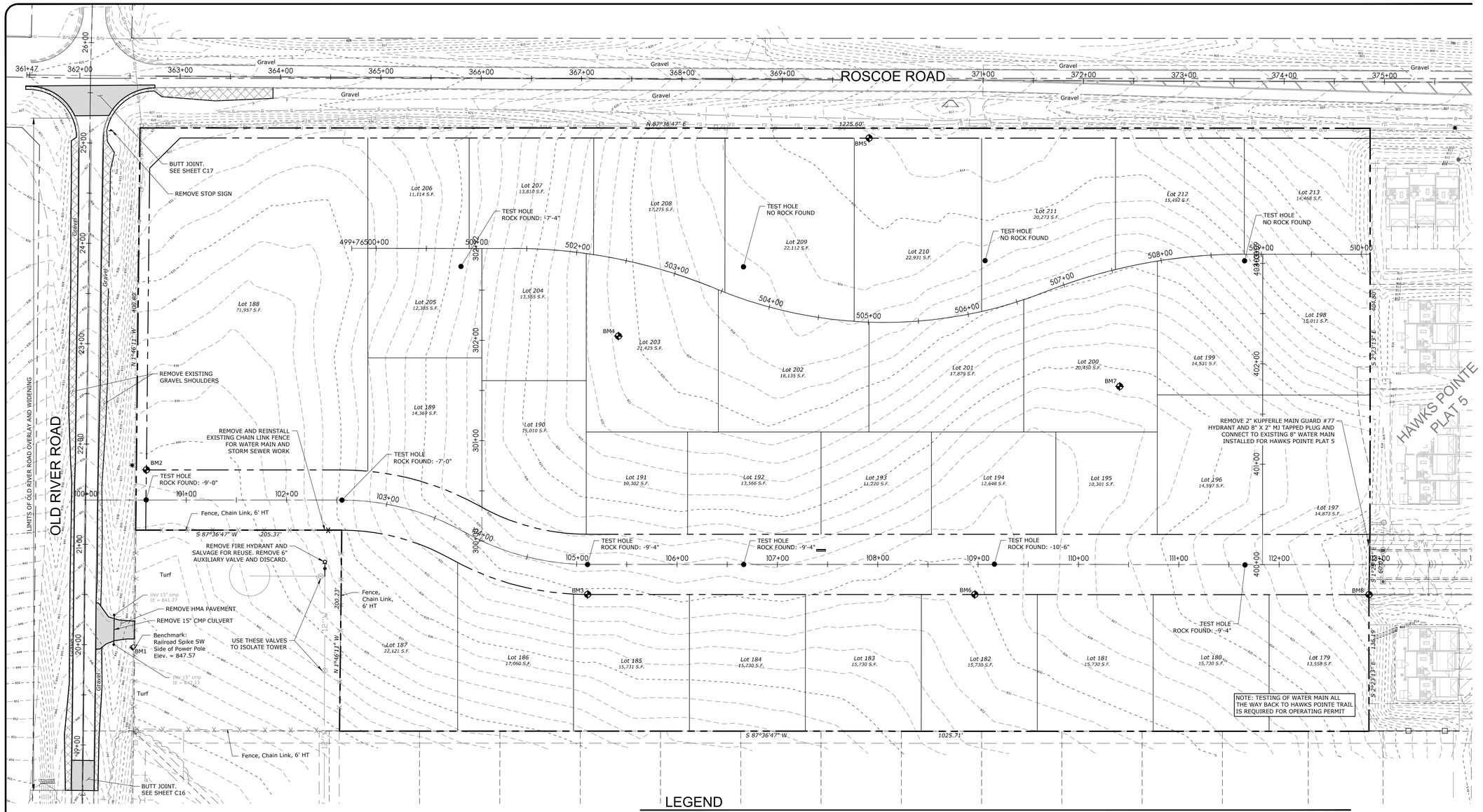
SWPPP DETAILS

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
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22214

C04



CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING WITH NORTH PARK PUBLIC WATER DISTRICT PRIOR TO ANY WATER MAIN WORK ON TOWER PROPERTY TO COORDINATE SHUTDOWN SEQUENCE AND TIMING. SEE ALSO C09 FOR NEW WORK.

SITE BENCHMARKS

DESCRIPTION	ELEVATION (NAVD 88)	DESCRIPTION	ELEVATION (NAVD 88)
BENCHMARK 1 RAILROAD SPIKE SW SIDE OF POWER POLE STA. 100+46.85, 146.96' R	847.57	BENCHMARK 5 SET 3/4" ROD IN GROUND STA. 107+91.29, 424.83' L	814.11
BENCHMARK 2 SET 3/4" ROD IN GROUND STA. 100+60.25, 30.00' L	840.40	BENCHMARK 6 SET 3/4" ROD IN GROUND STA. 108+96.66, 29.97' R	830.09
BENCHMARK 3 SET 3/4" ROD IN GROUND STA. 105+10.89, 30.03' R	830.06	BENCHMARK 7 SET 3/4" ROD IN GROUND STA. 110+40.95, 177.31' L	826.09
BENCHMARK 4 SET 3/4" ROD IN GROUND STA. 105+41.58, 227.40' L	820.63	BENCHMARK 8 SET 3/4" ROD IN GROUND STA. 112+89.50, 29.94' R	817.96

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

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING WATER TO REMAIN
- EXISTING WATER TO BE REMOVED
- EXISTING OVERHEAD UTILITIES TO REMAIN
- EXISTING OVERHEAD UTILITIES TO BE REMOVED
- EXISTING GAS MAIN TO REMAIN
- EXISTING GAS MAIN TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- EXISTING CONTOUR LINE
- EXISTING GRAVEL TO BE REMOVED
- EXISTING HMA PAVEMENT TO BE REMOVED
- (TBR) "TO BE REMOVED"
- (SVG) "SALVAGE"
- (TYP) "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER TO REMAIN
- EXISTING WATER TO BE REMOVED
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- EXISTING GAS METER TO REMAIN
- EXISTING GAS METER TO BE REMOVED
- EXISTING ELECTRIC METER TO REMAIN
- EXISTING ELECTRIC METER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- BENCHMARK
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING SHRUBS TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

N O R T H
0 50' 75' 100'

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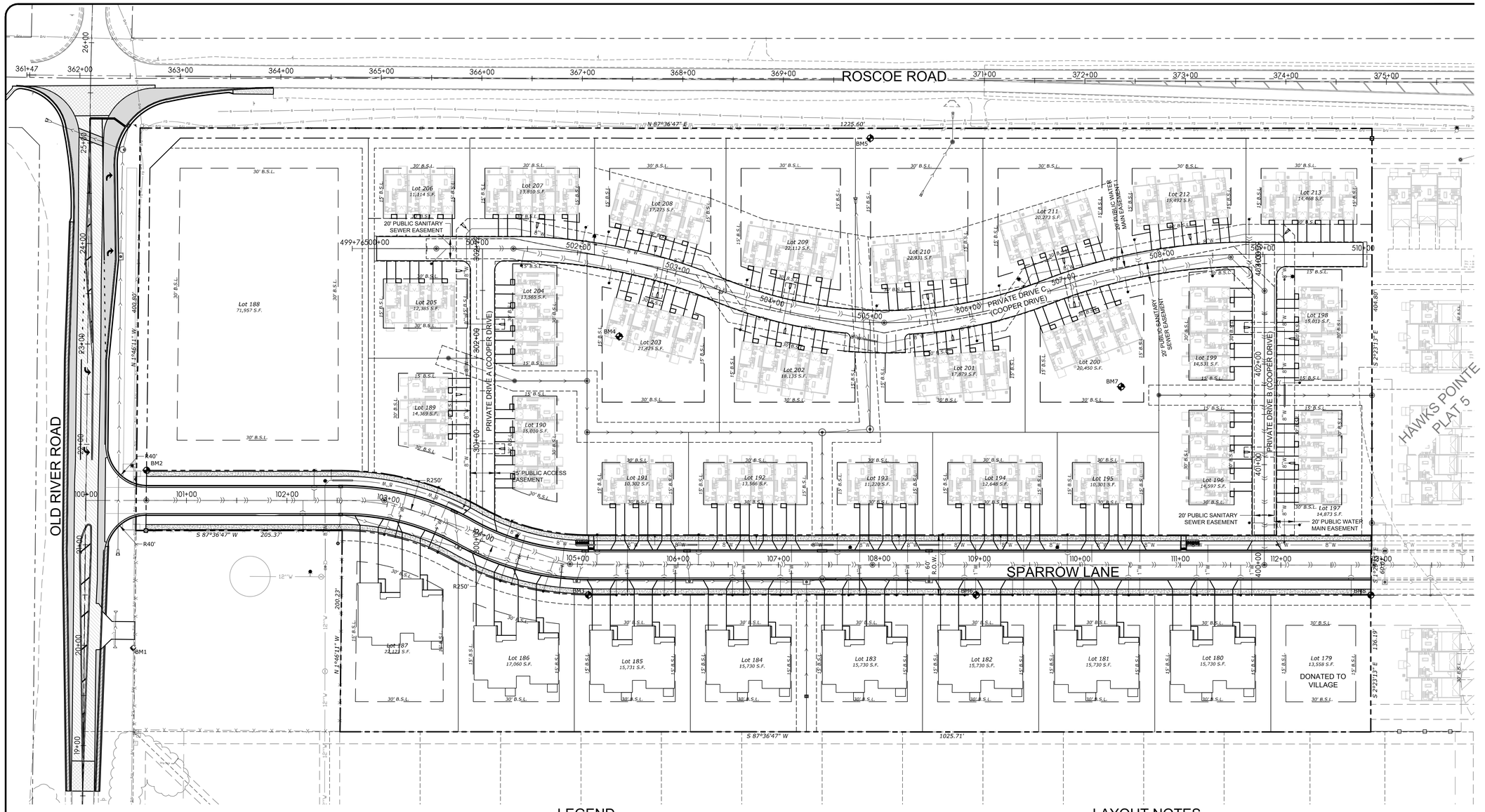
EXISTING CONDITIONS & REMOVALS PLAN

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

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C05



SITE BENCHMARKS

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- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SITE HMA PAVEMENT 3" HMA SURFACE / 10" AGGREGATE BASE
- PROPOSED 4.5" HMA OVERLAY 1.5" HMA SURFACE / 3" HMA BINDER
- PROPOSED HMA WIDENING 1.5" HMA SURFACE / 3" HMA BINDER / 10" AGGREGATE BASE
- PROPOSED BUTT JOINT

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. COORDINATE WORK WITHIN OLD RIVER ROAD ROW WITH THE WINNEBAGO COUNTY HIGHWAY DEPARTMENT (WCHD). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
6. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE THE CRITERIA ESTABLISHED IN THE BDE MANUAL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING WCHD AT (815) 319-4000 SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK WITHIN THE COUNTY ROW AND UPON COMPLETION OF SAID WORK.

N O R T H
0 50' 75' 100'

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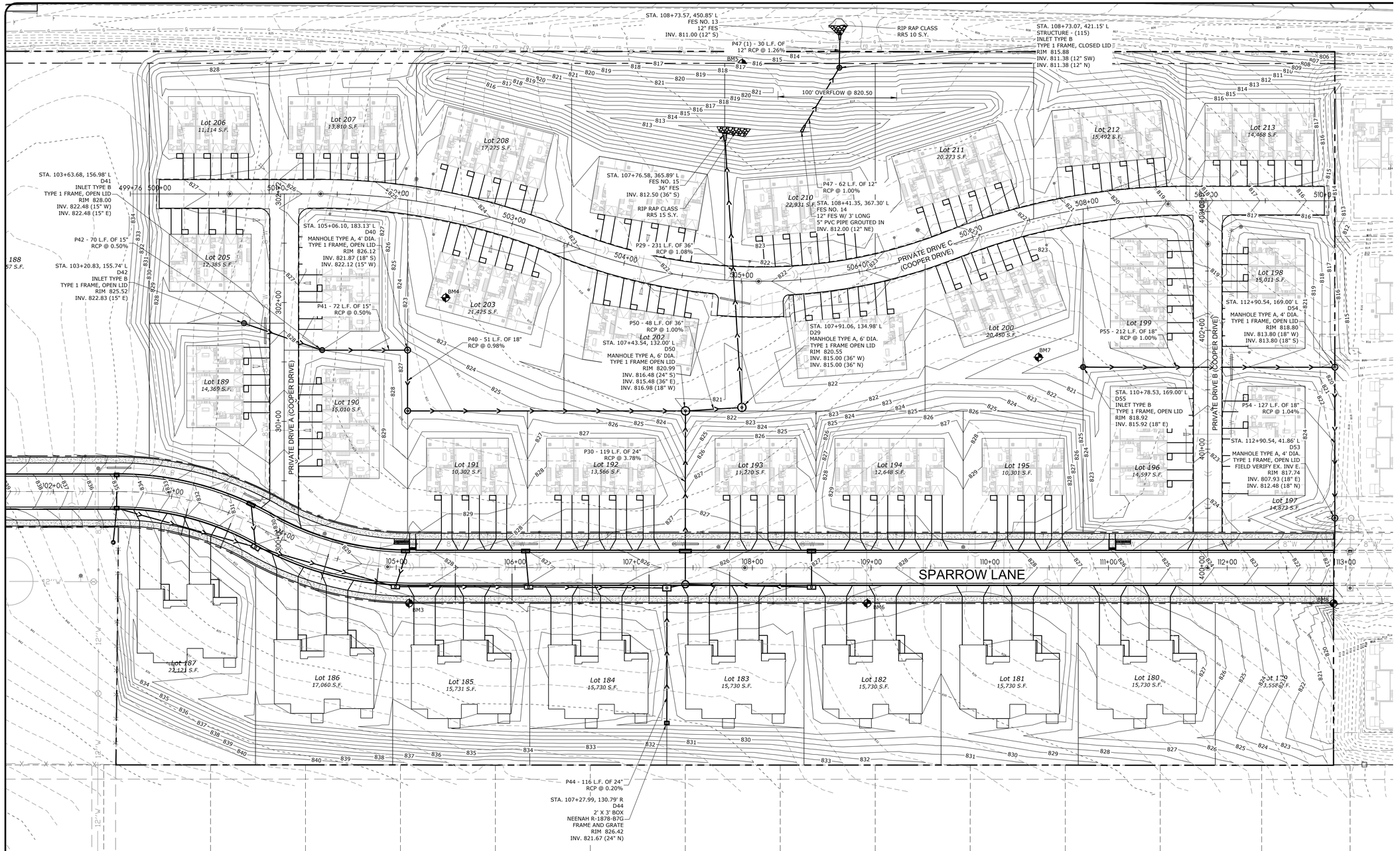
SITE OVERVIEW PLAN

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CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C06



SEE PLAN & PROFILE SHEETS FOR ROADWAY STORM SEWER DESIGN INFORMATION

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.

NORTH
0 40' 60' 80'

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

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

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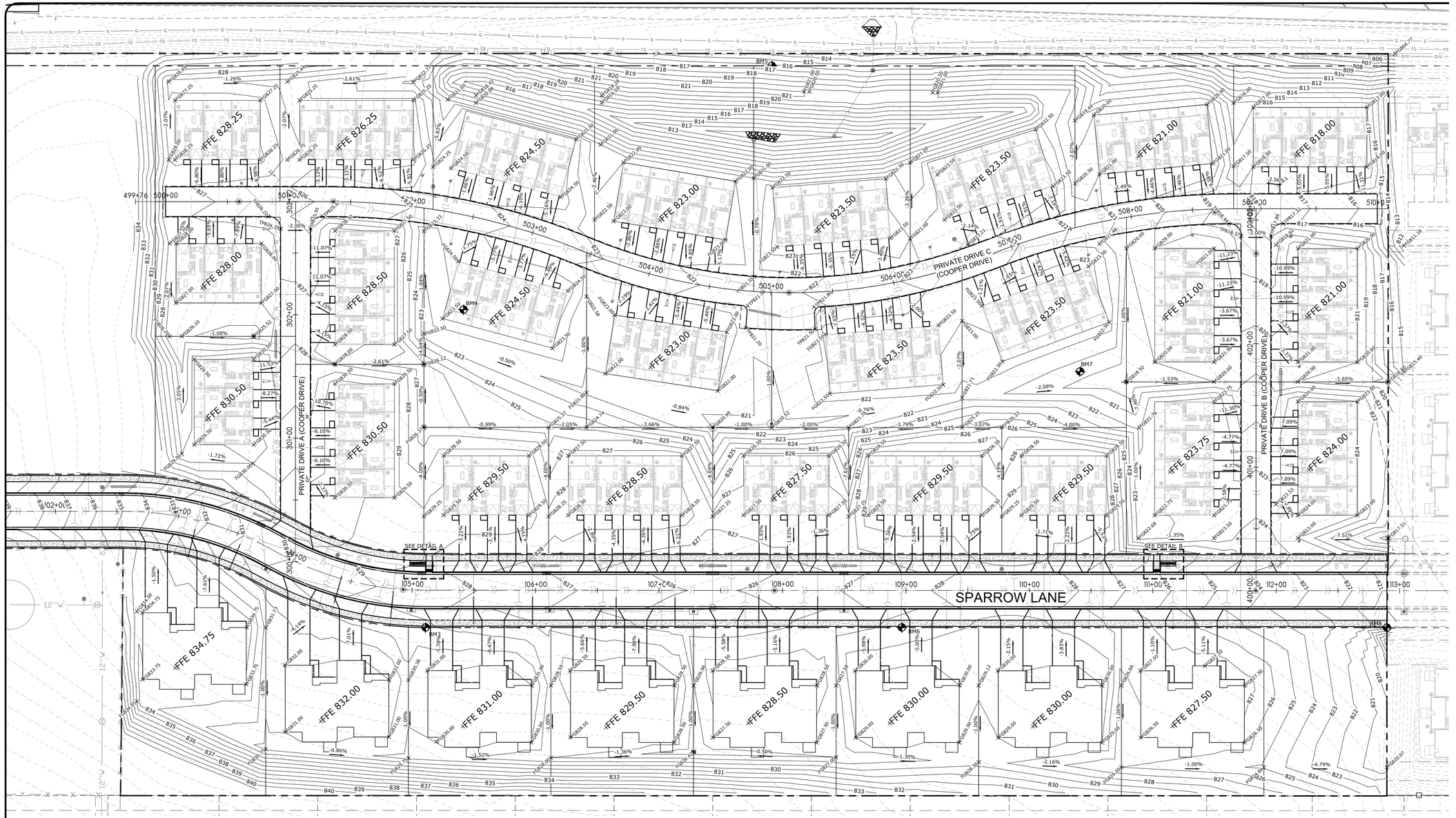
SITE GRADING PLAN

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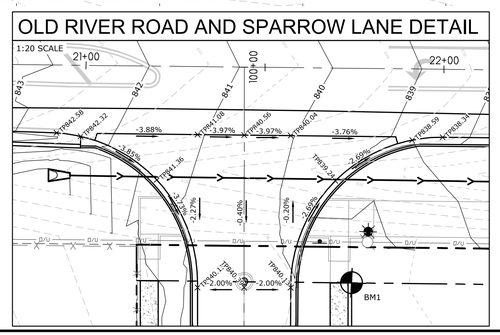
22214

C07



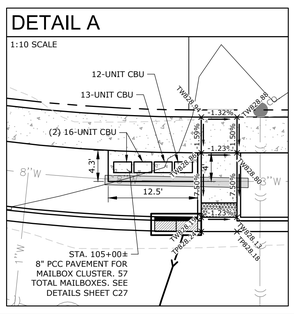
OLD RIVER ROAD AND SPARROW LANE DETAIL

1:20 SCALE



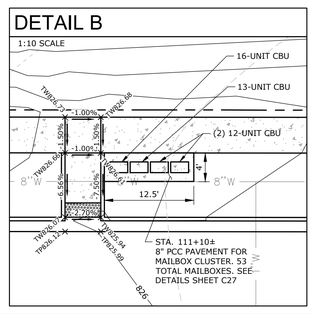
DETAIL A

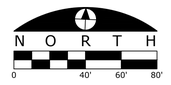
1:10 SCALE



DETAIL B

1:10 SCALE





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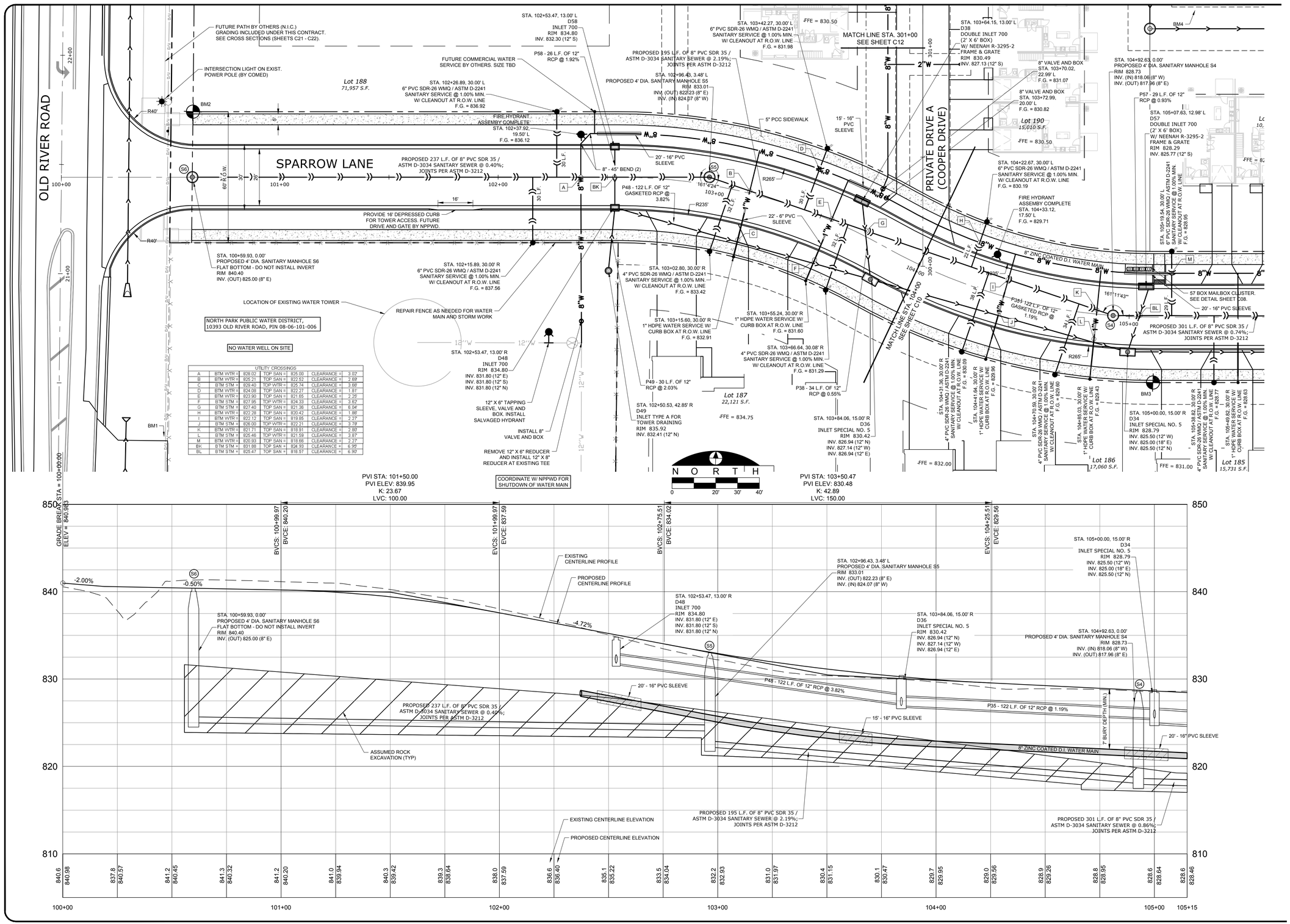
SITE SPOT ELEVATION PLAN

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C08



UTILITY CROSSINGS					
A	BTM WTR =	828.02	TOP SAN =	825.00	CLEARANCE = 3.02
B	BTM WTR =	825.21	TOP SAN =	822.52	CLEARANCE = 2.69
C	BTM STM =	829.40	TOP WTR =	825.74	CLEARANCE = 3.66
D	BTM WTR =	824.08	TOP SAN =	822.27	CLEARANCE = 1.81
E	BTM WTR =	823.90	TOP SAN =	821.65	CLEARANCE = 2.25
F	BTM STM =	827.95	TOP WTR =	824.33	CLEARANCE = 3.62
G	BTM STM =	827.40	TOP SAN =	821.36	CLEARANCE = 6.04
H	BTM WTR =	822.28	TOP SAN =	820.42	CLEARANCE = 1.86
I	BTM WTR =	822.12	TOP SAN =	819.85	CLEARANCE = 2.27
J	BTM STM =	826.00	TOP WTR =	822.21	CLEARANCE = 3.79
K	BTM WTR =	821.71	TOP SAN =	818.91	CLEARANCE = 2.80
L	BTM STM =	825.46	TOP WTR =	821.59	CLEARANCE = 3.87
M	BTM WTR =	820.93	TOP SAN =	818.66	CLEARANCE = 2.27
BK	BTM STM =	831.88	TOP SAN =	824.93	CLEARANCE = 6.95
BL	BTM STM =	825.47	TOP SAN =	818.57	CLEARANCE = 6.90

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PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

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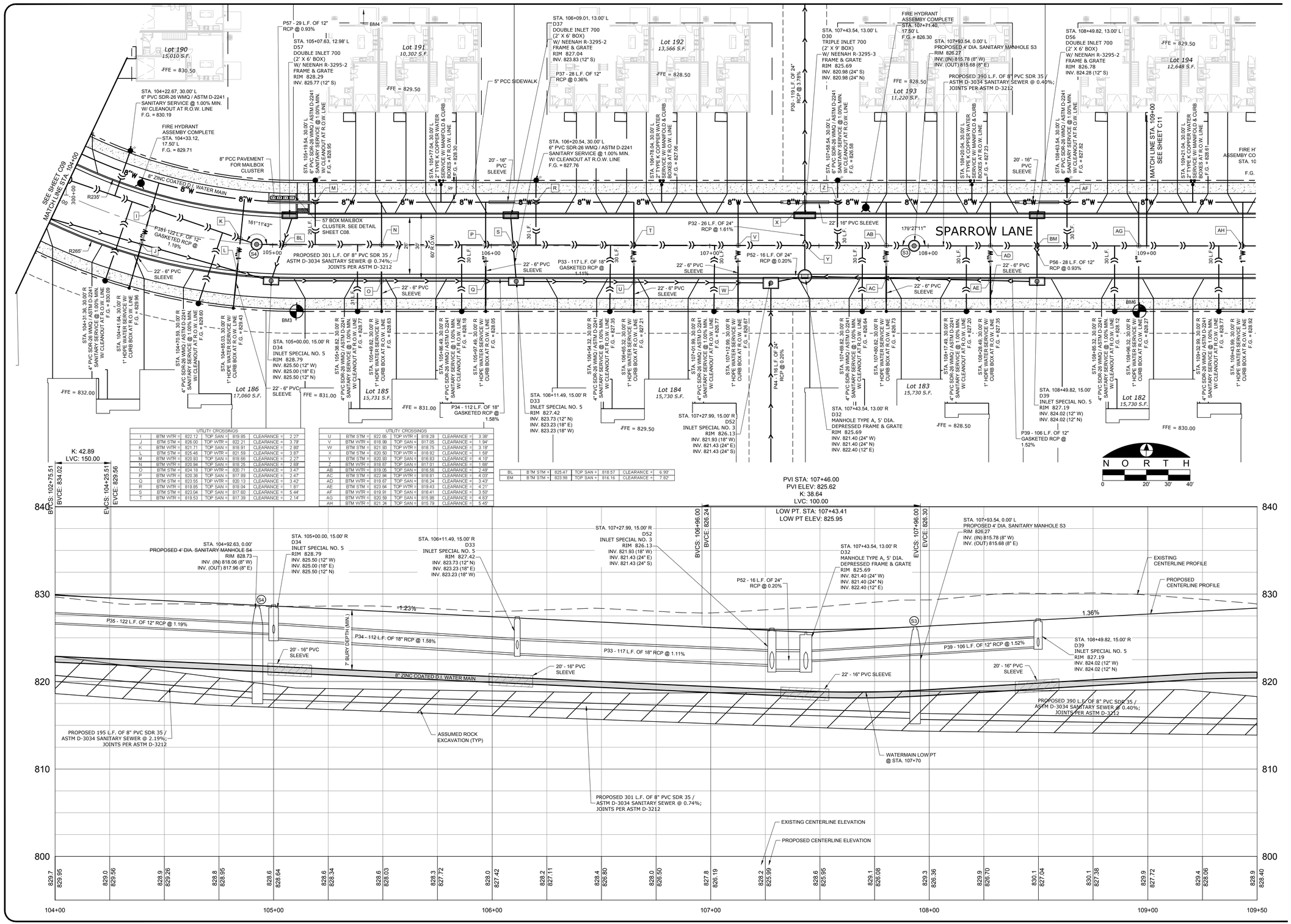
SPARROW LANE
PLAN & PROFILE
STA. 100+00 TO
105+00

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C09



UTILITY CROSSINGS					
I	BTM WTR =	822.12	TOP SAN =	819.85	CLEARANCE = 2.27'
J	BTM STM =	826.00	TOP WTR =	822.21	CLEARANCE = 3.79'
K	BTM WTR =	821.71	TOP SAN =	818.91	CLEARANCE = 2.80'
L	BTM STM =	825.46	TOP WTR =	821.59	CLEARANCE = 3.87'
M	BTM WTR =	820.93	TOP SAN =	818.66	CLEARANCE = 2.27'
N	BTM WTR =	820.94	TOP SAN =	818.25	CLEARANCE = 2.69'
O	BTM STM =	824.18	TOP WTR =	820.71	CLEARANCE = 3.47'
P	BTM WTR =	820.36	TOP SAN =	817.89	CLEARANCE = 2.47'
Q	BTM STM =	823.55	TOP WTR =	820.13	CLEARANCE = 3.42'
R	BTM WTR =	819.85	TOP SAN =	818.04	CLEARANCE = 1.81'
S	BTM STM =	823.04	TOP SAN =	817.60	CLEARANCE = 5.44'
T	BTM WTR =	819.53	TOP SAN =	817.39	CLEARANCE = 2.14'

UTILITY CROSSINGS					
U	BTM STM =	822.05	TOP WTR =	819.29	CLEARANCE = 3.36'
V	BTM WTR =	818.99	TOP SAN =	817.05	CLEARANCE = 1.94'
W	BTM STM =	821.93	TOP WTR =	818.75	CLEARANCE = 3.18'
X	BTM STM =	820.50	TOP WTR =	818.92	CLEARANCE = 1.58'
Y	BTM STM =	820.93	TOP SAN =	816.83	CLEARANCE = 4.10'
Z	BTM WTR =	818.67	TOP SAN =	817.01	CLEARANCE = 1.66'
AB	BTM WTR =	819.05	TOP SAN =	816.56	CLEARANCE = 2.49'
AC	BTM STM =	822.94	TOP WTR =	818.81	CLEARANCE = 4.03'
AD	BTM WTR =	819.67	TOP SAN =	816.24	CLEARANCE = 3.43'
AE	BTM STM =	823.64	TOP WTR =	819.43	CLEARANCE = 4.21'
AF	BTM WTR =	819.91	TOP SAN =	816.41	CLEARANCE = 3.50'
AG	BTM WTR =	820.59	TOP SAN =	815.96	CLEARANCE = 4.63'
AH	BTM WTR =	821.24	TOP SAN =	815.79	CLEARANCE = 5.45'

BL	BTM STM =	825.47	TOP SAN =	818.57	CLEARANCE = 6.90'
BM	BTM STM =	823.98	TOP SAN =	816.16	CLEARANCE = 7.82'

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PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

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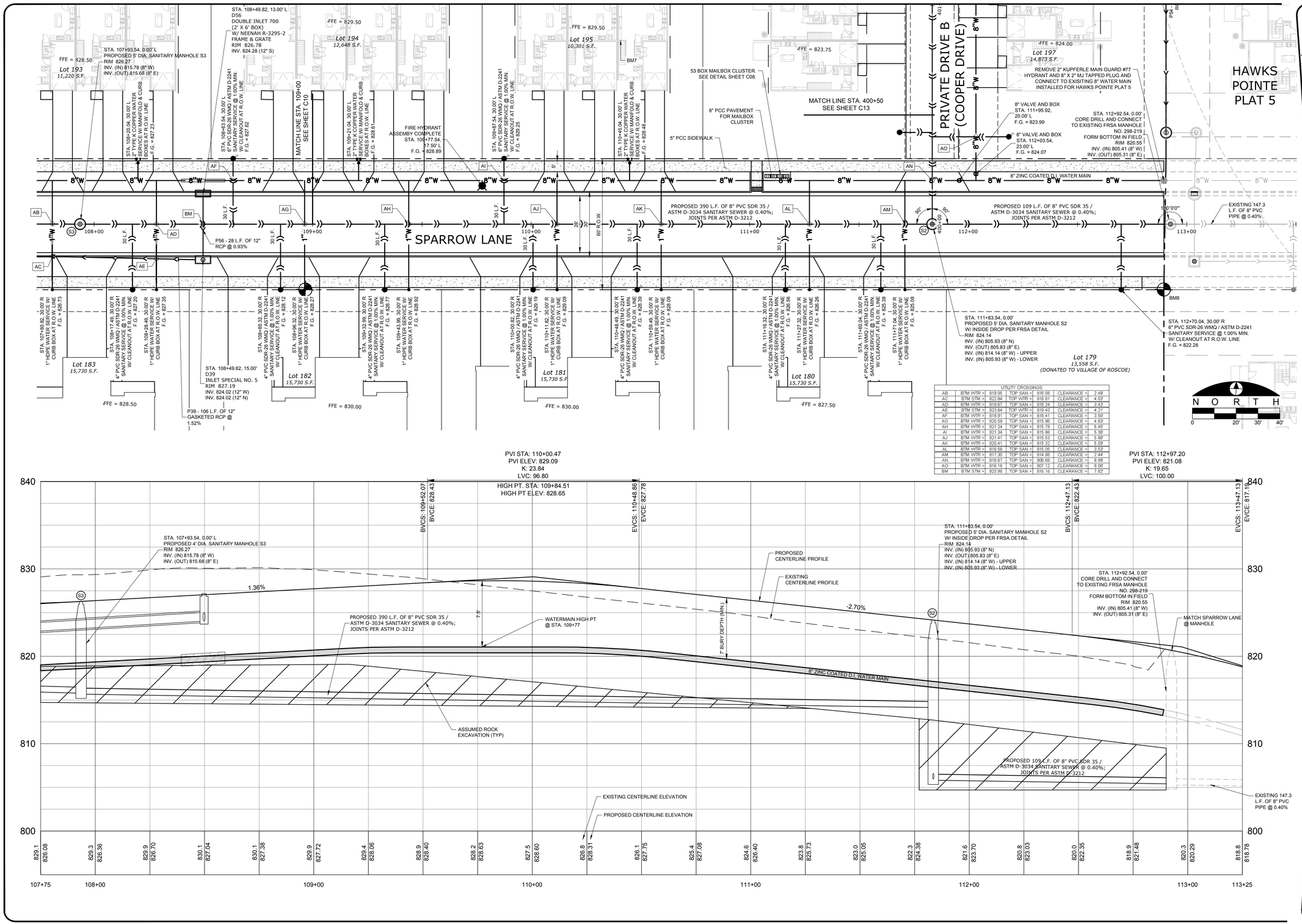
SPARROW LANE
PLAN & PROFILE
STA. 104+00 TO
109+50

DRAWN	DB
CHECKED	JSL
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PROJECT NUMBER
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22214

C10



UTILITY CROSSINGS					
AB	BTM WTR =	819.05	TOP SAN =	816.56	CLEARANCE = 2.49'
AC	BTM STM =	822.94	TOP WTR =	818.81	CLEARANCE = 4.03'
AD	BTM WTR =	819.67	TOP SAN =	816.24	CLEARANCE = 3.43'
AE	BTM STM =	823.64	TOP WTR =	819.43	CLEARANCE = 4.21'
AF	BTM WTR =	819.91	TOP SAN =	816.41	CLEARANCE = 3.50'
AG	BTM WTR =	820.59	TOP SAN =	815.96	CLEARANCE = 4.63'
AH	BTM WTR =	821.24	TOP SAN =	815.79	CLEARANCE = 5.45'
AI	BTM WTR =	821.34	TOP SAN =	815.99	CLEARANCE = 5.35'
AJ	BTM WTR =	821.41	TOP SAN =	815.53	CLEARANCE = 5.88'
AK	BTM WTR =	820.41	TOP SAN =	815.32	CLEARANCE = 5.09'
AL	BTM WTR =	818.58	TOP SAN =	815.05	CLEARANCE = 3.53'
AM	BTM WTR =	817.30	TOP SAN =	814.86	CLEARANCE = 2.44'
AN	BTM WTR =	816.67	TOP SAN =	806.68	CLEARANCE = 9.99'
AO	BTM WTR =	816.18	TOP SAN =	807.12	CLEARANCE = 9.06'
BM	BTM STM =	823.98	TOP SAN =	816.16	CLEARANCE = 7.82'

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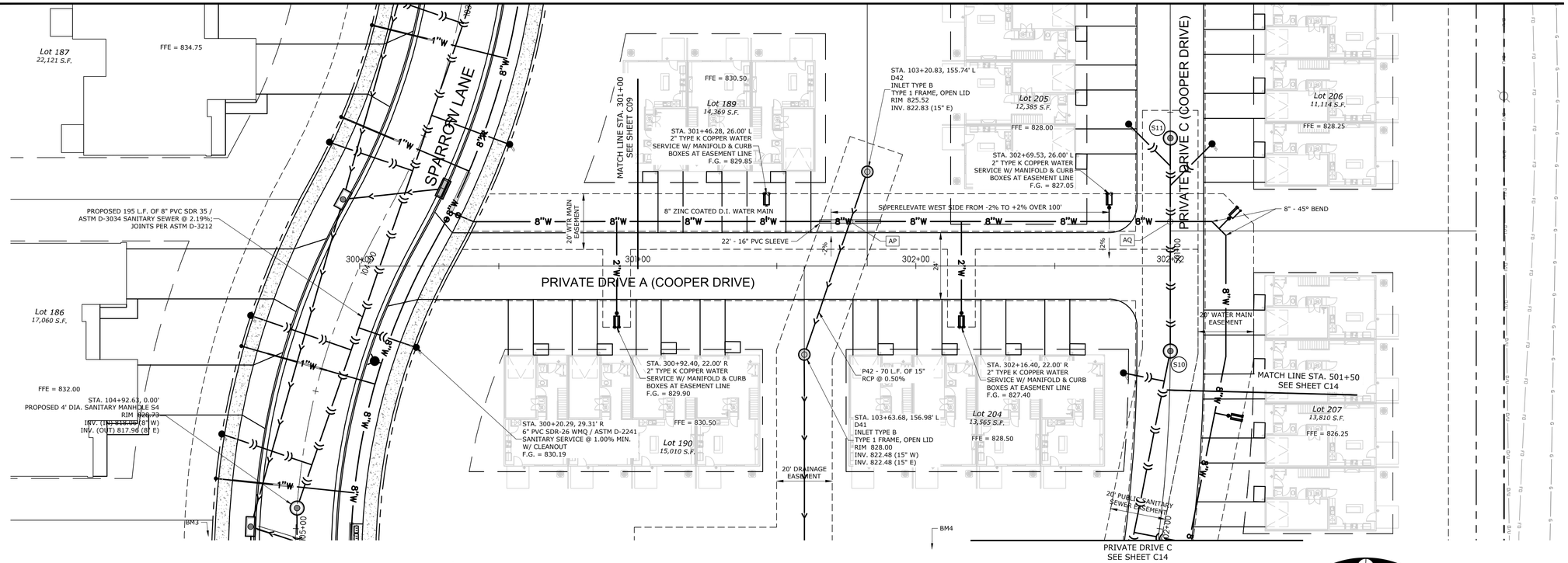
SPARROW LANE
PLAN & PROFILE
STA. 107+75 TO
113+50

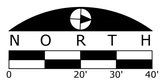
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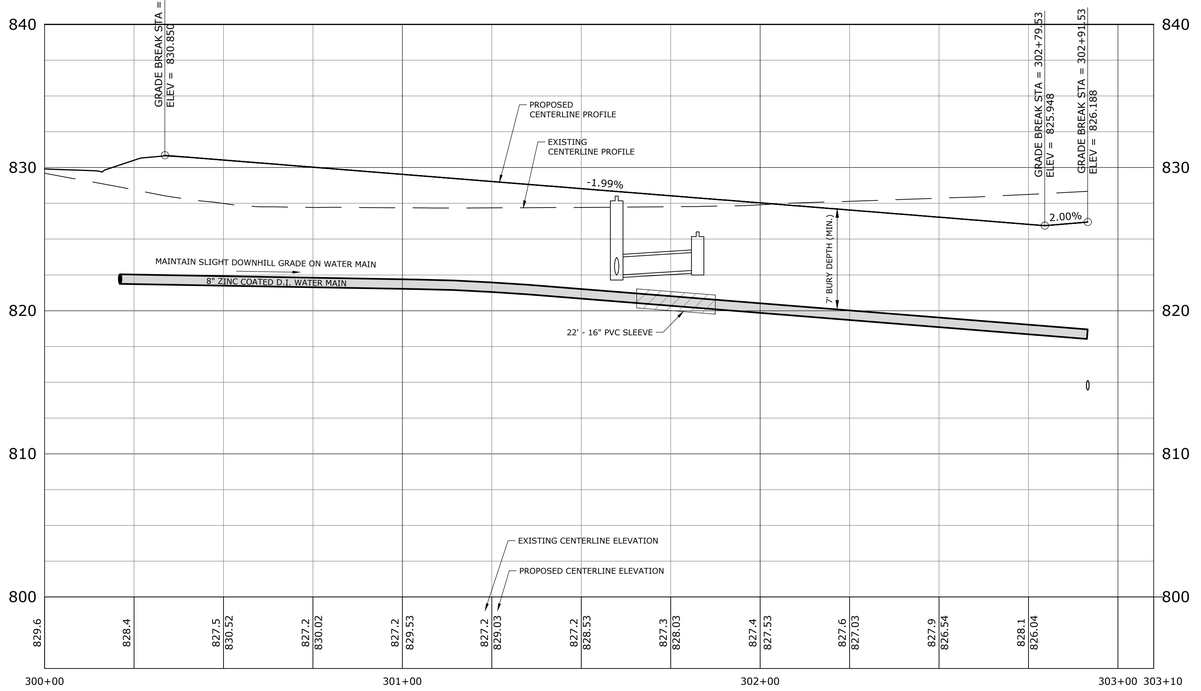
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UTILITY CROSSINGS					
AP	BTM STM =	822.41	TOP WTR =	820.90	CLEARANCE = 1.51'
AQ	BTM WTR =	818.73	TOP SAN =	815.14	CLEARANCE = 3.59'



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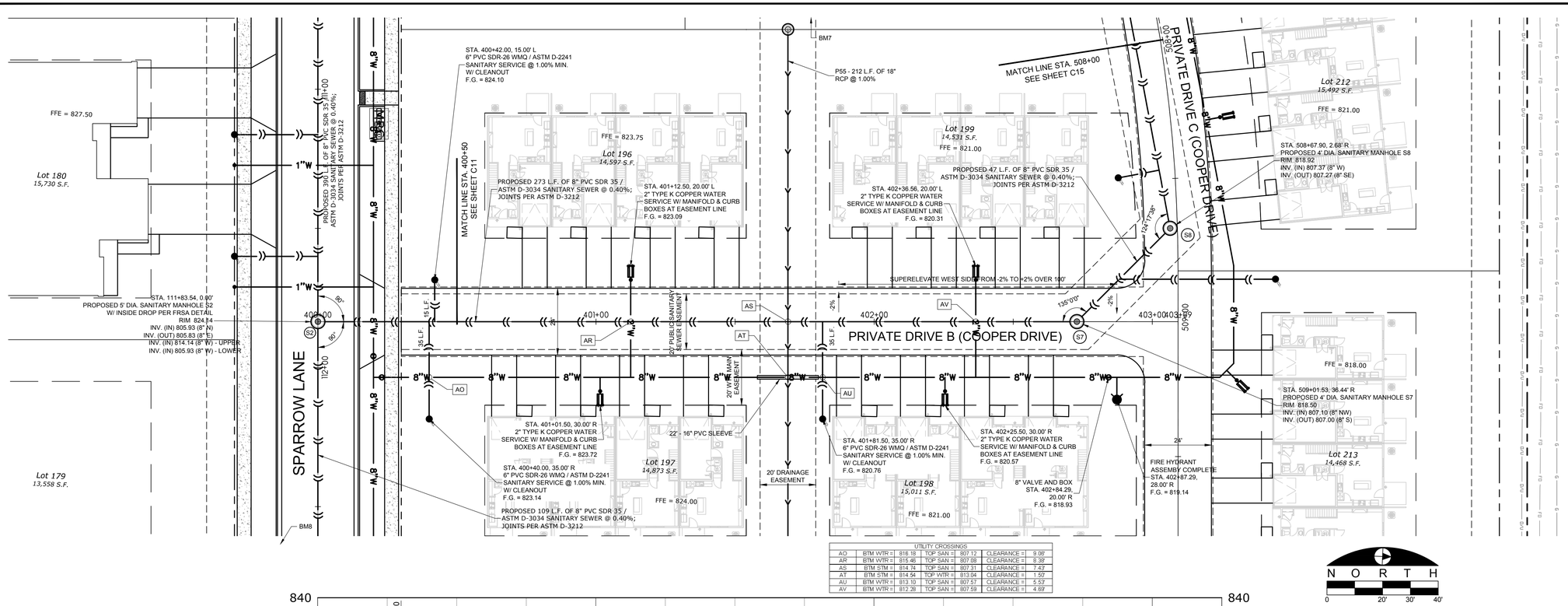
PRIVATE DRIVE A PLAN & PROFILE STA. 300+00 TO 302+91

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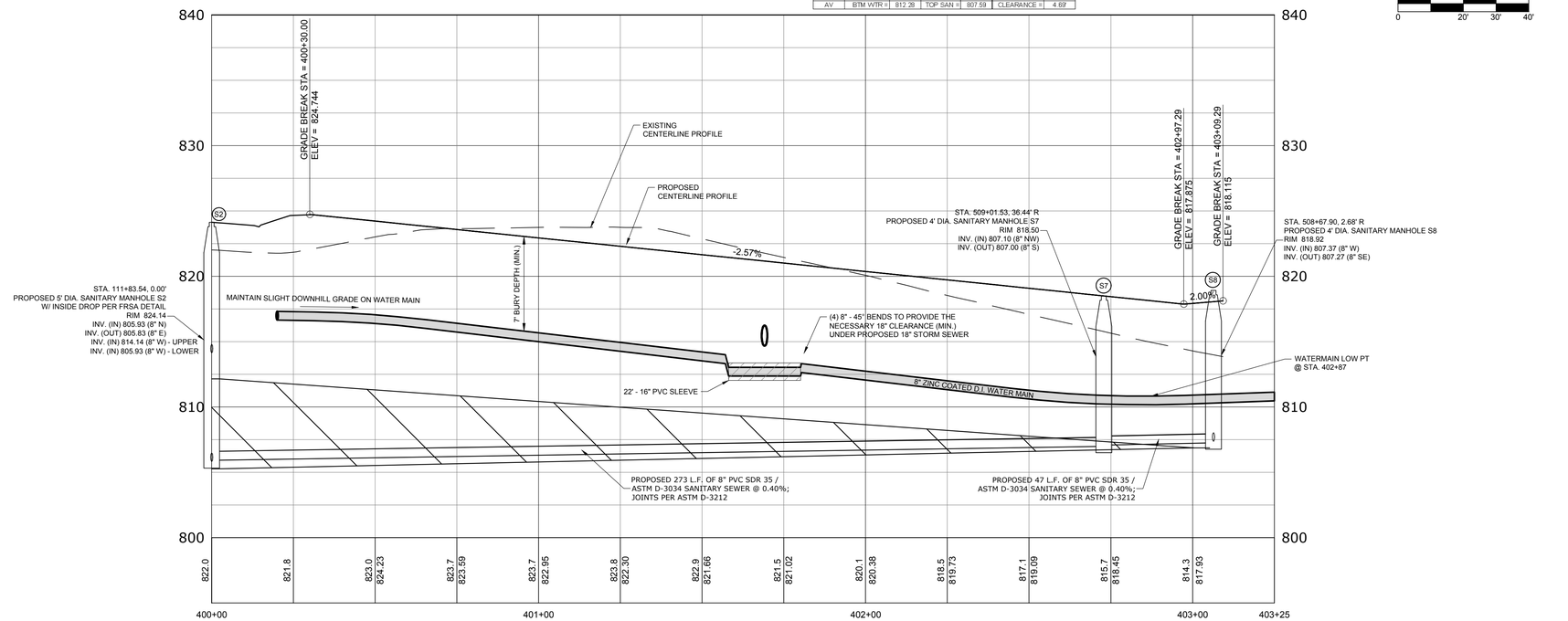
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C12



UTILITY CROSSINGS						
AO	BTM WTR =	816.18	TOP SAN =	807.12	CLEARANCE =	9.06'
AR	BTM WTR =	815.46	TOP SAN =	807.08	CLEARANCE =	8.38'
AS	BTM STM =	814.74	TOP SAN =	807.31	CLEARANCE =	7.43'
AT	BTM STM =	814.54	TOP WTR =	813.04	CLEARANCE =	1.50'
AU	BTM WTR =	813.10	TOP SAN =	807.57	CLEARANCE =	5.53'
AV	BTM WTR =	812.28	TOP SAN =	807.59	CLEARANCE =	4.69'



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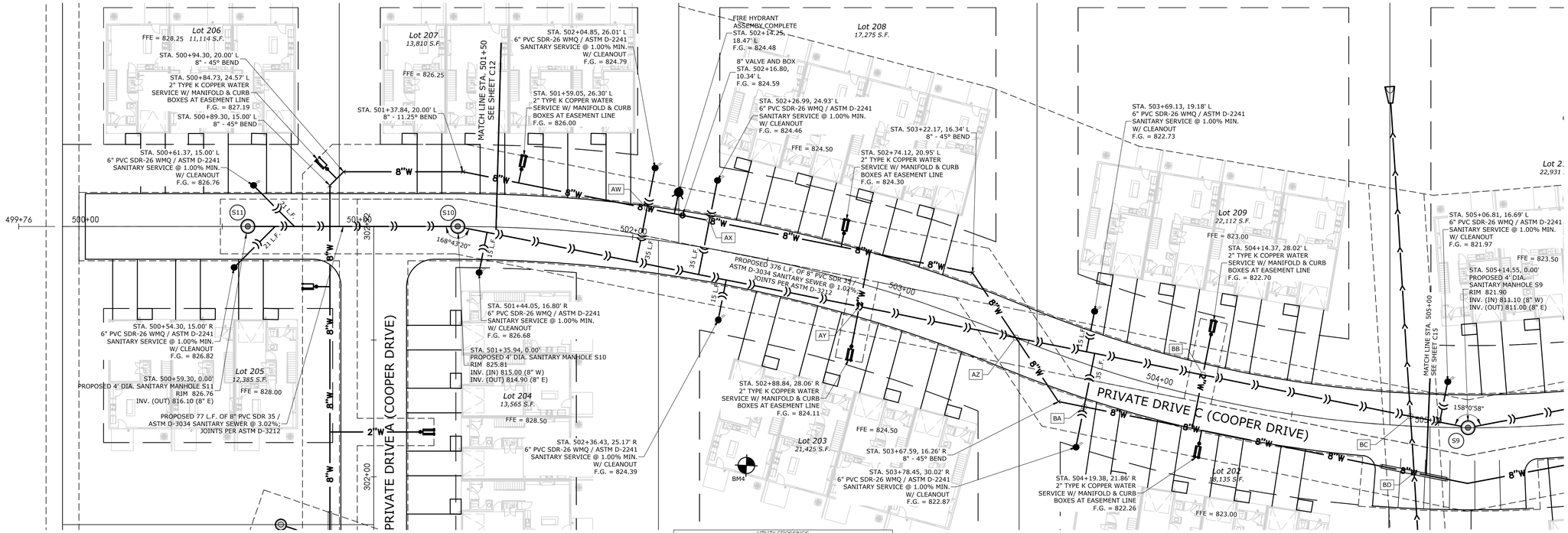
PRIVATE DRIVE B
PLAN & PROFILE
STA. 400+00 TO
403+09

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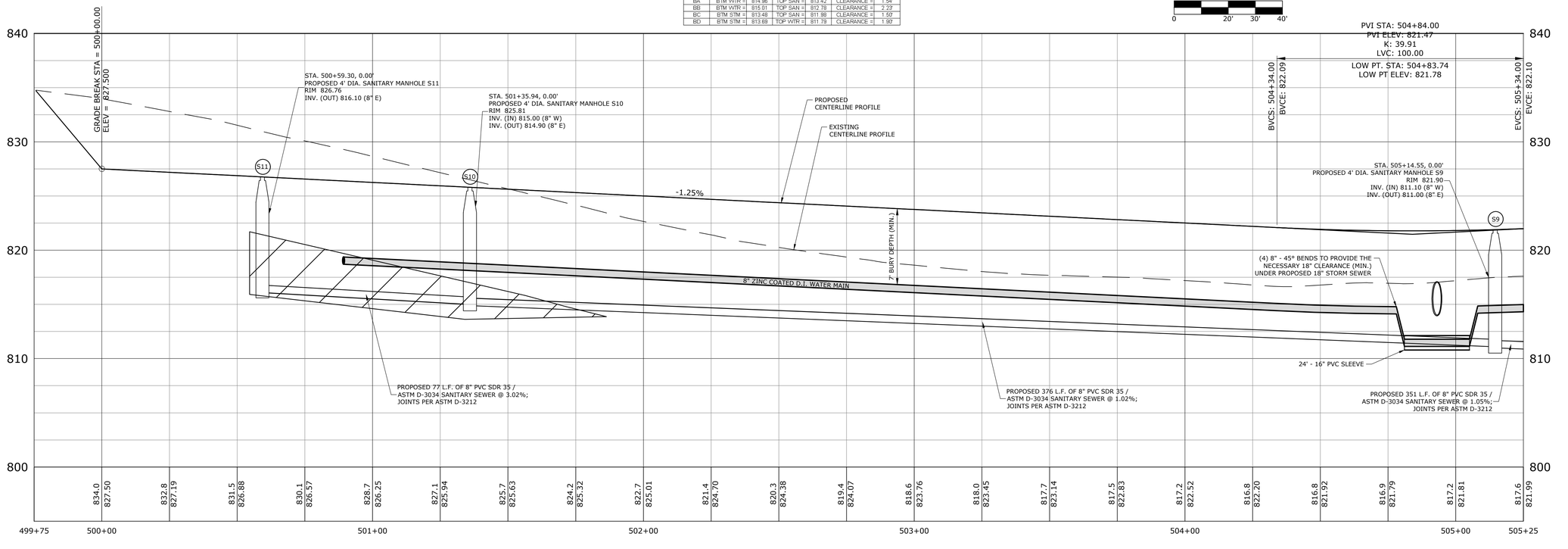
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C13



UTILITY CROSSINGS						
AW	BTM WTR =	817.08	TOP SAN =	815.22	CLEARANCE =	1.86'
AX	BTM WTR =	816.82	TOP SAN =	815.01	CLEARANCE =	1.81'
AY	BTM WTR =	816.60	TOP SAN =	814.05	CLEARANCE =	2.55'
AZ	BTM WTR =	815.54	TOP SAN =	813.48	CLEARANCE =	2.06'
BA	BTM WTR =	814.96	TOP SAN =	813.42	CLEARANCE =	1.54'
BB	BTM WTR =	815.01	TOP SAN =	812.78	CLEARANCE =	2.22'
BC	BTM STM =	813.48	TOP SAN =	811.98	CLEARANCE =	1.50'
BD	BTM STM =	813.69	TOP WTR =	811.79	CLEARANCE =	1.90'



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

PROJECT NAME
OWNER'S NAME

HAWKS POINTE
PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

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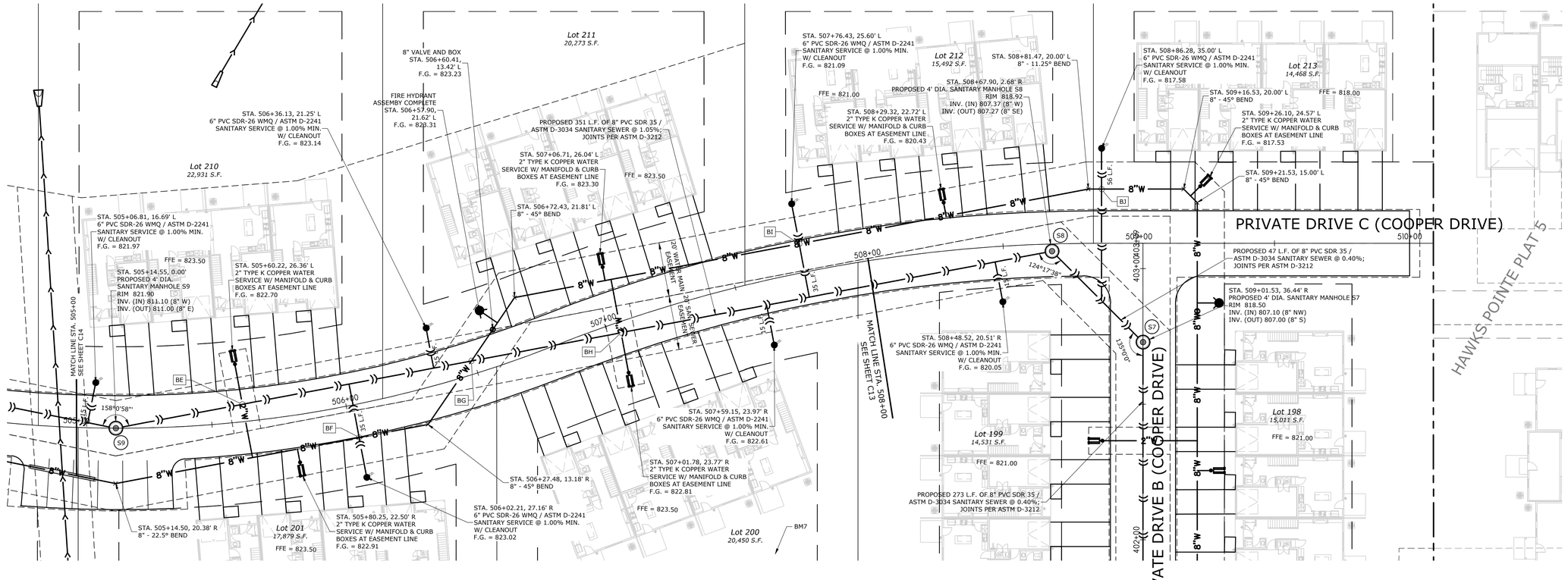
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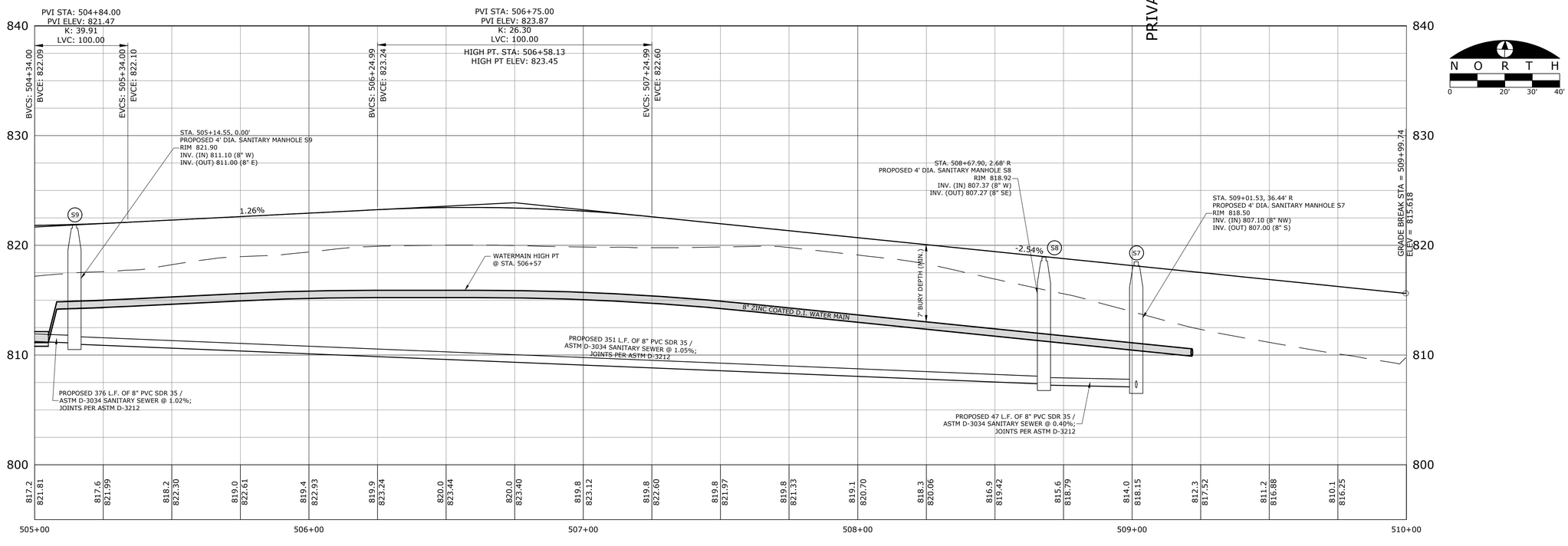
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PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C14





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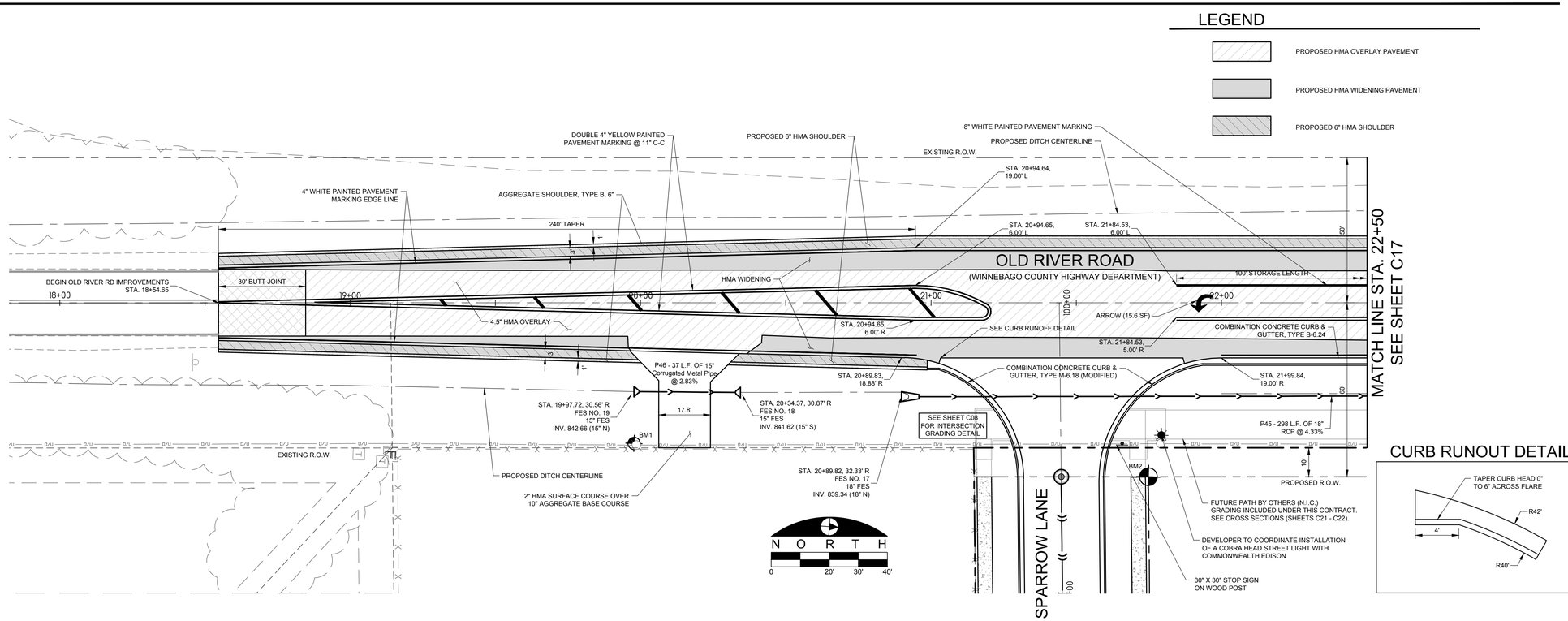
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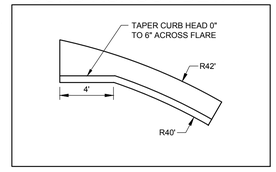
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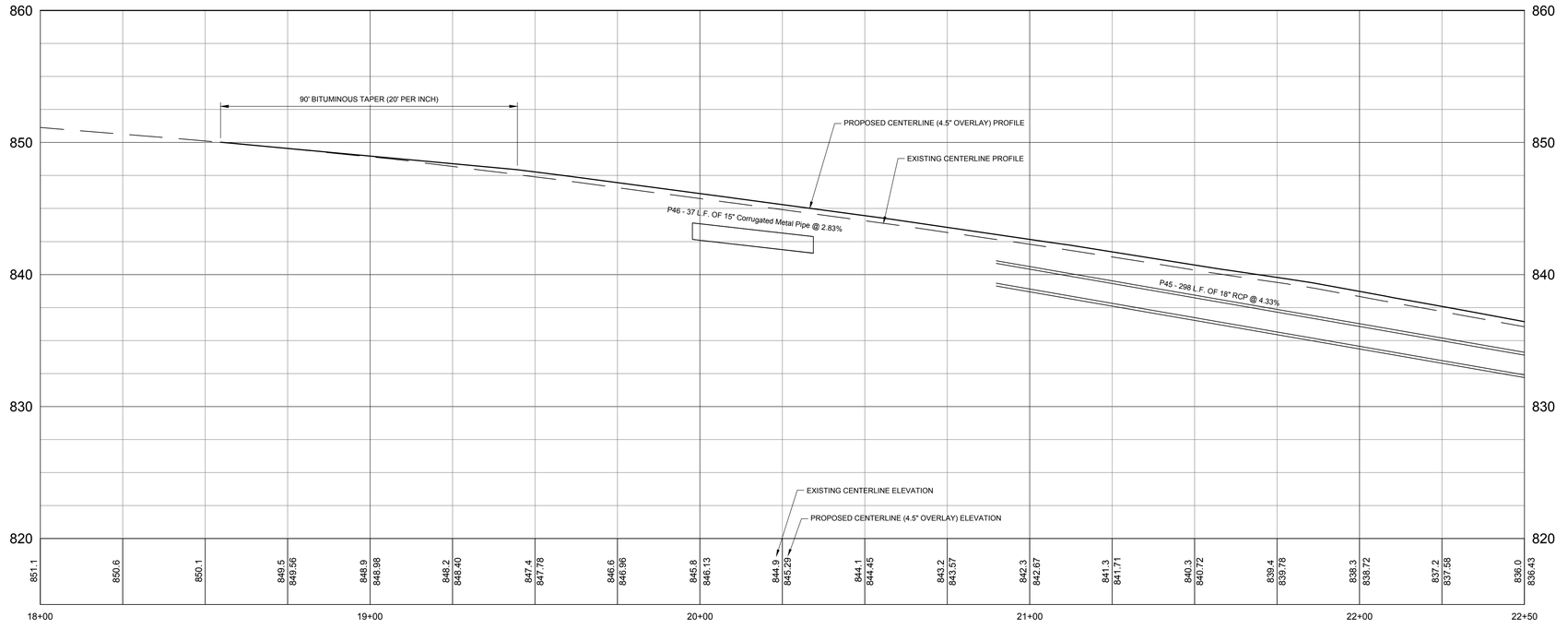
22214

C15



CURB RUNOUT DETAIL





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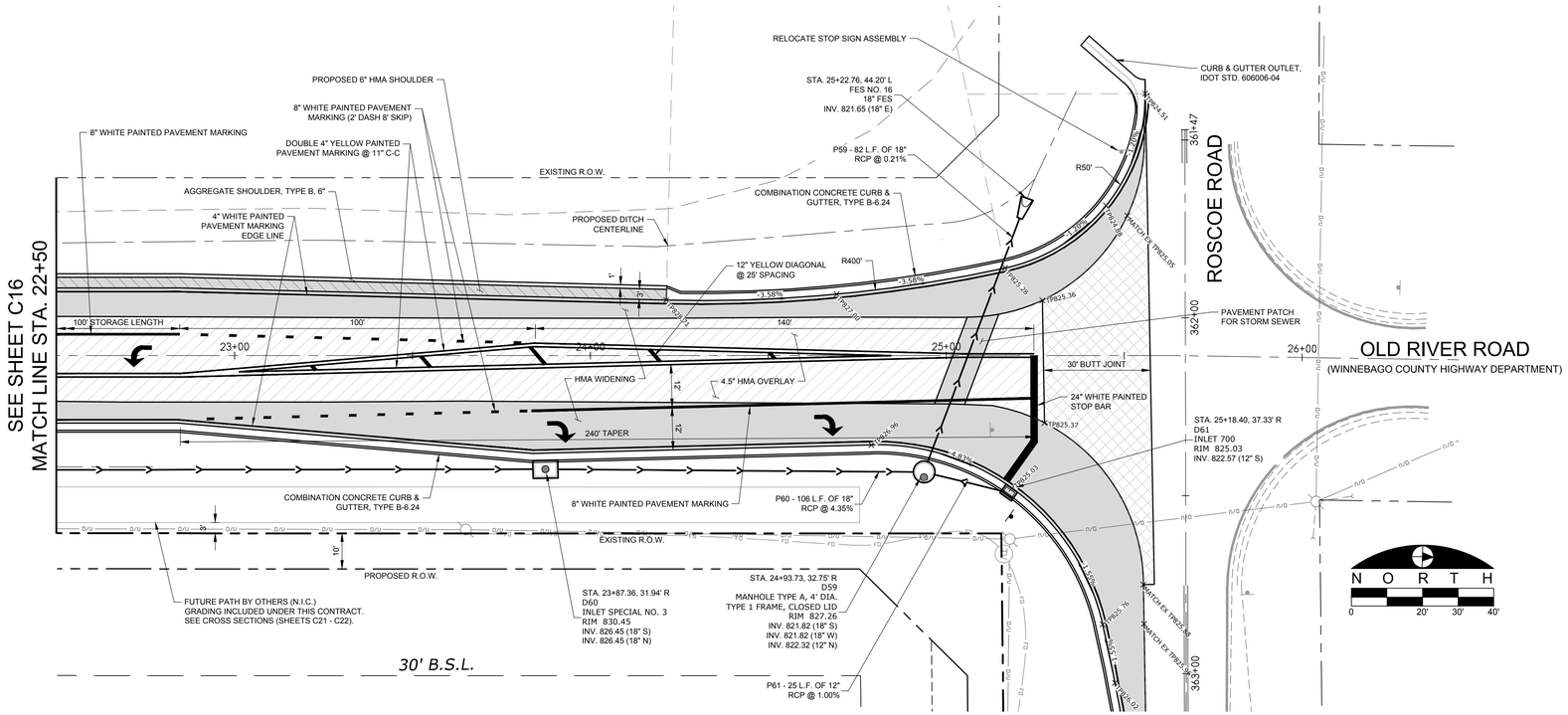
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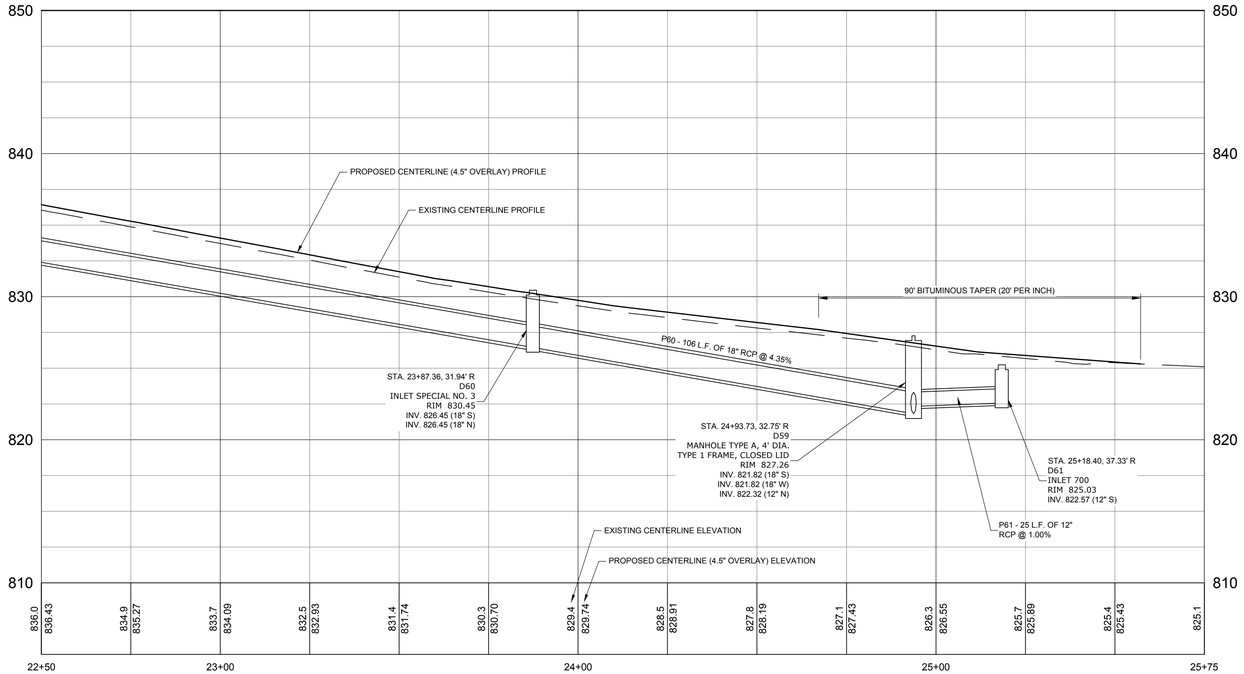
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PM	JSL

PROJECT NUMBER
SHEET NUMBER

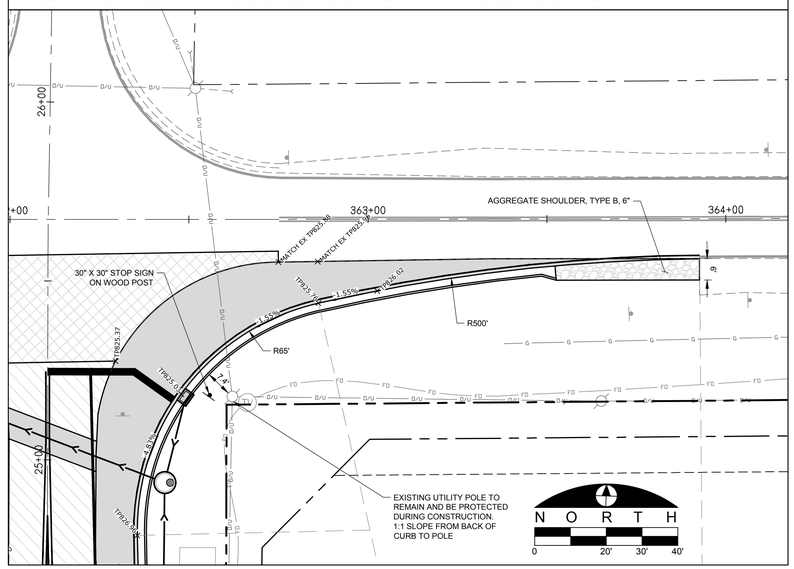
22214

C16





OLD RIVER RD & ROSCOE RD SOUTHEAST CORNER DETAIL



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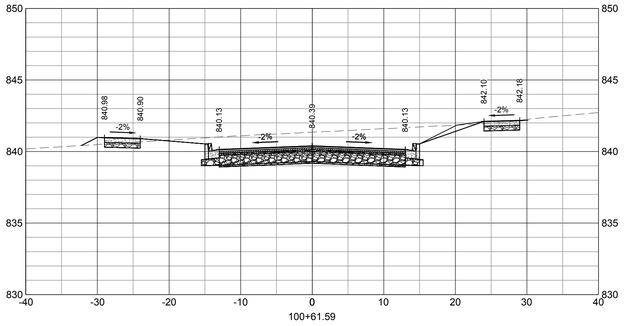
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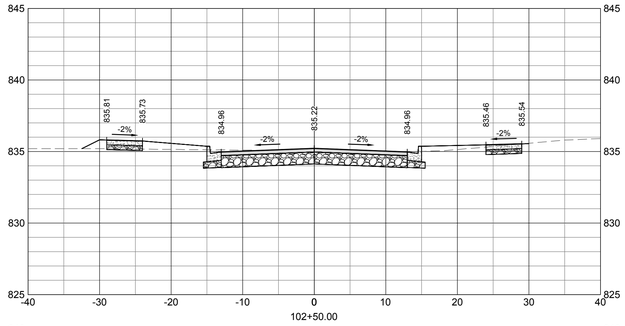
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PM	JSL

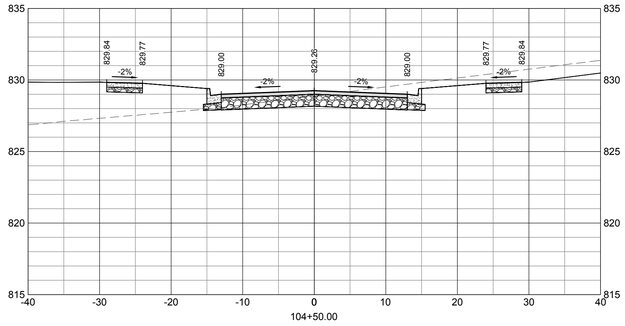
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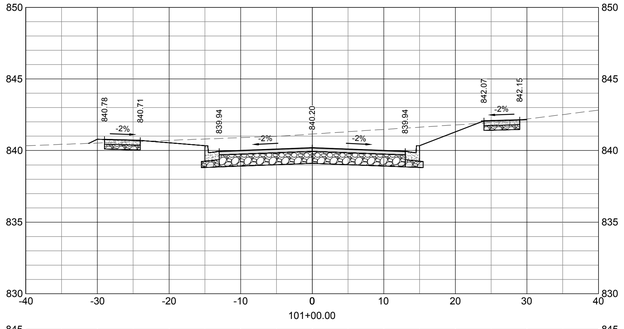
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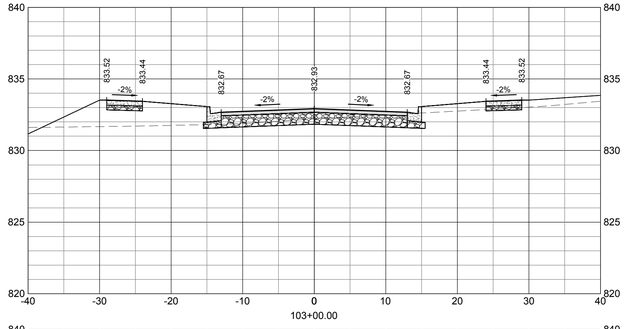
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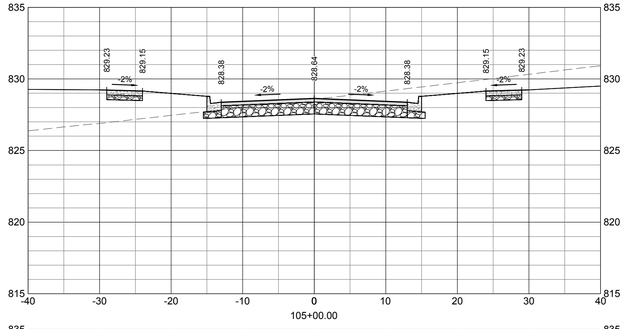


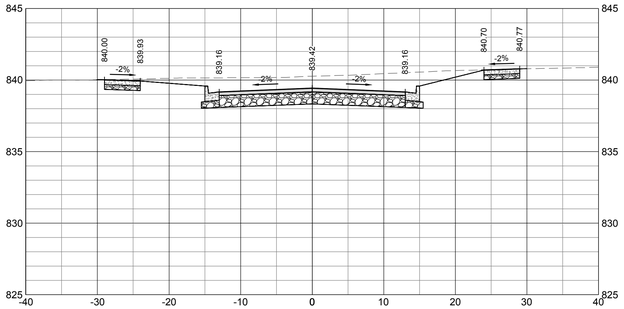


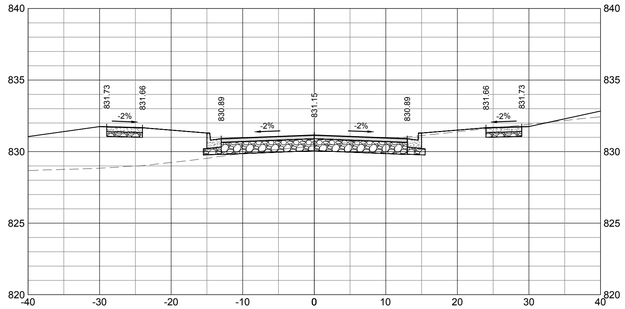


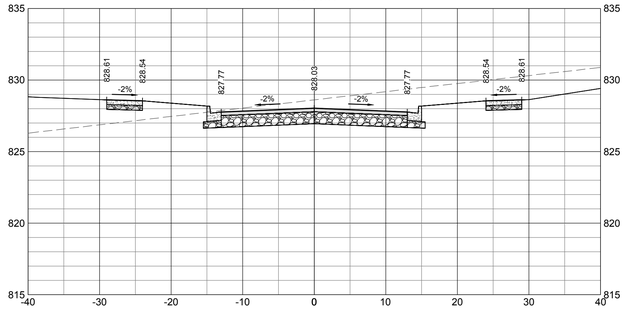


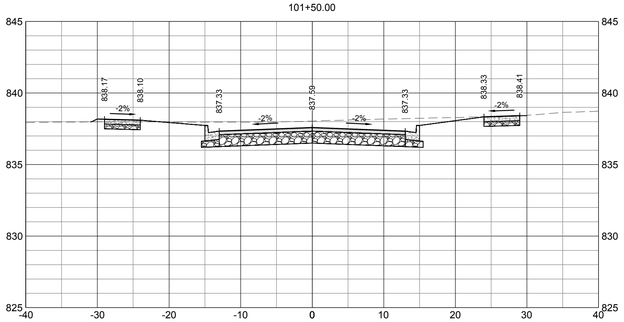


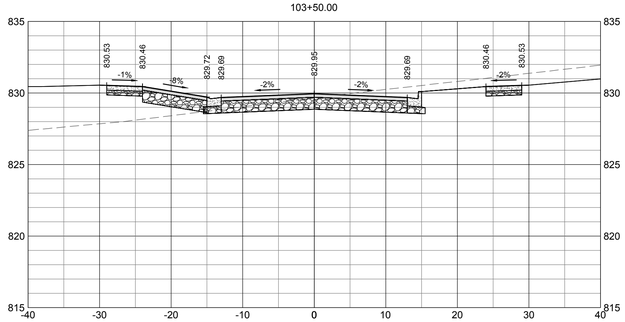


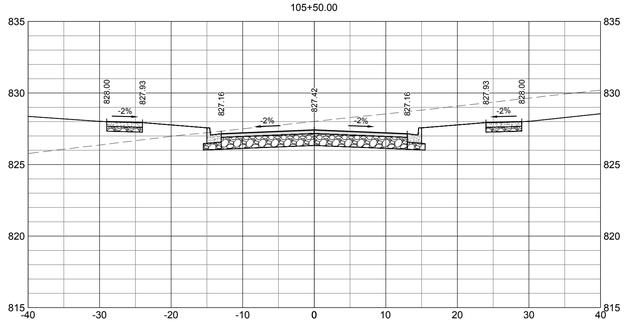












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HAWKS POINTE PLAT 6

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747 GLEASMAN ROAD
ROSCOE, IL 61073

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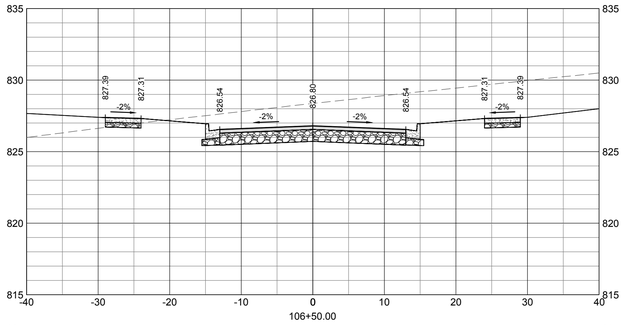
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CROSS SECTIONS
STA. 100+61.59 TO 106+00

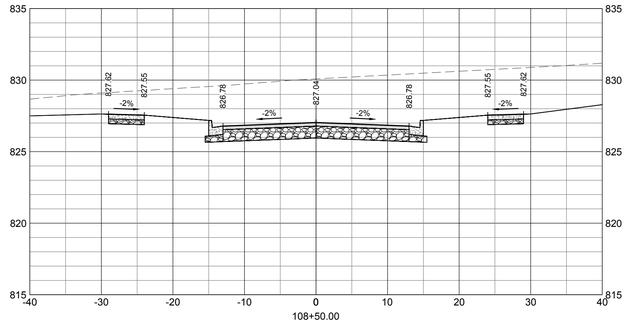
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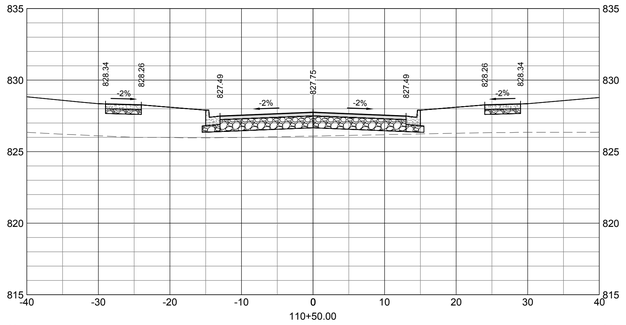
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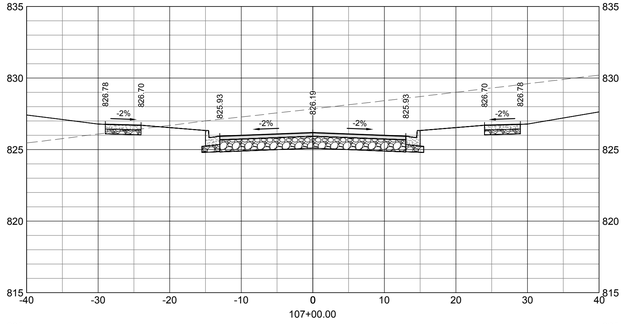
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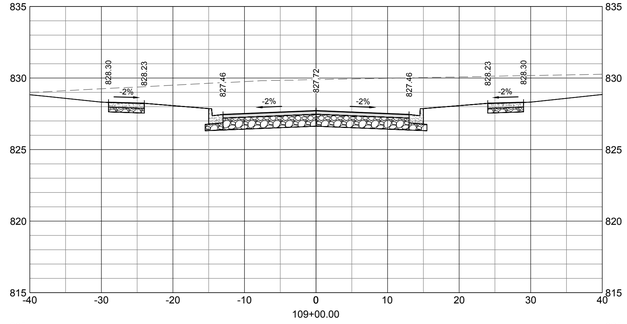
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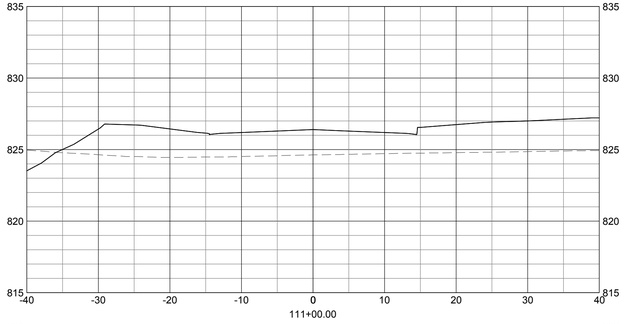


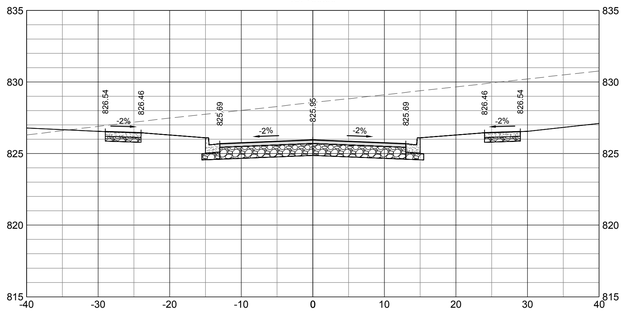


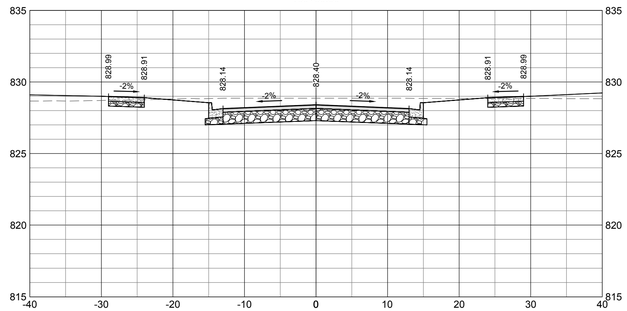


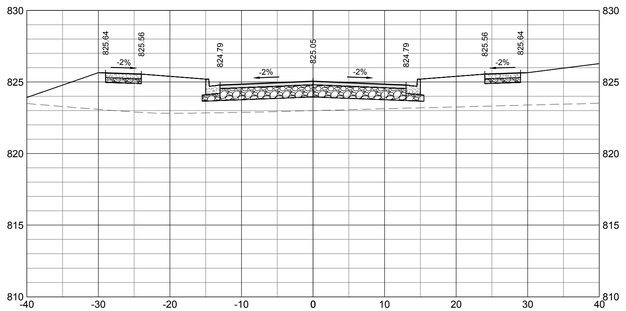


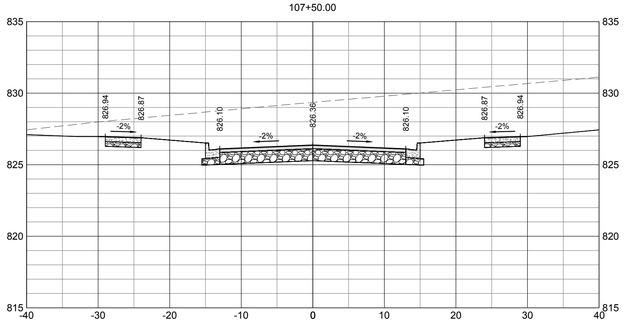


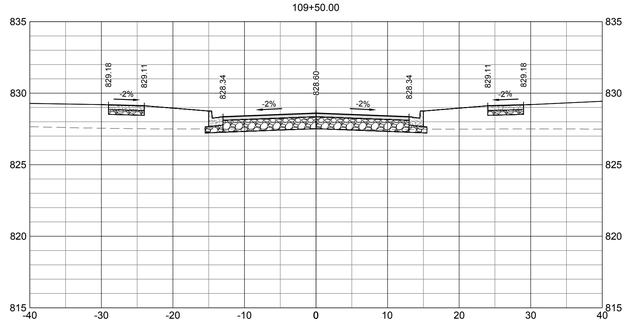


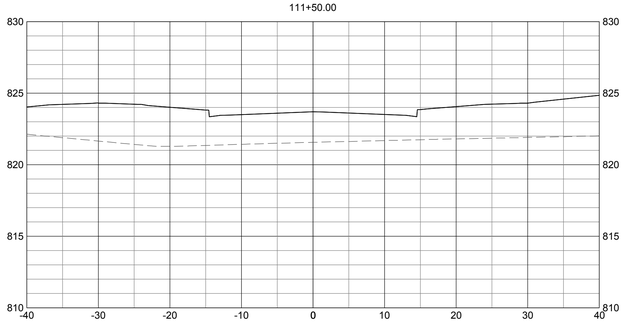












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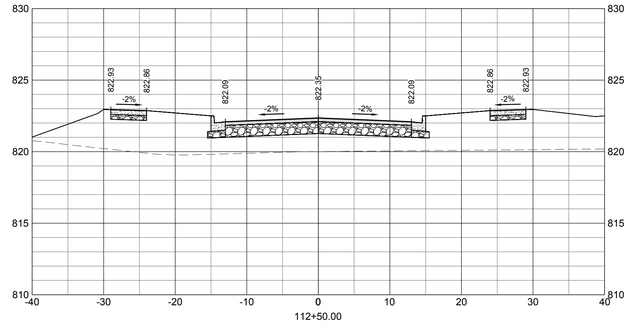
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CROSS SECTIONS
STA. 106+50 TO
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CHECKED	JSL
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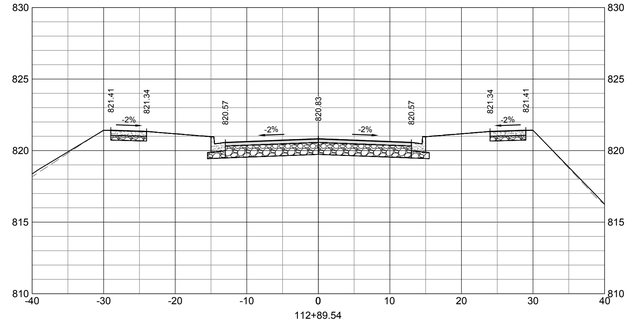
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C19



112+50.00



112+89.54

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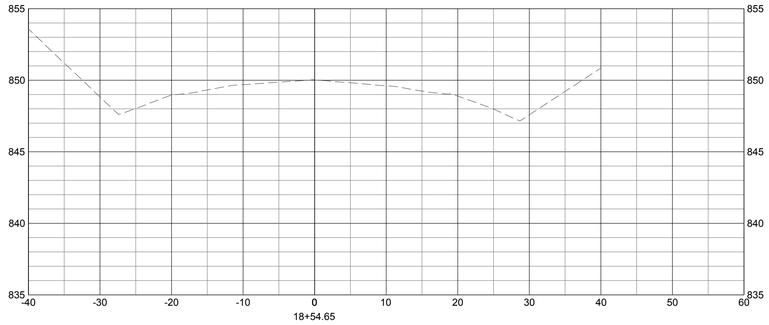
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STA. 112+50 TO
112+89.54

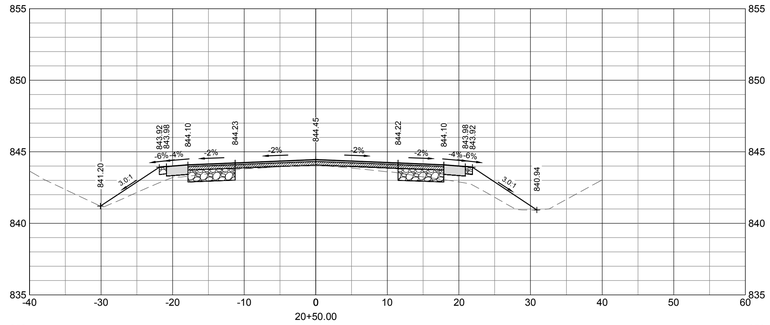
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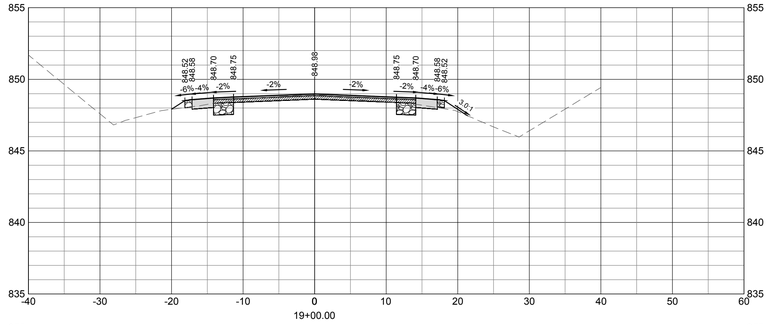
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SHEET NUMBER

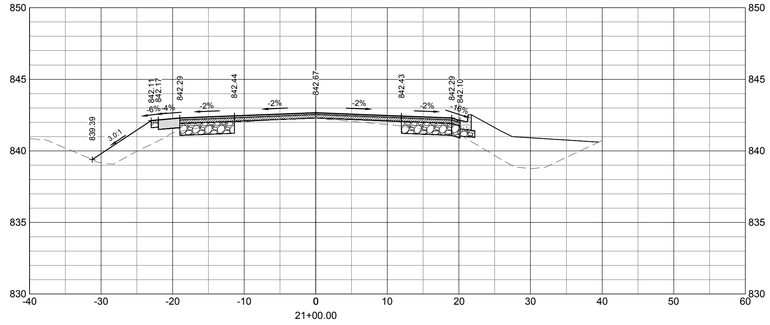
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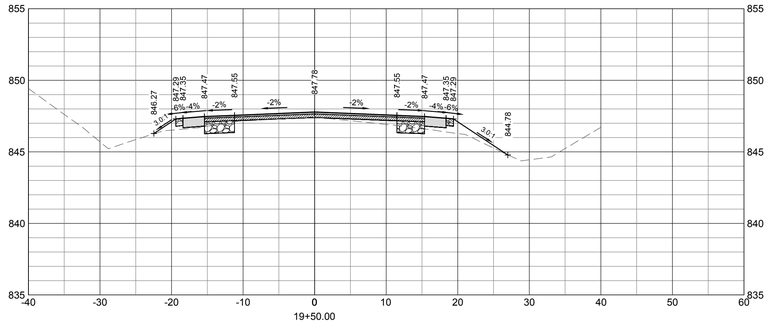
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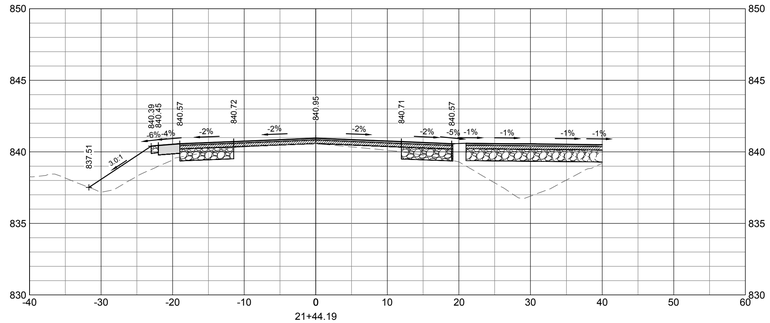


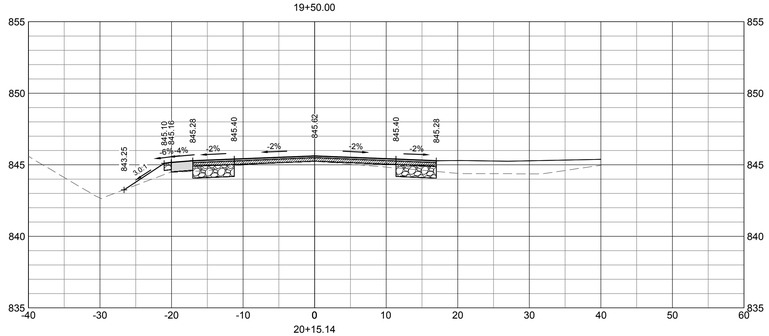














ARC DESIGN RESOURCES INC.
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	02-22-2023
2. AGENCY APPROVAL	04-17-2023
3. AGENCY APPROVAL	05-15-2023
4. OWNER REVIEW	07-16-2024
5. AGENCY REVIEW	08-06-2024
6. AGENCY APPROVAL	11-25-2024
7. AGENCY APPROVAL	12-18-2024
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

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

SHEET TITLE

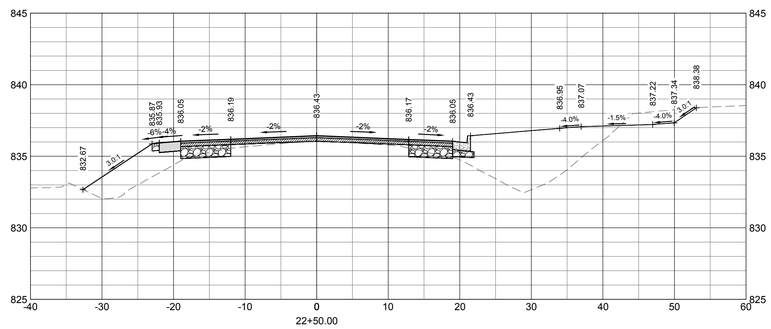
OLD RIVER ROAD
CROSS SECTIONS
STA. 18+54.65 TO
22+00

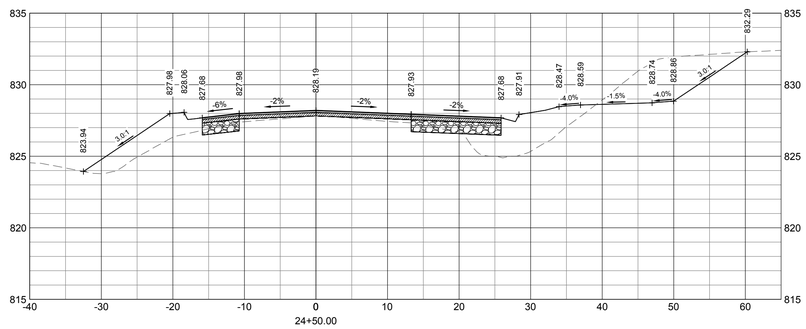
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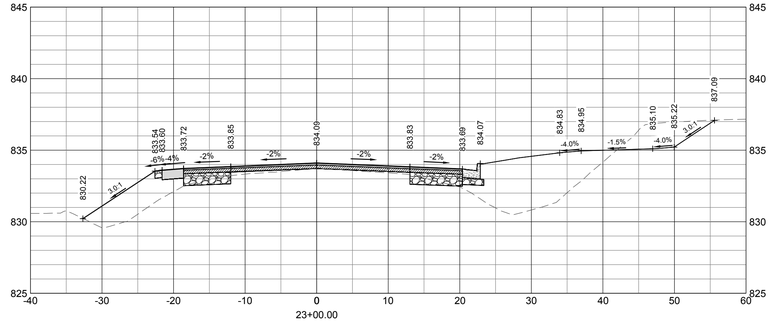
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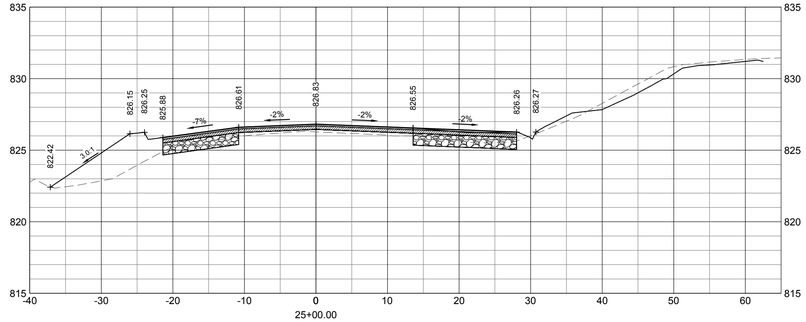
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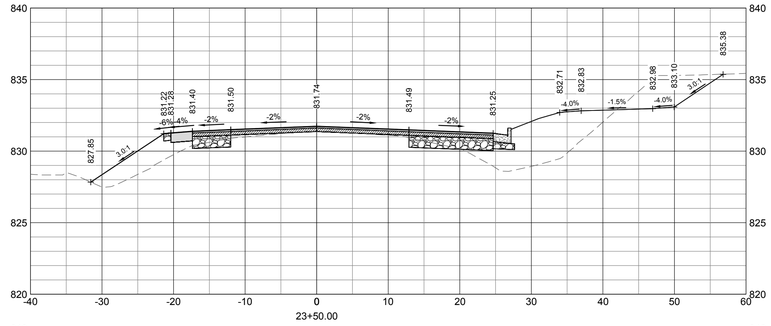
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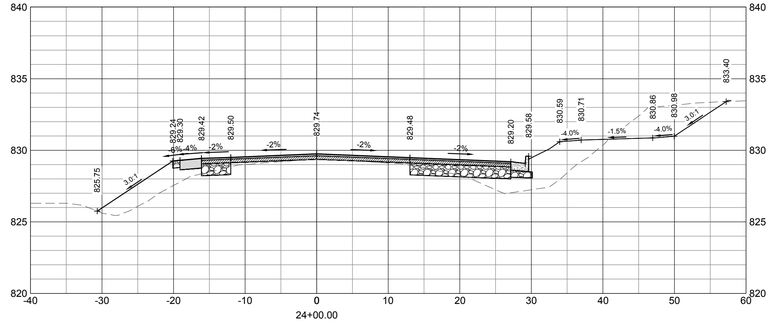












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10. ---	---
11. ---	---
12. ---	---

REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
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SHEET TITLE

OLD RIVER ROAD
CROSS SECTIONS
STA. 22+50 TO 25+00

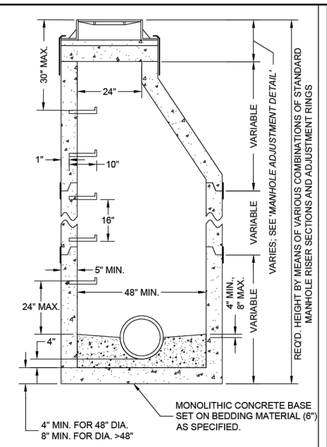
DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C22

NOTES:
1. THE MAX. DROP FROM THE INVERT OF ANY PIPE TO THE CONCRETE CHANNEL UNDER THAT PIPE SHALL BE 8".
2. MANHOLES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE MARKED WITH A STEEL FENCE POST AS DIRECTED.
3. ALL NEW MANHOLES SHALL BE VACUUM TESTED PER A.S.T.M. C-1244 PRIOR TO ACCEPTANCE.
4. ALL BARREL JOINTS SHALL BE SEALED WITH 3 ½" x ¾" PRE-FORMED RUBBER BUTYL JOINT SEALANT ON THE LOWER SHIPLAP.
5. ALL BARREL JOINTS SHALL BE SEALED WITH AN EXTERNAL BARREL SEAL CENTERED ON THE JOINT (MAR MAC MACWRAP, OR APPROVED EQUAL)
6. MANHOLE STRUCTURE SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE MANHOLE RISER SECTIONS IN ACCORDANCE WITH A.S.T.M. C478-90 OR THE LATEST DESIGNATION.
7. PRECAST FLAT TOPS ARE NOT APPROVED FOR USE.
8. SEE *'MANHOLE ADJUSTMENT DETAIL'* FOR ADJUSTMENT REQUIREMENTS.
9. PIPE CONNECTIONS TO NEW MANHOLES SHALL BE MADE BY MEANS OF EITHER RUBBER GASKET SEAL (A-LOK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL, OR RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PSX SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923. FOR PIPE CONNECTIONS WITH A DEPTH OF >20 FT., A RUBBER GASKET SEAL (A-LOK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL SHALL BE USED.
10. PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY MEANS OF CORE DRILLING MANHOLE WALL AND INSTALLING RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PSX SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923.
11. THE MAXIMUM DISTANCE FROM ANY INLET PIPE INVERT TO THE OUTLET PIPE INVERT SHALL BE 2'. DISTANCES GREATER THAN 2' WILL REQUIRE AN INSIDE DROP CONNECTION PER *'INSIDE DROP CONNECTION DETAIL'*.
12. MANHOLE STEPS SHALL BE NEENAH R-1982-F OR M.A. IND. PS-1 OR APPROVED EQUAL INSTALLED AT 16" CENTERS, ORIENTED ABOVE THE OUTLET PIPE UNLESS OTHERWISE SPECIFIED. FOR MANHOLES WITH INSIDE DROP ASSEMBLIES, STEPS IN THE MANHOLE BASE SECTION SHALL BE INSTALLED IN THE FIELD AND NOT CAST IN PLACE. IN THIS CASE, THE ORIENTATION OF THE CONE SHALL BE AS DIRECTED BY FRSA.
13. THE TOP HALF OF INLET & OUTLET PIPES SHALL BE CUT FLUSH WITH THE MANHOLE WALL. HYDRAULIC CEMENT (XYPEX PATCH N PLUG OR APPROVED EQUAL) SHALL BE PLACED IN THE ENTIRE VOID BETWEEN PIPES AND MANHOLE OPENINGS.



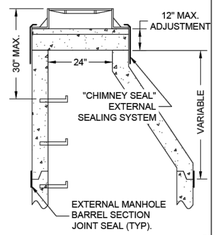
STANDARD MANHOLE DETAIL
(*'MANHOLE ADJUSTMENT DETAIL'* SHALL APPLY)

rev. 5/1/23

NOTES:
1. MANHOLE FRAMES & LIDS SHALL BE PER THE TABLE BELOW.
2. FOR MANHOLES CONNECTED TO MAINS 18" DIAMETER OR LARGER, OR FOR MANHOLES LOCATED IN FLOOD PRONE AREAS, FRAMES & LIDS SHALL BE THE BOLT DOWN TYPE.
3. ALLOWABLE TYPES OF ADJUSTING RINGS INCLUDE PRECAST CONCRETE (4" HEIGHT MIN.), & EXPANDED POLYPROPYLENE (EPP). THESE CAN BE USED IN CONJUNCTION WITH EACH OTHER, EXCEPT THAT A PRECAST RING SHALL NOT BE PLACED OVER AN EPP RING.
4. FOR PRECAST ADJUSTING RINGS, ALL ADJUSTING RING JOINTS AS WELL AS THE FRAME TO ADJUSTING RING JOINT SHALL BE SEALED WITH TWO 1" BEADS OF PRE-FORMED RUBBER BUTYL JOINT SEALANT. WHEN A FRAME REQUIRES PITCHING, EPP TAPER RINGS SHALL BE USED PER NOTE 5.
5. FOR EPP ADJUSTING RINGS, RINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. WHEN A FRAME REQUIRES PITCHING, THE TOP RING SHALL BE A TAPERED ADJUSTMENT RING PER MANUFACTURER'S INSTRUCTIONS.
6. NO TARRING OR GROUTING IS ALLOWED ON THE INSIDE OF MANHOLE OR ADJUSTMENT JOINTS.
7. MAXIMUM MANHOLE ADJUSTMENT IS 12". MINIMUM ADJUSTMENT IS 4" UNLESS OFF-ROAD OR IN CURB & GUTTER ROADWAY.
8. MANHOLE FRAMES SHALL BE SET ¼" MIN. TO ⅜" MAX. BELOW PAVED SURFACES, AND AT FINAL GRADE IN TURF AREAS.
9. WHEN ADJUSTING EXISTING MANHOLES, THE ENTIRE EXISTING ADJUSTMENT SHALL BE REMOVED AND REPLACED.
10. THE COMBINATION OF NEW ADJUSTING RINGS SHALL BE SUCH THAT THE MINIMUM NUMBER OF RINGS POSSIBLE ARE USED.
11. FLAT-TOPS ARE NOT PERMITTED ON 4' OR 5' DIA. MANHOLES.
12. REPLACEMENT OF EXISTING BARREL SECTIONS MAY BE REQUIRED TO MEET THE ABOVE REQUIREMENTS.
13. MANHOLE ADJUSTMENT INSERT RISER RINGS ARE NOT APPROVED FOR USE.

APPROVED FRAME & LID TABLE

TYPE	NEENAH FRAME	NEENAH LID	EAST JORDAN FRAME	EAST JORDAN LID
REGULAR	1670-2004	R-1670-0358	00111711	00111732
LOW PROFILE	1670-2008	R-1670-0358	---	---
BOLT DOWN	1915JT08		---	---



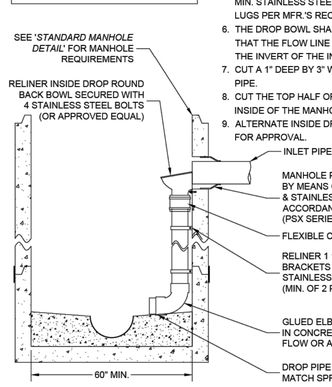
MANHOLE ADJUSTMENT DETAIL
(FOR ADJUSTMENT OF BOTH NEW & EXISTING MANHOLES)

rev. 5/1/23

DROP BOWL & DROP PIPE SIZING TABLE

INLET PIPE DIA.	DROP PIPE DIA. (MIN.)
4-6 INCH	4 INCH
8 INCH	6 INCH
10 INCH	8 INCH
>10 INCH	*

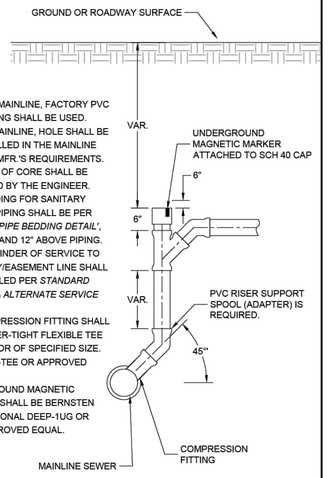
* PER MFG. OR AS DIRECTED BY FRSA



NOTES:
1. INSIDE DROP TYPE MANHOLES SHALL BE 5' MIN. INSIDE DIA.
2. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP AS MFG. BY RELINER-DURAN INC., OR EQUAL.
3. SEE TABLE FOR DROP BOWL AND DROP PIPE SIZES.
4. ALL INSIDE DROP PIPING SHALL BE PVC SDR35 ASTM-D3034.
5. ATTACH THE ROUND BACK DROP BOWL AND EACH CLAMPING BRACKET TO THE MANHOLE WALL WITH ⅜" x 1" MIN. STAINLESS STEEL BOLTS AND EPOXY IMPREGNATED LUGS PER MFR.'S RECOMMENDATIONS.
6. THE DROP BOWL SHALL BE PLACED AT A HEIGHT SO THAT THE FLOW LINE OF THE BOWL IS 2 INCHES BELOW THE INVERT OF THE INCOMING PIPE.
7. CUT A 1" DEEP BY 3" WIDE "V" NOTCH IN INVERT OF INLET PIPE.
8. CUT THE TOP HALF OF THE INLET PIPE FLUSH WITH THE INSIDE OF THE MANHOLE WALL.
9. ALTERNATE INSIDE DROP SYSTEMS MAY BE CONSIDERED FOR APPROVAL.

INSIDE DROP CONNECTION DETAIL
(*'STANDARD MANHOLE DETAIL'* SHALL APPLY)

rev. 5/1/23

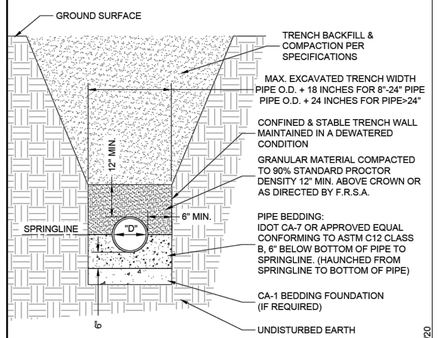


NOTES:
1. FOR NEW MAINLINE, FACTORY PVC WYE FITTING SHALL BE USED.
2. FOR EX. MAINLINE, HOLE SHALL BE CORE DRILLED IN THE MAINLINE PIPE PER MFR.'S REQUIREMENTS. LOCATION OF CORE SHALL BE APPROVED BY THE ENGINEER.
3. PIPE BEDDING FOR SANITARY SERVICE PIPING SHALL BE PER *'FLEXIBLE PIPE BEDDING DETAIL'*, 6" BELOW AND 12" ABOVE PIPING.
4. THE REMAINDER OF SERVICE TO PROPERTY/EASEMENT LINE SHALL BE INSTALLED PER *STANDARD SERVICE & ALTERNATE SERVICE DETAIL.*
5. THE COMPRESSION FITTING SHALL BE A WATER-TIGHT FLEXIBLE TEE CONNECTOR OF SPECIFIED SIZE. (INSERT-A-TEE OR APPROVED EQUAL).
6. UNDERGROUND MAGNETIC MARKERS SHALL BE BERNSTEN INTERNATIONAL DEEP-1UG OR FRSA APPROVED EQUAL.

VERTICAL SERVICE RISER DETAIL
(FOR MAINLINE DIA. 8" - 18"; CONNECTION TO >18" MAIN PROHIBITED)

rev. 5/1/23

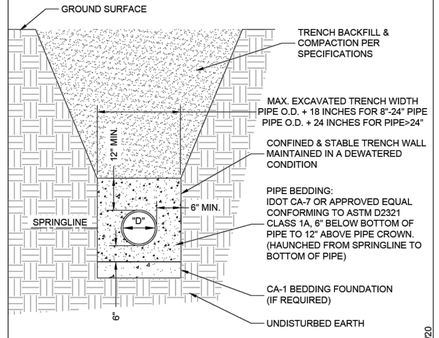
NOTES:
1. REASONABLE CARE SHALL BE USED WHEN BACKFILLING OVER SEWER. NO MATERIALS SUCH AS ROCKS OR BOULDERS SHALL BE PLACED WITHIN 24" OF THE CROWN OF THE PIPE. NO MATERIAL LARGER THAN 8" DIA. SHALL BE USED IN THE BACKFILL.
2. LOOSE MATERIAL SHALL BE REMOVED OR COMPACTED PRIOR TO PLACING PIPE BEDDING.
3. BEDDING SHALL BE WELL HAUNCHED ALONG PIPE TO ENSURE VOIDS ARE ELIMINATED.



RIGID PIPE BEDDING DETAIL

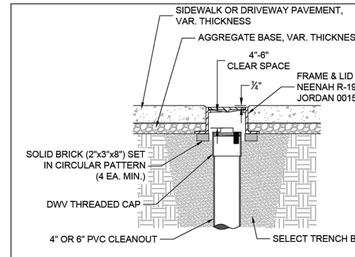
rev. 3/11/20

NOTES:
1. REASONABLE CARE SHALL BE USED WHEN BACKFILLING OVER SEWER. NO MATERIALS SUCH AS ROCKS OR BOULDERS SHALL BE PLACED WITHIN 24" OF THE CROWN OF THE PIPE. NO MATERIAL LARGER THAN 8" DIA. SHALL BE USED IN THE BACKFILL.
2. LOOSE MATERIAL TO BE REMOVED OR COMPACTED PRIOR TO PLACING PIPE BEDDING.
3. BEDDING SHALL BE WELL HAUNCHED ALONG PIPE TO ENSURE VOIDS ARE ELIMINATED.



FLEXIBLE PIPE BEDDING DETAIL

rev. 3/11/20

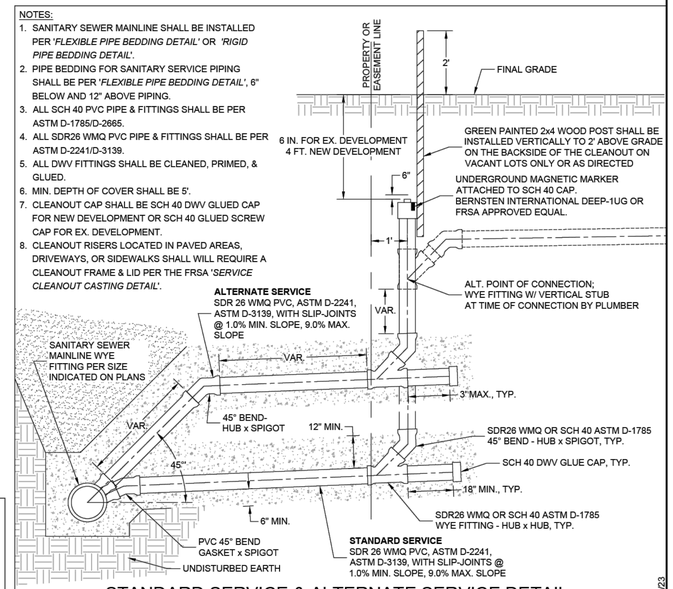


NOTES:
1. SERVICE CLEANOUT CASTINGS ARE REQUIRED FOR ALL CLEANOUTS LOCATED IN PAVED AREAS, DRIVEWAYS, OR SIDEWALKS.
2. THE LOCATION OF THE CLEANOUT SHALL BE APPROVED BY FOUR RIVERS SANITATION AUTHORITY (FRSA).
3. THE FRAME SHALL BE SET ON BRICKS THAT ARE PLACED IN A CIRCULAR PATTERN THE ENTIRE CIRCUMFERENCE OF THE FRAME. THE BRICKS SHALL BE SET ON COMPACTED TRENCH BACKFILL.
4. THE FRAME SHALL BE SET TO AN ELEVATION THAT PROVIDES 4"-6" CLEAR SPACE BETWEEN THE TOP OF THE CLEANOUT CAP AND THE BOTTOM OF THE CASTING LID.
5. THE CONTRACTOR SHALL ENSURE THAT THE CLEANOUT CAP CAN BE UNSCREWED AND REMOVED AND REPLACED WITHOUT HINDRANCE.
6. THE FRAME SHALL BE SET ¼" MIN. TO ⅜" MAX. BELOW FINAL PAVEMENT ELEVATION.

SERVICE CLEANOUT CASTING DETAIL

rev. 6/1/22

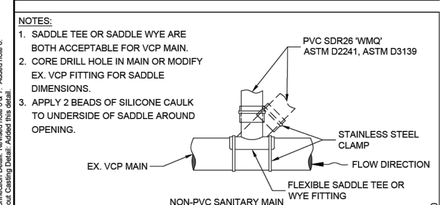
NOTES:
1. SANITARY SEWER MAINLINE SHALL BE INSTALLED PER *'FLEXIBLE PIPE BEDDING DETAIL'* OR *'RIGID PIPE BEDDING DETAIL'*.
2. PIPE BEDDING FOR SANITARY SERVICE PIPING SHALL BE PER *'FLEXIBLE PIPE BEDDING DETAIL'*, 6" BELOW AND 12" ABOVE PIPING.
3. ALL SCH 40 PVC PIPE & FITTINGS SHALL BE PER ASTM D-1785/D-2665.
4. ALL SDR26 WMQ PVC PIPE & FITTINGS SHALL BE PER ASTM D-2241/D-3139.
5. ALL DWV FITTINGS SHALL BE CLEANED, PRIMED, & GLUED.
6. MIN. DEPTH OF COVER SHALL BE 5'.
7. CLEANOUT CAP SHALL BE SCH 40 DWV GLUED CAP FOR NEW DEVELOPMENT OR SCH 40 GLUED SCREW CAP FOR EX. DEVELOPMENT.
8. CLEANOUT RISERS LOCATED IN PAVED AREAS, DRIVEWAYS, OR SIDEWALKS SHALL WILL REQUIRE A CLEANOUT FRAME & LID PER THE FRSA *'SERVICE CLEANOUT CASTING DETAIL'*.



STANDARD SERVICE & ALTERNATE SERVICE DETAIL
(FOR MAINLINE DIA. 8" - 18"; CONNECTION TO >18" MAIN PROHIBITED)

rev. 5/1/23

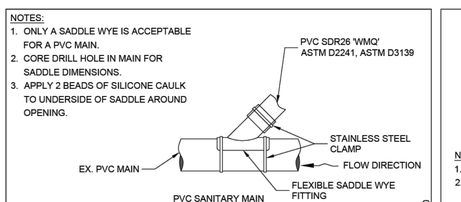
NOTES:
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2. LOOSE MATERIAL SHALL BE REMOVED OR COMPACTED PRIOR TO PLACING PIPE BEDDING.
3. BEDDING SHALL BE WELL HAUNCHED ALONG PIPE TO ENSURE VOIDS ARE ELIMINATED.



FLEXIBLE SADDLE CONNECTION DETAIL
(FOR SERVICE CONNECTIONS TO NON-PVC SANITARY MAINS LESS THAN 18" DIA.)

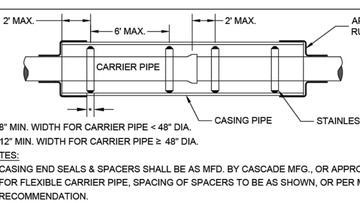
rev. 3/11/20

NOTES:
1. ONLY A SADDLE WYE IS ACCEPTABLE FOR A PVC MAIN.
2. CORE DRILL HOLE IN MAIN FOR SADDLE DIMENSIONS.
3. APPLY 2 BEADS OF SILICONE CAULK TO UNDERSIDE OF SADDLE AROUND OPENING.



FLEXIBLE SADDLE CONNECTION DETAIL
(FOR SERVICE CONNECTIONS TO PVC SANITARY MAINS LESS THAN 18" DIA.)

rev. 3/11/20



* 8" MIN. WIDTH FOR CARRIER PIPE < 48" DIA.
12" MIN. WIDTH FOR CARRIER PIPE ≥ 48" DIA.

NOTES:
1. CASING END SEALS & SPACERS SHALL BE AS MFD. BY CASCADE MFG., OR APPROVED EQUAL.
2. FOR FLEXIBLE CARRIER PIPE, SPACING OF SPACERS TO BE AS SHOWN, OR PER MFR.'S RECOMMENDATION.
3. FOR RIGID CARRIER PIPE, SPACING SHALL BE PER MFR.'S RECOMMENDATION.

CASING & SPACER DETAIL

rev. 5/15/18

FOUR RIVERS SANITATION AUTHORITY
(FRSA) STANDARD DETAIL SHEET
(NOT TO SCALE)
3501 KISHWAUKEE ST.
ROCKFORD, ILLINOIS 61109 PH. (815) 387-7660

ISSUE 05/01/2023

01/01/2021 Revisions:
Manhole Adjustment Detail: Revised notes 1 & 2 with acceptable frames & lids. Modified notes 3, 5, & 7. Added note 8.
Rigid Pipe Bedding Detail: Revised note 4 to reflect Authority.
Inside Drop Connection Detail: Revised note 6 & 7. Added note 8.
Service Cleanout Casting Detail: Added this detail

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

ITEM	DATE
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SHEET TITLE

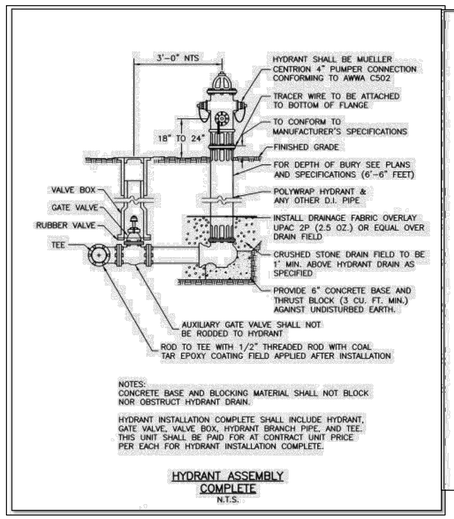
FRSA STANDARD DETAILS

DRAWN	DB
CHECKED	JSL
PM	JSL

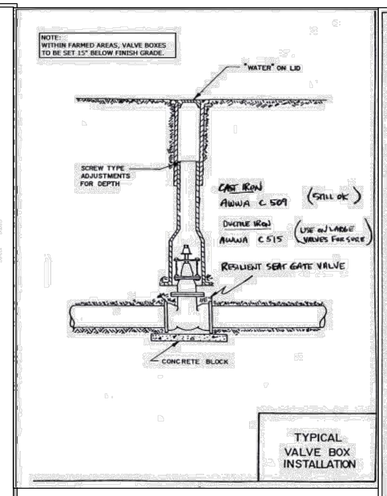
PROJECT NUMBER
SHEET NUMBER

22214

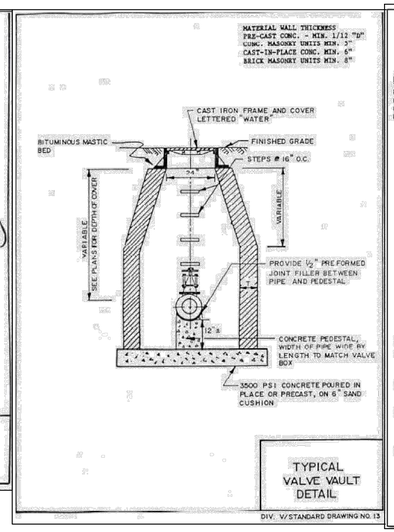
C23



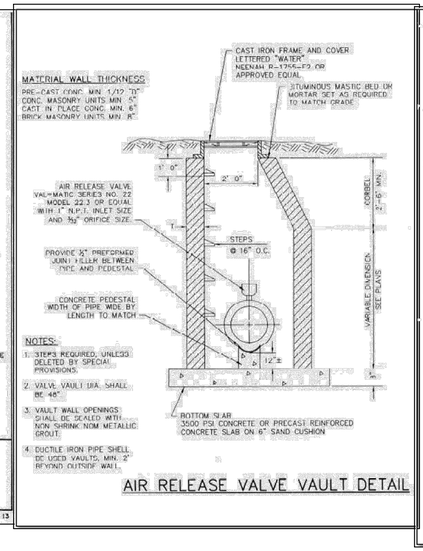
HYDRANT ASSEMBLY COMPLETE
N.T.S.



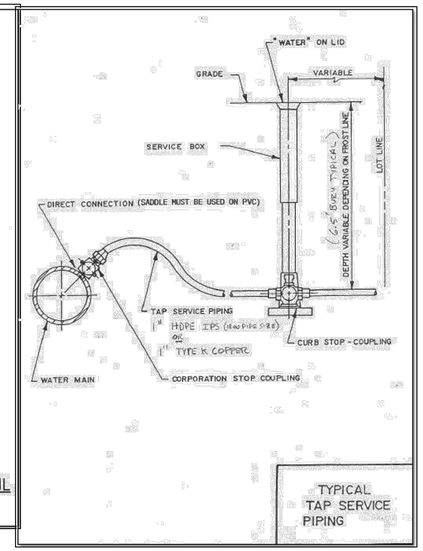
TYPICAL VALVE BOX INSTALLATION



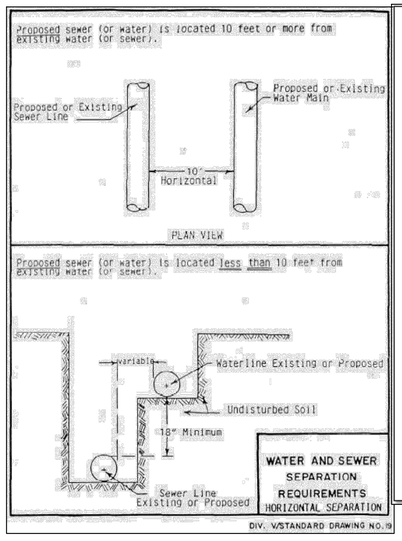
TYPICAL VALVE VAULT DETAIL

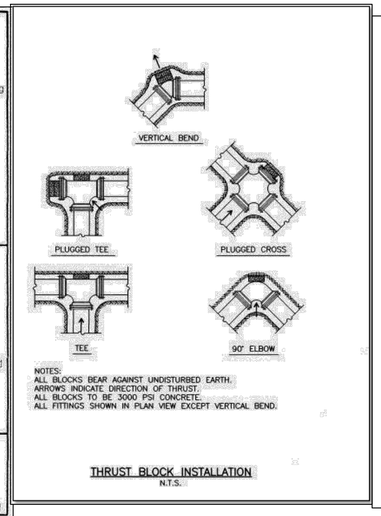


AIR RELEASE VALVE VAULT DETAIL

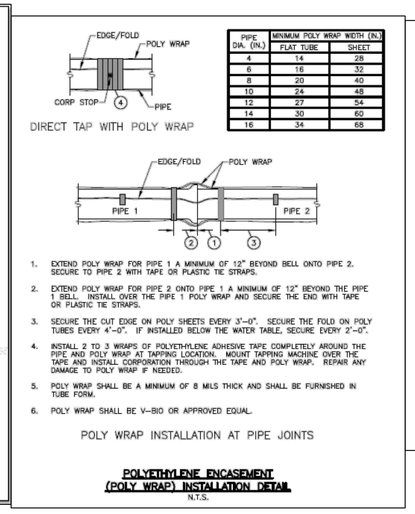


TYPICAL TAP SERVICE PIPING





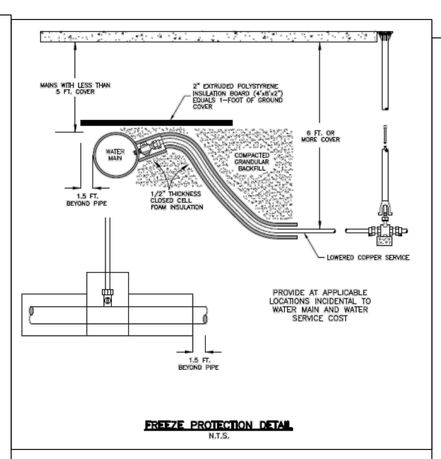
THRUST BLOCK INSTALLATION
N.T.S.



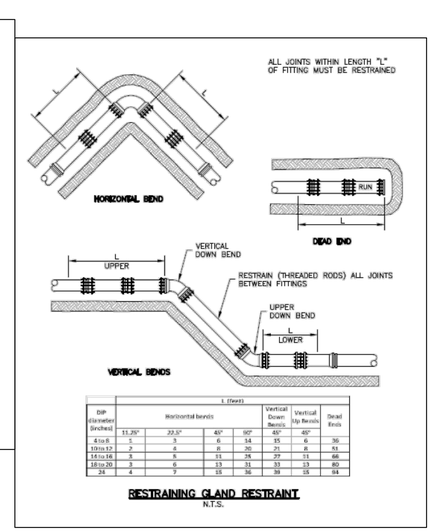
PIPE DIA. (IN.)	MINIMUM POLY WRAP WIDTH (IN.)	
	FLAT TUBE	SHEET
4	14	28
6	16	32
8	20	40
10	24	48
12	27	54
14	30	60
16	34	68

POLY WRAP INSTALLATION AT PIPE JOINTS

POLYETHYLENE ENCASEMENT (POLY WRAP) INSTALLATION DETAIL
N.T.S.



FREEZE PROTECTION DETAIL
N.T.S.



L (Feet)

DIP diameter (inches)	Horizontal bends				Vertical Down Bends	Vertical Up Bends	Dead Ends
	11.25°	22.5°	45°	90°	45°	45°	
4 to 8	1	3	6	14	15	6	36
10 to 12	2	4	8	20	21	8	51
14 to 16	3	6	11	26	27	11	66
18 to 20	3	6	13	31	33	13	80
24	4	7	15	36	38	15	94

RESTRAINING GLAND RESTRAINT
N.T.S.

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SHEET TITLE

DETAILS

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CHECKED	JSL
PM	JSL

PROJECT NUMBER
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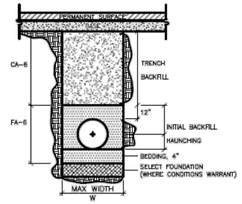
22214

C24

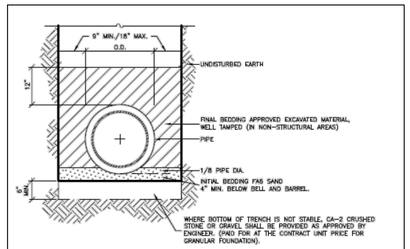
NOTES:

1. THE CONTRACTOR SHALL INSURE THAT ALL TRENCHING OPERATIONS CONFORM TO THE LATEST OSHA REGULATIONS.
2. PIPE BEDDING MATERIAL AND GRANULAR BACKFILL MATERIAL SHALL BE THE SAME AS TRENCH BACKFILL MATERIAL.
3. GRANULAR BACKFILL AND BEDDING MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
4. TRENCH BACKFILL MATERIAL SHALL BE COMPACTED AT A MAXIMUM OF 12" INCREMENTS TO 95% STANDARD PROCTOR OPTIMUM DENSITY.
5. APPROVED EXCAVATED MATERIAL SHALL MEET THE REQUIREMENTS OF ARTICLE 1003.04 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. NO COMPENSATION WILL BE ALLOWED AS TRENCH BACKFILL FOR THE PORTION OF THE TRENCH BACKFILLED WITH EXCAVATED MATERIAL.
6. AG-LIME (FA20/FA21) WILL NOT BE ALLOWED FOR TRENCH BACKFILL MATERIAL.
7. BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE SAND. TRENCH BACKFILL SHALL BE CA-6.

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



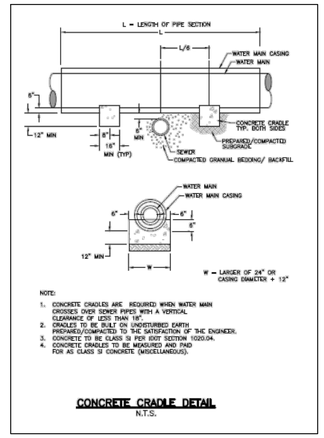
TRENCH BACKFILL AND SELECT FOUNDATION MATERIAL PAY LIMIT SCHEDULE
N.T.S.



NOTES

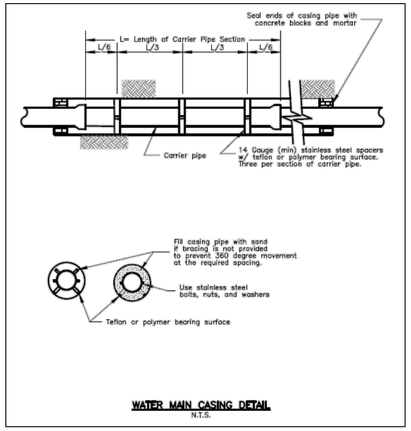
1. SEE TRENCH BACKFILL DETAIL FOR FINAL BEDDING IN STRUCTURAL AREAS
2. INITIAL BEDDING SHALL BE INCIDENTAL TO THE CONTRACT.

WATER MAIN PIPE BEDDING DETAIL
N.T.S.



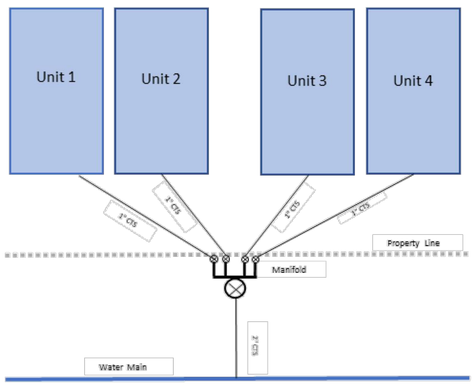
NOTE:
1. CONCRETE CRADLES ARE REQUIRED WHEN WATER MAIN CROSSES OVER SEWER PIPES WITH A VERTICAL CLEARANCE OF LESS THAN 18".
2. CRADLES TO BE BUILT ON UNDISTURBED EARTH/ PREPARED/COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3. CONCRETE TO BE CLASS SI PER IDOT SECTION 1020.04.
4. CONCRETE CRADLES TO BE MEASURED AND PAID FOR AS CLASS SI CONCRETE (MISCELLANEOUS).

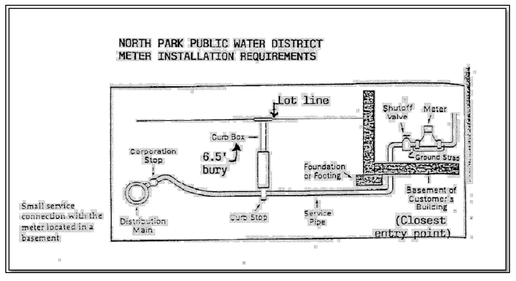
CONCRETE CRADLE DETAIL
N.T.S.



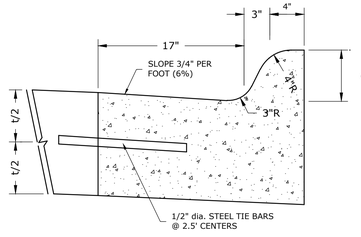
WATER MAIN CASING DETAIL
N.T.S.

WATER SERVICE MANIFOLD DETAIL





CONCRETE CURB & GUTTER, TYPE M-6.18 (MODIFIED)



t SHALL BE 9" MINIMUM WHEN ADJACENT TO FLEXIBLE PAVEMENT.

EXPANSION JOINTS AT 100' INTERVALS AND AT CONSTRUCTION JOINTS INCLUDING
1" PREMOULDED JOINT FILLER AND 1" SMOOTH DOWELS (2).
CONSTRUCTION JOINTS AT 25' INTERVALS.

THICKNESS (t) = THICKNESS OF PAVEMENT AND GUTTER FLAG.

ADJACENT PCC PAVEMENT - ADJACENT PCC PAVEMENT OR BASE COURSE LESS THAN 1' IN WIDTH SHALL BE CONSTRUCTED MONOLITHIC WITH THE CURB AND GUTTER. THIS AREA OF PAVEMENT WILL BE INCLUDED IN THE MEASURED AREA OF THE ADJACENT PAVEMENT.

DEPRESSED CURBS - THE TOP OF CURBS SHALL BE DEPRESSED WHERE THE CURB AND GUTTER IS CONSTRUCTED ACROSS ALLEYS AND FOR PRIVATE DRIVES OR WHERE DIRECTED BY ENGINEER. THE TRANSITION FROM FULL HEIGHT CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.

JOINTS - JOINTS SHALL BE CONSTRUCTED AS DETAILED HEREON. JOINTS SHALL BE PLACED IN PROLONGATION WITH PAVEMENT JOINTS. EXPANSION JOINTS ADJACENT TO DRAINAGE CASTING MAY BE PLACED IN PROLONGATION WITH OTHER JOINT TYPES.

SUBGRADE - 12" THICK IMPROVED SUBGRADE SHALL EXTEND TO THE BACK OF CURB.

MONOLITHIC CONSTRUCTION - CURBS AND COMBINATION CURB AND GUTTER MAY BE CONSTRUCTED MONOLITHICALLY WITH PCC PAVEMENT AT THE OPTION OF THE CONTRACTOR. TIE BARS BETWEEN PAVEMENT AND GUTTER WILL NOT BE REQUIRED. PAVEMENT REINFORCEMENT (WHEN REQUIRED) SHALL BE EXTENDED LATERALLY TO WITHIN 3" TO 5" FROM THE BACK OF THE CURB.

CURB AND COMBINATION CURB AND GUTTER MAY BE CONSTRUCTED MONOLITHICALLY WITH PCC BASE COURSE. TIE BARS WILL BE REQUIRED. TIE BARS SHALL BE HELD IN PROPER LOCATION BY SUPPORT PINS AND APPROVED MECHANICAL MEANS.

LONGITUDINAL JOINTS BETWEEN THE PCC PAVEMENT OR PCC BASE COURSE AND CURB OR COMBINATION CURB AND GUTTER WILL NOT BE REQUIRED.

SLIPFORM CONSTRUCTION - VERTICAL FACES MAY BE BATTERED AT THE RATE OF 3/4" PER FOOT OF HEIGHT TO AID IN SLIPFORM OPERATIONS.

TIE BARS/DOWEL BARS - LONGITUDINAL JOINT TIES BARS SHALL BE IN ACCORDANCE WITH DETAILS FOR BULKHEAD LONGITUDINAL CONSTRUCTION JOINT SHOWN ON STANDARD 2323. TRANSVERSE JOINT USE ONE TIE/DOWEL BAR FOR GUTTER WIDTH LESS THAN 18" PLACED AT MIDPOINT. TIE/DOWEL BARS IN THE TRANSVERSE HINGE/CONTRACTION JOINTS WILL NOT BE REQUIRED FOR NON- MONOLITHIC CONSTRUCTION.

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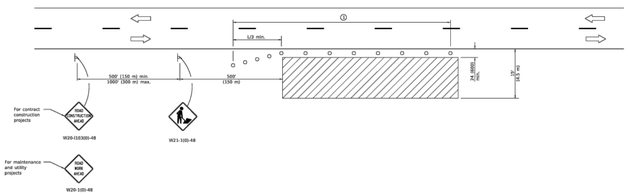
DETAILS

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CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C25



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Guardrail installation
Sign post installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 20' (6 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 13' (4.0 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater	$L=(WS)S$	$L=0.65(WS)S$

W = Width of offset in feet (meters).

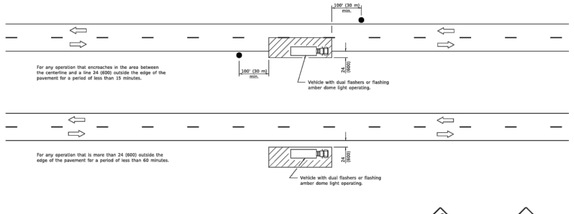
S = Normal posted speed mph (km/h).

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

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24* (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05



TYPICAL APPLICATIONS

Warning patches
Field survey
Striping line
Utility operations
Cleaning up debris on pavement

SYMBOLS

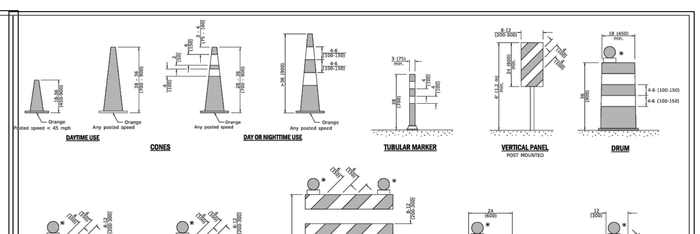
Work area
Sign on portable or permanent support
Flagger with traffic control sign

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

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to English (metric).

LANE CLOSURE, 2L, 2W, SHORT TIME OPERATIONS

STANDARD 701301-04



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

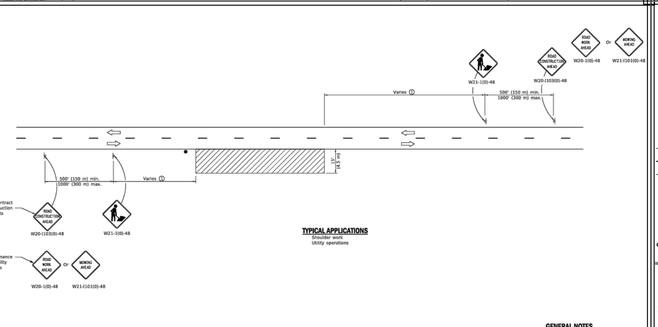
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from [illegible]

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08



TYPICAL APPLICATIONS

Shoulder work
Utility operations

① Minimum distance is 200' (60 m). Maximum distance to be determined by the Engineer but should not exceed ½ the length required for one normal working day's operation, or 4 miles (6.4 km) whichever is less.

GENERAL NOTES

This Standard is used where at any time, any vehicle, equipment, workers or their activities require an intermittent or continuous moving operation on the shoulder, where the average speed is 1 mph (2 km/h) or less.

When the work operation does not exceed 60 minutes, traffic control may be according to Standard 701301.

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

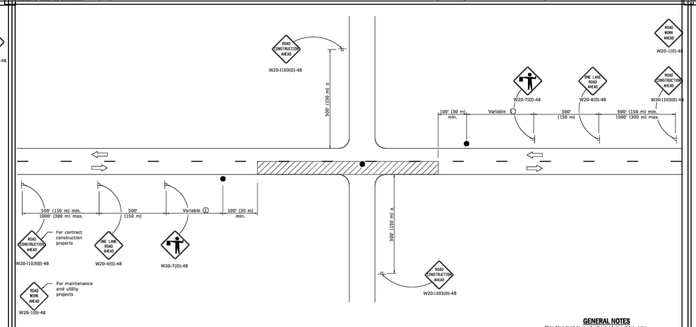
SYMBOLS

Work area
Sign
Flagger with traffic control sign when required

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

OFF-RD MOVING OPERATIONS, 2L, 2W, DAY ONLY

STANDARD 701011-04



TYPICAL APPLICATIONS

Bituminous resurfacing
Milling operations
Utility operations
Shoulder operations

SYMBOLS

Work area
Sign on portable or permanent support
Flagger with traffic control sign

① Minimum distance is 200' (60 m). Maximum distance to be determined by the Engineer but should not exceed ½ the length required for one normal working day's operation or 2 miles (3200 m), whichever is less.

GENERAL NOTES

This Standard is used where at any time, any vehicle, equipment, workers or their activities require an intermittent or continuous moving operation on the pavement where the average speed of movement is greater than ½ mph (1 km/h) and less than 4 mph (6 km/h).

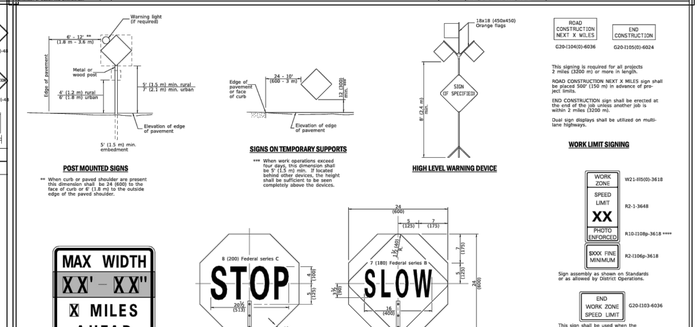
When the operation does not exceed 60 minutes, traffic control may be according to Standard 701301.

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

DATE	REVISIONS
1-1-18	Revised lower speed limit for operation to ½ mph.
1-1-11	Revised flagger sign.

LANE CLOSURE, 2L, 2W, SLOW MOVING OPERATIONS DAY ONLY, FOR SPEEDS ≥ 45 MPH

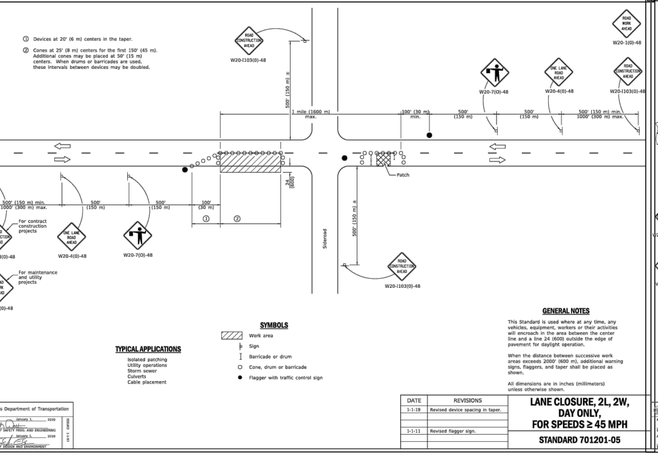
STANDARD 701306-04



TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08



TYPICAL APPLICATIONS

Isolated patching
Utility operations
Striping
Culverts
Cable placement

SYMBOLS

Work area
Sign
Barricade or drum
Cone, drum or barricade
Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, any vehicles, equipment, workers or their activities will encroach in the area between the center line and a line 24 (600) outside the edge of pavement for daylight operation.

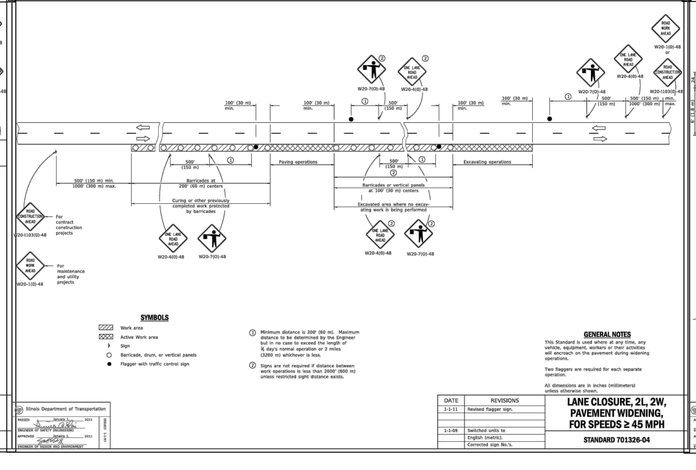
When the distance between successive work areas exceeds 2000' (600 m), additional warning signs, flaggers, and taper shall be placed as shown.

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

DATE	REVISIONS
1-1-18	Revised device spacing in taper.
1-1-11	Revised flagger sign.

LANE CLOSURE, 2L, 2W, DAY ONLY, FOR SPEEDS ≥ 45 MPH

STANDARD 701201-05



SYMBOLS

Work area
Active Work area
Sign
Barricade, drum, or vertical panels
Flagger with traffic control sign

① Minimum distance is 200' (60 m). Maximum distance to be determined by the Engineer but should not exceed the length of ½ day's work operation or 2 miles (3200 m) whichever is less.

② Signs are not required if distance between work operations is less than 200' (600 m) unless restricted sight distance exists.

GENERAL NOTES

This Standard is used where at any time, any vehicle, equipment, workers or their activities will encroach on the pavement during widening operations.

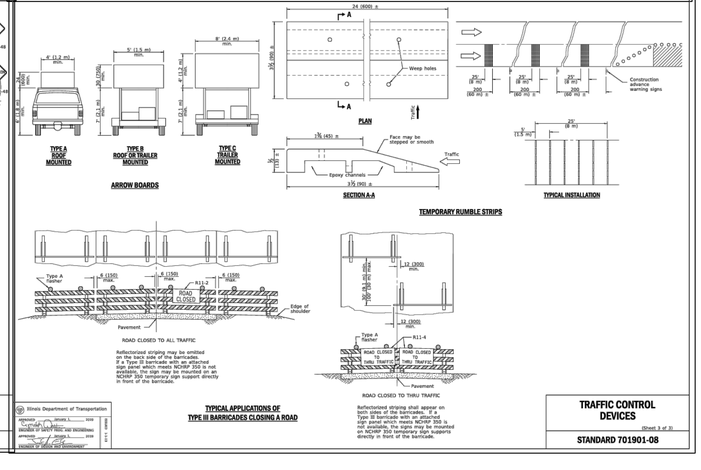
Two flaggers are required for each separate operation.

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

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to English (metric). Corrected sign No.'s.

LANE CLOSURE, 2L, 2W, PAVEMENT WIDENING, FOR SPEEDS ≥ 45 MPH

STANDARD 701326-04



TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

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

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	02-22-2023
2. AGENCY APPROVAL	04-17-2023
3. AGENCY APPROVAL	05-15-2023
4. OWNER REVIEW	07-16-2024
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7. AGENCY APPROVAL	12-18-2024
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REVISIONS

ITEM	DATE
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SHEET TITLE

DETAILS

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C26

vital™ Cluster Box Units

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 7).

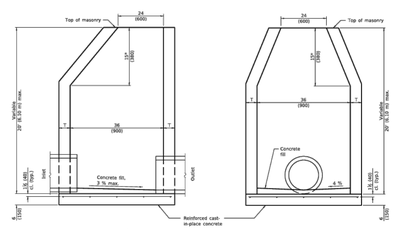
USPS APPROVED



MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-12XX	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2
1570-13XX	vital™ Type IV CBU	62"	30-1/2"	18"	14-1/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4T5XX	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	145	6-1/2"H x 12"W x 15"D	4	2
1570-8T6XX	vital™ Type VI CBU	62"	30-1/2"	18"	14-1/2"	176	3"H x 12"W x 15"D	8	4

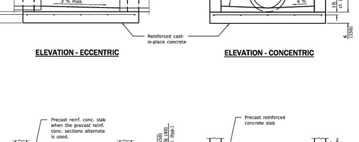
Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG White = WH Forest Green = FG

* For precast reinforced concrete sections, this dimension may vary from the dimension given to plus 6 (150).



ELEVATION - ECCENTRIC **ELEVATION - CONCENTRIC**

ALTERNATE MATERIALS FOR WALLS	T (min.)
Concrete Masonry Unit	5 (125)
Brick Masonry	8 (200)
Precast Reinforced Concrete Section	3 (75)
Cast-in-Place Concrete	6 (150)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft. (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

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

Illinois Department of Transportation

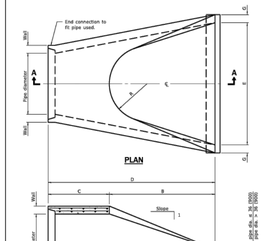
APPROVED _____ (BRIDGE & STRUCTURES ENGINEER) 2011

APPROVED _____ (CHIEF ENGINEER) 2011

DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

INLET - TYPE B

STANDARD 602306-03



SECTION A-A



PIPE DIA.	APPROX. QTY. lbs. / (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅝" (1.241 m)	6'-0⅝" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2½ (57)	6 (152)	27 (686)	4'-3⅛" (1.168 m)	6'-1" (1.854 m)	30 (762)	2½ (57)	11 (280)	1:2.4
18 (450)	990 (449)	2½ (64)	7 (178)	30 (686)	4'-5⅝" (1.346 m)	6'-2⅛" (1.854 m)	30 (762)	2½ (64)	13 (331)	1:2.4
21 (525)	1280 (580)	2⅝ (70)	9 (229)	35 (889)	4'-8" (1.422 m)	6'-4" (1.930 m)	36 (914)	2½ (70)	15 (381)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3½ (83)	10½ (267)	4'-0" (1.219 m)	2'-5⅜" (640)	6'-1½" (1.867 m)	4'-4" (1.372 m)	3½ (83)	14⅝ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-4" (1.375 m)	1'-9⅜" (552)	6'-1½" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.3
33 (825)	3200 (1450)	3½ (133)	13½ (343)	4'-10⅞" (1.492 m)	1'-9⅜" (552)	8'-1½" (2.483 m)	5'-4" (1.629 m)	3½ (133)	17⅞ (454)	1:2.5
36 (900)	4100 (1860)	4 (102)	13 (330)	5'-3" (1.6 m)	1'-9⅜" (543)	8'-1½" (2.483 m)	6'-0" (1.829 m)	4 (102)	18 (568)	1:2.5
42 (1050)	5280 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	2'-0" (610)	8'-2" (2.489 m)	6'-4" (1.981 m)	4½ (114)	22 (558)	1:2.3
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	2'-0" (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	3'-0" (914)	8'-3" (2.514 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.5
60 (1500)	10200 (4960)	6 (152)	30 (762)	6'-0" (1.524 m)	3'-0" (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	6 (127)	*	1:1.9
66 (1650)	10710 (4985)	6½ (165)	30 (762)	6'-0" (1.829 m)	2'-0" (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12320 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	2'-0" (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152)	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-3" (2.286 m)	2'-0" (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	16360 (8240)	8 (203)	36 (914)	7'-9⅞" (2.399 m)	2'-0" (533)	9'-3⅝" (2.822 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

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

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

Illinois Department of Transportation

APPROVED _____ (BRIDGE & STRUCTURES ENGINEER) 2011

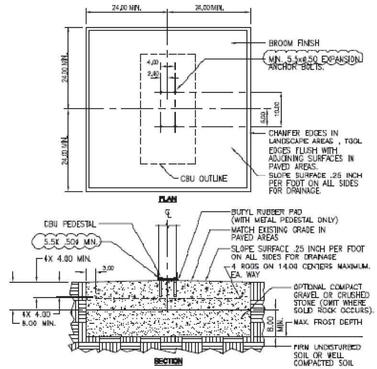
APPROVED _____ (CHIEF ENGINEER) 2011

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia.
	on Section A-A; Changed
	'inner' to 'outer' cage ref.
1-1-09	Switched units to
	English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT

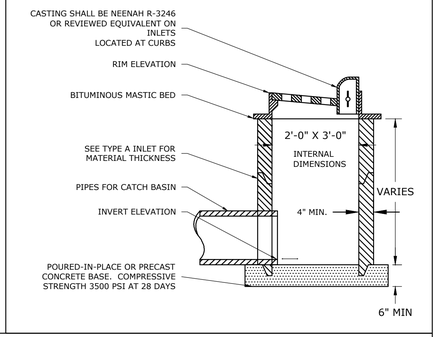


NOTES:

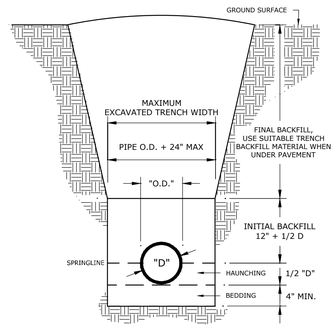
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50–4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   a. HILTI KWIK BOLT (www.us.hilti.com) 1-1/2" DIAMETER x 3-1/2" OVERALL LENGTH CALVANIZED, CATALOG #: 000-453-896 KB II 12-512, STAINLESS STEEL: CATALOG #: 000-454-744 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUEBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-12706 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/4".
   c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
	G1	- 2	- 0	(B)	
CAD File: ../uspsl/library/details/G1-2-0e	Scale: 1/2" = 1'-0"			USPS SSL Issued: 10/1/2016 Last Revised: 10/27/2016	

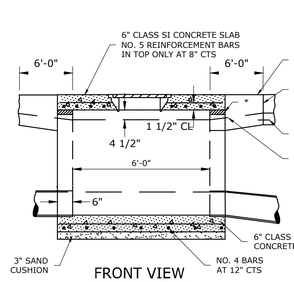
INLET 700



PIPE EMBEDMENT



INLET SPECIAL NO. 3 AND 5

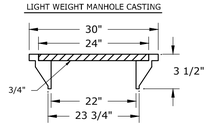


1" PREFORMED EXPANSION JOINTS AS SHOWN SHALL BE PROVIDED ON EACH SIDE OF INLET.

CLASS SI CONCRETE OR PRECAST CONCRETE SHALL BE USED THOUGHOUT.

THE SIDE WALLS MAY BE BUILT AS PRECAST SEGMENTAL SECTIONS.

LIGHT WEIGHT MANHOLE CASTING



TOTAL WEIGHT 160 LBS.

* THE WALL ADJUSTMENT SHALL BE MADE WITH CONCRETE BUILDING BRICK OR CLASS SI CONCRETE.

THE HEIGHT OF THE BOX MAY BE CONSTRUCTED 6" SHORT TO ALLOW FOR FIELD ADJUSTMENTS

NOTES

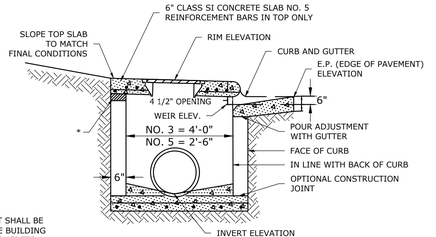
THE INLET SHALL BE CAST IN PLACE OR PRECAST.

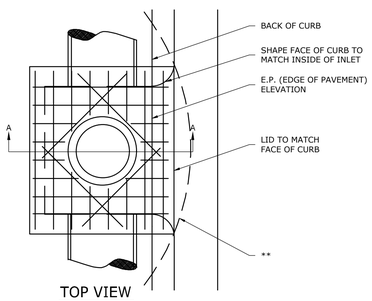
EXCEPT AS NOTED HEREON INLET SPECIAL NO. 3 SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.

THE CONTRACT UNIT PRICE EACH FOR INLET SPECIAL NO.. 3 SHALL INCLUDE THE COST OF

REINFORCEMENT BARS, FLOOR AND TOP SLABS. FURNISHING AND INSTALLING THE FRAME, LID, THE CURB AND GUTTER WILL BE PAID FOR SEPARATELY AND WILL BE MEASURED THROUGH THE INLET.

THE CURB AND GUTTER ADJACENT TO AND 6 FT. ON EITHER SIDE OF THE INLET SHALL BE CONSTRUCTED AS SHOWN WITH NO ADDITIONAL COMPENSATION FOR THE TRANSITION.





** WHEN INLET IS CONSTRUCTED IN RETURN THE TOP OF THE SLAB SHALL CONFORM TO THE RADIUS OF THE RETURN.

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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REVISIONS

ITEM	DATE
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SHEET TITLE

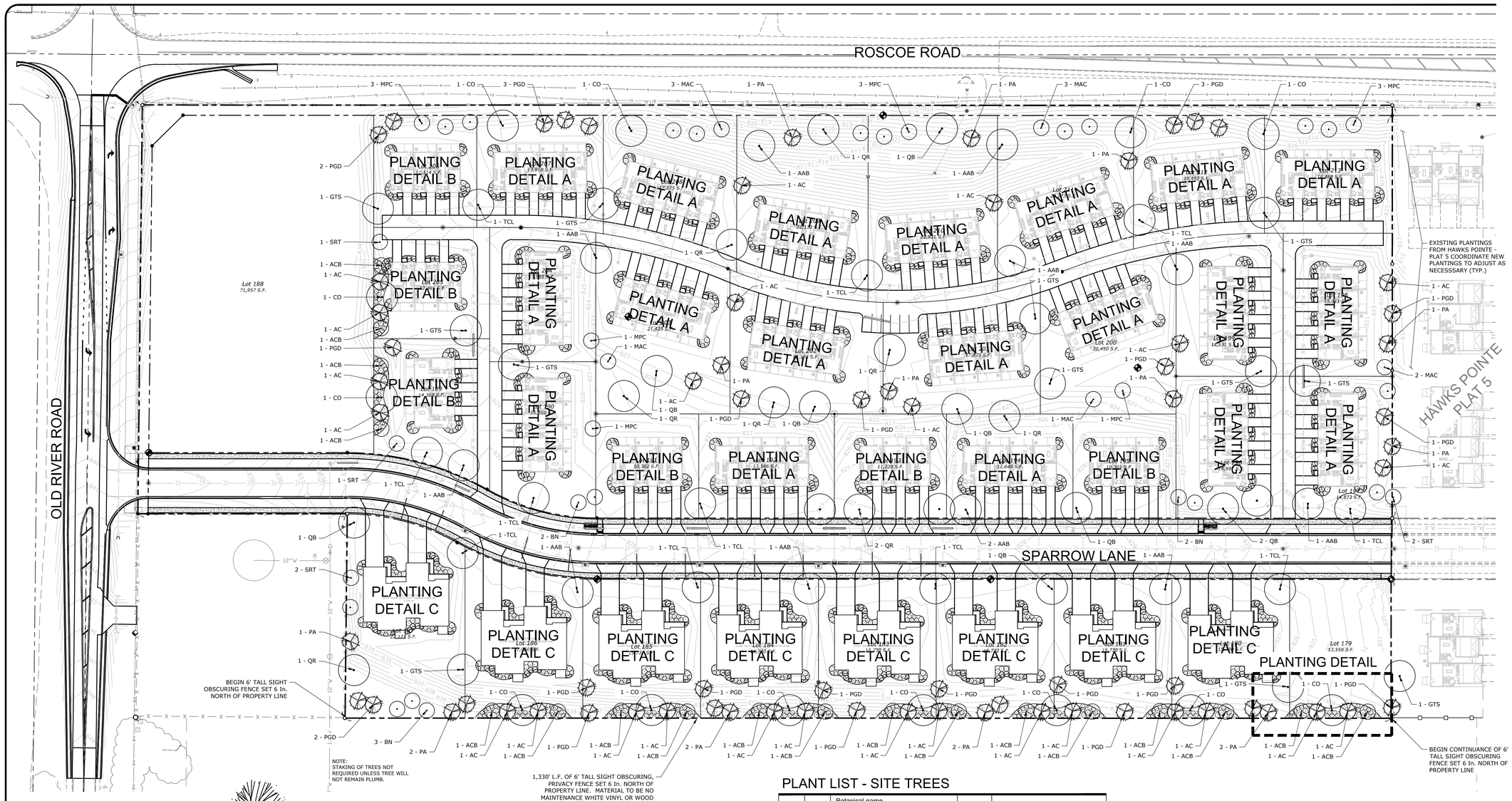
DETAILS

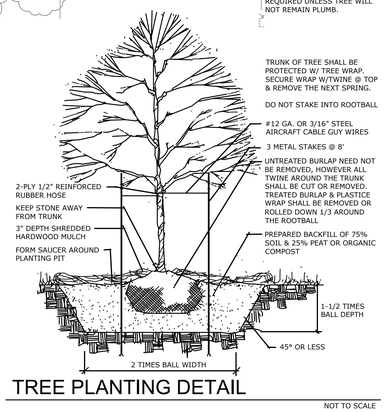
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CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

C27





TREE PLANTING DETAIL

NOT TO SCALE

PLANT LIST - SITE TREES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AAB	13	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	HYBRID RED MAPLE SHADE TREE
ACB	18	Amelanchier Canadensis x 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICE BERRY	7'	MULTISTEM, ORNAMENTAL
AC	26	Abies concolor WHITE FIR	6'	EVERGREEN
BN	7	Betula nigra RIVER BIRCH	7'	MULTISTEM
CO	13	Celtis occidentalis COMMON HACKBERRY	2.5"	LARGE SHADE TREE
GTS	12	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	SHADE TREE
MAC	10	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
MPC	12	Malus x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PA	17	Picea abies NORWAY SPRUCE	6'	EVERGREEN
PGD	26	Picea glauca x densata BLACK HILLS SPRUCE	6'	EVERGREEN
QB	9	Quercus bicolor SWAMP WHITE OAK	2.5"	LARGE SHADE TREE
QR	9	Quercus rubrum RED OAK	2.5"	LARGE SHADE TREE
TCL	11	Tillia cordata LITTLE LEAF LINDEN	2.5"	SHADE TREE
SRT	8	Syringa reticulata JAPANESE TREE LILAC	7'	MULTISTEM ORNAMENTAL

LEGEND

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE

N O R T H
0 50' 75' 100'

FOR BUFFER AND UNIT PLANTING DETAILS SEE SHEET L02

ARC DESIGN RESOURCES INC.
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LOVES PARK, IL 61111
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HAWKS POINTE PLAT 6

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REVISIONS

ITEM	DATE
1. ---	---
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SHEET TITLE

LANDSCAPE PLAN
SITE OVERVIEW

DRAWN	DB
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

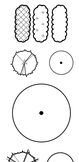
L01

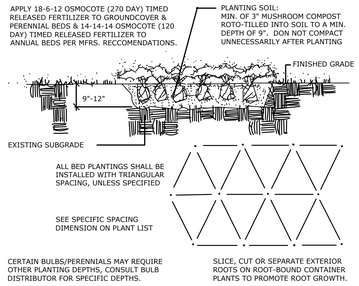
FOR OVERALL SITE TREE PLANTING, SEE SHEET L02

PLANTING NOTES

1. 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.
2. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade 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.
3. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands All lawn areas are to be finished with mulch, straw mulch, seed, sod, 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).
4. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
5. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
6. 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.
7. 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.
8. 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.
9. All plant material, especially trees, must be sourced within a fifty (100) mile radius of the subject property or construction site.
10. 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).
11. 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 writting, any concerns related to maintenance practices.
12. 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 and mulit-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
13. 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.
14. Contractor to seed all disturbed lawn areas. 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.
15. All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 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.
16. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) 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 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.

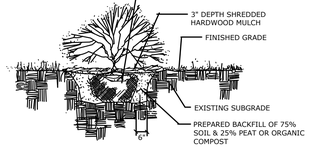
LEGEND





BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS) NOT TO SCALE

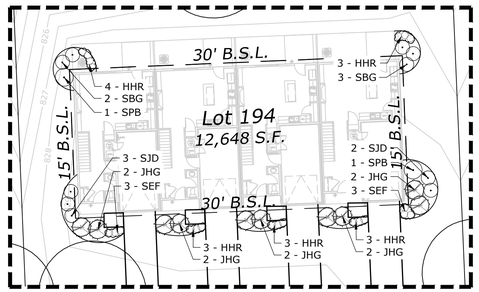


SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING DETAIL 'A'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'A'

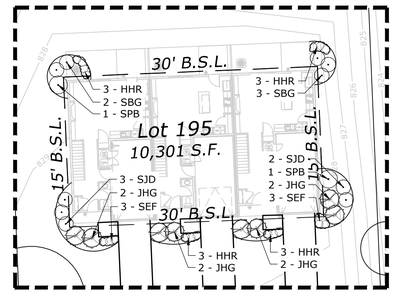
OCCURS 19 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	10	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	5	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJD	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	24"	
SPB	2	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
HHR	16	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	6	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS

PLANTING DETAIL 'B'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'B'

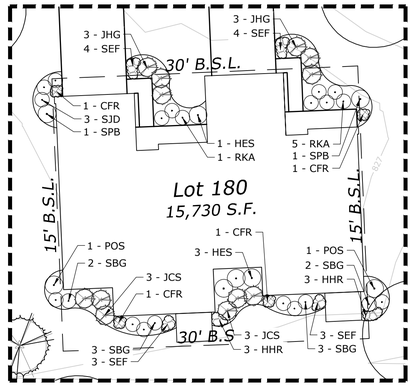
OCCURS 6 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	8	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	5	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJD	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	24"	
SPB	2	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
HHR	12	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	6	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS

PLANTING DETAIL 'C'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'C'

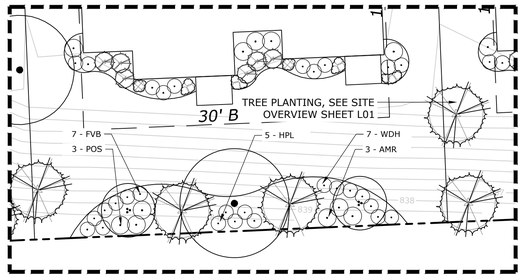
OCCURS 8 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	6	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	10	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJD	3	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	24"	
SPB	2	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
HHR	6	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	14	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL
POS	2	Physocarpus opulifolia 'Summer Wine' SUMMER WINE PHYSOCARPUS	30"	DECIDUOUS SHRUB
HES	4	Hydrangea microphylla 'Endless Summer' ENDLESS SUMMER HYDRANGEA	5 GAL.	
CFR	4	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C. - ORN. GRASS
RKA	8	Rhododendron x 'Karen' KAREN AZALEA	5 GAL.	
JCS	6	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	5 GAL.	18" HEIGHT AT INSTALL / EVERGREEN

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS

BUFFER PLANTING DETAIL

SCALE: 1" = 20'



PLANT LIST - BUFFER PLANT DETAIL

OCCURS 9 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AMR	3	Aronia melanocarpa RED CHOKEBERRY	30"	DECIDUOUS SHRUB
FVB	7	Forsythia viridissima 'Bronxensis' DWARF FORSYTHIA	18"	DECIDUOUS SHRUB
HPL	5	Hydrangea panniculata 'Limelight Prime' LIMELIGHT PRIME HYDRANGEA	24"	DECIDUOUS SHRUB
POS	3	Physocarpus opulifolia 'Summer Wine' SUMMER WINE PHYSOCARPUS	30"	DECIDUOUS SHRUB
WDH	7	Wiegela x 'Dark Horse' DARK HORSE WEIGELA	18"	DECIDUOUS SHRUB

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY BY TOTAL # OF UNITS

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

HAWKS POINTE PLAT 6

SPARROW LANE
ROSCOE, IL 61073
WINNEBAGO COUNTY

THE WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	02-22-2023
2. AGENCY APPROVAL	04-17-2023
3. AGENCY APPROVAL	05-15-2023
4. OWNER REVIEW	07-16-2024
5. AGENCY REVIEW	08-06-2024
6. AGENCY APPROVAL	11-25-2024
7. AGENCY APPROVAL	12-18-2024
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

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

SHEET TITLE

LANDSCAPE PLAN
PLANTING DETAIL

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

22214

L02

PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF OUTLOT AS DESIGNATED UPON PLAT NO. 4 OF HAWKS POINTE SUBDIVISION, VILLAGE OF ROSCOE, COUNTY OF WINNEBAGO, STATE OF ILLINOIS

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Design Firm License No. 184-001334

LEGEND

●	SET MONUMENT 3/4" REBAR, 2 FT. LENGTH 1.5 LBS PER FT.
◘	SET CONCRETE MONUMENT
O	FOUND MONUMENT, SEE MAP FOR MATERIAL
R	RADIUS
CD	CHORD DISTANCE
CB	CHORD BEARING
L	ARC LENGTH
T	TANGENT LENGTH
△	CENTRAL ANGLE
N 45°52'36" E	MEASURED BEARING
586.78'	MEASURED DISTANCE
(N 45°52'36" E)	RECORD BEARING
(586.78')	RECORD DISTANCE
– – – –	SECTION LINE
— — — —	BUILDING SETBACK LINE
– – – –	EASEMENT LINE
— – — –	RIGHT-OF-WAY LINE
———	EXTERIOR BOUNDARY LINE
———	INTERIOR LOT LINE
LOT 12	LOT NUMBER
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
	PUBLIC RIGHT-OF-WAY TO BE DEDICATED
	ACCESS AND CIRCULATION EASEMENT
MBC	CLUSTER MAILBOX LOCATION AS APPROVED BY UNITED STATES POSTAL SERVICE

N O R T H
0 40' 60' 80'

Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System West Zone (NAD 83.)

OWNER

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

VICINITY MAP (Not to Scale)

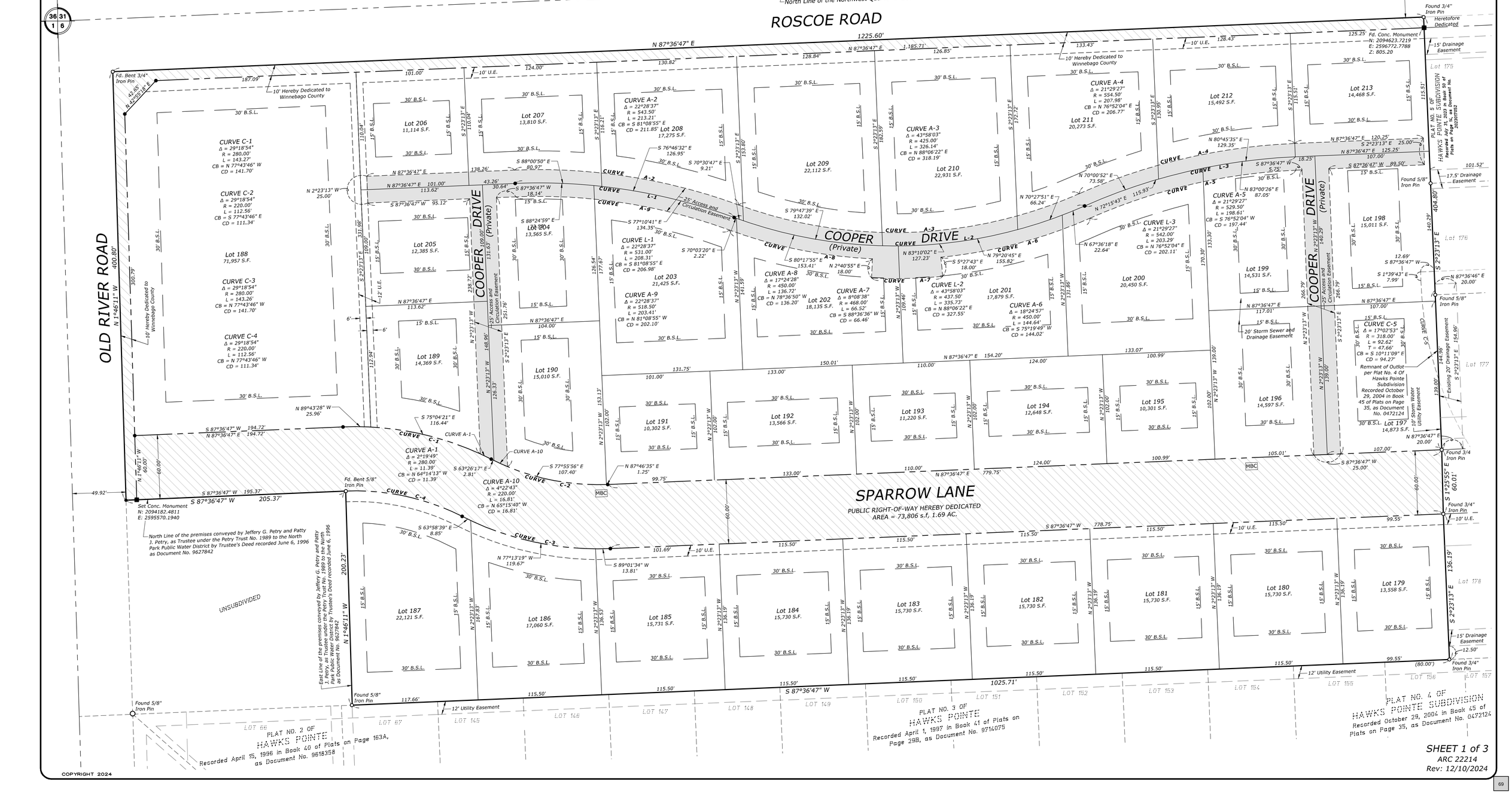


AREA TABULATION

LOT 179-213	606,815 S.F.	13.930 AC.
PUBLIC R.O.W. DEDICATION	90,421 S.F.	2.076 AC.
TOTAL	697,236 S.F.	16.006 AC.

NOTES

1. No vehicular access will be permitted to Roscoe Road from Lot #188 and Lots #206-213
2. No vehicular access will be permitted to Old River Road from Lot #188 except at the agreed location of Sparrow Lane.



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PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF OUTLOT AS DESIGNATED UPON PLAT NO. 4 OF HAWKS POINTE SUBDIVISION, VILLAGE OF ROSCOE, COUNTY OF WINNEBAGO, STATE OF ILLINOIS

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◘	SET CONCRETE MONUMENT
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— — —	SECTION LINE
— — —	BUILDING SETBACK LINE
- - -	EASEMENT LINE
— — —	RIGHT-OF-WAY LINE
———	EXTERIOR BOUNDARY LINE
———	INTERIOR LOT LINE
LOT 12	LOT NUMBER
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
	STORM SEWER AND DRAINAGE EASEMENT / STORM WATER DETENTION EASEMENT
	SANITARY SEWER EASEMENT
	WATER MAIN EASEMENT

N O R T H
0 40' 60' 80'

Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System West Zone (NAD 83.)

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White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

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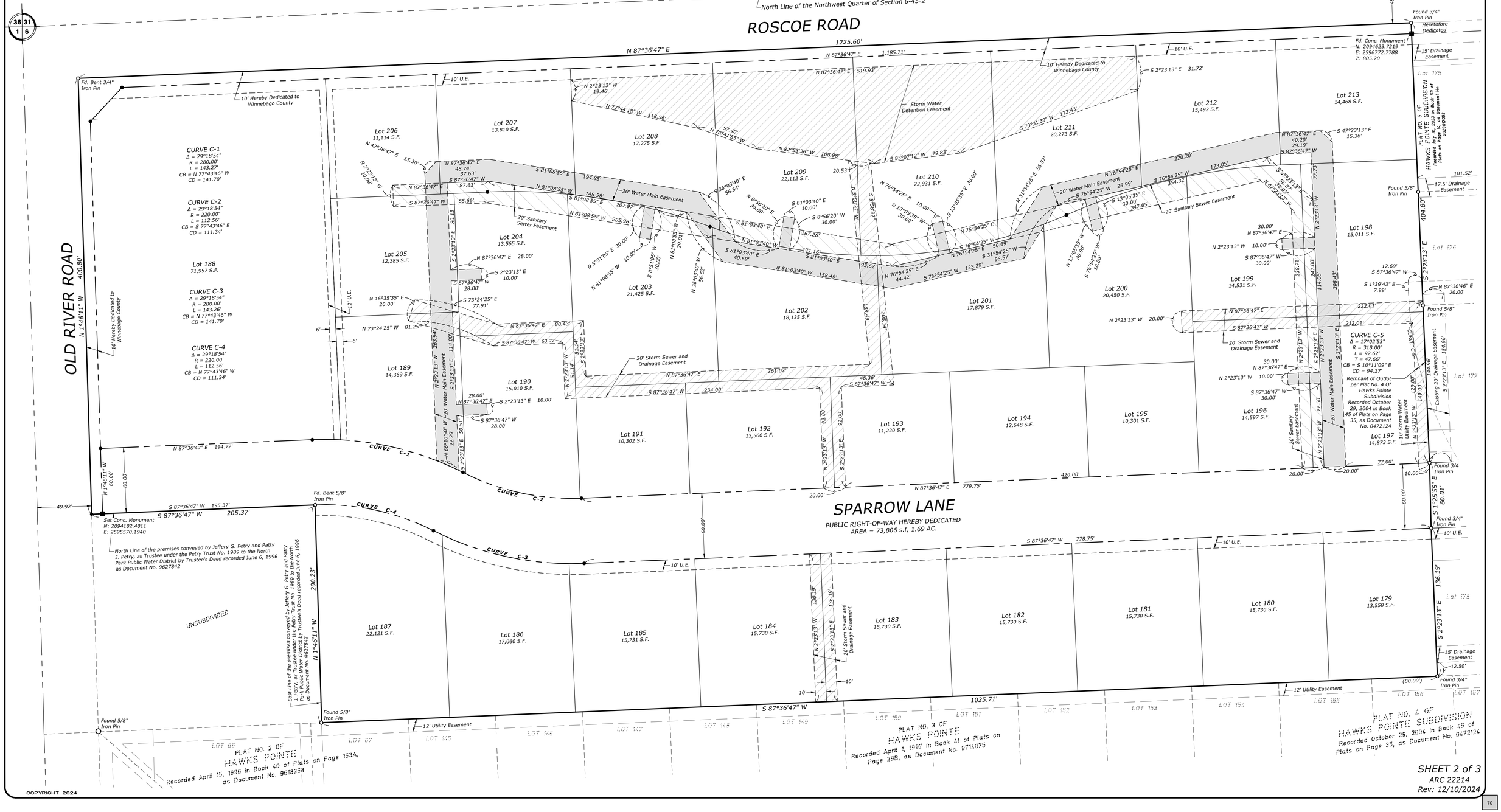


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SHEET 2 of 3
ARC 22214
Rev: 12/10/2024

OWNER

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF OUTLOT AS DESIGNATED UPON PLAT NO. 4 OF HAWKS POINTE SUBDIVISION
VILLAGE OF ROSCOE, COUNTY OF WINNEBAGO, STATE OF ILLINOIS

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CERTIFICATION BY SURVEYOR
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that, at the request of the owners, I have surveyed and subdivided according to the Plat No.5 Of Hawks Pointe Subdivision;
A parcel of land being part of the Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian and part of Outlot as designated upon Plat No. 4 of Hawks Pointe Subdivision, being a subdivision of part of Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded October 29, 2004 in Book 45 of Plats on Page 35 as Document No. 0472124 in the Recorders Office of Winnebago County, Illinois, described as follows:

Beginning at the Southwest corner of Lot 178 as designated upon Plat No. 5 of Hawks Pointe Subdivision, being a subdivision of part of the Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian and part of Outlot as designated upon Plat No. 4 of Hawks Pointe Subdivision the first mentioned plat of which subdivision was recorded July 31, 2023 in Book 50 of Plats on Page 14 , as Document No. 2023017052 in said Recorder's Office, said point lying in the Northerly line of Lot 156 as designated upon said Plat No. 4 of Hawks Point Subdivision; thence South 87 degrees 36 minutes 47 seconds West along the North line of said Lot 157 and the North line of Lots, 156 and 155 as designated upon said Plat No. 4 of Hawks Point Subdivision, the North line of Plat No. 3 of Hawks Pointe, being a subdivision of part of the Northwest Quarter of said Section 6, the plat of which subdivision was recorded April 1, 1997 in Book 41 of Plats on Page 29B, as Document No. 9714075 in said Recorders' Office, and the North line of Plat No. 2 of Hawks Pointe, being a subdivision of part of the Northwest Quarter of said Section 6, the plat of which subdivision was recorded April 15, 1996 in Book 40 of Plats on Page 163A, as Document No. 9618358 in said Recorder's Office, a distance of 1025.71 feet to the Southeast corner of the premises conveyed by Jeffery G. Petry and Patty J. Petry, as Trustee under the Petry Trust No. 1989 to the North Park Public Water District by Trustee's Deed recorded June 6, 1996 as Document No. 9627842 in said Recorder's Office; thence North 1 degree 46 minutes 11 seconds West along the East line of said premises, a distance of 200.23 feet to the Northeast corner thereof; thence South 87 degrees 36 minutes 47 seconds West along the North line of said premises, a distance of 205.37 feet to the Northwest corner thereof, said point lying in the East line of a public road designated Old River Road; thence North 1 degree 46 minutes 11 seconds West along the East line of said Old River Road, a distance of 404.80 feet to the South line of a public road designated Roscoe Road; thence North 87 degrees 36 minutes 47 seconds East along the South line of said Roscoe Road, a distance of 1225.60 feet to the West line of said Plat No. 5 of Hawks Pointe Subdivision; thence South 2 degrees 23 minutes 13 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 404.80 feet; thence South 1 degree 25 minutes 55 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 60.01 feet; thence South 2 degrees 23 minutes 13 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 136.19 feet to the Point of Beginning, containing 16.006 acres, more or less, all being situated in the County of Winnebago and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4 -inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

I hereby certify that no part of the property covered by this plat is situated within a special flood hazard area as identified by the Federal Emergency Management Agency for Winnebago County, Map Number 17201C0141E, Dated February 17, 2016.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Given under my hand and seal this _____ day of _____, 2024.

_____
Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 My current license expires: _____

STATE OF ILLINOIS
LEE S. SPRECHER
035-3436
LOVES PARK
IL
PROFESSIONAL LAND SURVEYOR

EASEMENT PROVISION

An easement is hereby reserved for and granted governmental bodies and other public utilities and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operated and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, electric and other utility service; also is hereby granted the right to use the streets for that purpose, the right to overhang lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the public utility equipment installed on the easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights therein granted. If the grade of the subdivision property must be so altered, or if the storm and sanitary sewer facilities required that the underground utility be moved or otherwise altered, the owners, their respective successors and assigns shall reimburse the utility company for the necessary expense involved.

Storm Water Detention Easement and Storm Sewer and Drainage Easements to be maintained by established home owners association with costs shared equally between all lots within Plat No. 6 of Hawks Pointe Subdivision.

CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

As owner, I hereby certify that I have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public purposes, and all easements shown are subject to the easement provisions in Ch. 154 of the Village Code of Ordinances.

In compliance with Public Act 90-286 this is to further certify that the lands embraced within the annexed Plat are located in the following school districts:

Rockton School District No. 140
Hononegah High School District No. 207

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

By: _____ _____ _____
Signature Printed Name Title

CERTIFICATION BY NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, _____, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such trustee of said trust, they signed the foregoing document pursuant to authority given by the trustees of said trust, as their free and voluntary act, and as the free and voluntary act of said trust, for the purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 2024.

_____
Notary Public

CERTIFICATION BY VILLAGE CLERK
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.
This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the _____ day of _____, 2024, approve the Plat and authorize it to be recorded. In witness whereof, I _____, Village Clerk of the Village of Roscoe, hereunto set my hand and affixed the seal of the Village of Roscoe, this _____ day of _____, 2024.

_____
Village Clerk

CERTIFICATION BY VILLAGE PLAT OFFICER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Having reviewed the recommendations of the Planning Division, Department of Community Development and the conditions placed on this Final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this _____ day of _____, 2024.

_____
Village Plat Officer

CERTIFICATION BY VILLAGE BOARD
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the Village of Roscoe has reviewed the attached Plat No. 6 Of Hawks Pointe Subdivision. In witness whereof, I have hereto set my hand this _____ day of _____, 2024.

_____
Village Board President

CERTIFICATION BY WINNEBAGO COUNTY ENGINEER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This plat has been approved by the Winnebago County Highway Department with respect to the access pursuant to 765 ILCS 205/2. However, an access permit is required by the owner of the property from the Winnebago Highway department in accordance to 605 ILCS 5/5-413

Dated this _____ day of _____, 2024.

_____
Winnebago County Engineer

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

The undersigned hereby certify, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that such surface water drainage will not be changed without adequate provision being made for the collection and diversion of such surface waters in public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 2024.

_____
Owner(s)

_____
Jeffrey S. Linkenheld, Professional Engineer
Illinois License No. 062-048405
Expires 11/30/2023

CERTIFICATION BY VILLAGE ENGINEER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

All required improvements including streets, sidewalks, sanitary sewers, storm sewers, water mains and drainage structures have been built, as required, or have been provided for by bond contract or irrevocable letter of credit to my approval.

Approved this _____ day of _____, 2024.

_____
Fehr-Graham, LLC,
Design Firm Professional Registration #184003525,
Village Engineer

CERTIFICATION BY WINGIS
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that the ties to the Winnebago County Geodetic Control Network for the property contained within this plat have been reviewed and are approved. The geodetic Control Network Tie Form has been submitted and it is approved.
Dated this _____ day of _____, 2024.

_____
WinGIS Authorized Agent

CERTIFICATION BY COUNTY CLERK
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, _____, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the plat of _____ Subdivision. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 2024.

_____
County Clerk

CERTIFICATION OF RECORDING OFFICIAL
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Filed for record this _____day of _____, 2024, at _____ o'clock __ . M.,
recorded in Book _____of Plats, page _____ and examined.

Document Number: _____

_____
County Recorder

COPYRIGHT 2024

VILLAGE of ROSCOE

ZBA File # _____

APPLICATION FOR DEVELOPMENT APPROVAL: FINAL PLAT REVIEW AND APPROVAL

This form is to be used for all Final Plat applications to be heard by the Village of Roscoe. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Joshua Petry , White Oak Trust
2. Project Location: SE corner of Old River Road and Roscoe Road
3. Brief Project Description:

   multi use development consisting of 8 duplex homes, 25 multi-family lots, one retail/commercial lot, and one park lot

4. Project Property Legal Description:

   Part of the NW quarter of Section 6 Township 45N Range 2 E of the third principal meridian

5. Project Property Size in Acres and Square Feet: 16.006 acres (697,221 sq ft)

B. Owner Information

1. Signature: [redacted]
2. Name: Joshua Petry
3. Address: [redacted]
4. Phone Nu[redacted]

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

1. Signature: [redacted]
2. Name: Jeffrey Linkenheld, Arc Design Resources
3. Address: [redacted]
4. Phone Nu[redacted]

Official Use Only

App Date _____	ZBA Date(s) _____	Zoning District_____
Com Date _____	CA Date _____	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 Final Plat 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. At the meeting, the Zoning Board of Appeals may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted in 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 #	Application Material	Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
24.	Final Plat	X					

Submit all of the above electronically to: permits@roscoeil.gov

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

PART III. SITE DATA TABLE

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

	Preliminary Plat	Final Plat
Smallest Lot Size	64,245 sq ft	10,301 sq ft
Median Lot Size	66,000 approx.	16,000 approx.
Smallest Lot Width	249.67 ft	100.99'
Smallest Lot Frontage	249.67'	100.99'
Open Space Provided	no park space	13,558 sq ft park lot (lot 179)
Area of Entire Property	16.006 acres	16.006 acres

PART IV. JUSTIFICATION OF THE PROPOSED FINAL PLAT

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. Are there any deviations/modifications from the approved Tentative Plat in terms of the number, type, location or design of the following?:

	Yes	No
Streets		X
Alleys and Pedestrian Ways	X	
Easements	X	
Blocks		X
Lots	X	
Public Use Areas	X	
Sanitary Sewer System		X
Potable Water System		X
House Services		X
Public Utilities		X

2. For each item answered "Yes" above please answer the following questions. Substantial deviations from the approved Tentative Plat, and all Variances from the Village Code not previously approved as part of the Tentative Plat, require a formal amendment to the Tentative Plat prior to approval of the Final Plat:

   a. From which specific aspect of the Tentative Plat is a modification requested? (List)

   lots along the south side of Sparrow Lane to become duplex lots instead of larger multi-family lots with several buildings on each lot. All other lots to become individual lots so that no single lot has more than one building on it. a private road connects to Sparrow Lane and serves several of the individual multi-family lots along Roscoe Road. A park lot will be dedicated to the Village.

   b. What type of modification is proposed? (List)

   decreasing the zoning intensity along the south side of Sparrow Lane to change from multi-family buildings to duplex buildings. Other multi family to be individual lots with either 3-unit or 4-unit buildings.

c. Does the proposed modification require approval of a Variance from the standards of the Village Code subdivision regulations?

No.

d. What specific circumstances have caused the need for the modification?

Per settlement agreement

e. What specific design/mitigation measures will be used to ensure the Final Plat with the proposed modification is consistent with the overall intensity/density, character, functionality, and quality of the approved Tentative Plat?

Final plat includes a transitional lower density between existing single family and multi family with duplex homes, in accordance with settlement agreement.