

ORDINANCE NO _____
Date Passed: May 14, 2012

AN ORDINANCE
APPROVING THE FINAL PLANNED UNIT DEVELOPMENT FOR THE
RESUBDIVISION OF LOT 4 IN CARON RIDGE SUBDIVISION

WHEREAS, Sullivans Foods has filed a petition for the approval of the Final Planned Unit Development for the Resubdivision of Lot 4 in Caron ridge Subdivision which is legally described in Exhibit "A"; and

WHEREAS, Walter Wayne Development previously submitted a Preliminary Planned Unit Development Plan and Plat which was approved at the March 12, 2012 City Council Meeting; and

WHEREAS, the Final Planned Unit Development consists of Engineering and Site Plans (Exhibit "B"), a Final Plat (Exhibit "C") and a Landscape Plan (Exhibit "D"); and

WHEREAS, the petition was reviewed by the Planning and Zoning Commission at a public hearing at their meeting of May 7, 2012 and the Planning and Zoning Commission, by a vote of 4-0, found that the Final Planning Unit Development was in conformance with the approved Preliminary Planned Unit Development Plan and Plat and recommended that City Council consider approving the petition; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That the Final Planned Unit Development for the Resubdivision of Lot 4 in Caron Ridge Subdivision which consist of Engineering and Site Plans (Exhibit "B"), a Final Plat (Exhibit "C") and a Landscape Plan (Exhibit "D") is hereby approved subject to:

- 1) Final Stormwater management plan be approved by staff.
- 2) Final Engineering being approved by staff.
- 3) The Final Plat being modified where necessary from staff comments prior to recording.
- 4) Posting of required surety prior to the recording of the Final Plat.
- 5) That site development review for lots 7 and 9 will be handled administratively.

Section 3. All other provisions of the Rochelle Zoning Ordinance and Rochelle Municipal Code, and its subsequent amendments shall remain in full force and effect.

Section 4. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 14 day of May, 2012.

Ayes:_____ Nays: ___ Abstain:_____

Mayor

Attested: _____
City Clerk

Exhibit "A"

THAT PART OF LOT 4 IN CARON RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE FRACTIONAL WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1987 IN PLAT FILE A ON PAGE 76, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 184.62 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 08 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 421.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 267.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 21.52 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 123.50 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 135.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 124.12 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE, 264.70 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 515.38 FEET, TO THE PLACE OF BEGINNING, IN OGLE COUNTY, ILLINOIS.

RESUBDIVISION OF LOT 4 IN CARON RIDGE SUBDIVISION ROCHELLE, ILLINOIS

LEGEND		
EXISTING		PROPOSED
	UTILITY POLE	
	UTILITY POLE DOWN GUY	
	LIGHT POLE	
	STREET SIGN	
	WATER VALVE	
	FIRE HYDRANT	
	WATER SHUT-OFF VALVE	
	WATER MAIN OR SERVICE	
	STORM MANHOLE	
	STORM INLET	
	FLARED-END SECTION	
	CATCH BASIN	
	STORM SEWER	
	SANITARY MANHOLE	
	SANITARY LINE	
	EDGE OF PAVEMENT	EP
	TOP OF CURB	TC
	EDGE OF CONCRETE	EC
	TOP OF WALL	TW
	BOTTOM OF WALL	BW
	MATCH EXISTING	M.E.

OPERATES
24 HOURS
365 DAYS

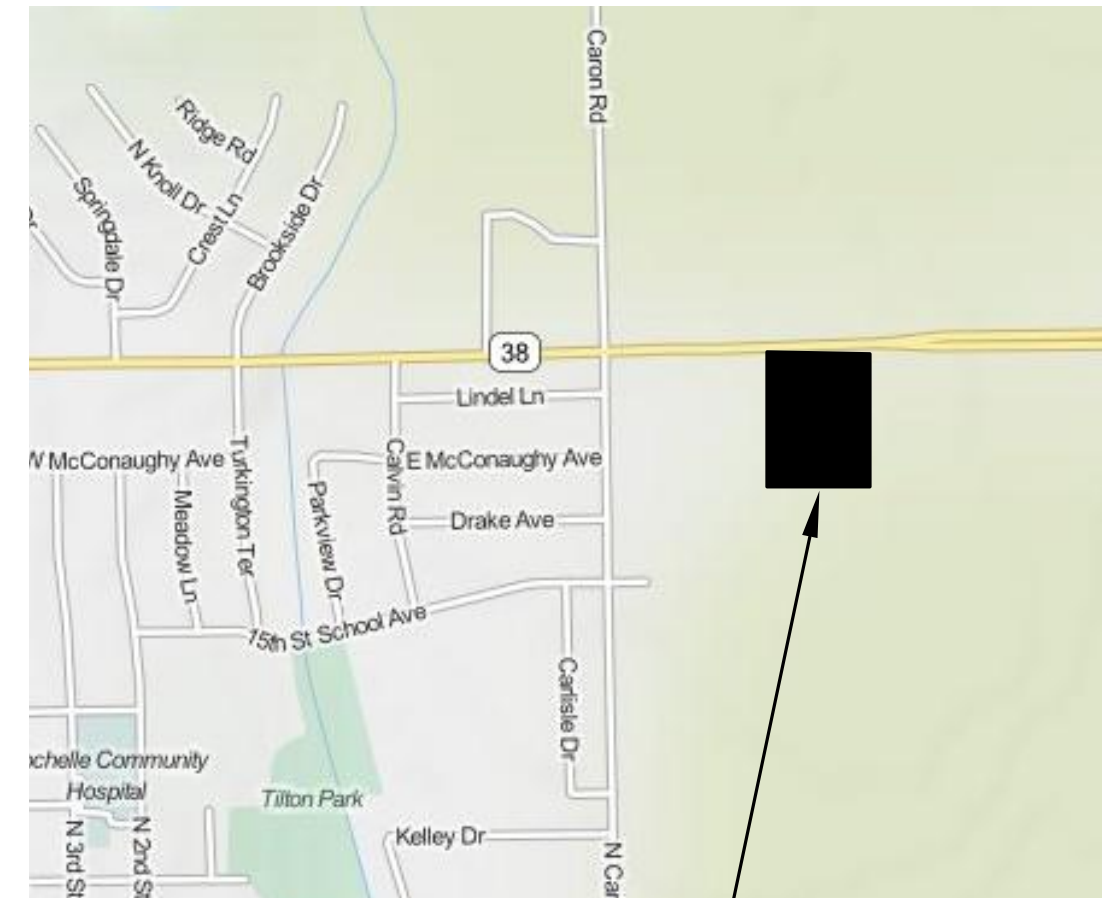
CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: OGLE TOWNSHIP: DEMENT
MUNICIPALITY: CITY OF ROCHELLE
SECT19 T40N R2E
(48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS)

PREPARED FOR:
WALTER WAYNE DEVELOPMENT
CONTACT: DAVE DIAMOND
951 S. 7TH ST., SUITE A
ROCHELLE, ILLINOIS 61068
PH. 815-871-7939

PROPERTY LOCATED AT:

EAST OF CARON ROAD ON THE SOUTH SIDE OF
LINCOLN HIGHWAY (STATE ROUTE 38)
ROCHELLE, ILLINOIS

LOCATION:



PROJECT

LEGAL DESCRIPTION

THAT PART OF LOT 4 IN CARON RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE FRACTIONAL WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1987 IN PLAT FILE A ON PAGE 76, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 184.62 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 08 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 421.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 267.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 21.52 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 123.50 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 135.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 124.12 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE, 264.70 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 515.38 FEET, TO THE PLACE OF BEGINNING, IN OGLE COUNTY, ILLINOIS.

SURFACE WATER DRAINAGE CERTIFICATE

I, ALBERT M. SCHMITT, OWNER OF SCHMITT ENGINEERING & ASSOCIATES, INC., LIC. NO. 062-046261, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROJECT OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE PROJECT.

OWNER

REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

(SEAL)

NOTE TO CONTRACTOR: COMPLY WITH CITY OF ROCHELLE STANDARDS AND CONTROL ORDINANCES.

SITE BENCHMARK:

SANITARY MANHOLE AT SE CORNER OF PROJECT
RIM ELEVATION = 789.79

INDEX OF SHEETS:

- COVER SHEET
- EXISTING CONDITIONS
- GEOMETRY & PAVING PLAN
- GRADING & EROSION CONTROL PLAN
- UTILITY PLAN
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- NOTES & SPECIFICATIONS
- STORM WATER POLLUTION PREVENTION PLAN
- LANDSCAPING PLAN
- LANDSCAPING DETAILS

CLIENT:
WALTER WAYNE DEVELOPMENT
951 S. 7TH ST., SUITE A
ROCHELLE, ILLINOIS 61068
CONTACT: DAVE DIAMOND 815-871-7939

NO.	DESCRIPTION	DATE
1	LOT 8 IMPROVEMENTS ADDED	4/4/12
2	GRADING REVISED	4/11/12

EXPIRES 11-30-2013

RESUBDIVISION OF LOT 4 IN
CARON RIDGE SUBDIVISION
ROCHELLE, ILLINOIS
OGLE COUNTY
COVER SHEET

SCHMITT
ENGINEERING
215 West Cahoon, Woodstock, IL 60098
Ph (815) 337-7810 Fx (815) 337-7812
www.albertmengineering.com

Designed By
AMS

Drawn By
ST

Checked By
AMS

Date
03/30/2012

Job Number
120204

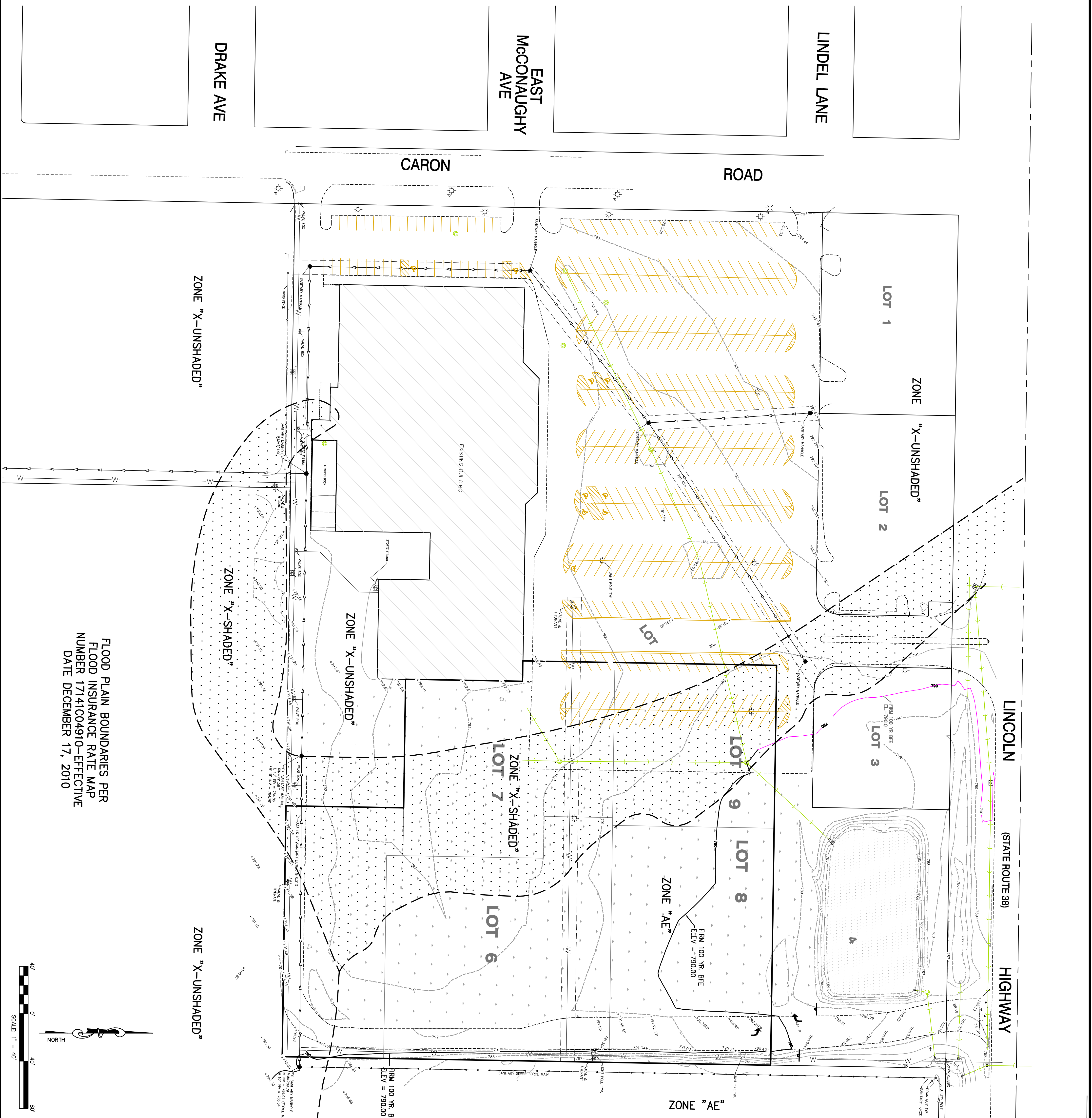
Sheet Number

01 of 12

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FEATURE	EXISTING	PROPOSED
CONTOURS	000	000
POWER POLE		
CONCRETE F.E.S.		
STORM SEWER		
STORM CURB INLET		
STORM MANHOLE/CATCH BASIN		
100 YEAR OVERFLOW ROUTE DRAINAGE ARROW	N.A.	
DRAINAGE ARROW	N.A.	
RIP RAP		
SILT FENCE	N.A.	
HANDICAPPED SIGN		

LEGEND



FLOOD PLAIN BOUNDARIES PER
FLOOD INSURANCE RATE MAP
NUMBER 17141C04910-EFFECTIVE
DATE DECEMBER 17, 2010

<p>02 of 12</p>	<p>Designed By AMS Drawn By ST Checked By AMS DATE 03/30/2012 JOB Number 120204 Sheet Number</p>	<p>SCHMITT ENGINEERING 215 West Calhoun, Woodstock, IL 60098 Ph (815) 337-7810 Fx (815) 337-7812 www.schmittengineering.com</p>	<p>RESUBDIVISION OF LOT 4 IN CARON RIDGE SUBDIVISION ROCHELLE ILLINOIS OGLE COUNTY EXISTING CONDITIONS</p>	<p>EXPIRES 11-30-2013</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4/4/12</td> <td>1</td> <td>LOT 8 IMPROVEMENTS ADDED</td> </tr> <tr> <td>4/11/12</td> <td>2</td> <td>GRADING REVISED</td> </tr> </tbody> </table>	DATE	NO.	DESCRIPTION	4/4/12	1	LOT 8 IMPROVEMENTS ADDED	4/11/12	2	GRADING REVISED	<p>CLIENT: WALTER WAYNE DEVELOPMENT 951 S. 7TH ST., SUITE A ROCHELLE, ILLINOIS 61068 CONTACT: DAVE DIAMOND 815-871-7938</p>
					DATE	NO.	DESCRIPTION								
4/4/12	1	LOT 8 IMPROVEMENTS ADDED													
4/11/12	2	GRADING REVISED													

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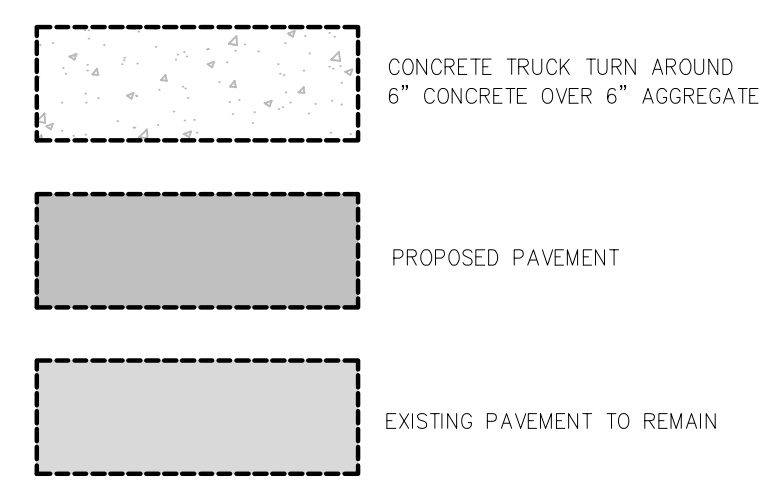
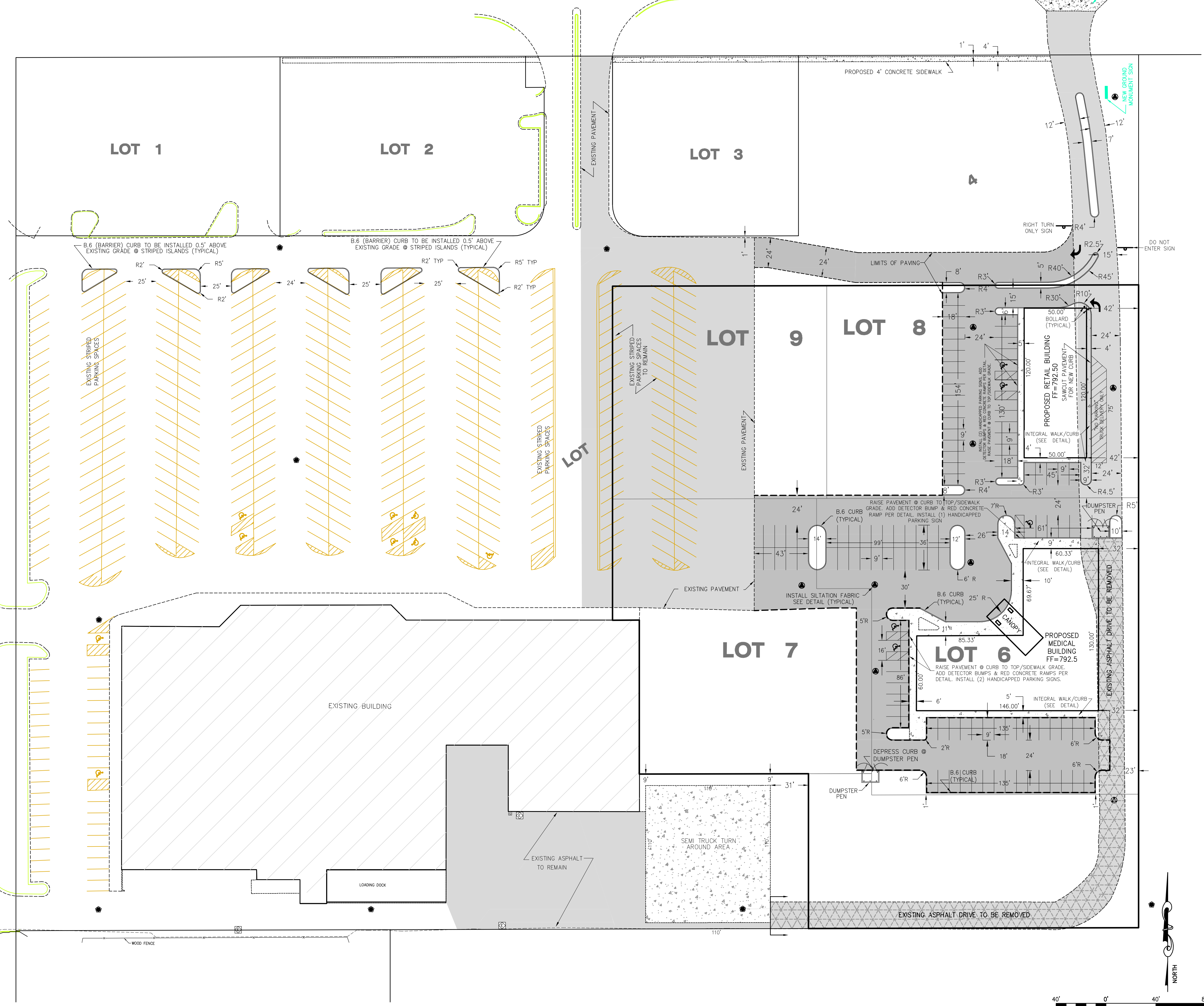
LINCOLN (STATE ROUTE 38) HIGHWAY

LINDEL LANE

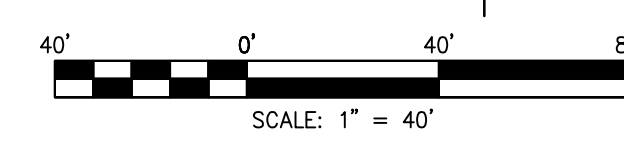
EAST McCONAUGHY AVE

ROAD

CARON



ALL CURB DIMENSIONS ARE TO FACE OF CURB



CLIENT:
WALTER WAYNE DEVELOPMENT
 951 S. 7TH ST., SUITE A
 ROCHELLE, ILLINOIS 61068
 CONTACT: DAVE DIAMOND 815-871-7989

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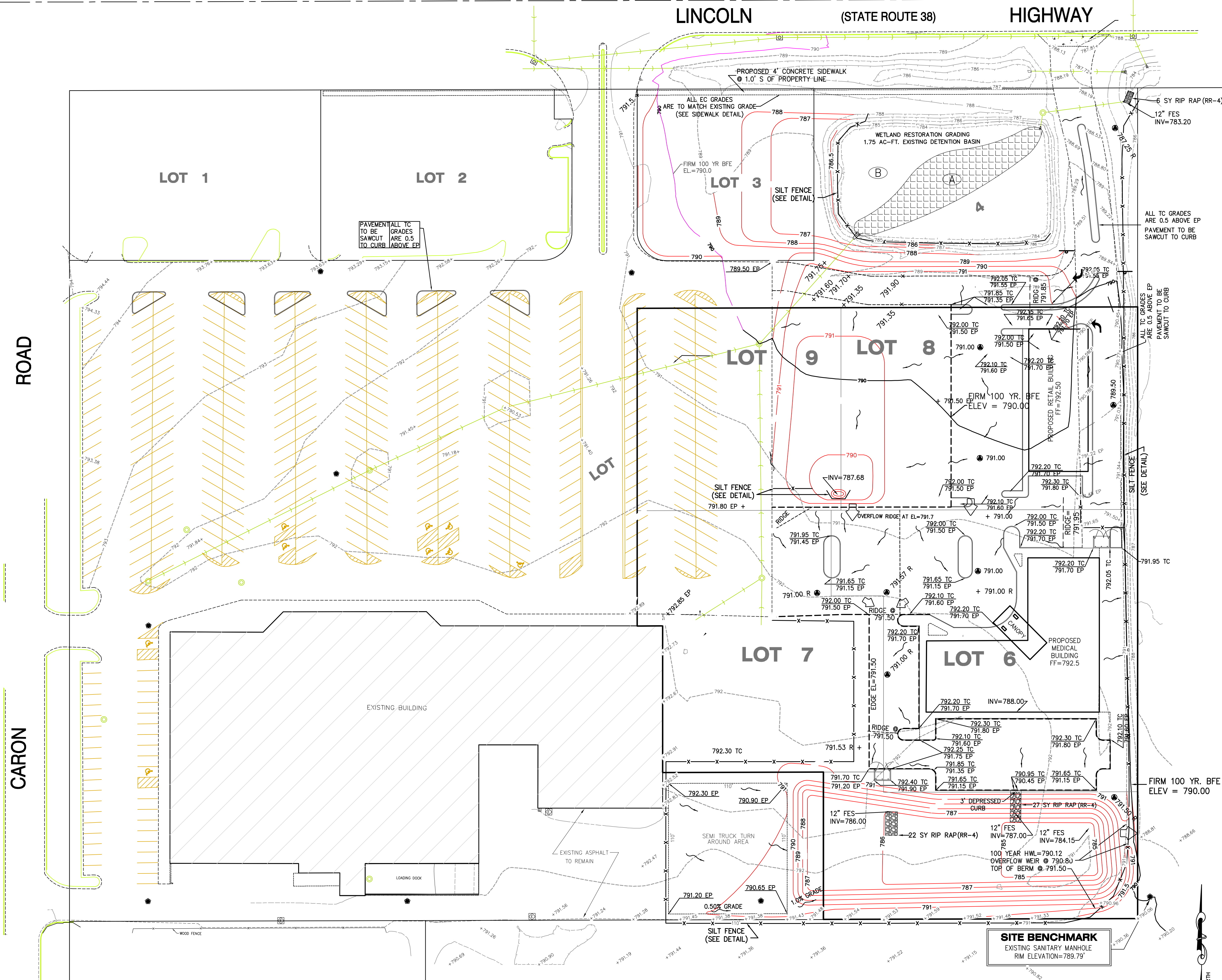
EXPIRES 11-30-2013

**RESUBDIVISION OF LOT 4 IN
 CARON RIDGE SUBDIVISION**
 ROCHELLE, ILLINOIS
 OGLE COUNTY
GEOMETRY & PAVING PLAN

SCHEIDT
 ENGINEERING
 215 West Cahoon, Woodstock, IL 60098
 Ph (815) 337-7810 Fx (815) 337-7812
 www.scheidtengineering.com

Designed By AMS
Drawn By ST
Checked By AMS
Date 03/30/2012
Job Number 120204
Sheet Number 03 of 12

- (A) IMPROVE 5000 SQ. FT. OF WETLAND PER LANDSCAPE PLAN-SHEET 12
- (B) GRADE FROM 785.0 TO NEW EDGE @ 783.8±



CLIENT:
WALTER WAYNE DEVELOPMENT
 951 S. 7TH ST., SUITE A
 ROCHELLE, ILLINOIS 61068
 CONTACT: DAVE DIAMOND 815-871-7898

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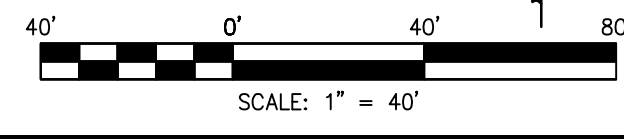
**RESUBDIVISION OF LOT 4 IN
 CARON RIDGE SUBDIVISION**
 ROCHELLE, ILLINOIS
 OGLE COUNTY

GRADING & EROSION CONTROL PLAN

SCHEIDT ENGINEERING
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 www.scheidtengineering.com

Designed By
AMS
 Drawn By
ST
 Checked By
AMS
 Date
03/30/2012
 Job Number
120204
 Sheet Number

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SANITARY SERVICE

- 51 SANITARY MANHOLE
RIM = 791.15
S 8" INV = 786.42
- 52 PROP 235 LF 8" SANITARY SEWER @ 0.40%
- 53 SANITARY MANHOLE
RIM=791.35
N-S 8" INV = 785.48
- 54 PROPOSED 70 LF 6" SANITARY SERVICE @ 0.50%
- 55 6" SANITARY STUB @ BUILDING
INV=785.83
MARK LOCATION WITH 4x4 WOOD POST PAINTED GREEN
- 56 PROPOSED 14 LF 6" SANITARY SERVICE @ 0.50%
- 57 6" SANITARY STUB PER DETAIL
INV=785.55
MARK LOCATION WITH 4x4 WOOD POST PAINTED GREEN
- 58 PROPOSED 153 LF 8" SANITARY SEWER @ 0.40%
- 59 SANITARY MANHOLE CONNECT TO EXISTING
SANITARY MANHOLE
RIM=791.56 M.E.
E 10" INV = 784.86
W 10" INV = 784.76
CORE NEW 8" WITH BOOT @ 784.86
- 60 PROPOSED 130 LF 6" SANITARY SERVICE @ 0.50%
- 62 PROPOSED 10 LF 6" SANITARY SERVICE @ 0.50%
- 63 6" SANITARY STUB PER DETAIL
INV = 786.47
MARK LOCATION WITH 4x4 WOOD POST PAINTED GREEN
- 64 6" SANITARY STUB @ BUILDING
INV = 787.07
MARK LOCATION WITH 4x4 WOOD POST PAINTED GREEN

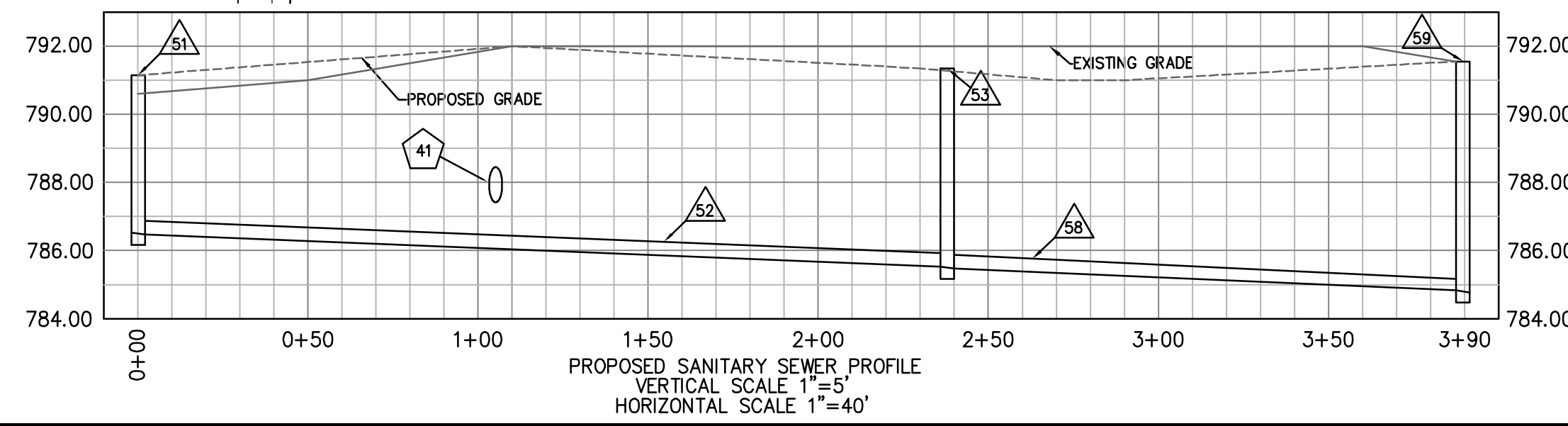
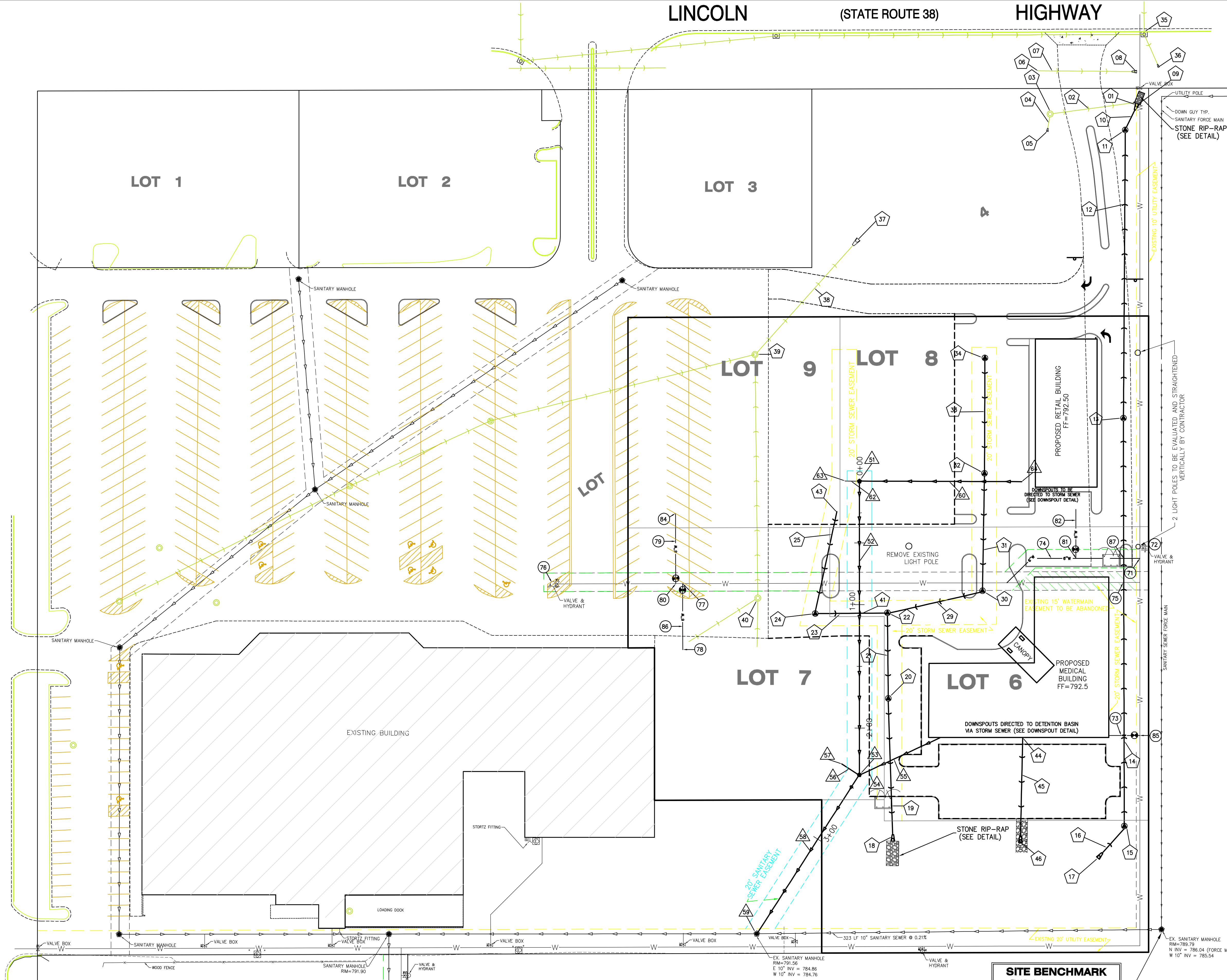
WATER SERVICE

- 71 WATER VALVE TO BE LOCATED PER EXCAVATION. IF NO VALVE IS FOUND PRESSURE CONNECTION TO EXISTING WATERMAIN WILL BE NECESSARY.
- 72 EXISTING FIRE HYDRANT AND VALVE
- 73 25 LF 6" DUCTILE IRON WATER SERVICE
MARK LOCATION WITH 4x4 WOOD POST PAINTED BLUE
- 74 118 LF 6" DUCTILE IRON WATER SERVICE
MARK LOCATION WITH 4x4 WOOD POST PAINTED BLUE
- 75 108' EXISTING WATERMAIN TO BE ABANDONED
- 76 EXISTING FIRE HYDRANT AND VALVE
- 77 PRESSURE TAP W/VALVE @ EXISTING WATERMAIN
- 78 6" STUB PER DETAIL
- 79 52 LF 6" DUCTILE IRON WATER SERVICE
MARK LOCATION WITH 4x4 WOOD POST PAINTED BLUE
- 80 PRESSURE TAP W/VALVE @ EXISTING WATERMAIN
- 81 NEW CONNECTION WITH VALVE @ NEW 6" WATERMAIN
- 82 40 LF 6" DUCTILE IRON WATER SERVICE
MARK LOCATION WITH 4x4 WOOD POST PAINTED BLUE
- 84 6" STUB PER DETAIL
- 85 PRESSURE TAP W/VALVE @ EXISTING WATERMAIN
- 86 53 LF 6" DUCTILE WATER SERVICE
MARK LOCATION WITH 4x4 WOOD POST PAINTED BLUE
- 87 WATER - STORM SEWER CROSSING

PROPOSED 12" STORM SEWER CROWN = 874.80±
PROPOSED 8" WATERMAIN INV = 786.70±

STORM SEWER

- 01 EXISTING 12" F.E.S.
INV = 783.17
- 02 EX. 65 LF 12" STORM SEWER @ 0.35%
- 03 EX. STORM MANHOLE W/ RESTRICTOR
RIM = 787.0±
12" INV = 783.40
- 04 EX. 10 LF 12" STORM SEWER @ 0.40%
- 05 EXISTING 12" F.E.S.
INV = 783.44
- 06 EXISTING 16" F.E.S.
INV = 784.70
- 07 EX. 75 LF 15" STORM SEWER @ 0.84%
- 08 EXISTING 15" F.E.S.
INV = 784.09
- 09 PROP 12" F.E.S.
INV = 783.18
- 10 PROP 20 LF 12" STORM SEWER @ 0.14%
- 11 48" STORM MANHOLE
NEENAH 1500 FRAME CL
RIM = 787.25
INV = 783.21
- 12 PROP 230 LF 12" STORM SEWER @ 0.14%
- 13 48" STORM MANHOLE
NEENAH 1500 FRAME CL
RIM = 789.50
INV = 783.54
- 14 PROP 328 LF 12" STORM SEWER @ 0.14%
- 15 48" STORM MANHOLE W/ RESTRICTOR
NEENAH 1500 FRAME CL
SEE RESTRICTOR DETAIL
RIM = 791.50
INV = 784.00
- 16 PROP 27 LF 12" STORM SEWER @ 0.56%
- 17 PROP 12" F.E.S.
INV = 784.15
- 18 PROP 12" F.E.S.
INV = 786.00
- 19 PROP 108 LF 12" STORM SEWER @ 0.19%
- 20 48" STORM CATCH BASIN
NEENAH 1500 FRAME/W R2100 GRATE
RIM = 791.00
S 12" INV = 786.20
N 12" INV = 786.75
- 21 PROP 65 LF 12" STORM SEWER @ 0.38%
- 22 48" STORM MANHOLE
NEENAH 1500 FRAME CL
RIM = 791.57
W 12" INV = 787.33
S 12" INV = 787.00
E 12" INV = 787.16
- 23 PROP 55 LF 12" STORM SEWER @ 0.31%
- 24 36" STORM CATCH BASIN
NEENAH 1500 FRAME/W R2100 GRATE
RIM = 791.00
N 12" INV = 787.56
W 12" INV = 787.56
- 31 PROP 91 LF 12" STORM SEWER @ 0.26%
- 32 24" STORM CATCH BASIN
NEENAH 1500 FRAME W/ R2100 GRATE
RIM = 791.00
N 12" INV = 787.80
S 12" INV = 787.80
- 33 PROP 90 LF 12" STORM SEWER @ 0.23%
- 34 24" STORM CATCH BASIN
NEENAH 1500 FRAME W/ R2100 GRATE
RIM = 791.00
N 12" INV = 788.00
- 35 EXISTING STORM INLET
RIM = 788.19
- 36 EXISTING 12" FES
INV = 788.34
- 37 EXISTING 12" FES
INV = 783.70
- 38 EX 120 LF 30" STORM SEWER @ 0.81%
- 39 EXISTING STORM CATCH BASIN
RIM = 790.00
S 15" INV = 784.67
NE 30" INV = 784.67
- 40 EXISTING STORM CATCH BASIN
RIM = 792.12
S 15" INV = 788.32
SW 12" INV = 788.32
N 15" INV = 788.32
- 41 SEWER CROSSING INFO
PROPOSED 12" STORM SEWER INV = 787.4±
PROPOSED 8" SANITARY SEWER CROWN = 786.
- 43 12" STORM STUB
INV=787.63
MARK LOCATION WITH 4x4 WOOD POST.
- 44 PROP 12" STORM SERVICE
INV=788.00
- 45 PROP 80 LF 12" STORM SEWER @ 1.25%
- 46 PROP 12" FES
INV=787.00



CLIENT:
WALTER WAYNE DEVELOPMENT
951 S. 7TH ST., SUITE A
ROCHELLE, ILLINOIS 61068
CONTACT: DAVE DIAMOND 815-871-7989

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EXPIRES 11-30-2013

**RESUBDIVISION OF LOT 4 IN
CARON RIDGE SUBDIVISION**
ROCHELLE, ILLINOIS
OGLE COUNTY
UTILITY PLAN

SCHMITZ ENGINEERING
215 West Cahoon, Woodstock, IL 60098
Ph (815) 337-7910 Fx (815) 337-7912
www.schmitzengineering.com

Designed By
AMS
Drawn By
ST
Checked By
AMS
Date
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GENERAL NOTES

B Box—Extension type Minneapolis pattern base (Mueller H-10300)

5 ¼ Box—Screw type depth adjustment with WATER on lid. (Tyler 6645)

Curb Stop—Ball type cc thread (Mueller 300 B-25155)

Corp Stop—Ball type cc thread (Mueller 300 B-25008)

Main Valves—Resilient Wedge (Mueller 2360 Series)

Hydrants 5 1/4—operating nut 1 1/2 pentagon, open right, 2 hose nozzles, 1 pumper nozzle national standard thread, all bolts below grade to be stainless steel, red in color. (Mueller Super Centurion 250 3 way, Waterous Pacer Classic with plain end shoe, Clow Medallion)

Saddles—double strap epoxy coated or bronze. (Mueller BR2S, DE2s) Smith Blair #317

Tapping Sleeve—Cl, DI Stainless Steel (Mueller H-304, H615)

Water Main—DI Class 52, DI PSI Class 350, PVC C900, C909.

PVC Watermain—Tracer cable shall be a direct bury, #10 THHN solid wire; wire is to be taped or attached in an approved manner to all water mains during installation, prior to backfilling, ground to rod every 200 feet.

Repair Clamps—Full Seal Stainless

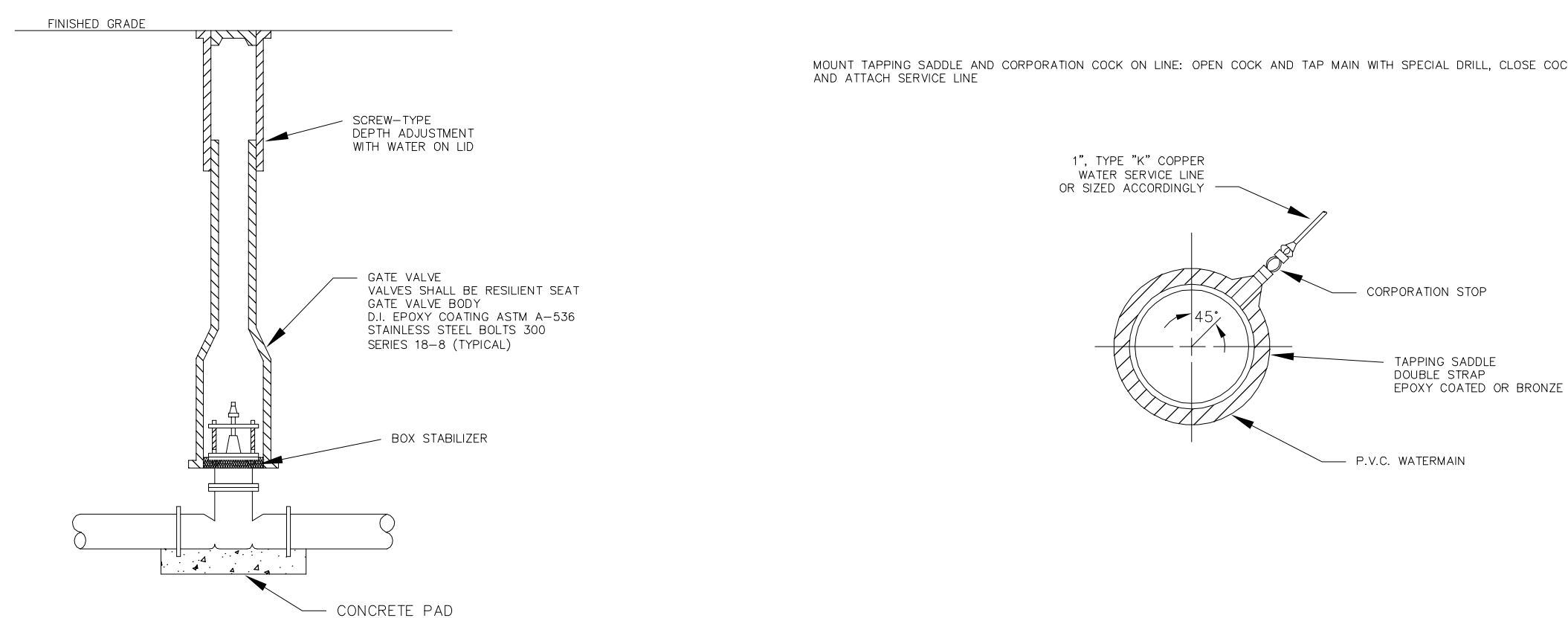
Copper—Type K

Meters—Supplied by City of Rochelle

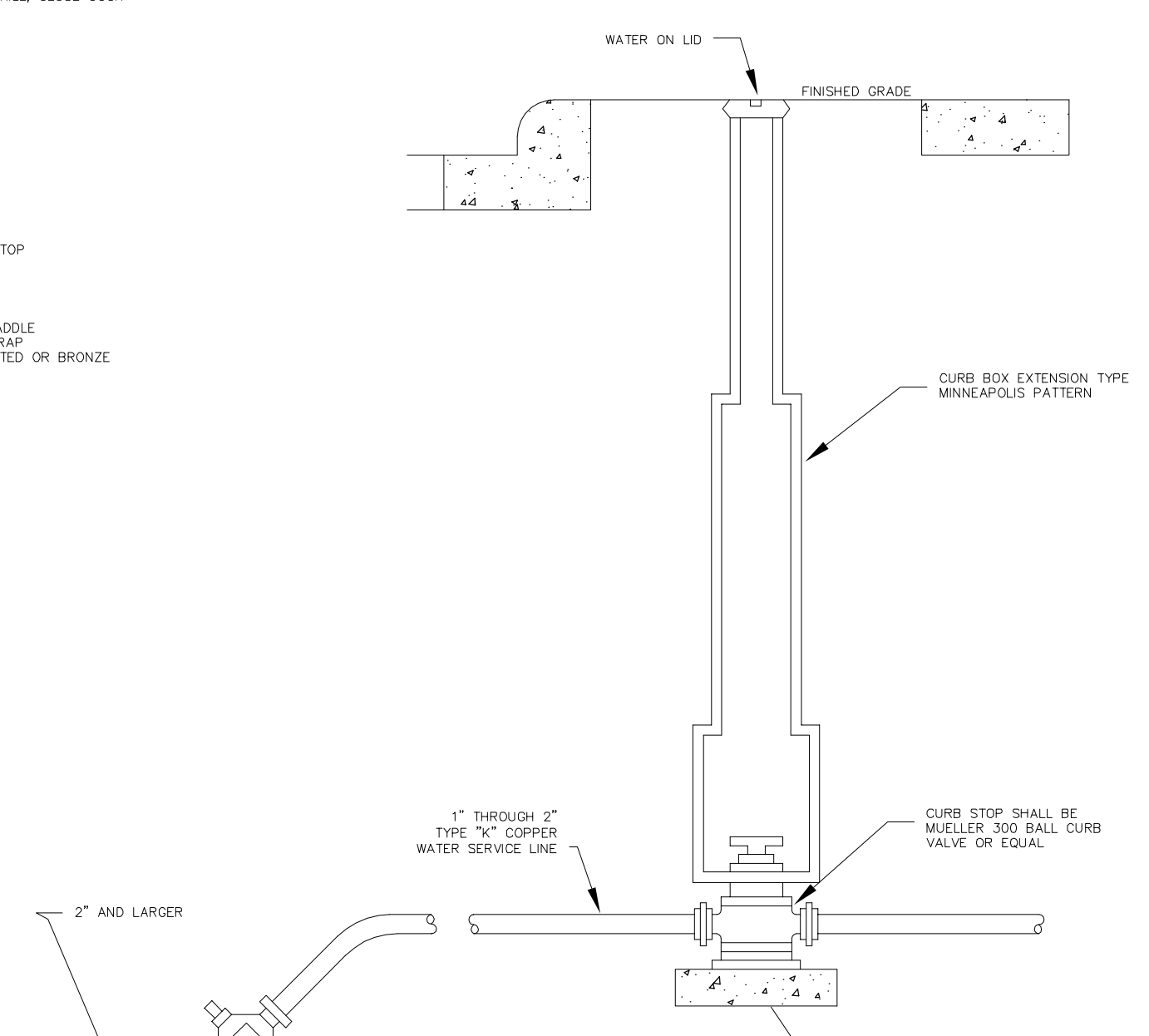
All materials shall be manufactured in the US, if material is not available in the US please note what material is unavailable and where it is coming from in the quote.

When the watermain is not looped from two source feeds, an automatic flush hydrant Hydor—Guard long neck surface drainage unit, or equal, is required.

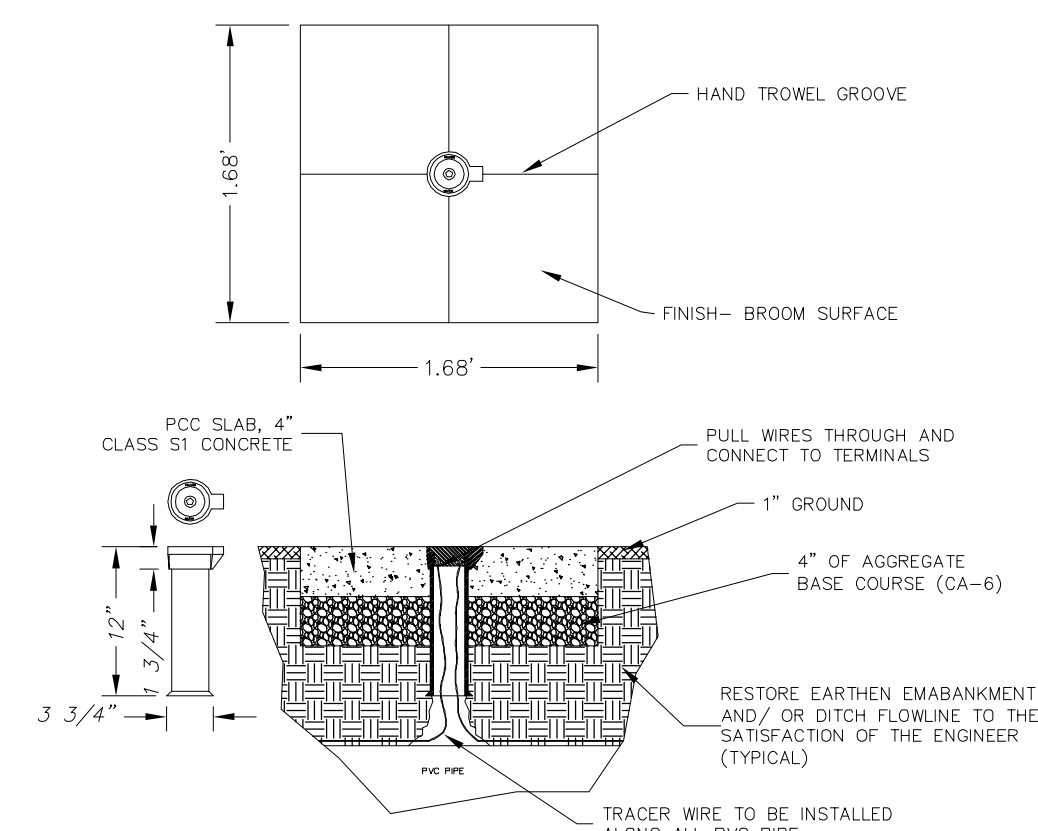
Curb stop markers are required in any new construction. Markers to be installed in concrete.



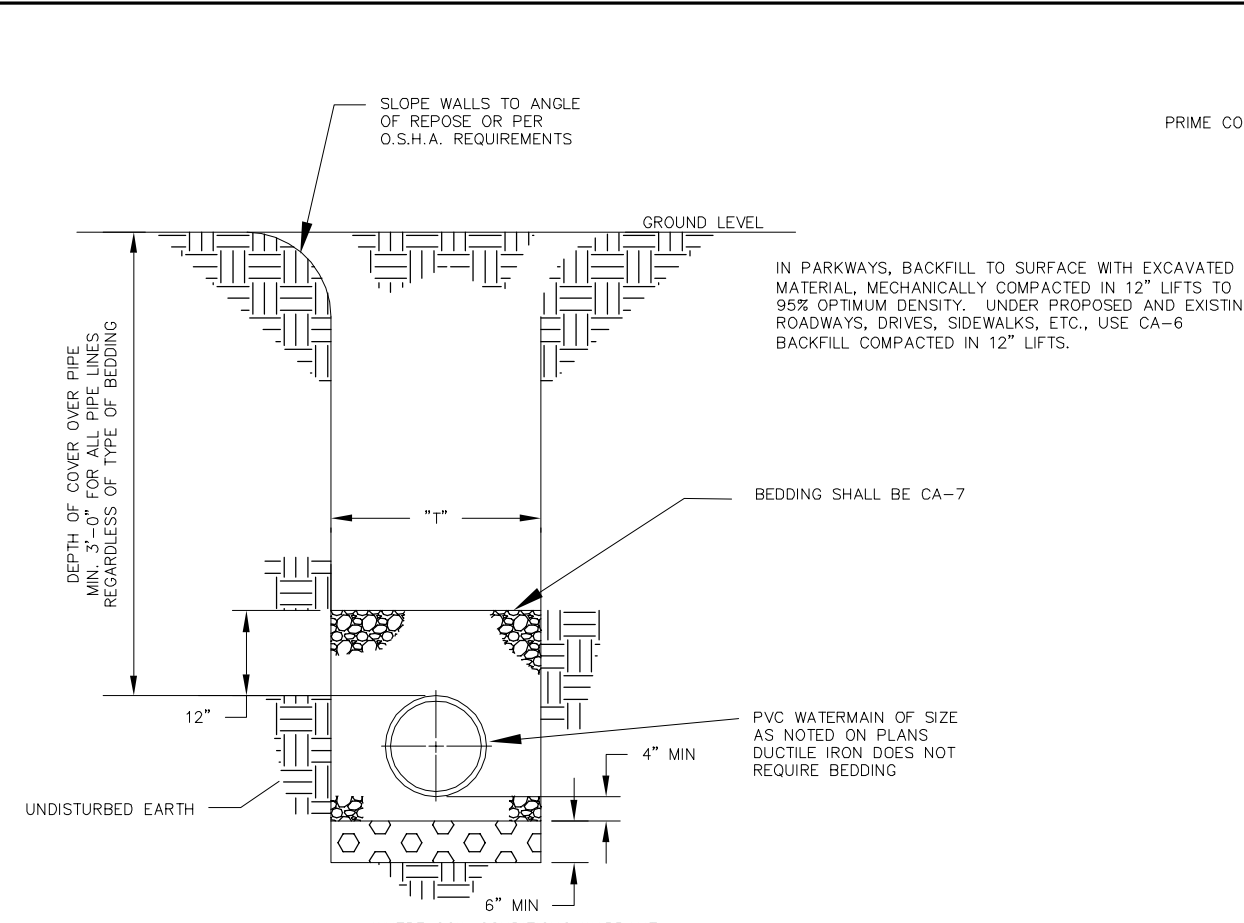
VALVE AND VALVE BOX INSTALLATION AND ASSY.



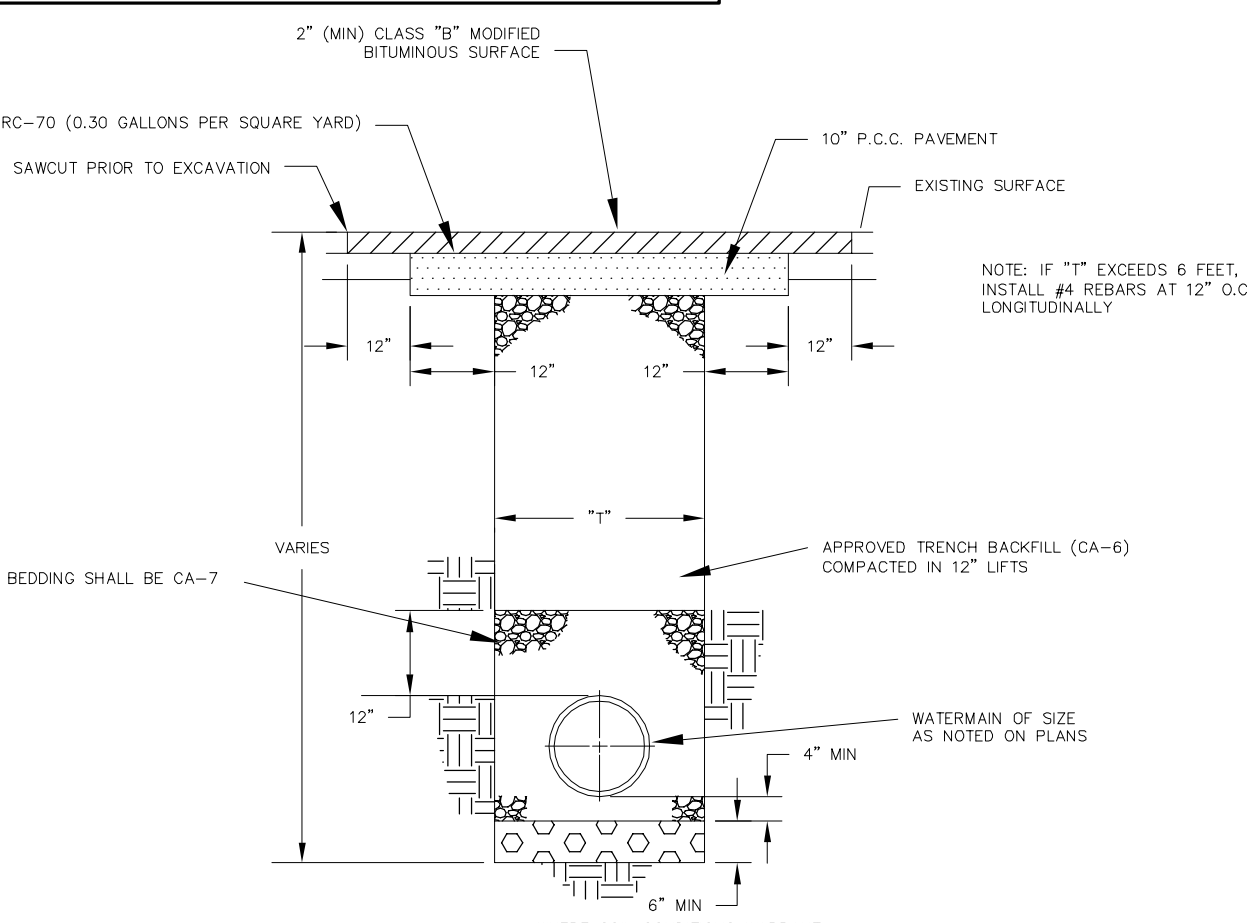
CURB BOX INSTALLATION AND ASSY.



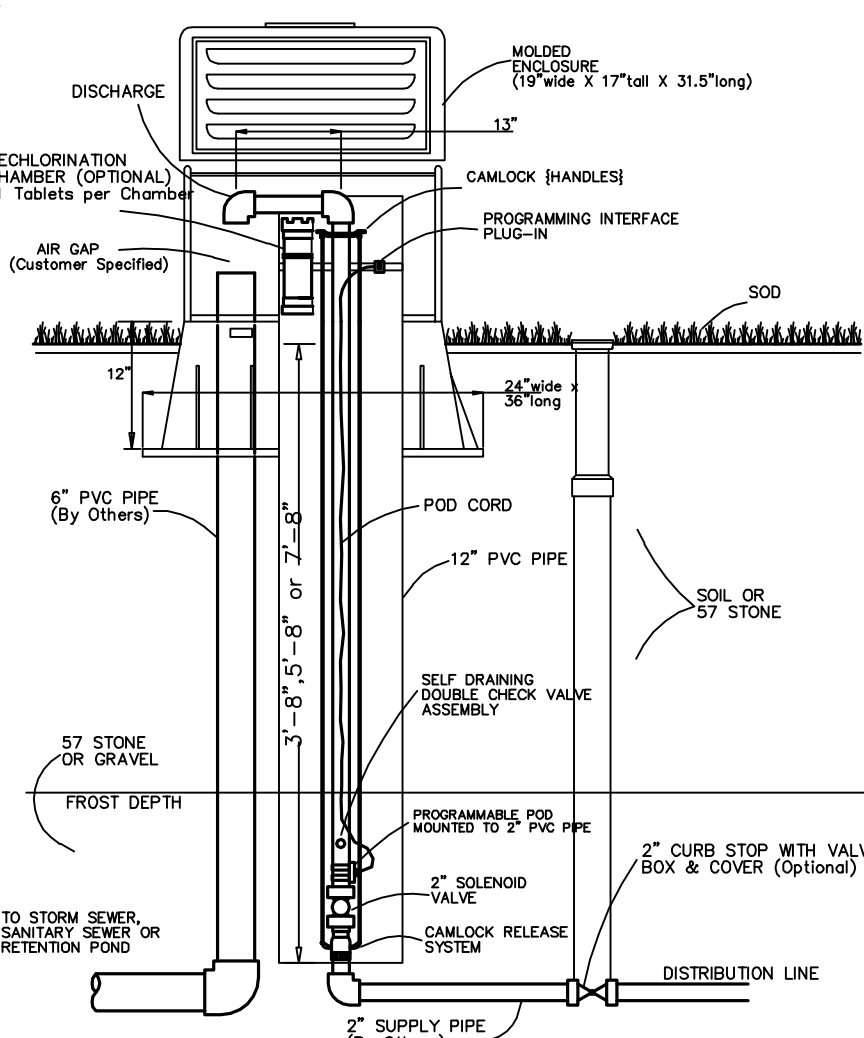
TRACER WIRE ACCESS BOX



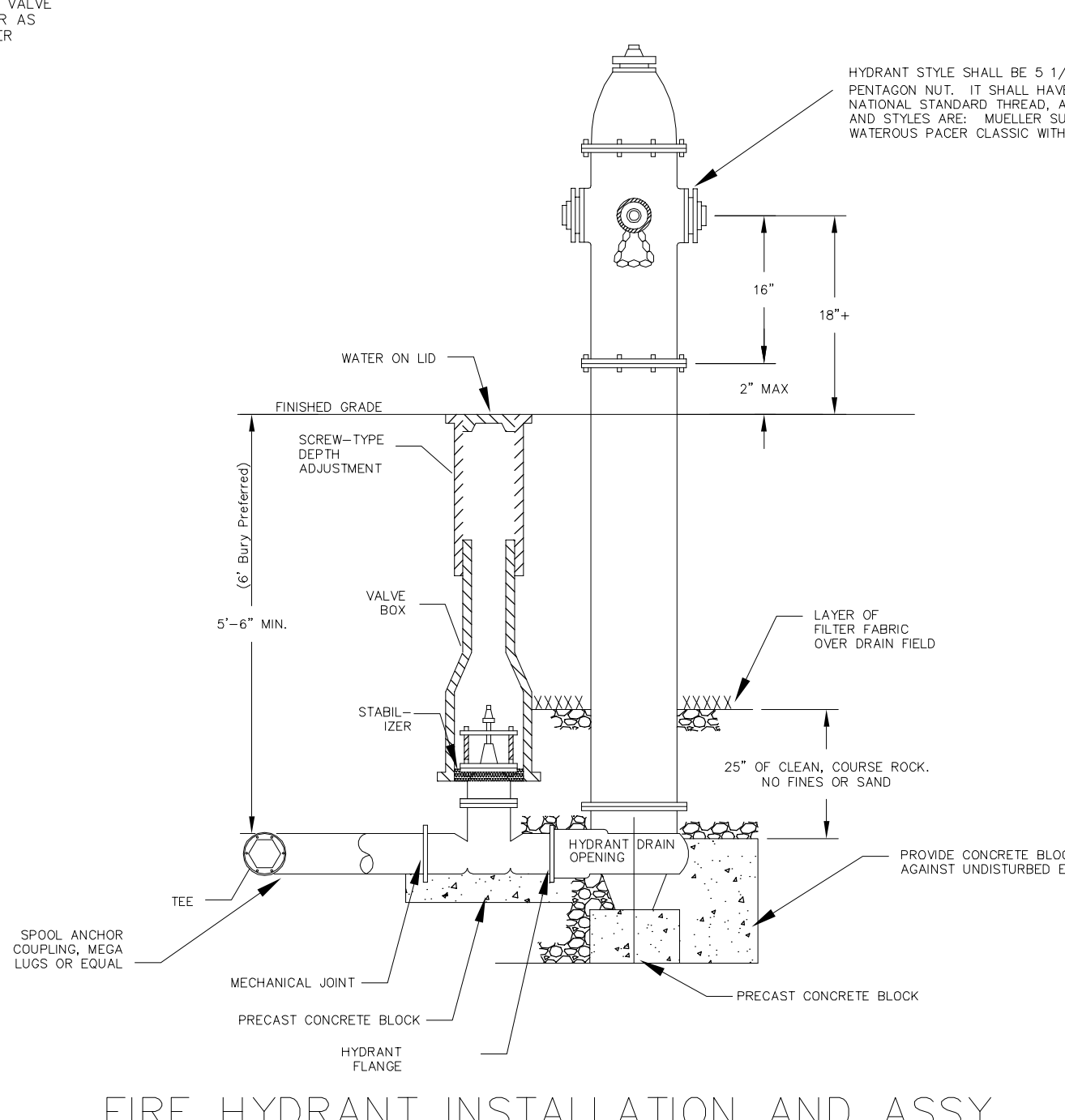
TYPICAL WATERMAIN TRENCH DETAIL



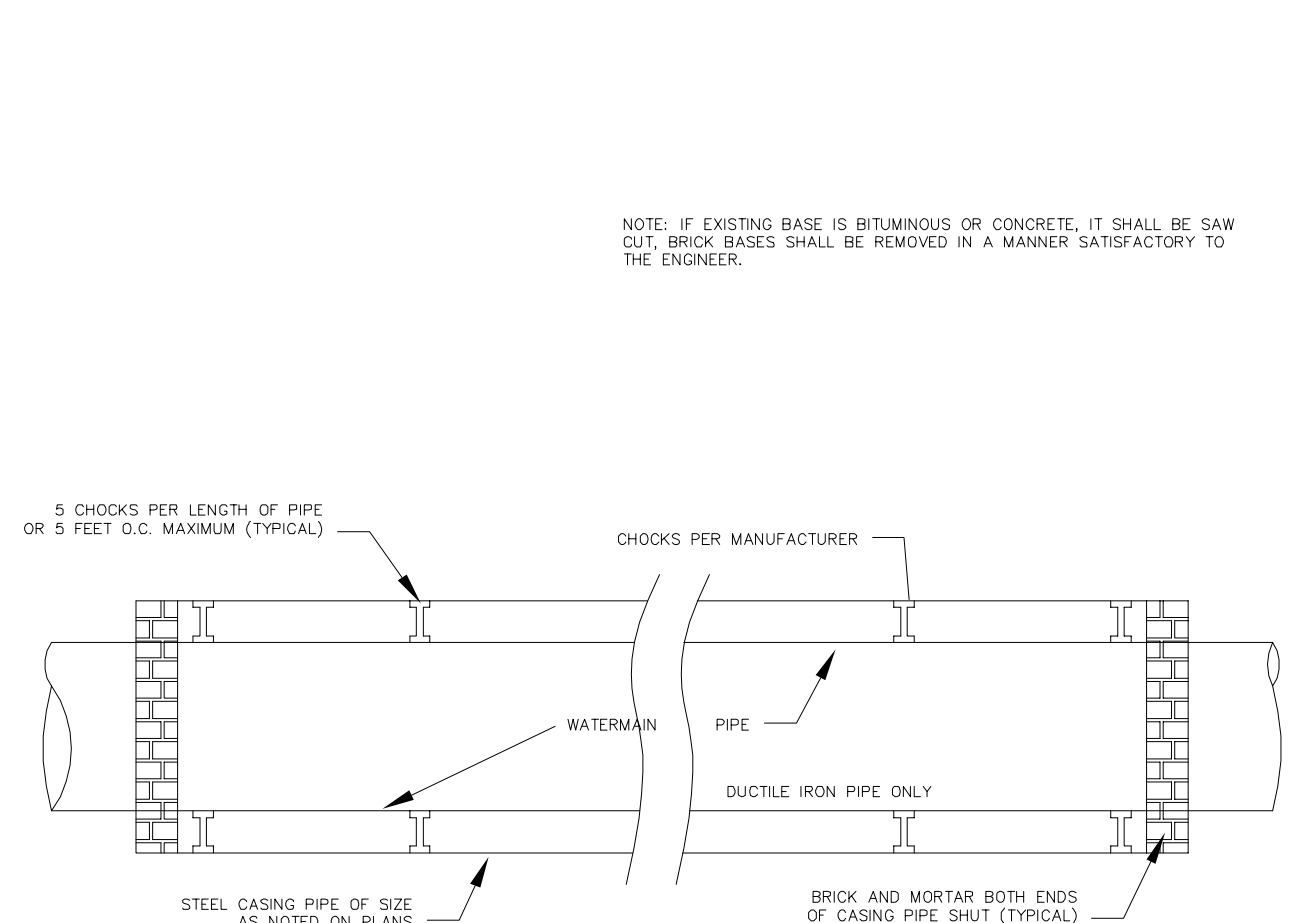
BITUMINOUS PAVEMENT REPLACEMENT



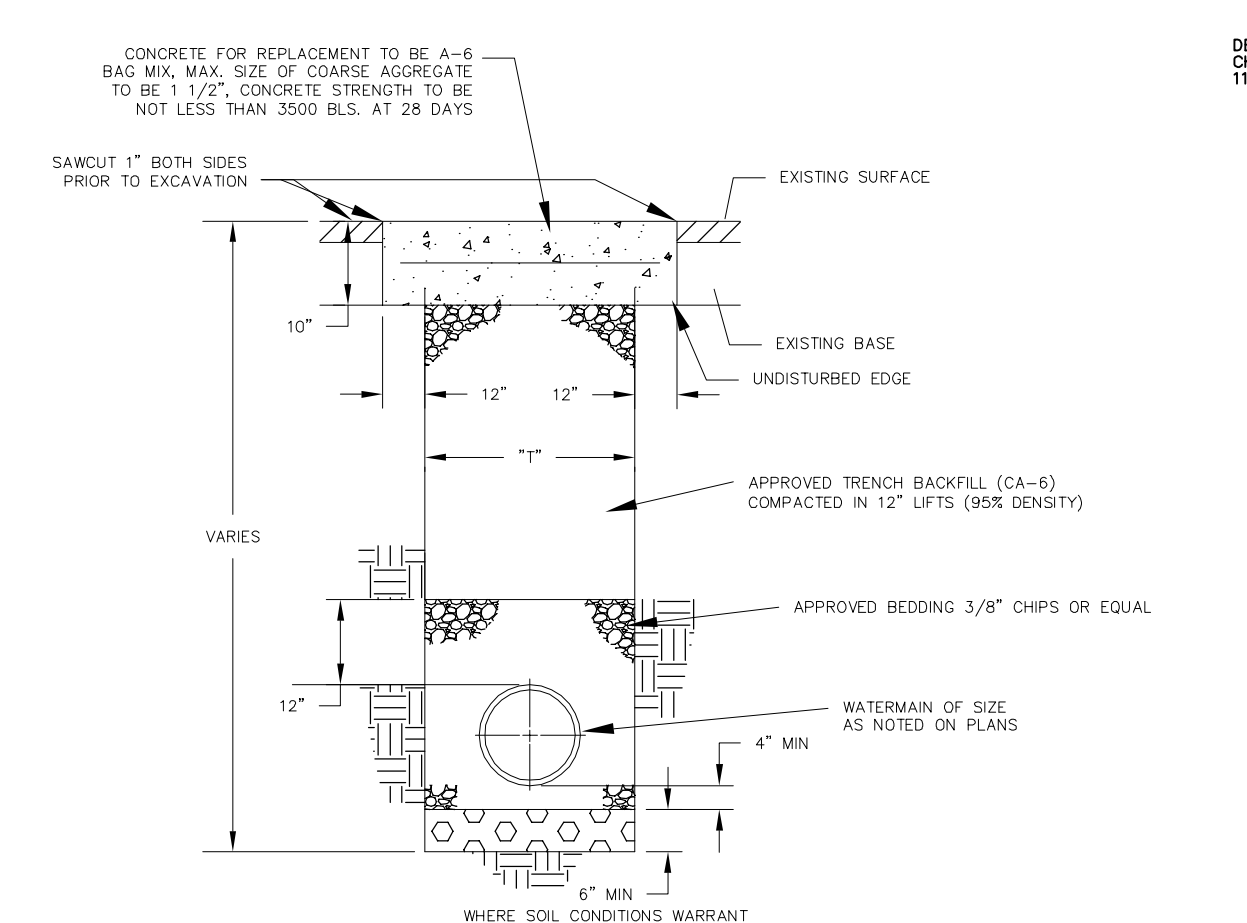
TYPICAL INSTALL HYDRO-GUARD HG-4 STANDARD



FIRE HYDRANT INSTALLATION AND ASSY.



TYPICAL CASING PIPE DETAIL



P.C.C. CONCRETE PAVEMENT REPLACEMENT

MATERIAL NOTE: WATERMAIN SHALL NOT BE LESS THAN 6" DIA. MATERIALS—DUCTILE IRON PIPE (ASSA-C-151) CLASS 50 CEMENT LINED WITH MECHANICAL OR PUSH ON TYPE JOINT AND ELASTOMERIC SEALS (ASTM 477) OR PVC AWWA C-900 OR C-909, CLASS 150 DR18, WITH BELL & SPIGOT OR JOINT (ASTM 477) OR DUCTILE IRON PRESSURE 350, FOR 6"-12" AND 250 FOR 14"-20" WITH PUSH ON TYTON JOINT.

WHEN C-900 OR C-909 PIPE IS USED, A TERMINAL BOX (VALVCO OR EQUAL), SUITABLE FOR FLUSH BURIAL MUST BE PLACED AT GRADE EVERY 500 FEET. THE BOX MUST HAVE A 2 1/2" LOCK CAST IRON TOP AND THE WIRE MUST BE SECURED AT THE TERMINATION POINT.

NOTE: ALL WATERMAIN CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION.

NOTICE: THE CONTRACTOR MUST CALL J.U.L.I.E. (1-800-892-0123) BEFORE EXCAVATING.

CLIENT:
WALTER WAYNE DEVELOPMENT
951 S. 7TH ST., SUITE A
ROCHELLE, ILLINOIS 61068
CONTACT: DAVE DIAMOND 815-871-7898

REVISIONS	NO.	DESCRIPTION
	1	LOT 8 IMPROVEMENTS ADDED
	2	GRADING REVISED

DATE	NO.	DESCRIPTION
4/4/12	1	LOT 8 IMPROVEMENTS ADDED
4/11/12	2	GRADING REVISED

EXPIRES 11-30-2013

RESUBDIVISION OF LOT 4 IN
CARON RIDGE SUBDIVISION
ROCHELLE, ILLINOIS
OGLE COUNTY
CONSTRUCTION DETAILS

SCHMITZ
ENGINEERING
215 West Cahoon, Woodstock, IL 60098
Ph (815) 397-7810 Fx (815) 397-7812
www.schmitzengineering.com

STANDARD DETAILS FOR
WATER MAIN IMPROVEMENTS

CITY OF ROCHELLE
ROCHELLE MUNICIPAL UTILITIES

DRAWN BY: B. Russell
APPROVED BY:
SCALE: NONE
DATE: 5/19/2006
REVISED: 5/6/2010

SHEET NO.:

Designed By
AMS
Drawn By
ST
Checked By
AMS
Date
03/30/2012
Job Number
120204
Sheet Number

07 of 12

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SANITARY SEWER

- (a) All sewer plans and installations shall conform to the standards and specifications of the city and the state Environmental Protection Agency and the Standard Specifications for Water and Sewer Main Construction in Illinois.
(b) Sanitary sewer lines shall be installed to serve all properties in a subdivision except subdivisions where individual sewage disposal systems are permitted.
(c) Where sanitary sewer mains of larger capacity than necessary to serve the subdivision as delineated in the preliminary plan are required to serve the future growth in the vicinity of the subdivision, as determined by the city, the upsizing will be paid for by the city in accordance with section 86-50.
(d) Sewer main extensions shall be extended by the property owner to the property or annexation line, whichever is further, of the premises to be served so that future sewer main extensions will not require excavation in the subdivision.
(Code 1996, § 11.04.030)

Specifications for sanitary sewer construction

- (a) All sanitary sewers shall be constructed of polyvinyl chloride (PVC) SDR-26 or heavier sewer pipe which shall conform to ASTM D-3034 with a D-3212 joint; it shall be bedded per standards.
(b) Sewers shall be of adequate size to serve the entire development proposed. The minimum size of street sewers shall be eight-inch internal diameter.
(c) Before commencing the sewer layout, the designer shall confer with the city to determine the required size and grades for any trunk sewers traversing the subdivision to fit the city's overall plan. These shall be installed by the subdivider.
(d) House service laterals of four-inch internal diameter shall be provided for each lot, parcel, or tract. House services shall be extended five feet beyond the property line and marked with a four-inch by four-inch post painted green. It is required that the lateral shall be eight to ten feet below the proposed street grade where possible. Proper bedding is required per Environmental Protection Agency regulations.
(e) The developer shall notify the city engineer and the water reclamation division at least 24 hours prior to start of construction in order to arrange for appropriate construction inspection. Work performed or materials and equipment installed without inspection may be considered unacceptable, and if found unacceptable, shall be replaced by the developer.
(f) "Band seal" or similar couplings of appropriate type and size shall be used when joining conduits of dissimilar materials.
(g) All sanitary sewers shall be air tested (low pressure) in accordance with the sanitary sewer departments and EPA requirements: flexible sewers will be tested for deflection, and deflection shall not exceed five percent of pipe diameter, as determined by running a mandrel through all sewer sections. The developer shall furnish the test results to the city.
(h) Prior to acceptance by the city, all sanitary sewers shall be cleaned and then televised to reveal possible defects in materials and or workmanship. All televising shall be made in the presence of a representative of the engineer of record and a representative of RMU, and the final videos shall be delivered to the water reclamation division for review and approval. This work shall be done by either RMU or an RMU approved contractor. The cost of the cleaning and televising shall be the responsibility of the developer or contractor.
(i) All sanitary sewer mains shall be a minimum of eight inches in diameter. Should the city require a larger main to be installed for future development by other property owners, the upsizing will be paid for by the city in accordance with section 86-50.
(j) The developer's engineer shall prepare and submit to the building division a CAD diskette compatible with the city's geographic information system, of the as-built drawing of the exact location of all lateral, the rim and invert elevations of all manholes and elevations of lateral ends.
(k) All lateral stub ends and mainline ends must be plugged with proper PVC sewer caps.
(Code 1996, § 11.04.040; Ord. No. 11-4006, Exh. A, 2-14-2011)

Materials for sanitary sewer manholes.

Materials for sanitary sewer manholes shall be as follows:

- (1) Precast concrete type.
a. Concrete base: Precast, first MH section and base integrally cast or poured in place as indicated on drawings.
b. Manholes: ASTM C478, eccentric cone precast top or precast flat slab top because of shallow manhole depth.
c. Joints: Kent seal.
(2) Metal accessories.
a. Frames and covers: ASTM A48, Class 30B, gray cast-iron; self-sealing type with concealed pick holes; continuous gasket in lid. Furnish covers with cast-in legend SANITARY on roadway face.
b. Manhole steps: Polypropylene coated steel reinforcing rods, with load and pullout ratings meeting OSHA standards (29 CFR 1900 et seq.).
(3) Seals.
a. Chimney seals required:
1. Manufacturers: Oretex Specialty Products, or as approved by RMU.
2. Compression band: ASTM A240, Type 304 stainless steel band; 1 1/4 inches wide; adjustable slot; stainless steel bolt anchors.
3. Rubber sleeve: ASTM C923, rubber; 45 ± 5 hardness, 3/16 inch thick; capable of two inches vertical movement without stretching material; spacers for mortared recess to receive sleeve; double corrugations between compression bands.
4. Bottom compression band: ASTM A240, Type 304 stainless steel band; same as top band; flat one inch wide.
5. Extension: Same material as chimney seal; provide with lower stainless steel compression band.
(4) Wall pipe seal.
a. Supplied with modular wall and casing seal; used for entrances to manholes that are not supplied with cast-in-place rubber boot.
b. Manufacturers:
1. Link Seal
2. Approved equal.
(5) Exterior coating. Cover entire manhole exterior with bitumastic coating.
(Code 1996, § 11.04.050; Ord. No. 11-4006, Exh. A, 2-14-2011)

Sec. 98-156. Installation of sanitary sewer manholes.

The following shall apply to installation of sanitary sewer manholes:

- (1) Excavation. To minimum 12 inches greater diameter than structure diameter.
(2) Granular fill base. Class II, IDOT Standard Specifications for Road and Bridge Construction, article 704.01, Gradation CA-7; minimum four inches thick, extending to limits of excavation; firmly tapped smooth and level.
(3) Precast concrete manholes.
a. Construct precast manholes on precast base section.
b. Fill all lift holes on precast elements with approved non-shrink grout and exterior coated with bitumastic coating.
c. Make joints between precast elements with Kent seal.
d. Set first precast section on precast base; and adjust to true grade and alignment with all inlet pipes set to form an integral watertight unit.
e. First unit uniformly supported on concrete base with no stress on pipes.
f. Place all precast sections to provide vertical alignment of ladder rungs; and rigid watertight finished unit true to dimensions.
(4) Castings.
a. Set castings on bitumastic beds.
b. Set castings to finished designated elevation.
c. Streets at grade: Provide maximum 12 inches between top of cone and underside of manhole casting ring for adjustment to street grade.
d. Streets or alleys at no established grade: Provide minimum four inches, maximum 16 inches between top of cone or slab and underside of casting ring for adjustment to grade; with casting top at existing surface grade.
e. Cultivated areas:
1. Set manhole frames and lids 18 inches below grade.
2. Mark manhole by placing 15-foot long, four-inch by four-inch w/olmanized pine fence post painted bright red in ground near manhole with 12 feet of post exposed.
f. Noncultivated areas: Casting top at established existing surface grade or match elevation of existing casting.
g. Channels: Bottom must conform accurately to sewer grade. Channels shall be constructed with well-rounded junctions to facilitate flows and fillets/benches high enough to minimize buildup of solids. Channel design shall be approved by the water reclamation division prior to construction.
h. Pipe connections:
1. Install wall pipe sleeve for all pipes entering manholes.
2. Ensure watertightness of pipe openings into structure.
i. Drop manhole connections as indicated.
(5) Chimney seals.
a. Install seals in accordance with manufacturer's recommendations.
b. Ensure surface to receive sleeve is circular, clean, reasonably smooth, and free of loose material and voids.
c. When surface is rough or irregular, correct with approved low-shrink mortar.
d. Fill all minor irregularities with butyl rubber sealant.
e. Place rubber sleeve in position around manhole and tighten stainless steel bands to provide watertight seal.
f. Extension chimney seal:
1. Provide chimney seal extension when single chimney seal cannot reach corbel section.
2. Provide chimney seal extension down to corbel casting and seal on corbel casting with lower bottom band; overlap with upper seal to provide continuous seal from rim to corbel.
3. Provide butyl rubber sealant under location of lower steel band.
(Code 1996, § 11.04.060)
Quality assurance for sanitary sewer manholes.
All new sanitary sewer manholes are to be tested with a vacuum tester as follows:
(1) Plug all incoming and outgoing sewer and service lines and restraining plugs.
(2) Remove lid and place vacuum tester head on frame.
(3) Draw vacuum of ten inches mercury.
(4) Time for vacuum to drop to nine inches mercury shall not be less than 40, 50, or 60 seconds for manhole diameters of 48, 60, and 72 inches respectively. For manholes deeper than 20 feet, test times shall be increased by two seconds per foot of additional manhole depth.
(5) Manholes that fail shall be sealed and retested by the contractor at no additional compensation until the manhole is able to pass the test.
(Code 1996, § 11.04.070)

WATER SYSTEM

- (a) Installation; replacement.
(1) All service pipes from the main to the meter shall be installed by, and at the expense of, the owner of the property to be served or the applicant for the service. Such installation shall be approved by RMU.
(2) The owner shall install on every service pipe a curb stop and curb box located between the curb line and the sidewalk where this is practicable. Such boxes shall be so located that they are easily accessible, and shall be protected from frost.
(3) The owner shall install a valve on both sides of the meter.
(4) Replacement of service pipes is required if low pressure occurs at the meter and the city is requested to replace the service pipe from the main to the curb stop, the property owner may be required to also replace the service pipe from the curb stop to the meter if the pipe is not a minimum three-quarter-inch diameter, type K copper.
(b) Specifications.
(1) All new water service pipes from the main to the meter shall not be less than one inch, type K copper, unless otherwise provided in this section. Replacement of existing water service pipes from the main to the curb stop shall be one-inch type K copper. All fittings and connections shall be uniform and comply with specifications established by RMU. All service pipes shall be buried a minimum of 5 1/2 feet deep in the ground. No installation shall be covered until inspected and approved by RMU.
(2) All new water service pipes smaller than two inches shall be type K copper pipe, including all water service pipes located under concrete streets and state or county highways, and shall be installed to their specifications. All service pipes two inches and larger shall be ductile iron, thickness Class No. 52, cement lined, per ANSI A 21.4 (AWWA C104), with mechanical or rubber ring (slip seal or push on joints), or polyvinyl chloride (PVC) pipe. For service pipe two inches or larger but smaller than four inches, the PVC pipe shall be AWWA C-901. For four inches and greater, the PVC pipe shall be AWWA C-900 or C-909. All PVC pipe shall use Class 150 DR18 with bell and spigot push-on joints elastomeric gaskets ASTM F-477 and installed in accordance with the standard specifications for water and sewer main construction in the state. If PVC is installed, the service must be installed with a tracer wire for future locating purposes. The tracer wire must be grounded and terminated in a tracer wire termination box, Valco or equal.
(3) On all water services, the type and manufacture of fire hydrants, valves, valve boxes and water meters must be in accordance with standard specifications approved by RMU.
(4) Water services for residential units shall not be installed under paved driveways.
(c) Connection with water main.
(1) Persons authorized to make connection; connection charge. A service pipe connection to the water main shall be made only by RMU, its agent, or an RMU approved licensed plumber or contractor. A connection fee, in accordance with the rate schedules shall be charged for each water service pipe connected to the RMU water system.
(2) Permit; installation of connection; bond. No service pipe connection to a water main shall be made without a permit being issued by RMU, and a minimum notice of 24 hours to same. All such connections by an approved licensed plumber or contractor shall be made under the observation of an RMU agent. The licensed plumber or contractor shall pay to RMU, upon receipt of a permit, a connection fee in accordance with the rate schedules for each connection. No connection shall be made by any person or firm other than a licensed plumber or contractor, bonded by the city, and approved by RMU. All connections shall be made with a corporation stop, curb stop and curb box of a type approved for use by RMU. The bond shall be in the amount of \$1,000.00 and issued by a reputable bonding company. The bond shall be payable to RMU and deposited with the RMU business office.
(3) Charge when RMU makes connection. When RMU makes the new service pipe connection to the water main, in addition to the connection fee, the charges for making the connection shall be in accordance with the rate schedules.
(4) Materials and services when RMU makes connection. New connections of a service pipe to the water main made by RMU shall include opening and closing of the ditch corporation stop, curb stop and curb box; tapping sleeve, tapping valve, and valve box; 40 feet of either type K copper, or appropriately sized water main. RMU will install type K copper to curb box and/or water main to the property line, or 40 feet whichever occurs first. Where RMU has to push underground in crossing roadways, alleyways, sidewalks, etc., there will be added to the already established charges, a cost to provide or furnish said service.
(5) Connections outside city limits. All persons making connections to any main outside of the city limits shall pay the same connection fee and meter cost as required within the city. Also, the owner shall sign a written agreement that the water user will annex his property to the city when and if said property shall become contiguous to city.
(d) Responsibility for replacing or repairing water service.
(1) All repairs on service pipes from the curb stop, and on plumbing systems of buildings, shall be made by and at the expense of the owners of the premises served. When a leak or break occurs in a water service between the curb stop and the water meter, the owner is responsible for repair or replacement. If the owner has not taken action within 24 hours after the service has been notified, RMU shall turn off the service. The owner shall be responsible for and shall pay all costs incurred by RMU in turning off and turning on said service.
(2) If a leak or break occurs in a water service pipe having a one-inch or smaller diameter between the curb box and the meter, and said water service pipe supplies more than one premises, then, at the time repairs are undertaken, each owner shall cause an individual service line to be installed from the curb box to the meter on the premises. If a new service pipe is required from the main, the owner shall be responsible for the paying the total cost to provide the service pipe.
(3) RMU may, in case of emergency, repair any service pipe; and, if this is done, the cost of such repair work from the curb box to the meter shall be repaid to RMU by the owner of the premises served.
(4) RMU has the right to shut off any service leak or break at any time that said leak or break, as in the opinion of RMU, is causing or could cause serious damage to the street or property.
(e) Costs for increasing pipe size. The cost for any increase in size of the service pipe required by the owner or customer shall be the responsibility of the owner or customer.
(f) Permanent disconnection of service. Disconnection of the main shall be required on all existing services where the property is being rezoned where buildings are going to be replaced, i.e., parking lots, parks, vacant lots, etc. Disconnections shall be made only by RMU, its agent, or an RMU-approved licensed plumber or contractor. After a permanent disconnection, any subsequent service shall be considered a new service and the cost shall be the responsibility of the owner or customer.
(g) Use of water during construction. During the construction of any building, and before any meter is installed, as is provided in section 98-106, the contractor so constructing such building may be permitted to use the city water supply by making application therefor, and paying the fee prescribed by the rate schedules.
(h) Protection of mains and service pipes during excavation. All plumbers and contractors shall contact JULIE (Joint Utility Locating Information for Excavators) for utility locations prior to performing any excavating. RMU will mark the appropriate location of any underground water main or service. The plumber or contractor shall take every precaution to prevent damage to the water main or service pipe. If any damages do occur, the plumber or person that caused the damage shall pay the cost of repairing same to RMU. The person causing the damage to the water main or service shall also be responsible for any other liability resulting from the broken service pipe or water main. No person shall tap, repair, change or otherwise disturb the mains or service pipes without the permission of RMU.
(Code 1996, § 11.03.020; Ord. No. 05-3315, § 1(11.03.020(b)), 4-25-2005)

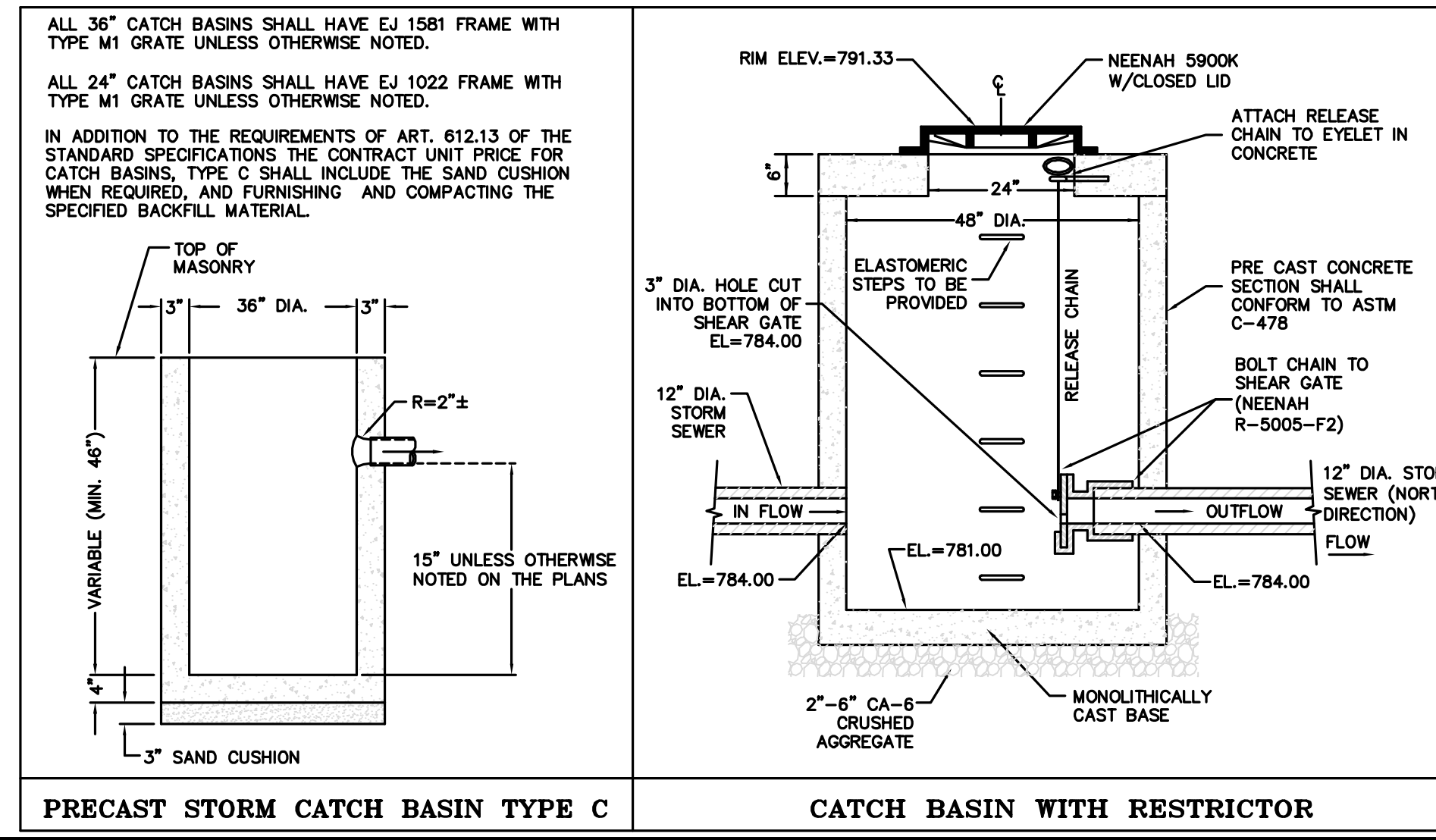
Sec. 98-103. Water mains.

- (a) Connection by customers outside city. Customers located outside the corporate limits of the city shall be allowed connection to the RMU waterworks system only under the following conditions:
(1) Owner of the property to be connected to the RMU waterworks system is unable to annex to the city because the property is not adjacent or contiguous to the city.
(2) Owner of the property agrees in writing to petition the city for annexation to the city when the property becomes contiguous to the city.
(3) Annexation to the city can be anticipated in the foreseeable future.
(4) The city derives and will continue to derive a significant benefit from the user or there is a potential economic benefit from the user that the city will derive.
(5) The economic benefit derived by the city shall exceed the cost, if any, incurred by the city for the extension of such waterworks service.
(6) Owner or user shall pay the cost of extending waterworks service from existing water lines to the extremities of the property for easy access by future upstream extensions, and all engineering and maintenance costs. RMU may, in its sole discretion, contribute to the cost of extending the waterworks line if RMU requires the customer or owner to install waterworks lines of larger than standard size as defined by the customer's or owner's requirements.
(b) Extensions.
(1) General standards. Unless otherwise specified in these rules and standards, the Standard Specifications for Water and Sewer Main Construction in Illinois shall apply in all instances.
(2) Submission of plans. A complete set of plans for all water main extensions shall be provided to RMU for approval before any work is begun. Water distribution facilities including all pipe, fittings, hydrants, valves, vaults, etc., shall be installed to serve all properties within the subdivision. All subdividers shall submit plans for water main extensions to RMU for approval. The plans shall indicate the size and the location of all water mains, valves, and fire hydrants. The plans shall also indicate the size and location of all lots and streets. After the plans have been approved by RMU, the plans must then be submitted to the state EPA, division of public water supplies, for approval. No work shall be started on any extension until approval has been received by RMU and a construction permit is received. A new installation shall not be put in service until after an operating permit has been received by RMU.
(3) Extension to property line. The water main shall be extended by the property owner to the property or annexation line, whichever is further, of the premises to be served so that future water main extensions will not require excavation in the subdivision.
(4) Pipe size and specifications. All water mains installed shall be not less than six inches diameter. Pipe material shall be either:
a. Ductile iron pipe (AWWA C-151), Class 52 (AWWA C-150), cement lined (AWWA C-104) with mechanical or push-on type joints and elastomeric seals (gaskets) used for push-on joint (ASTM F477);
b. Polyvinyl chloride pipe (PVC) (AWWA C-900), Class 150, DR18 with bell and spigot push-on joints elastomeric gaskets ASTM F-477;
c. Ductile iron pipe Pressure Class 350 for sizes four through 12 inches, and pressure class 250 for sizes 14 and 20 inch, unless otherwise indicated, with push-type "Tyton" joints; or
d. Alternate materials approved by the city, installed in accordance with Standard Specifications for Water and Sewer Main Construction in Illinois.

- All exterior bolts, nuts and other fasteners below the ground line shall be stainless steel 300 Series 18-8. If PVC is installed, the owner or user will provide a written certification by a registered engineer that the pipe has been properly installed in accordance with Standard Specifications for Water and Sewer Main Construction in Illinois and a written guarantee for workmanship to all repairs and replacements for five years from the date of acceptance of the project by Rochelle Municipal Utilities.
(1) Dead-end mains. The water main shall be connected into the existing water system at every possible location. Dead-end water mains shall be avoided wherever possible. Additionally, all water mains shall be looped, to prevent problems of water quality associated with dead-end lines. The entire water system extension shall be installed by and paid for by the subdivider.
(2) Upsizing mains. If RMU requires the customer or owner to install waterworks lines of larger than standard size as defined by the customer or owner's requirements the upsizing will be paid for by the city in accordance with section 86-50.
(3) Inspection. The installation of the water main shall be inspected by RMU before it is covered and the entire installation shall be approved by RMU prior to final acceptance of the subdivision by RMU. The developer shall notify the city 48 hours prior to the start of construction so the city can make arrangements for inspection and for the connection to the water main.
(4) Placement and depth. Water mains shall be placed in the parkway approximately two feet from the curb where possible. Minimum horizontal clearance of ten feet should be provided between any water main or service and an existing or proposed sewer lines. If minimum horizontal clearance cannot be provided, the bottom of the water main or service must be a minimum of 18 inches above the top of the sewer line. If neither horizontal nor vertical clearance can be maintained, the sewer line shall be constructed with, or replaced with water main grade pipe and pressure tested to assure water tightness. All water main, services, hydrant stubs, etc. shall have a minimum depth of cover of 5 1/2 feet from the crown of the pipe to the finished grade. To ensure proper coverage, rough grading of the area shall be performed prior to water main installation.
(5) Pressure testing. All water mains shall be pressure tested, disinfected and tested for contamination prior to putting the system into service; this shall be performed in accordance with city and state Environmental Protection Agency requirements.
(6) Fire hydrants. Fire hydrants shall be located at the corner of each block and on the end of all dead end mains. Intermediate hydrants will be required on long blocks, or a maximum distance of 400 feet, as required by RMU. Fire hydrants shall be designed with the direction of opening to the right (clockwise). All other specifications as required by RMU must be met. All hydrants must be set so that the center of the nozzle shall be not less than 18 inches from finished ground level. A 24-inch spool of water main shall be placed between the fire hydrant and the auxiliary valve to allow for ease of operation. The hydrant shall be placed between the curb and the sidewalk at the street intersection or on a property line extension. Mechanical joint hydrant tees shall be used in conjunction with the hydrants to ensure a tight connection. All exterior bolts, nuts and other fasteners below the ground line shall be stainless steel 300 Series 18-8.
(7) Gate valves. Gate valves will be installed on the lead to all fire hydrants. Gate valves shall be located on each pipe adjacent to crosses and/or tees at each street intersection unless otherwise approved by RMU. In no event shall gate valves be located more than 800 feet apart so as to minimize the residences affected by shutting down of a section of water main for repair or service. All gate valves shall be resilient seat gate valves conforming to the standards of the latest AWWA C500. Additionally, each valve body, bonnet and gate shall be of ductile iron conforming to ASTM A-536. All exterior bolts, nuts and other fasteners below the ground line shall be stainless steel 300 Series 18-8. All other specifications as required by RMU must be met.
(8) As-built drawings. As-built drawings of the completed water main project shall be prepared and furnished by the project engineer. The developer shall submit drawings in electronic format to the building division.
(c) Protection of mains during construction. All plumbers and contractors shall contact JULIE (Joint Utility Locating Information for Excavators) for utility locations prior to performing any excavating. RMU will mark the appropriate location of any underground water main or service. The plumber or contractor shall take every precaution to prevent damage to the water main or service pipe. If any damages do occur, the plumber or person that caused the damage shall pay the cost of repairing same to RMU. The person causing the damage to the water main or service shall also be responsible for any other liability resulting from the broken service pipe or water main. No person shall tap, repair, change or otherwise disturb the mains or service pipes without the permission of RMU.
(Code 1996, § 11.03.030)

WATER METERS

- (a) Required; installation.
(1) All premises using water from the RMU water supply must be equipped with an adequate water meter furnished by the property owner; provided that such water service may be supplied by RMU at a flat rate of charge until such meter can be installed. All water meters shall be purchased from the water department. Before any premises are occupied, either a water meter shall be installed therein, as herein required, or an application shall be made for water service at the flat rate of charge until the meter can be installed, or no water shall be furnished to such premises.
(2) For all new installations, the costs of said meter and installation are to be paid in full, together with connection fees and any other fee due RMU, at the RMU business office before installation shall be made. All new installations or remodeling of properties shall have remote readers. The water meter shall be installed at a location protected from freezing or heat or other hazards, and the outside reading device (remote reader) shall be installed at a point that is visible from the front or side street. It shall be the customer's responsibility to keep the meter from being damaged or frozen.
(3) All new meter installations are the responsibility of the owner and must be inspected and approved by RMU after installation. All necessary piping and fitting to facilitate the meter installation, including a 125-pound brass valve on each side of the meter shall be furnished by the customer prior to installation. RMU shall seal the meter and valves after installation.
(4) Customers served with a two-inch service or larger shall include in the meter installation a proper bypass, approved by RMU, which allows continued use of water when a meter is removed for maintenance or testing. Lock valves provided by the owner shall also be included on such bypasses.
(b) Outside meter reading devices. All water meters installed in any new construction and/or in buildings which are moved or remodeled so as to change the location of the meter shall be provided with an outside dial or gauge of a type approved and supplied by RMU which is connected with the meter proper and which will give an accurate reading of the amount of water passing through said meter. The location of the outside meter reading box shall be approved by RMU prior to the installation by RMU. This shall be in such a location as to make it readily available for a meter reader to determine the amount of water used during any designated period of time. The cost of said gauge or dial is to be borne by the property owner and is included in the charge for the meter.
(c) Repair and replacement.
(1) RMU personnel shall be given access at reasonable times to customer premises for purpose of servicing, changing and repairing meters.
(2) When, at RMU's discretion a meter is changed, it shall be replaced with a new meter and remote reading device. There shall be no charge to the customer.
(3) The resident of property upon which meters are installed will be held responsible for any willful or malicious damage to such meters, and such residents will also be held responsible for any damage sustained by freezing or caused by hot water backing through the same, and must bear all cost of repairing meter, when the same become damaged through any of the causes designated herein.
(d) Violations; penalty.
(1) Illegal use of water or of the meter devices of RMU shall result in criminal prosecution.
(2) Any person violating any provision of this section shall be subject to punishment as provided in section 1-15 for each offense and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.
(Code 1996, § 11.03.040)



CLIENT:
WALTER WAYNE DEVELOPMENT
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CONTACT: DAVE DIAMOND 815-871-7989

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1, LOT 8 IMPROVEMENTS ADDED, 4/4/12. Row 2: 2, GRADING REVISED, 4/11/12.

REVISIONS
NO. DESCRIPTION DATE
1 LOT 8 IMPROVEMENTS ADDED 4/4/12
2 GRADING REVISED 4/11/12

EXPIRES 11-30-2013

RESUBDIVISION OF LOT 4 IN
CARON RIDGE SUBDIVISION
ROCHELLE, ILLINOIS
OGLE COUNTY
NOTES & SPECIFICATIONS

Designed By
AMS
Drawn By
ST
Checked By
AMS
Date
03/30/2012
Job Number
120204
Sheet Number

09 of 12

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PLAN DATE: 03/12/2012 12:00PM L:\2009-04-15-12-04-2012-Sheet 8-211-120204.dwg

