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MANOR COURT OF ROCHELLE

FOR

RFMS, INC ROCHELLE, ILLINOIS

PROPOSED SITE PLANS

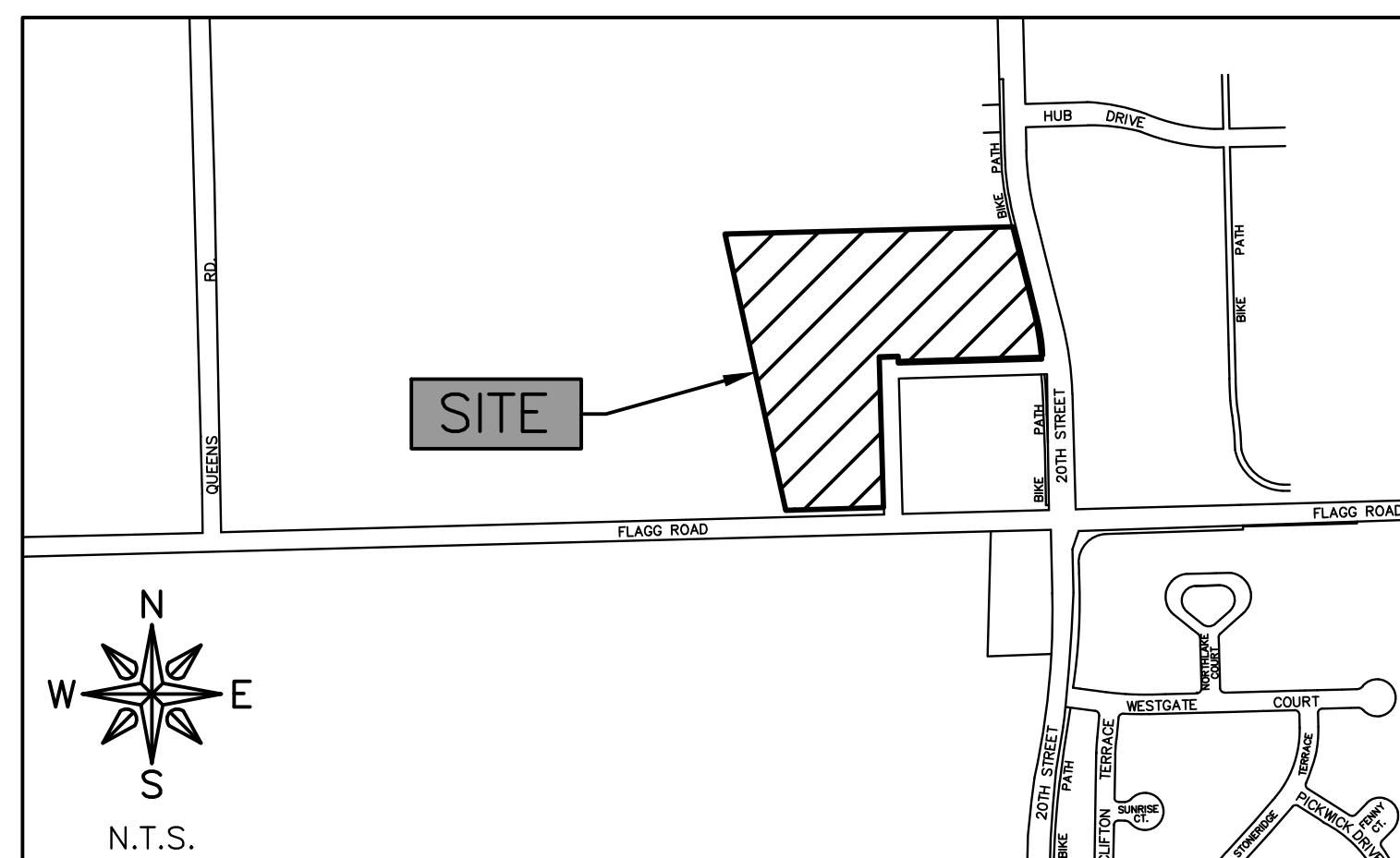
OGLE COUNTY
JUNE 2018



PLAN & PROFILE



CROSS SECTIONS

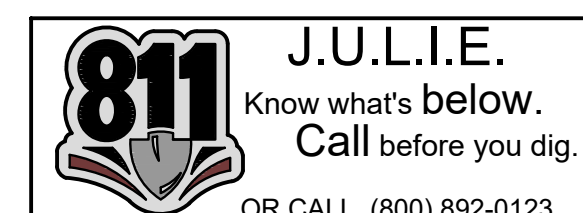


LOCATION MAP

UTILITIES

UTILITY TYPE	COMMON NAME
WATER & SEWER & ELECTRIC	ROCHELLE MUNICIPAL UTILITIES (RMU)
TELEPHONE	FRONTIER COMMUNICATIONS (NORTH)
TELEPHONE & FIBER OPTIC	ROCHELLE MUNICIPAL UTILITIES (RMU)
GAS	NICOR GAS
GAS	NATURAL GAS PIPELINE COMPANY KINDER MORGAN
CABLE	COMCAST

(CONTRACTOR TO BE RESPONSIBLE FOR ANY ADJUSTMENTS TO BE MADE.)



ILLINOIS IOWA WISCONSIN

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER: 184003525



SIGNATURE DATE

PRELIMINARY

ORIGINAL SET FOR PROJECT: 18-205		DATE CREATED: 6/19/2018
REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MUNICIPAL CODE, CITY OF ROCHELLE, ILLINOIS, CURRENT EDITION, THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION, "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS," CURRENT EDITION, SPECIAL PROVISIONS AND THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION.
- IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "ENGINEER", WHICH SHALL MEAN FEHR GRAHAM OR THEIR DULY AUTHORIZED AGENT. IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "OWNER", WHICH SHALL MEAN RFMS, INC., OR THEIR DULY AWARDED AGENT.
- AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES FOR PAY ITEMS, AS PRESENTED IN THESE PLAN DOCUMENTS, ARE SUBSTANTIALLY CORRECT. IF DISCREPANCIES ARE DETECTED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE DISCREPANCY PRIOR TO THE BID DATE.
- QUANTITIES SHOWN ARE ESTIMATES FOR INFORMATION ONLY. PAYMENT WILL BE BASED ON ACTUAL QUANTITIES MEASURED IN THE FIELD OR ON PAYMENT LIMIT DETAILS.
- THE CONTRACTOR SHALL BE PAID FOR MATERIALS AND EQUIPMENT SUCCESSFULLY INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS MEASURED OR VERIFIED IN PLACE BY THE ENGINEER OR HIS AGENT.
- IN CASE OF CONFLICT BETWEEN THE ABOVE MENTIONED SPECIFICATIONS, THE ENGINEER SHALL DETERMINE WHICH OF THE SPECIFICATIONS SHALL GOVERN. THE ENGINEER'S DECISION SHALL BE FINAL AND NO ADDITIONAL COMPENSATION SHALL BE AWARDED UNLESS APPROVED BY THE ENGINEER.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE OWNER. IMPROVEMENT REPRESENTATIONS AS SHOWN ON THESE PLANS, ARE AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER SOME FIELD REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES - THE ENGINEER SHALL BE ADVISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME ALLOWED TO PROPERLY CONSIDER AND ACT UPON SAID REQUESTS. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED IN CONSTRUCTING THOSE IMPROVEMENTS AS DETAILED IN THIS ENGINEERING PLAN.
- THE ENGINEER SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE OR REJECT THE WORKMANSHIP AND/OR MATERIALS WHICH GO TO MAKE UP IMPROVEMENTS AS DETAILED IN THESE PLANS AND SPECIFICATIONS.
- GENERAL SAFETY PROVISION: TO PROVIDE DRIVERS WITH SAFE TRAVEL CONDITIONS DURING THE CONSTRUCTION PROJECT, AND TO PROVIDE SAFE WORKING CONDITIONS FOR ALL EMPLOYEES, THE RULES, REGULATIONS, AND CONDITIONS STATED BELOW WILL PREVAIL FOR THE DURATION OF THIS CONTRACT. ANY EMPLOYEE OF THE CONTRACTOR OR HIS SUBCONTRACTORS WHO REFUSES TO COMPLY WITH THESE GENERAL SAFETY PROVISIONS SHALL BE REMOVED FROM THE JOB SITE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR AND ANY SUBCONTRACTORS RETAINED BY HIM SHALL COMPLY WITH THE STATE AND FEDERAL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), JULY 1, 1987 AS IT RELATES TO CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE REGULATIONS REGARDING AIR, WATER, AND NOISE POLLUTION. THE CONTRACTOR WILL NOT BE ALLOWED TO BUILD FIRES ON THE SITE.
- THE SCALE SHOWN ON THE DRAWINGS APPLIES ONLY TO THE FULL SIZE PLANS NOT THE REDUCED SIZE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DRAINAGE FLOWS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. METHODS USED BY THE CONTRACTOR SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. COST OF MAINTAINING DRAINAGE FLOWS SHALL BE INCIDENTAL TO THE CONTRACT.
- WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED OR DISTURBED. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS, MONUMENTS AND RIGHT-OF-WAY PINS UNTIL THE OWNER, AND AUTHORIZED SURVEYOR, OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN AUTHORIZED SURVEYOR RE-ESTABLISH ANY SECTION OR SUBSECTION MONUMENTS DESTROYED BY HIS OPERATIONS. REPLACEMENT OF MONUMENTS WILL BE DETERMINED BY THE ENGINEER.
- THE CONTRACTOR SHALL REMOVE, STORE, AND RELOCATE TO THE SATISFACTION OF THE ENGINEER ALL EXISTING SIGNAGE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS, AND CONSIDER THIS AS INCIDENTAL TO THE CONTRACT.
- OUTSIDE THE EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATION NEAR ANY AND ALL EXISTING SIGNS OUTSIDE THE RIGHT-OF-WAY. ANY SIGNS REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CAREFULLY REMOVED AND RE-ERECTED BY THE CONTRACTOR AT A LOCATION NEAREST TO THE ORIGINAL LOCATION, OR AT A LOCATION DETERMINED BY THE ENGINEER IN THE FIELD. REMOVAL AND RE-ERECTED SIGNS AND ANY DAMAGE DONE TO EXISTING SIGNS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. MATERIALS AND LABOR NOT SPECIFICALLY IDENTIFIED SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- AT THE END OF EACH DAY, THE CONTRACTOR SHALL SECURE THE CONSTRUCTION WORK ZONE FROM POTENTIAL INTRUDERS.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES, AND SHALL NOT PROCEED WITH THE WORK UNTIL ALL LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE ENGINEER OR HIS REPRESENTATIVE.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THEIR WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- ALL ITEMS TO BE REMOVED AND NOT DEFINED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- ALL EXCESS EARTH EXCAVATION, EXCESS MATERIALS, OR OTHER REMOVED ITEMS SHALL BE HAULED OFF-SITE AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE APPROVED BY THE OWNER.
- THIS WORK SHALL BE IN ACCORDANCE WITH SECTION 201 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL OBSTRUCTIONS, TREES, DEBRIS AND BRUSH AS DESIGNATED BY THE OWNER AND AS INDICATED ON THE PLANS. ALL MATERIALS SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DURING CONSTRUCTION, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE EXISTING TREES AND LANDSCAPING. ONLY THOSE ITEMS DESIGNATED BY THE OWNER SHALL BE REMOVED.
- ALL ROADWAY REMOVAL ITEMS SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. ALL JOINTS BETWEEN THE PORTION REMOVED AND THAT LEFT IN PLACE SHALL BE SAWED TO SUCH A DEPTH THAT A CLEAN, NEAT EDGE WILL RESULT WITH NO SPALLING TO THE REMAINING PORTION. THE COST OF SAWING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ADDITIONAL SAWING OR RE-SAWING MAY BE REQUIRED AS DIRECTED BY THE ENGINEER WITH NO ADDITIONAL COMPENSATION BEING ALLOWED. THE COST OF SAWCUTTING THE EXISTING PAVEMENT SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

GENERAL NOTES

- WHEN ARTIFICIAL LIGHTING IS UTILIZED DURING NIGHT OPERATIONS, THE CONTRACTOR SHALL EXERCISE UTMOST PRECAUTIONS IN PREVENTING ADVERSE VISIBILITY TO THE MOTORING PUBLIC, AS WELL AS ADJOINING RESIDENTIAL AREAS.
 - THE CONTRACTOR IS REQUIRED TO STAY WITHIN THE NOTED PROPERTY BOUNDARIES RIGHT-OF-WAY AND EASEMENTS AS SHOWN IN THE PLANS. ANY ADDITIONAL EASEMENTS SHALL BE SECURED BY THE CONTRACTOR AT NO EXTRA COST.
 - ANY AREAS DAMAGED OR DISTURBED DURING THE PROJECT AS A DIRECT OR INDIRECT RESULT OF CONTRACTOR OPERATIONS, SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. THE COST OF SAID RESTORATION OR REPAIR SHALL BE BORNE TOTALLY BY THE CONTRACTOR, WITH NO EXTRA COMPENSATION BEING AWARDED UNDER THIS CONTRACT. THE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY, STRUCTURE, LANDSCAPING, ETC., DAMAGED OR DESTROYED BY THE CONTRACTOR DURING MOBILIZATION OR CONSTRUCTION SHALL BE BORNE SOLELY BY THE CONTRACTOR, WITH NO EXPENSE BEING CHARGED TO THE ENGINEER OR OWNER. PRIOR TO ACCEPTANCE OF THIS REPAIR OR REPLACEMENT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A "SIGNOFF LETTER", SIGNED BY A RESPONSIBLE OFFICIAL OF THE OWNER OF THE DAMAGED UTILITY STATING THAT THE REPAIR OR REPLACEMENT IS ACCEPTABLE.
- CONSTRUCTION STAKING**
- THE OWNER SHALL BE RESPONSIBLE FOR STAKING THE PROPOSED IMPROVEMENTS AND SHALL INCLUDE THE COST OF STAKING IN THEIR QUOTE. CONTROL POINTS ARE INDICATED ON THE PLANS.
- EROSION CONTROL NOTES**
- UNLESS OTHERWISE SPECIFIED, ALL EROSION AND SEDIMENT CONTROL MEASURES AND THEIR MAINTENANCE, CLEARING AND REMOVAL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
 - THIS WORK SHALL CONFORM TO THE APPLICABLE STANDARDS FROM THE ILLINOIS URBAN MANUAL, THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION, CURRENT EDITION, THE PROJECT SPECIFICATIONS, AND THE APPROPRIATE DETAILS.
 - A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE COMPLETED AND SUBMITTED TO THE ILLINOIS EPA BY THE OWNER PRIOR TO CONSTRUCTION.
 - THE SWPPP SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS AND WILL BE AVAILABLE FOR REVIEW DURING THE BIDDING PROCESS.
 - A COPY OF THE SWPPP WILL BE PROVIDED TO THE SUCCESSFUL BIDDER. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE SWPPP AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
 - THE CONTRACTOR SHALL LEGIBLY MARK ANY CHANGES OR REVISIONS IMPLEMENTED TO THE SWPPP. AT COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THE SWPPP (INCLUDING ALL REVISIONS, RECORDS, AND INSPECTION REPORTS) TO THE OWNER.
 - THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL MEASURES OR CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOIL WILL BE REQUIRED TO CERTIFY THE SWPPP BEFORE A NOTICE TO PROCEED IS ISSUED.
 - A COPY OF THE LETTER OF NOTIFICATION OF COVERAGE, AND THE GENERAL NPDES PERMIT NO. ILR10 MUST BE POSTED IN A PROMINENT PLACE FOR PUBLIC VIEWING AT THE CONSTRUCTION SITE BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THESE EROSION CONTROL PLANS AND IN THE SWPPP BEFORE CONSTRUCTION BEGINS.
 - THE CONTROLS SHALL BE INSTALLED AS DETAILED AND WHERE INDICATED ON THE EROSION CONTROL PLAN SHEETS AND AS DIRECTED BY THE INSPECTOR.
 - SITE ACTIVITIES SHOULD ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE PRACTICABLE.
 - EXCEPT AS PROVIDED IN THE SWPPP, DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED (TEMPORARILY OR PERMANENTLY SEEDED, MULCHED, SODDED OR PAVED) AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - UNTIL SUCH TIME AS THE PROJECT SITE REACHES FINAL STABILIZATION AND A NOTICE OF TERMINATION IS FILED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST, REPAIR, OR REPLACE, ALL VEGETATION, EROSION CONTROLS, SEDIMENT CONTROLS, AND ANY OTHER PROTECTIVE MEASURES AS REQUIRED IN ORDER TO MAINTAIN THEIR INTENDED FUNCTION IN A GOOD AND EFFECTIVE OPERATING CONDITION.
 - EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER EXPECTED DURING THE CONSTRUCTION PROCESS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE IDENTIFIED IN THE SWPPP. THESE DISCHARGES SHALL BE DIRECTED AWAY FROM UNPROTECTED, BARE, OR OTHERWISE UNSTABILIZED SOIL, AND APPROPRIATE POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED SO THAT THESE DISCHARGES DO NOT CAUSE EROSION OR DEGRADE THE QUALITY OF RUNOFF FROM THE CONSTRUCTION SITE.
 - REGULAR INSPECTIONS WILL BE MADE AS REQUIRED UNDER THE GENERAL NPDES PERMIT NO. ILR10 AND SPECIFIED IN THE SWPPP. BASED ON THE RESULTS OF THE INSPECTIONS, POLLUTION PREVENTION MEASURES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER EACH INSPECTION. SUCH REVISIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING EACH INSPECTION.
 - THE INSPECTOR SHALL HAVE AUTHORIZATION TO DETERMINE THE ADEQUACY OF THE CONTRACTOR'S EROSION CONTROL EFFORTS. THE OWNER OR THE INSPECTOR SHALL HAVE FULL AUTHORITY OVER THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL OR TO SUSPEND OR LIMIT THE CONTRACTORS OPERATIONS PENDING ADEQUATE PERFORMANCE.
 - PERIMETER EROSION BARRIER TO BE CONSTRUCTED OF SILT FENCE UNLESS NOTED OTHERWISE.
 - INLET PROTECTION SHALL BE A DANDY BAG, DANDY SACK, ROCSOC, OR APPROVED EQUAL.
 - EROSION CONTROL BLANKET SHALL BE OF NORTH AMERICAN GREEN DS75 OR APPROVED EQUAL.
 - A TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED AT A LOCATION APPROVED BY THE ENGINEER. WASHOUT FACILITY SHALL BE UTILIZED FOR ALL APPLICABLE OPERATIONS.

EROSION CONTROL NOTES

- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED, TO THE DIMENSIONS AS SHOWN, AT APPROVED LOCATIONS FOR THIS PROJECT. ALL CONSTRUCTION TRAFFIC MUST UTILIZE THE STABILIZED CONSTRUCTION ENTRANCES WHEN EXITING THE SITE. ALL COST FOR EROSION CONTROL AND RESTORATION WORK ASSOCIATED WITH THE APPROVED STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- TEMPORARY EROSION CONTROL MEASURES INCLUDE TEMPORARY DITCH CHECKS, PERIMETER EROSION BARRIER, INLET AND PIPE PROTECTION, TEMPORARY SEEDING, AND ANY OTHER TEMPORARY EROSION CONTROL MEASURE NEEDED TO LIMIT THE AMOUNT OF SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED FROM THE SITE, AND BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR MUST STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF EROSION CONTROL ITEMS.
- CONTRACTOR SHALL CLEAN ANY DEBRIS TRACKED OFFSITE DAILY.

SEEDING OF DISTURBED AREAS

- THE FINAL TOP 6" INCHES OF SOIL IN ANY DISTURBANCE AREA MUST BE A COHESIVE SOIL CAPABLE OF SUPPORTING VEGETATION.
- FERTILIZER HAVING AN ANALYSIS OF 10-10-10 SHALL BE APPLIED AT A RATE OF 90 LBS/ACRE TO ALL DISTURBED AREAS AND INCORPORATED INTO THE SEEDBED PRIOR TO SOWING THE SEED.
- THE CONTRACTOR SHALL SEED AND STABILIZE ALL DISTURBED AREAS ADJACENT TO IMPROVEMENTS WITH SEEDING, IDOT CLASS 1A AND NAG DS75 EROSION CONTROL BLANKET OR APPROVED EQUAL IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION OR AS APPROVED BY THE ENGINEER.
- GUARANTEE: ALL SEEDED AREAS SHALL BE MAINTAINED AND MOWED FOR AT LEAST 30 DAYS AFTER GERMINATION. SCATTERED BARE SPOTS NO LARGER THAN TWO SQUARE FOOT WILL BE ALLOWED UP TO A MAXIMUM OF 5% OF ANY SEEDED AREA INCLUDING 30-DAY MAINTENANCE, MOWING AND WATERING AS NECESSARY.
- THIS WORK SHALL CONFORM TO THE APPLICABLE STANDARDS FROM THE ILLINOIS URBAN MANUAL, THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTIONS, CURRENT EDITION, THE PROJECT SPECIFICATIONS, AND THE APPROPRIATE DETAILS.
- RESTORATION - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION OF THE IMPROVEMENTS AND RELATED APPURTENANCES OR AS PART OF ANY OF THEIR ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.

SANITARY SEWER

- ALL SEWER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
- STRUCTURAL FILL AROUND MANHOLE STRUCTURES SHALL BE AGGREGATE TYPE CA-6 AND SHALL BE MECHANICALLY COMPACTED IN 12 INCH LIFTS. COST SHALL BE INCIDENTAL TO THE MANHOLE.
- MINIMUM HORIZONTAL CLEARANCE OF 10 FEET AND A MINIMUM VERTICAL SEPARATION OF 18 INCHES WITH THE WATER MAIN ABOVE MUST BE MAINTAINED AT ALL TIMES BETWEEN WATER MAINS AND SEWERS (STORM AND SANITARY). IF THE MINIMUM VERTICAL OR HORIZONTAL CLEARANCE CANNOT BE PROVIDED, THE SEPARATION REQUIREMENTS SHALL BE MET AS ILLUSTRATED AND SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (LATEST EDITION).
- ALL EXISTING MANHOLE CONNECTIONS SHALL BE CORE-DRILLED, UNLESS A PRE-CORED HOLE, SUITABLY LOCATED, EXISTS IN THE MANHOLE.
- CONTRACTOR SHALL FURNISH ALL PIPE BEDDING. PIPE BEDDING MATERIAL SHALL BE AS SHOWN IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.
- SANITARY SEWER LENGTHS INDICATED ON THE PLANS REPRESENT THE DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
- SANITARY SEWER SLOPES INDICATED ON THE PLANS REPRESENT THE ACTUAL PIPE SLOPE FROM OUTSIDE MANHOLE WALL TO OUTSIDE MANHOLE WALL.
- SANITARY MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS CONFORMING TO ASTM C-478 WITH APPROVED STEPS.
- ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244.
- CONTRACTOR SHALL INSTALL APPROVED EXTERNAL SEALS ON ALL MANHOLE CASTINGS AND BARREL SECTION JOINTS.
- ALL SERVICE LOCATIONS ARE APPROXIMATE AND MAY BE CHANGED IN THE FIELD WITH THE APPROVAL OF THE INSPECTOR. NO ADDITIONAL COMPENSATION WILL BE AWARDED DUE TO REVISED LOCATION.
- DEFLECTION TESTING SHALL REQUIRE A THIRTY (30) DAY DELAY FROM THE DATE THE SEWER TRENCH IS BACKFILLED AS REQUIRED BY IEPA REQUIREMENTS OR 10 STATES STANDARDS.
- SANITARY SEWER SERVICE STUBS SHALL BE LAID AT A MINIMUM SLOPE OF 1.00% AND HAVE MINIMUM COVER OF 6'.
- TRENCH BACKFILL IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION, SHALL BE USED WHERE SEWERS OR WATER MAINS ARE UNDER PAVEMENTS OR WALKS. MECHANICAL COMPACTION AND SELECT TRENCH BACKFILL ARE REQUIRED. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.
- ALL PVC SANITARY SEWERS SHALL BE SDR35 PIPE CONFORMING TO ASTM D-3034 (4"-15" DIAMETER) OR ASTM F-679 (18"-30" DIAMETER) WITH D-3212 JOINTS. WHERE REQUIRED, ALL WATER MAIN QUALITY PVC PIPE SHALL BE SDR26 CONFORMING TO ASTM D-2241 (4"-15" DIAMETER) OR PS115 PER ASTM F-679 (18"-30" DIAMETER) WITH ASTM D-3139 JOINTS. BEDDING FOR ALL PVC PIPE SHALL BE CLASS IA, PER ASTM D-2321-7.
- AN OWNER REPRESENTATIVE SHALL BE PRESENT DURING CONSTRUCTION OF SANITARY SEWERS AND SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DESIGNATED REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF SAID CONSTRUCTION.



ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:

MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

GENERAL NOTES

SET TYPE: PRELIMINARY

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JOB NUMBER:

18-205

SHEET NUMBER:

2 of 34

STORM SEWER

1. STORM SEWERS THAT CROSS OVER ANY PROPOSED WATER MAIN SHALL BE CONSTRUCTED WITH RUBBER GASKETED JOINTS (ASTM C443).
2. ALL EXISTING MANHOLE CONNECTIONS MUST BE CORE-DRILLED, UNLESS A PRE-CORED HOLE, SUITABLY LOCATED, EXISTS IN THE MANHOLE.
3. THE LENGTH OF FLARED END SECTIONS IS NOT INCLUDED IN THE INDICATED PIPE LENGTH. HOWEVER, THE ENTIRE LENGTH OF THE FLARED END SECTION IS TAKEN INTO ACCOUNT FOR THE INDICATED SLOPE AND INVERT GRADES.
5. CONTRACTOR SHALL FURNISH ALL PIPE BEDDING. PIPE BEDDING MATERIAL SHALL BE AS SHOWN IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STORM SEWER ELEVATIONS THAT PROJECT CONNECTS TO.

UTILITIES

1. UTILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NO GUARANTEE OF THEIR ACCURACY IS MADE OR INFERRED. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS REPRESENT DATA RECEIVED FROM VARIOUS SOURCES. IT IS NOT GUARANTEED TO BE CORRECT OR ALL-INCLUSIVE. THE CONTRACTOR SHALL CONDUCT HIS OWN INVESTIGATION INTO THE LOCATION, SIZE, DEPTH AND NATURE OF ANY AND ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THE WORK UNDER THIS CONTRACT. ANY EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE SHALL BE FULLY PROTECTED BY THE CONTRACTOR AND ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OR THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ANY AND ALL UTILITY COMPANIES REGARDING ADJUSTMENTS NECESSARY. THIS WORK SHALL BE AT THE CONTRACTOR'S EXPENSE AND CONSIDERED INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND, OVERHEAD, OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER OR THE OWNER OR REPLACED. THIS WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR MUST VERIFY AND LOCATE ALL EXISTING UTILITIES ON OR ADJACENT TO THE SITE. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTACT J.U.L.I.E. AT 1-800-892-0123 (OR 811) FOR EXACT FIELD LOCATION OF UTILITIES, DAMAGE, AND THE COST THEREOF. TO ANY AND ALL UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ENGINEER AND SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON.
3. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND REQUESTING SAID UTILITIES TO FIELD VERIFY AND MARK PERTINENT UTILITY LOCATIONS.
4. THE UTILITY LOCATIONS, DEPTHS, ETC. SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS; THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
5. THE CONTRACTOR SHALL CONTACT THE NECESSARY UTILITY COMPANIES FOR ANY UTILITY RELOCATIONS. THE CONTRACTOR SHALL PAY FOR ALL COSTS ASSOCIATED WITH RELOCATION OF UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY OR WITHIN THE ROAD RIGHT-OF-WAY.
6. TRENCH BACKFILL SHALL BE FILL MATERIAL TYPE A (GRAVEL OR CA6 CRUSHED STONE.) OR TYPE C (SAND FA-1 OR SAND FA-2) IN ACCORDANCE WITH AASHTO T27 GUIDELINES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", CURRENT EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.
7. TRENCH BACKFILL SHALL BE USED IN LOCATIONS WHERE THERE IS AN EXISTING OR PROPOSED PERMANENT SURFACE.
8. ABANDONED UNDERGROUND UTILITIES THAT CONFLICT WITH CONSTRUCTION OR HAVE THE POTENTIAL FOR CREATING FUTURE PROBLEMS SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT AN APPROVED LOCATION OBTAINED BY THE CONTRACTOR, ACCORDING TO THE "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", CURRENT EDITION, AND AS DIRECTED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO EARTH EXCAVATION AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
9. COST FOR REPAIRS, REPLACEMENT, AND/OR CONNECTION SHALL BE INCIDENTAL TO THE VARIOUS CONTRACT ITEMS.

TRAFFIC CONTROL

1. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL TRAFFIC CONTROL ITEMS NECESSARY FOR THE CONSTRUCTION OF ITEMS WITH IN THE ROAD RIGHT-OF-WAY. ALL WORK PERFORMED SHALL HAVE TRAFFIC CONTROL IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
2. ALL TRAFFIC CONTROL DEVICES USED FOR THE MAINTENANCE OF TRAFFIC SHALL BE REFLECTORIZED PRIOR TO INSTALLATION AND CLEANED AS NECESSARY THROUGHOUT THE DURATION OF THE CONTRACT. ALL SIGNS SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE CONTRACTOR. PAYMENT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
3. TRAFFIC CONDITIONS, ACCIDENTS, AND OTHER UNFORESEEN CONDITIONS MAY REQUIRE THE ENGINEER TO MODIFY THE LOCATION OF THE TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS AS DIRECTED BY THE ENGINEER WITHOUT DELAY. THE CONTRACTOR SHALL RESPOND WITHIN 30 MINUTES FROM THE TIME OF NOTIFICATION BY THE ENGINEER TO ANY REQUEST MADE BY THE ENGINEER FOR CORRECTION, IMPROVEMENT OR MODIFICATION OF THE MAINTENANCE OF TRAFFIC CONTROL DEVICES. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT TRAFFIC LANES OPEN TO TRAFFIC FROM DEBRIS BEING BLOWN OR OTHERWISE REMOVED FROM THE CONSTRUCTION AREAS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING DEBRIS OFF THE ADJACENT TRAVELED LANE SURFACE. COST INCIDENTAL TO THE PROJECT.
4. THE CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC AND STAGING OF CONSTRUCTION PLANS FOR APPROVAL BY THE ENGINEER PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL PERFORM THE WORK UNDER STAGE CONSTRUCTION IN THE EVENT THAT THE CONTRACTOR WILL NEED TO CLOSE PUBLIC ROADS, CONTRACTOR SHALL SUBMIT PROPOSED DETOUR ROUTE AND ASSOCIATED SIGNAGE TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. TRAFFIC CONTROL DEVICES, STREET NAME SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ROCHELLE ORDINANCES AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". LOCATIONS OF SIGNS AND MARKINGS SHALL BE SPECIFIED BY THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER.
7. PROVIDE TO THE ENGINEER AND THE OWNER THE NAME AND PHONE NUMBER OF INDIVIDUALS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL MEASURES DURING CONSTRUCTION. THIS INDIVIDUAL SHALL BE AVAILABLE TO CORRECT TRAFFIC CONTROL PROBLEMS 24 HOURS PER DAY.
8. THE CONTRACTOR SHALL NOTIFY THE POST OFFICE, POLICE DEPARTMENT, FIRE DEPARTMENT, 911 DISPATCH CENTER, ILLINOIS DEPARTMENT OF TRANSPORTATION, STATE POLICE, APPROPRIATE SCHOOL DISTRICT AND THE LOCAL AGENCY A MINIMUM OF 5 DAYS PRIOR TO CLOSING ANY PORTION OF THE STREET OR ALLEY.

SUBGRADES, SUBBASES, AND BASE COURSES

1. THE CONTRACTOR WILL BE REQUIRED TO SUBSTANTIATE BASE COURSE THICKNESSES AND FINISH PAVEMENT THICKNESSES. THE ENGINEER SHALL INSPECT BASE COURSE COREOUT PRIOR TO PLACING BASE COURSE TO ENSURE REQUIRED BASE COURSE DEPTH IS PRESENT. IN ADDITION, THE ENGINEER AND/OR THE CITY ENGINEER SHALL WITNESS THE PLACEMENT OF BITUMINOUS BINDER AND SURFACE COURSE. CORE DRILLING MAY BE REQUIRED TO DEMONSTRATE THAT BASE COURSE AND PAVEMENT THICKNESSES CONFORM TO THE SPECIFICATIONS. PRIOR TO PLACING BASE COURSE MATERIAL, THE CONTRACTOR SHALL TEST ROLL THE SUBGRADE, IN THE PRESENCE OF THE ENGINEER OR HIS AGENT TO DEMONSTRATE THAT SAID SUBGRADE IS READY FOR BASE. PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACE, THE SAME VERIFICATION PROCEDURE SHALL BE PERFORMED ON THE BASE COURSE MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO PERFORMING ANY OF THE REQUIRED TESTS SO THAT A REPRESENTATIVE MAY BE PRESENT.
2. PRIOR TO ANY EMBANKMENT OR ROAD BASE BEING PLACED, SHOULD IT BE DETERMINED BY THE ENGINEER THAT THE SUBGRADE MATERIAL IS UNSUITABLE ON WHICH TO CONSTRUCT THE ROADWAY STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE UNSUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER AND REPLACING SAME WITH STABILIZING SUBBASE CONSISTING OF SUBBASE GRANULAR MATERIAL, TYPE B IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. TO HELP MINIMIZE THE AMOUNT OF SUBBASE MATERIAL INSTALLED FOR GROUND STABILIZATION, GEOTECHNICAL FABRIC MAY BE INSTALLED AS APPROVED BY THE ENGINEER. FABRIC SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 210 OF THE IDOT STANDARD SPECIFICATIONS. THE COARSE AGGREGATE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR SUBBASE GRANULAR MATERIAL, TYPE B. THE EXCAVATION AND DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE CONSIDERED INCIDENTAL TO SUBBASE GRANULAR MATERIAL, TYPE B. STABILIZING FABRIC SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER SQUARE YARD FOR GEOTECHNICAL FABRIC FOR GROUND STABILIZATION.

EXCAVATION/EARTHWORK

1. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATION NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. PRIOR TO STARTING EARTHWORK OR UTILITY TRENCHING, THE CONTRACTOR SHALL STRIP THE SITE OF TOPSOIL TO A DEPTH OF 6" AND TO THE LIMITS APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE STOCKPILED IN A REMOTE LOCATION OF THE SITE (APPROVED BY THE ENGINEER) UNTIL THE PLAN IMPROVEMENTS ARE COMPLETED AND THE EXCESS MATERIAL SPREAD AS DIRECTED. IT SHALL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR TO SPREAD THIS TOPSOIL MATERIAL IN AREAS OF THE SITE, OVER AREAS WHERE EXCESS EXCAVATED MATERIAL, SAND, GRAVEL HAS BEEN SPREAD OR IN OTHER AREAS AS DESIGNATED BY THE ENGINEER. THE MATERIAL SHALL THEN BE COMPACTED TO A MINIMAL DEPTH OF 4" AND FINE GRADED IN A MANNER ACCEPTABLE TO THE ENGINEER. THIS WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
3. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS--"THE CONTRACTOR IS RESPONSIBLE FOR THE ASSESSMENT AND PROPER DISPOSAL OF ALL EXCESS SOIL AND SUBSURFACE MATERIALS THAT ARE NOT ABLE TO BE RE-USED ON THE PROJECT SITE AS SUITABLE CLEAN FILL. CONTRACTOR RESPONSIBILITY'S SHALL INCLUDE ALL REQUIRED SOIL SAMPLING, LABORATORY ANALYSIS, DISPOSAL PROFILING FEES, TRANSPORTATION, AND DISPOSAL TIPPING FEES AND SURCHARGES."
4. ROCK IS NOT ANTICIPATED TO BE ENCOUNTERED.
5. ALL EXCAVATIONS FOR STRUCTURES AND PIPE SHALL BE KEPT DEWATERED DURING CONSTRUCTION UNTIL BACKFILL IS IN PLACE. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. (COST INCIDENTAL)
6. EARTH EXCAVATION SHALL CONFORM TO SECTION 202 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. THIS WORK SHALL INCLUDE THE EXCAVATION OF ALL MATERIALS TO DESIGN SUBGRADE ELEVATIONS INDICATED IN THE PLANS.
7. A SOIL REPORT CAN BE PROVIDED IN AN ELECTRONIC FORMAT TO THE CONTRACTOR UPON REQUEST FROM THE OWNER.
8. SHEETING AND SHORING SHALL BE CONSIDERED INCIDENTAL TO CONTRACT IF REQUIRED.
9. WHENEVER THE CONTRACTOR WORKS NEAR EXISTING FACILITIES WITHIN THE LIMITS OF THE IMPROVEMENTS DURING TRENCHING OPERATIONS, HE WILL BE REQUIRED TO HAND TRENCH IN THAT AREA IN ORDER NOT TO DAMAGE THESE FACILITIES. PUSH HOLES AND SEARCH HOLES THAT ARE DUG BY THE CONTRACTOR SHALL BE BACKFILLED BY TAMPING THE EXCAVATED MATERIAL BACK IN PLACE TO KEEP SETTLEMENT TO A MINIMUM. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
10. EMBANKMENT WORK SHALL CONSIST OF THE CONSTRUCTION OF EMBANKMENTS BY DEPOSITING, PLACING AND COMPACTING EARTH, STONE, GRAVEL OR OTHER MATERIALS OF ACCEPTABLE QUALITY ABOVE THE NATURAL GRADE OR OTHER SURFACE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
11. IF SUFFICIENT TOPSOIL IS NOT PRESENT, THE CONTRACTOR SHALL SPREAD FURNISHED TOPSOIL SO AS TO MEET THE REQUIREMENTS OF THE CONTRACT. FURNISHED TOPSOIL SHALL ONLY BE USED WITH APPROVAL BY THE ENGINEER. THIS FURNISHED TOPSOIL SHALL BE PAID FOR AS FURNISHED TOPSOIL IN PLACE, DEPTH SPECIFIED.
12. IN PROPOSED FILL AREAS FOR PAVEMENT AND EMBANKMENT, TOPSOIL AND TURF SHALL BE SCARIFIED AND REMOVED PRIOR TO CONSTRUCTING THE EMBANKMENT.

WATER

1. SITE CONTRACTOR TO COORDINATE WATER SERVICE TAP AND WATER MAIN ADJUSTMENTS WITH THE OWNER.
2. ALL WATER MAIN SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), PIPE CONFORMING TO AWWA C909.
3. LEAKAGE TESTING OF THE WATER MAIN SHALL BE REQUIRED AS PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. ANY DEFECTS FOUND IN THE NEW WATER MAIN WILL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
4. DISINFECTION OF THE WATER MAIN SHALL BE REQUIRED AS PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE OWNER.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM EIGHTEEN INCH VERTICAL SEPARATION WITH WATER MAIN/WATER MAIN SERVICES AND SANITARY OR STORM SEWER AND MAINTAIN A MINIMUM TEN FEET HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN/WATER MAIN SERVICES ENCOUNTERED AND THE SANITARY SEWER/SANITARY SEWER SERVICES AND STORM SEWER. ANY CHANGES TO THIS REQUIREMENT SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.
6. EXISTING WATER MAIN SHUT DOWN TIME SHALL BE KEPT TO A MINIMUM AND BE COORDINATED WITH OWNER. NO USER SHALL BE WITHOUT WATER FOR MORE THAN 24 HOURS, UNLESS SPECIAL APPROVAL IS OBTAINED.
7. DIMENSIONS SHOWING WATER MAIN LOCATIONS ARE APPROXIMATE. THE HORIZONTAL ALIGNMENT MAY BE ADJUSTED WITH THE ENGINEER'S APPROVAL WHERE EXISTING BURIED UTILITIES MAY CONFLICT.
8. ALL FITTINGS (BENDS, TEES, CROSSES, AND PLUGS) REQUIRED TO COMPLETE THE INSTALLATION OF DUCTILE IRON WATER MAINS, AS SHOWN ON THE PLANS, SHALL BE INCLUDED AT THE CONTRACT UNIT PRICE PER LINEAR FOOT FOR WATER MAIN.
9. WATER VALVE BOX ADJUSTMENTS SHALL BE DETERMINED ON SITE.
10. THRUST RESTRAINT SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. RESTRAINED JOINTS ARE REQUIRED FOR VERTICAL BENDS AND REDUCERS.
11. THE CONTRACTOR SHALL PROVIDE 'WHIPS' AS NECESSARY FOR FLUSHING AND AIR RELEASE ON THE NEWLY CONSTRUCTED WATER MAINS. WHIPS SHALL BE CONSTRUCTED USING 1-INCH CORPORATION STOPS AND 1-INCH DIAMETER COPPER TUBING. WHEN ALL TESTING AND FLUSHING OPERATIONS HAVE BEEN COMPLETED, THE CORPORATION STOPS SHALL BE CLOSED AND THE COPPER TUBING SHALL BE CUT AND CAPPED. THE COST TO FURNISH, INSTALL AND REMOVE THE WHIPS SHALL BE INCLUDED IN THE UNIT PRICES FOR THE WATER MAINS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
12. EXISTING WATER MAIN AND SERVICE LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THIS WILL BE INCIDENTAL TO THE CONTRACT.
13. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION, AS WELL AS THE OWNER'S ADOPTED STANDARD WATER MAIN SPECIFICATIONS, CURRENT EDITION, ON FILE WITH THE ILLINOIS EPA DIVISION OF PUBLIC WATER SUPPLIES.
14. THE MINIMUM COVER FOR ALL WATER MAIN AND SERVICE PIPE IS 6 FEET (6') FROM FINISHED GRADE TO TOP OF PIPE.
15. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED STREET PAVEMENT OR CURB SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
16. ALL VALVES SHALL BE GATE VALVES MUELLER MODEL A-2360 OR APPROVED EQUAL, WITH MECHANICAL JOINTS, RESILIENT SEAT WEDGE TYPE, WITH CAST IRON OR DUCTILE IRON BODY, BRONZE MOUNTED, BRONZE NON-RISING STEM, DOUBLE DISC PATTERN, DESIGNED FOR 300 POUNDS WORKING PRESSURE MEETING AWWA STANDARD C509 OR C515. ALL VALVES SHALL OPEN LEFT. VALVES 14 INCHES AND LARGER SHALL BE BUTTERFLY AND SHALL BE INSTALLED IN A FIVE FOOT (5') DIAMETER VAULT WITH CAST IRON LID.
17. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE OWNER. HTH TABLETS SHALL NOT BE GLUED TO PVC WATER MAIN.
18. 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.
19. FIRE HYDRANTS SHALL COMPLY WITH STANDARDS SPECIFIED IN AWWA C502 FOR DRY BARREL FIRE HYDRANTS. EACH HYDRANT SHALL BE THE MECHANICAL JOINT TYPE EQUAL TO THOSE MANUFACTURED BY THE MUELLER COMPANY (SUPER CENTURION) OR APPROVED EQUAL. NO FIRE HYDRANTS SHALL BE LOCATED IN CUL-DE-SAC ISLANDS. HYDRANTS SHALL BE PAINTED IN CONFORMITY TO AWWA STD. C502. COLOR TO BE DETERMINED BY OWNER.
20. FIRE HYDRANTS SHALL HAVE TWO 2-1/2 INCH NOZZLES AND ONE 4 INCH PUMPER CONNECTION WITH NATIONAL STANDARD HOSE THREADS. HYDRANTS SHALL BE OF DRY BARREL TYPE FOR NON-FREEZING WITH AUTOMATIC DRAIN ON EXTREME END OF HYDRANT AND NON-FLOODING WITH THE GATE SECURELY LOCKED IN PLACE. THE CHAIN SHALL BE OF PLATED STEEL CONSTRUCTION. HYDRANTS SHALL CLOSE WITH THE PRESSURE AND SHALL HAVE A SUFFICIENT NUMBER OF TURNS TO CLOSE HYDRANT SLOWLY ENOUGH TO ELIMINATE WATER HAMMER. THE GATE OF THE HYDRANT SHALL INSURE A RIGHT AND COMPLETE SHUTOFF. HYDRANTS SHALL BE OF SUCH DESIGN TO ALLOW FOR THE REMOVAL AND REPAIR OF THE INTERNAL MECHANISM WITHOUT DIGGING. EACH HYDRANT SHALL HAVE AN AUXILIARY GATE VALVE OF NOT LESS THAN 6 INCHES IN SIZE COMPLETE WITH CAST IRON VALVE BOX AND COVER AS SPECIFIED ABOVE. ALL HYDRANT LEADS SHALL BE A MINIMUM OF 6 INCHES IN DIAMETER.
21. 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 6 FEET 6 INCHES, WITH THE CENTER OF THE PUMPER NOZZLE BEING 18 TO 24 INCHES ABOVE GRADE. PRECAUTIONS MUST 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 OWNER. IN GENERAL, HYDRANT SPACING WILL BE BASED UPON THE AREA BEING SERVED AND AS RECOMMENDED BY THE STATE INSURANCE SERVICES OFFICE.
22. THE CONTRACTOR SHALL CONTACT THE OWNER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK ON THE WATER MAIN AND/OR SERVICE INSTALLATIONS AND SHOULD MAKE THE SITE AVAILABLE FOR INSPECTION AT REGULAR INTERVALS DURING CONSTRUCTION.
23. ALL HYDRANTS REMOVED SHALL BE SALVAGED TO THE APPROPRIATE UTILITY.



ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:

MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

GENERAL NOTES

SET TYPE: PRELIMINARY

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JOB NUMBER:

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ABBREVIATIONS

<	ANGLE
ABC	AGGREGATE BASE COURSE
AC	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BV	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL or C	CENTERLINE
C TO C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
CS	CORPORATION STOP
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DP	DRAINAGE PIPE/STORM PIPE
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FF	FINISH FLOOR
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GAS VALVE
GYP	GYPSUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HMA	HOT MIX ASPHALT
HNGR	HANGER
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
Δ =	CENTRAL ANGLE
I	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JST	JOIST
JST	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LF	LINEAL FEET
L.P.	LOW POINT
LT	LEFT OF SURVEY BASE LINE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. OR #	NUMBER
NGM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE

PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLV	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RDCR	REDUCER
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
ROW	RIGHT OF WAY
RFTD	RAFTER
RND	ROUND
RNR	RAILROAD
RRSP	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SP	SANITARY PIPE
SPA	SPACING OR SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UPSTR	UPSTREAM
UR	URINAL
USGS	U.S. GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WV	WATER VALVE
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

HATCH PATTERNS

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		DETECTABLE WARNING
	ASPHALT PAVEMENT		

SYMBOLS

CIVIL		WATER		UTILITY	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		STORM SEWER			
				TRAFFIC RELATED	
		EROSION CONTROL			
MISC					
SANITARY SEWER					

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

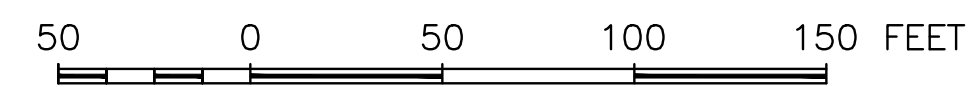
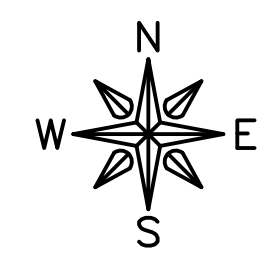
PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

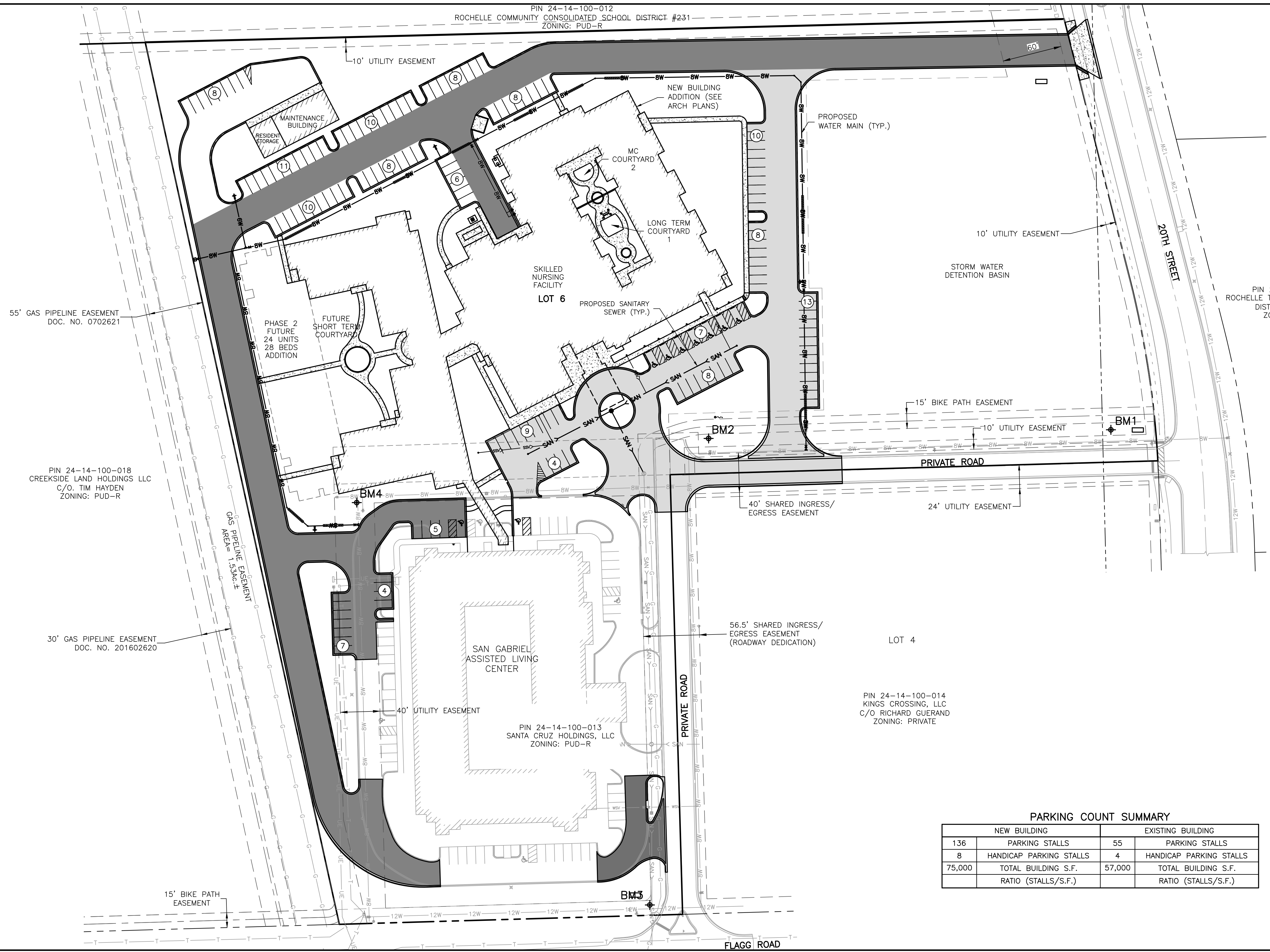
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
LEGEND
SET TYPE: PRELIMINARY
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JOB NUMBER:
18-205
SHEET NUMBER:
4 of 34



LEGEND
 ■ HEAVY DUTY ASPHALT PAVEMENT
 ■ STANDARD DUTY ASPHALT PAVEMENT



PIN 24-14-201-005
 ROCHELLE TOWNSHIP HIGH SCHOOL
 DISTRICT #212 ETAL
 ZONING: PUD-R

55' GAS PIPELINE EASEMENT
 DOC. NO. 0702621

PIN 24-14-100-018
 CREEKSIDE LAND HOLDINGS LLC
 C/O. TIM HAYDEN
 ZONING: PUD-R

30' GAS PIPELINE EASEMENT
 DOC. NO. 201602620

PIN 24-14-100-013
 SANTA CRUZ HOLDINGS, LLC
 ZONING: PUD-R

PIN 24-14-100-014
 KINGS CROSSING, LLC
 C/O RICHARD GUERAND
 ZONING: PRIVATE

PARKING COUNT SUMMARY

NEW BUILDING		EXISTING BUILDING	
136	PARKING STALLS	55	PARKING STALLS
8	HANDICAP PARKING STALLS	4	HANDICAP PARKING STALLS
75,000	TOTAL BUILDING S.F.	57,000	TOTAL BUILDING S.F.
	RATIO (STALLS/S.F.)		RATIO (STALLS/S.F.)

DATUM INFORMATION	
VERTICAL CONTROL: NAVD 88 (FROM GNSS OBSERVATIONS)	
HORIZONTAL CONTROL: NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)	
BENCHMARK INFORMATION	
BM1 = CONTROL POINT (CP1) - 5/8"Ø REBAR N 1923419.39, E 2591219.75, ELEV 799.10	
BM2 = CONTROL POINT (CP2) - 5/8"Ø REBAR N 1923410.64, E 2590813.07, ELEV 799.98	
BM3 = CONTROL POINT (CP3) - 5/8"Ø REBAR WITH CAP N 1922938.82, E 2590753.67, ELEV 801.69	
BM4 = CONTROL POINT (CP4) - 5/8"Ø REBAR WITH CAP N 1923345.78, E 2590457.38, ELEV 799.85	

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 GALESBURG, IL 61401

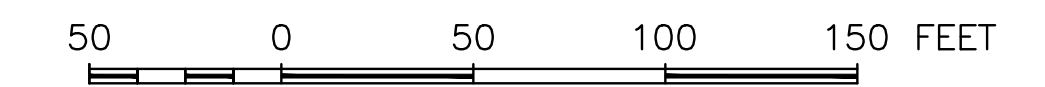
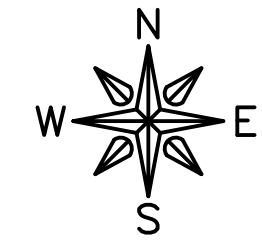
PROJECT AND LOCATION:
 MANOR COURT OF ROCHELLE
 ROCHELLE, ILLINOIS

DRAWN BY: MMY
 APPROVED BY: JTS
 DATE: 6/19/2018
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 COMPREHENSIVE SITE PLAN
 SET TYPE: PRELIMINARY
 G:\3D\18-205\18-205-design.dwg, Comp Site Plan

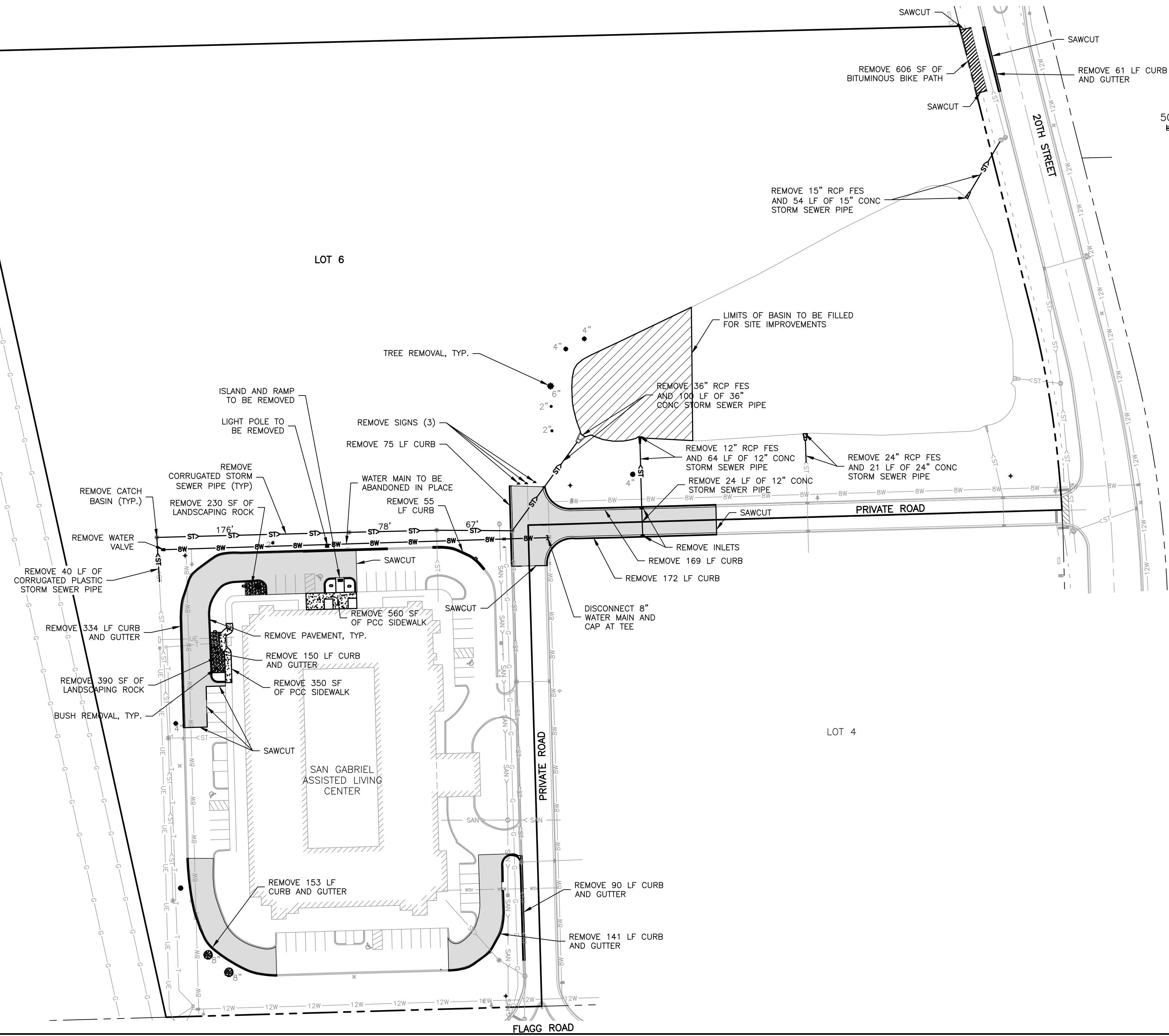
JOB NUMBER:
 18-205
 SHEET NUMBER:
 5 of 34



- NOTES:**
1. ALL EXISTING UTILITIES TO BE PROTECTED THROUGHOUT CONSTRUCTION.
 2. LOCATION OF EXISTING SERVICES SHALL BE FIELD VERIFIED.

LEGEND

- HMA PAVEMENT REMOVAL
- BIKE PATH REMOVAL
- SIDEWALK REMOVAL
- LANDSCAPE ROCK REMOVAL



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285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
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DATE: 6/19/2018
SCALE: AS NOTED

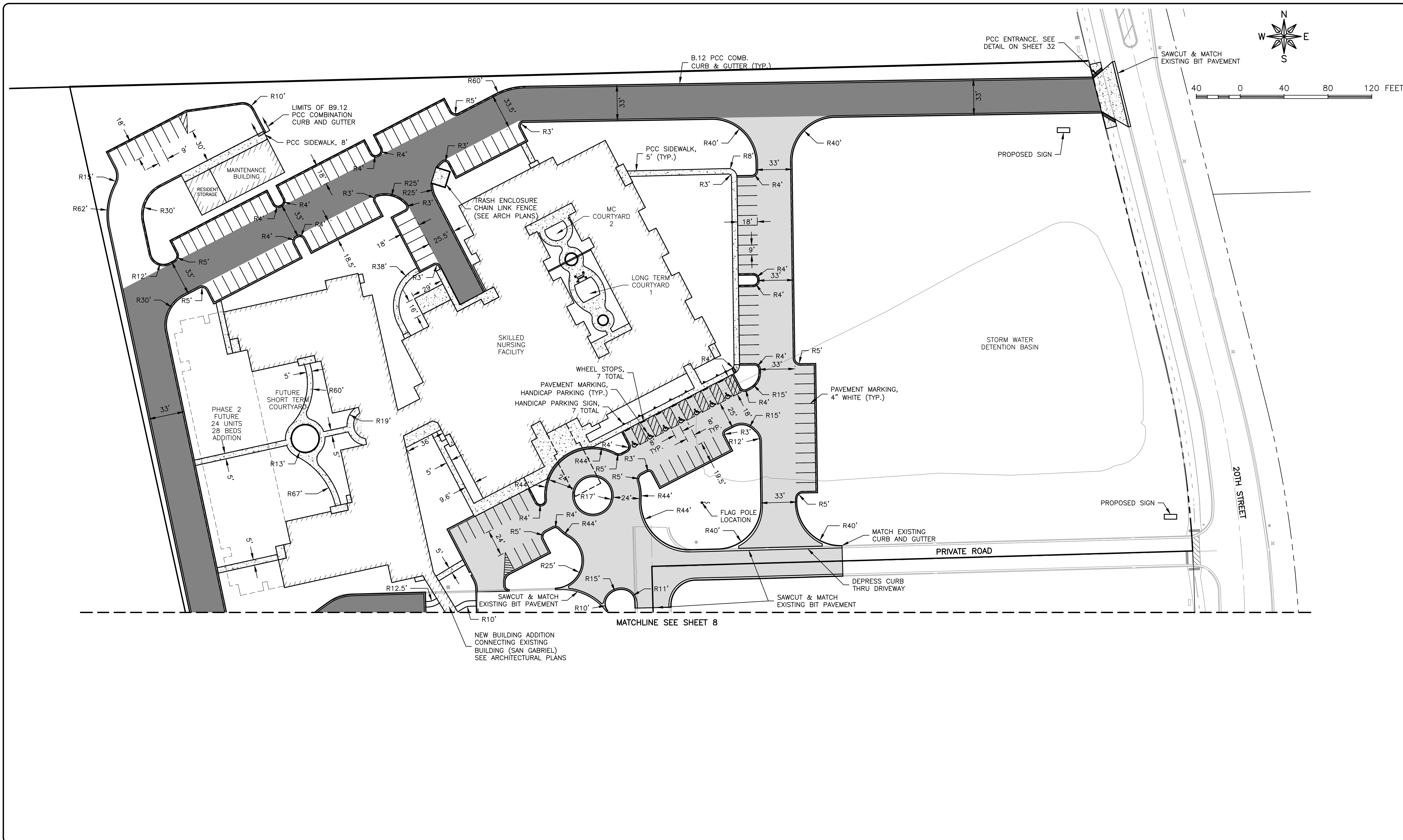
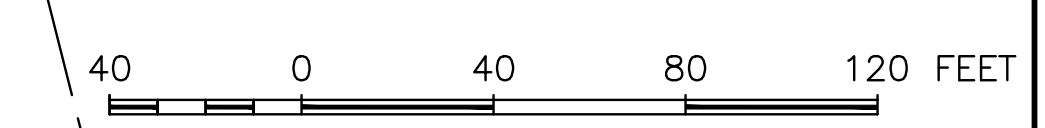
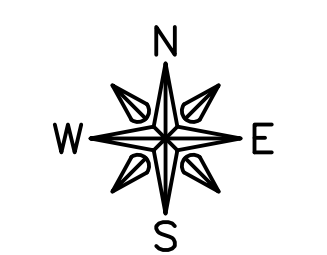
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
REMOVAL PLAN

SET TYPE: PRELIMINARY

JOB NUMBER:
18-205

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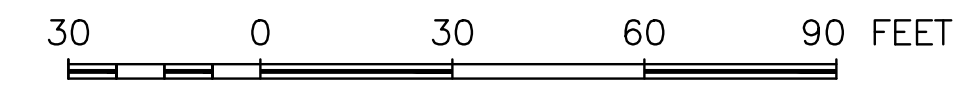
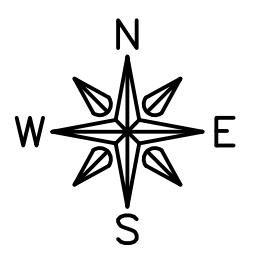
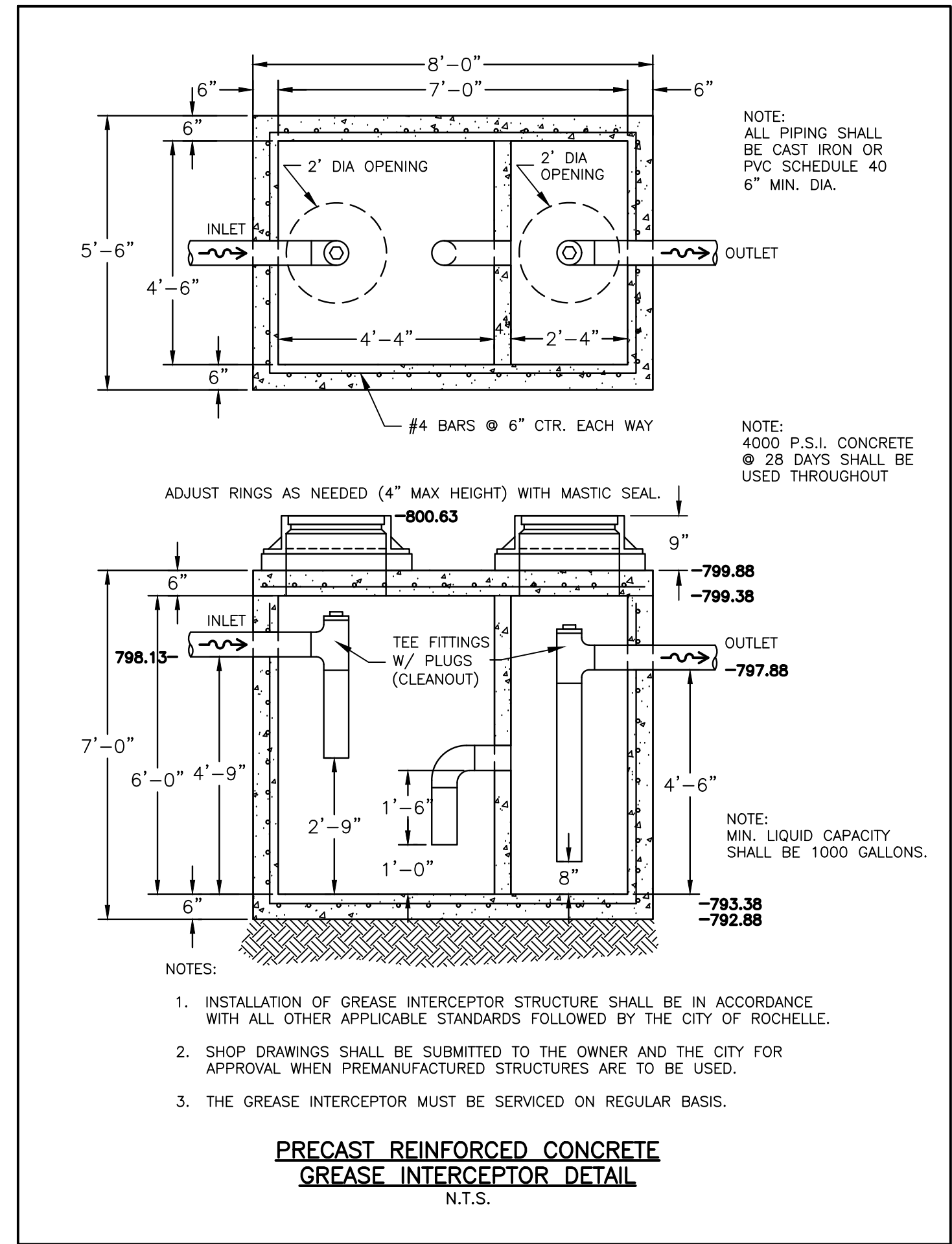
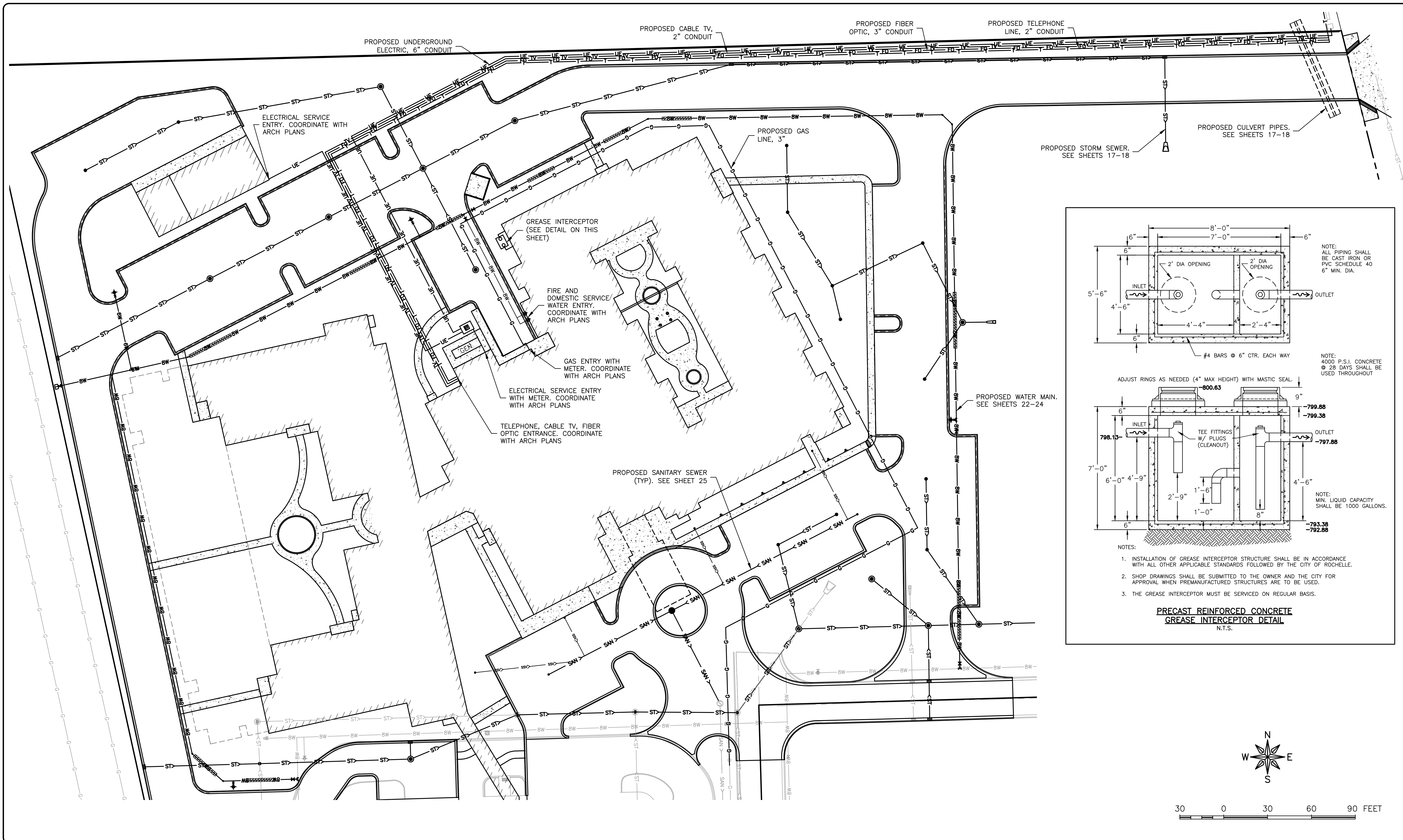
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 APPROVED BY: JTS
 DATE: 6/19/2018
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 SITE PLAN - NORTH
 SET TYPE: PRELIMINARY
G:\C3D\18-205\18-205-design.dwg, SITE PLAN-NORTH

JOB NUMBER:
 18-205
 SHEET NUMBER:
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PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

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APPROVED BY: JTS
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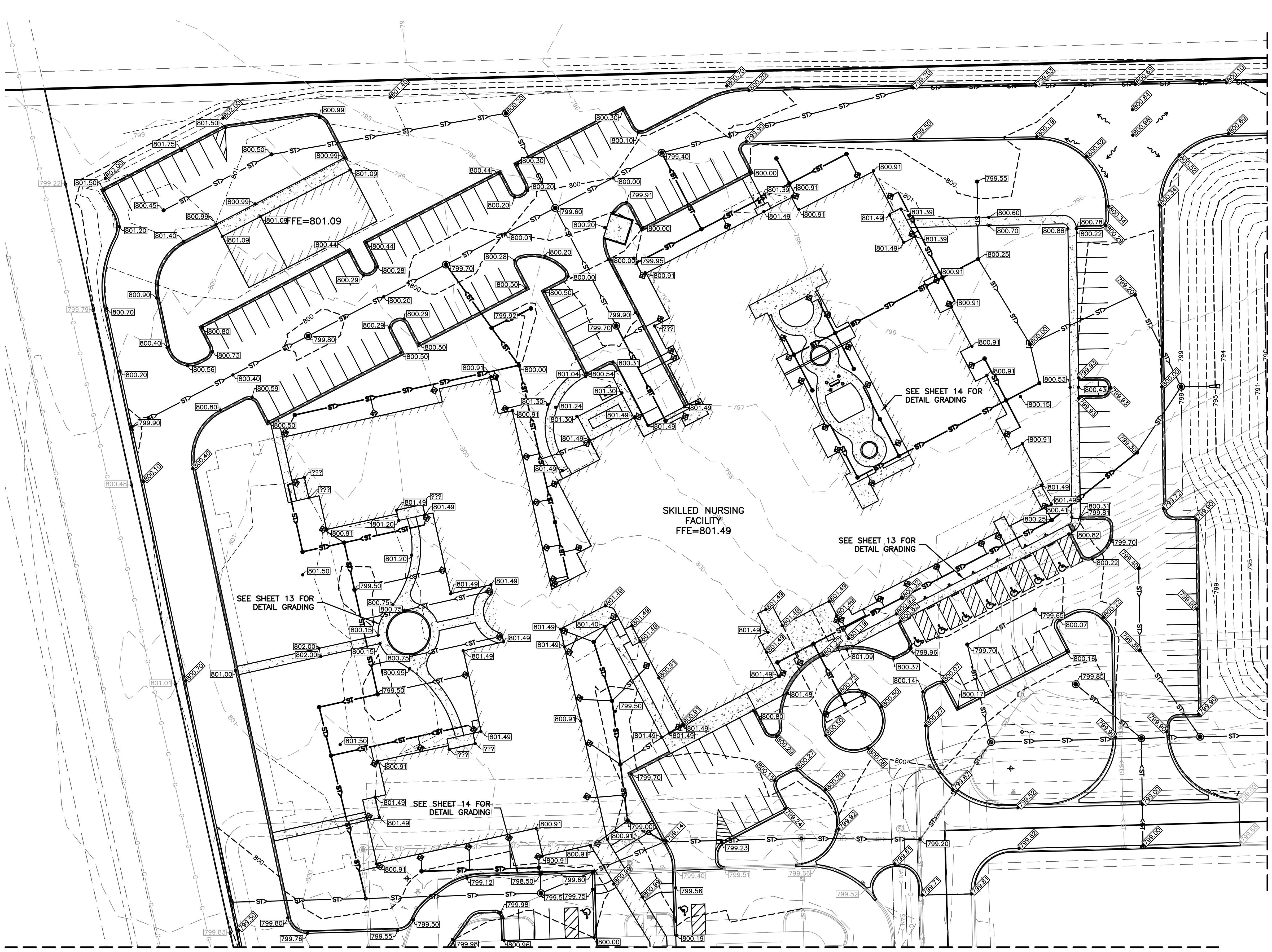
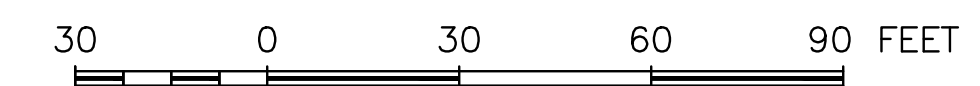
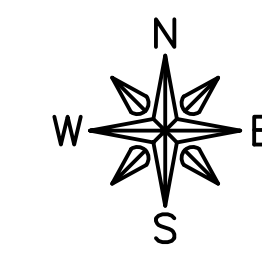
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
UTILITY PLAN

SET TYPE: PRELIMINARY

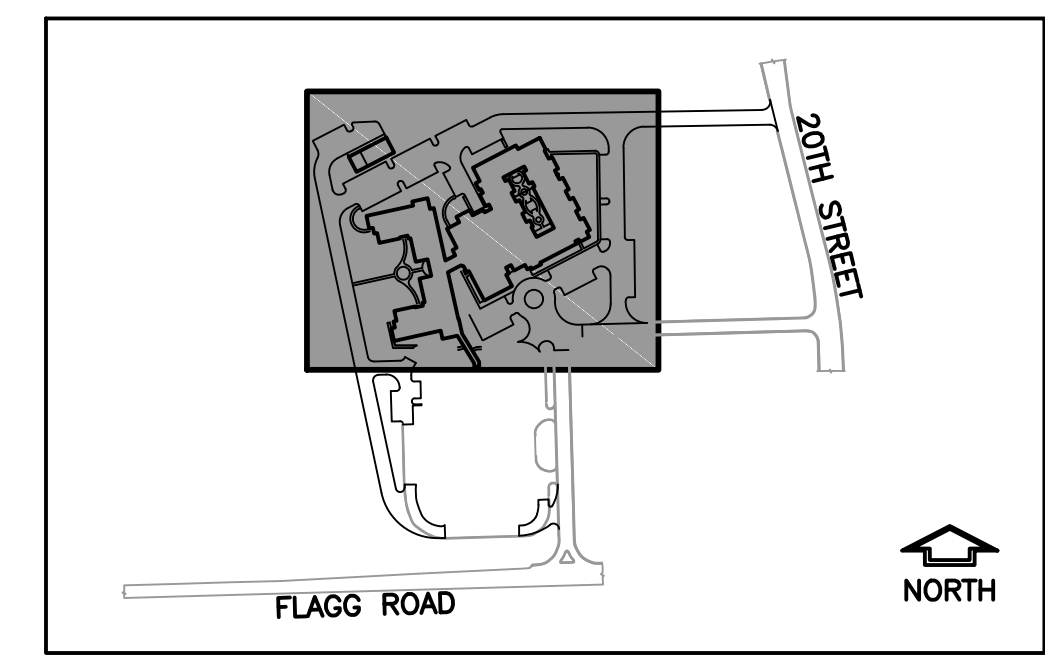
JOB NUMBER:
18-205

SHEET NUMBER:
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SEE SHEET 11

SEE SHEET 12



KEY MAP
NTS

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285 S. FARNHAM STREET
GALESBURG, IL 61401

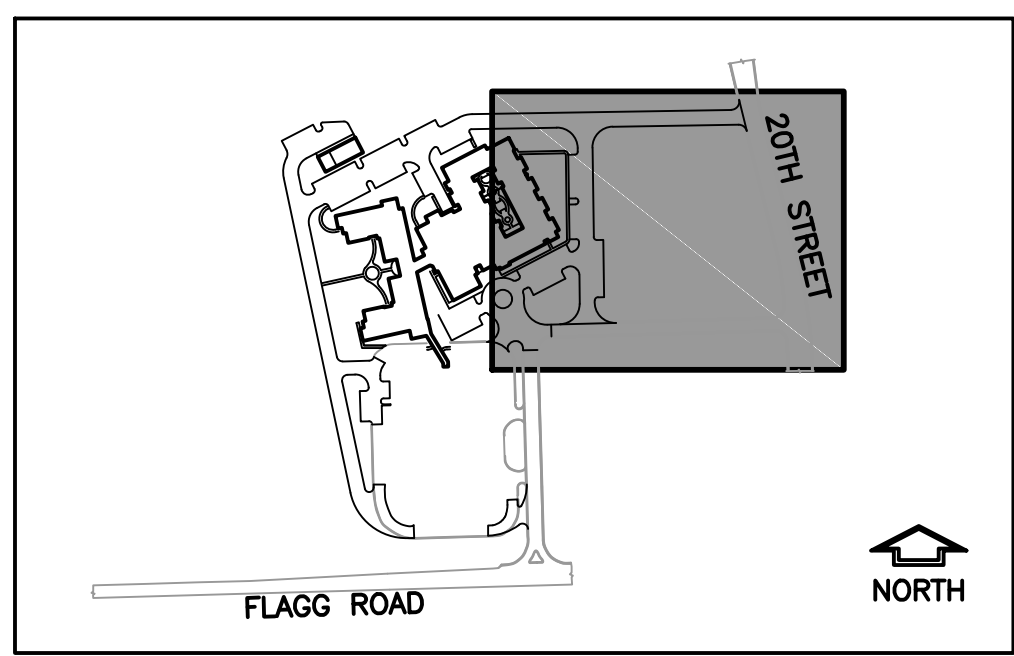
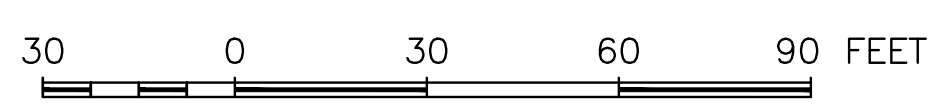
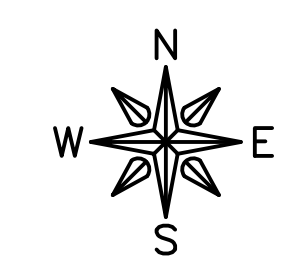
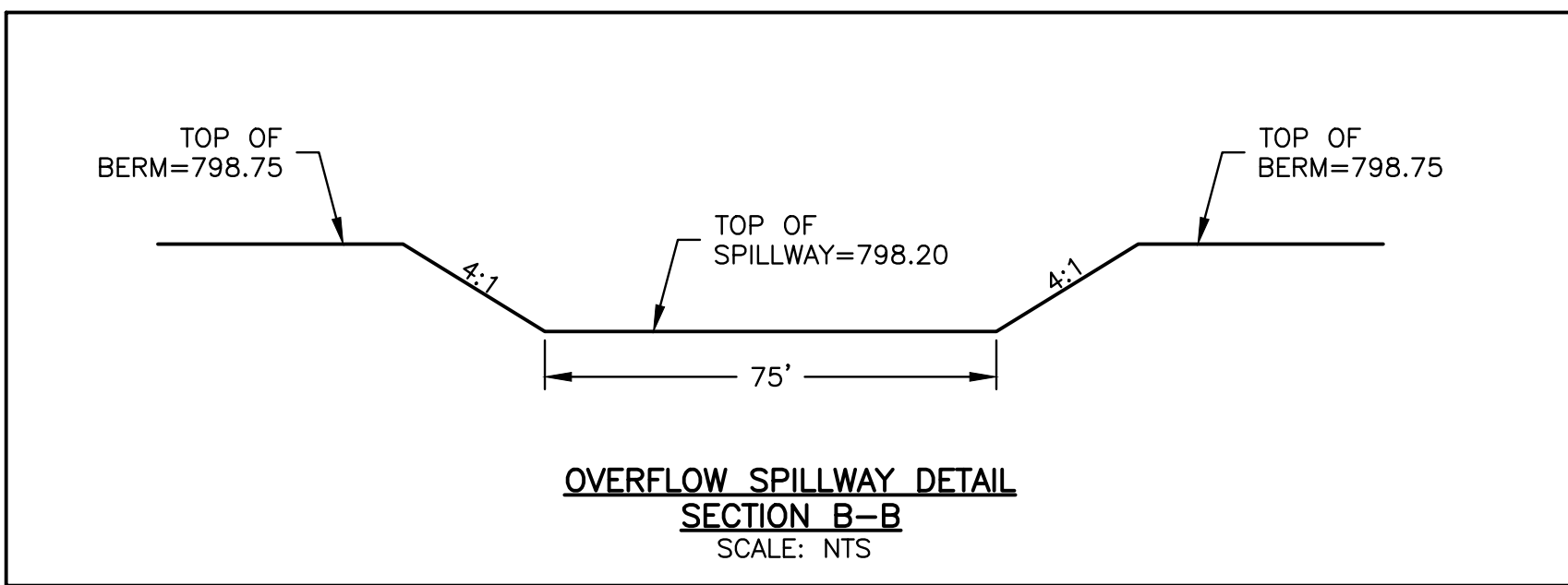
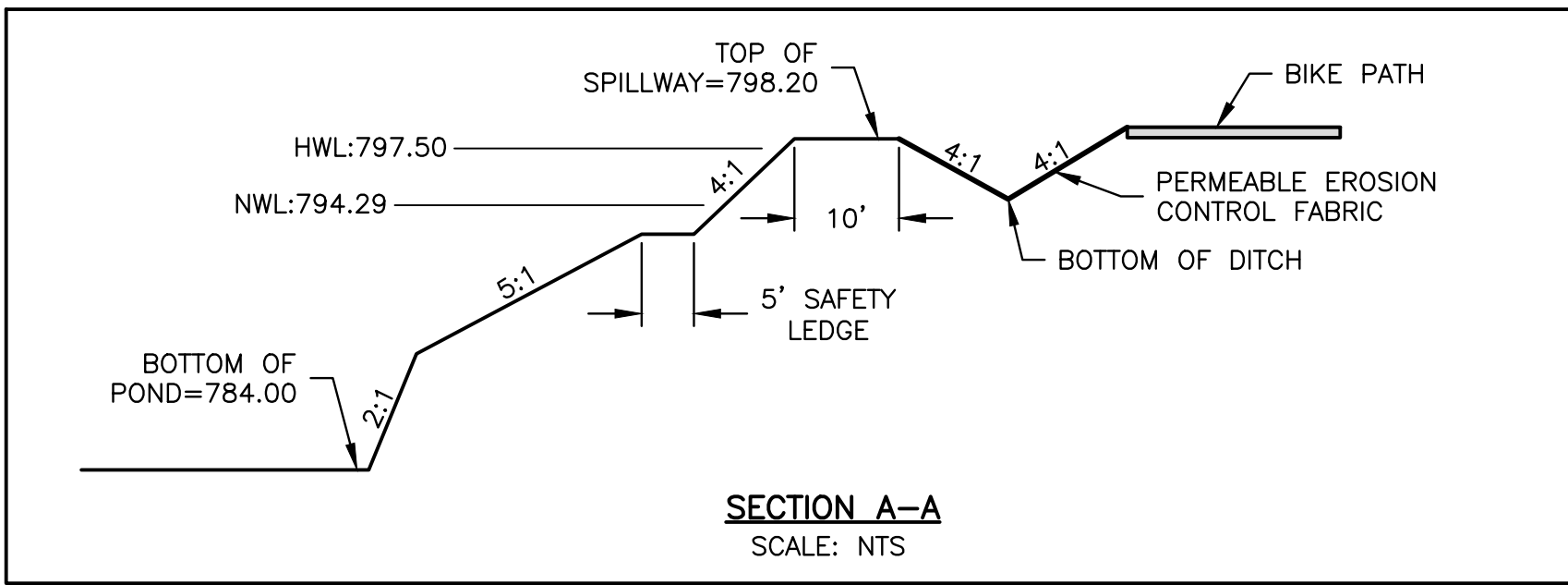
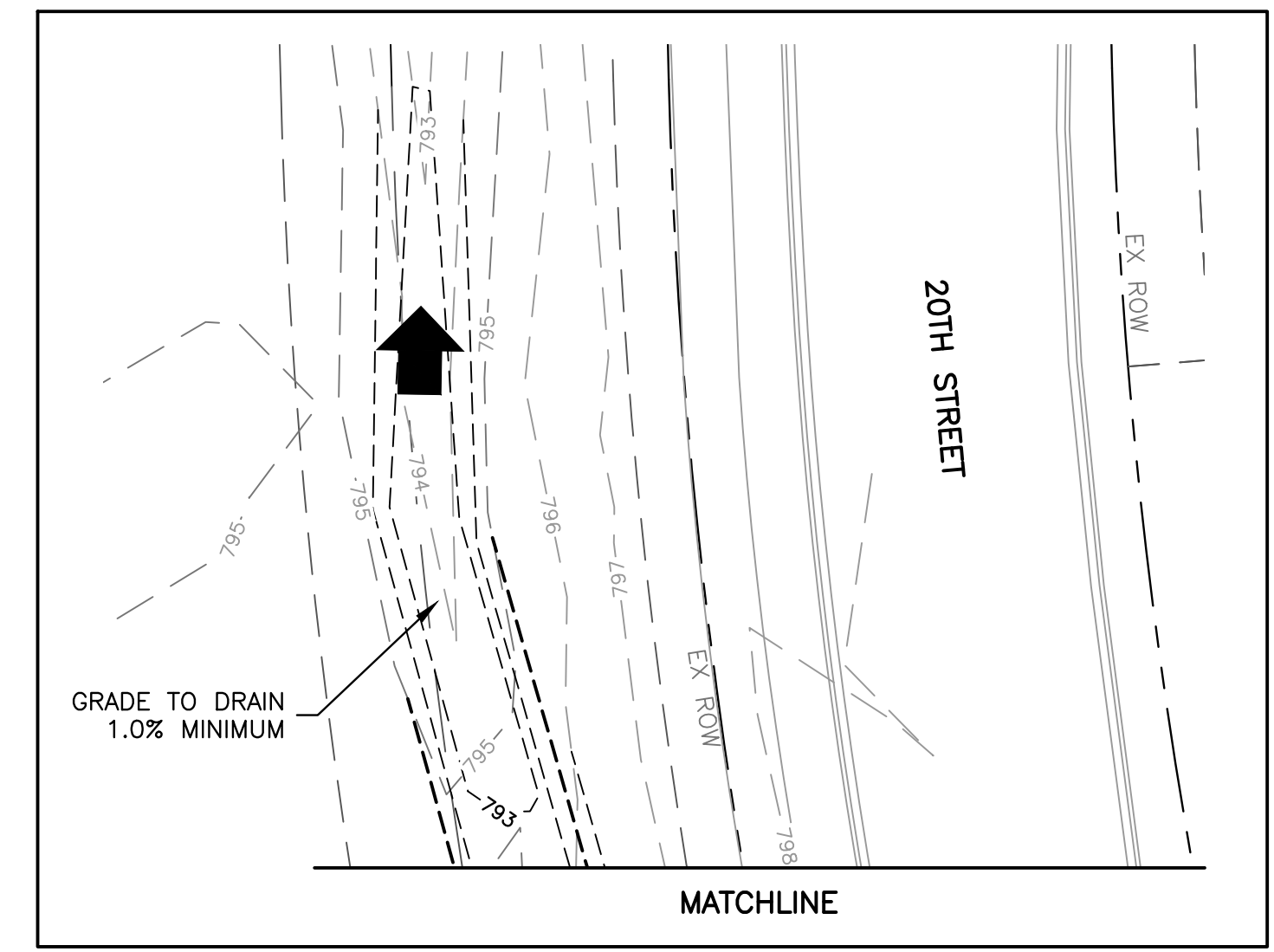
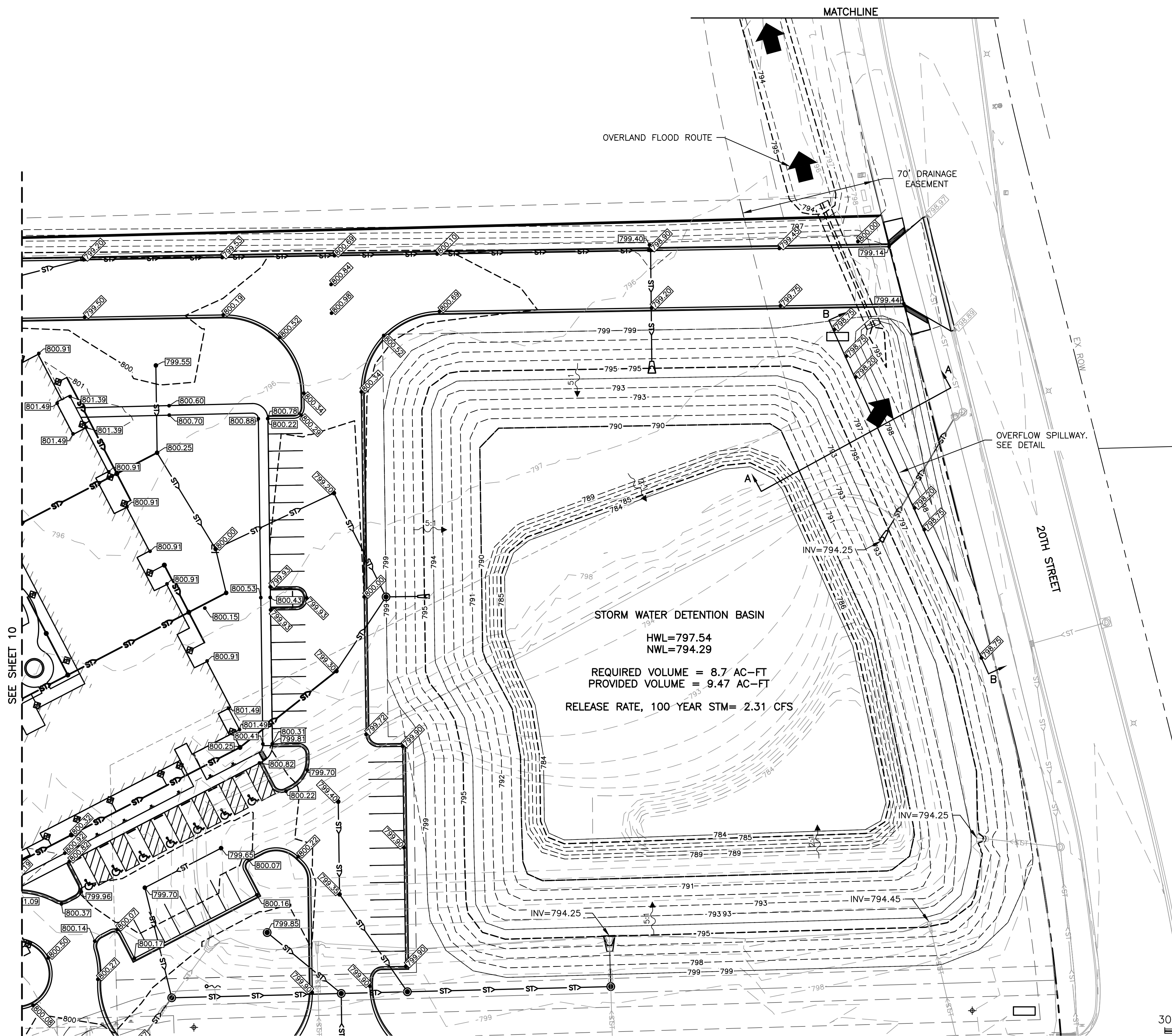
PROJECT AND LOCATION:
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DATE: 6/19/2018
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DRAWING:
GRADING PLAN
SET TYPE: PRELIMINARY
G:\C3D\18-205\18-205-GRADING.dwg, GRD1

JOB NUMBER:
18-205
SHEET NUMBER:
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STORM WATER DETENTION BASIN
 HWL=797.54
 NWL=794.29
 REQUIRED VOLUME = 8.7 AC-FT
 PROVIDED VOLUME = 9.47 AC-FT
 RELEASE RATE, 100 YEAR STM= 2.31 CFS

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 PLOT DATE: 8/7/18 © 2018 FEHR GRAHAM

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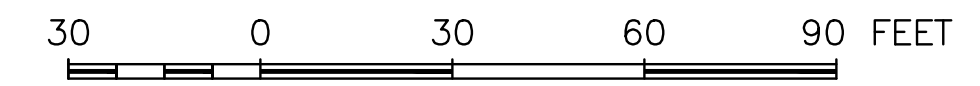
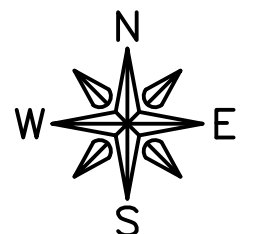
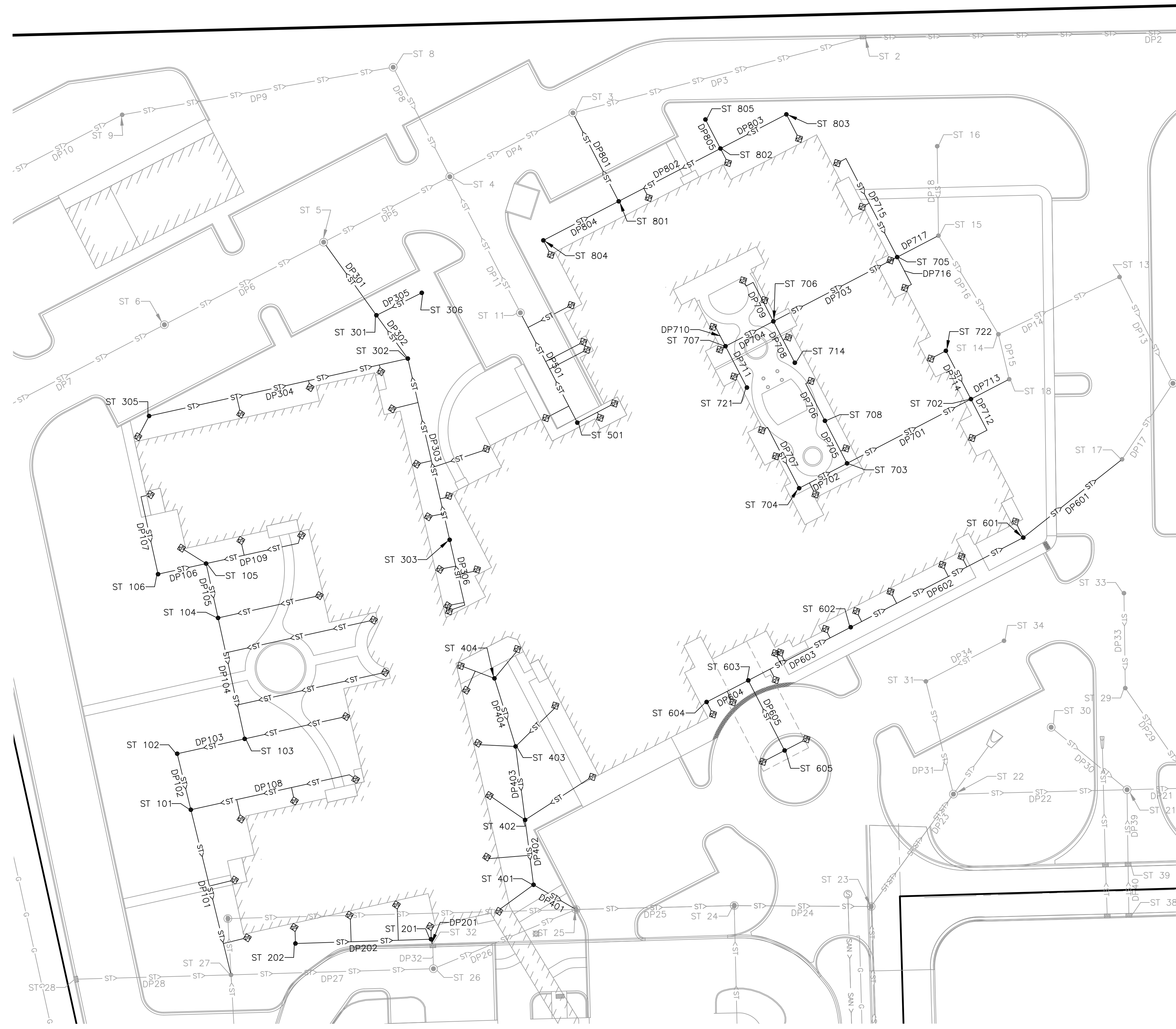
PROJECT AND LOCATION:
 MANOR COURT OF ROCHELLE
 ROCHELLE, ILLINOIS

DRAWN BY: MMY
 APPROVED BY: JTS
 DATE: 6/19/2018
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 GRADING PLAN
 SET TYPE: PRELIMINARY
 G:\CD\18-205\18-205 - GRADING.dwg, GRD2

JOB NUMBER:
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 SHEET NUMBER:
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 ILLINOIS DESIGN FIRM NO. 184-003525

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 GALESBURG, IL 61401

PROJECT AND LOCATION:
 MANOR COURT OF ROCHELLE
 ROCHELLE, ILLINOIS

DRAWN BY: MMY
 APPROVED BY: JTS
 DATE: 6/19/2018
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 ROOF DRAINAGE PLAN
 SET TYPE: PRELIMINARY
 G:\3D\18-205\18-205-Design.dwg, DS

JOB NUMBER:
 18-205
 SHEET NUMBER:
 15 of 34

STORM STRUCTURE TABLE				
NO.	RIM	INV	STRUCTURE	FRAME & GRATE
ST 101	801.36	IN 796.22 N (12") IN 796.22 E (12") OUT 796.22 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 102	801.65	IN 796.46 E (12") OUT 796.46 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 103	799.50	IN 796.74 N (12") OUT 796.74 W (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 104	799.50	IN 797.25 N (12") OUT 797.25 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 105	800.59	IN 797.47 W (12") IN 797.47 E (12") OUT 797.47 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 106	801.46	IN 797.72 N (12") OUT 797.72 E (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 201	799.41	IN 797.18 W (12") OUT 797.18 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 202	800.01	OUT 797.91 E (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 301	800.20	IN 796.69 NE (12") OUT 796.69 NW (12") IN 796.69 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 302	800.00	OUT 796.91 NW (12") IN 796.91 W (12") IN 796.91 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 303	800.91	OUT 797.65 N (12") IN 797.65 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 305	800.63	OUT 797.92 E (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 306	799.92	OUT 796.95 SW (12")	4' DIA. MANHOLE	STANDARD STANDARD

STORM STRUCTURE TABLE				
NO.	RIM	INV	STRUCTURE	FRAME & GRATE
ST 401	799.00	IN 796.73 N (12") OUT 796.73 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 402	799.84	IN 797.06 N (12") OUT 797.06 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 403	799.66	IN 797.44 N (12") OUT 797.44 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 404	801.20	OUT 797.80 S (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 501	801.49	OUT 797.89 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 601	800.25	IN 795.91 SW (12") OUT 795.91 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 602	800.32	IN 797.00 SW (12") OUT 797.00 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 603	801.36	IN 797.47 SW (12") OUT 797.47 NE (12") IN 797.47 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 604	801.46	OUT 797.71 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 605	800.61	OUT 797.87 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 702	800.68	IN 795.23 SW (12") OUT 795.23 NE (12") IN 795.23 SE (12") IN 795.23 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 703	801.01	IN 795.94 NW (12") OUT 795.94 NE (12") IN 795.94 SW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 704	801.08	IN 796.20 NW (12") OUT 796.20 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 705	800.82	OUT 795.41 NE (12") IN 795.41 SW (12") IN 795.41 NW (12") IN 795.41 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 706	801.15	IN 796.12 NW (12") IN 796.12 SW (12") IN 796.12 SE (12") OUT 796.12 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 707	801.25	OUT 796.39 NE (12") IN 796.39 SE (12") IN 796.39 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 708	801.09	OUT 796.18 SE (12") IN 796.18 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 714	801.15	OUT 796.35 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 721	801.25	OUT 796.63 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 722	800.80	OUT 795.50 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 801	800.63	IN 796.90 NE (12") IN 796.90 SW (12") OUT 796.90 NW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 802	800.71	IN 797.48 NE (12") IN 797.48 NW (12") OUT 797.48 SW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 803	800.25	OUT 797.86 SW (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 804	800.17	OUT 797.33 NE (12")	4' DIA. MANHOLE	STANDARD STANDARD
ST 805	800.28	OUT 797.64 SE (12")	4' DIA. MANHOLE	STANDARD STANDARD

STORM PIPE TABLE				
PIPE NO.	PIPE SIZE	PIPE LENGTH	PIPE SLOPE	PIPE MATERIAL
DP101	12"	83'	0.80%	PVC PIPE
DP102	12"	25'	0.82%	PVC PIPE
DP103	12"	31'	0.79%	PVC PIPE
DP104	12"	59'	0.81%	PVC PIPE
DP105	12"	24'	0.78%	PVC PIPE
DP106	12"	21'	1.00%	PVC PIPE
DP107	12"	38'	0.99%	PVC PIPE
DP108	12"	81'	1.00%	PVC PIPE
DP109	12"	46'	1.00%	PVC PIPE
DP201	12"	2'	1.08%	PVC PIPE
DP202	12"	65'	1.05%	PVC PIPE
DP301	12"	42'	0.80%	PVC PIPE
DP302	12"	23'	0.81%	PVC PIPE
DP303	12"	91'	0.78%	PVC PIPE
DP304	12"	131'	0.75%	PVC PIPE
DP305	12"	22'	1.01%	PVC PIPE
DP306	12"	32'	0.99%	PVC PIPE
DP401	12"	21'	3.08%	PVC PIPE
DP402	12"	29'	0.99%	PVC PIPE
DP403	12"	34'	1.01%	PVC PIPE
DP404	12"	32'	0.99%	PVC PIPE
DP501	12"	59'	0.98%	PVC PIPE
DP601	12"	60'	1.00%	PVC PIPE
DP602	12"	95'	1.10%	PVC PIPE
DP603	12"	55'	0.80%	PVC PIPE
DP604	12"	20'	1.00%	PVC PIPE
DP605	12"	36'	0.99%	PVC PIPE
DP701	12"	67'	1.00%	PVC PIPE
DP702	12"	24'	0.94%	PVC PIPE
DP703	12"	67'	1.00%	PVC PIPE
DP704	12"	24'	0.98%	PVC PIPE
DP705	12"	20'	0.98%	PVC PIPE
DP706	12"	19'	0.98%	PVC PIPE
DP707	12"	33'	1.00%	PVC PIPE
DP708	12"	20'	0.97%	PVC PIPE
DP709	12"	20'	0.98%	PVC PIPE
DP710	12"	10'	0.93%	PVC PIPE
DP711	12"	20'	1.01%	PVC PIPE
DP712	12"	16'	1.01%	PVC PIPE
DP713	12"	18'	0.50%	PVC PIPE
DP714	12"	24'	0.97%	PVC PIPE
DP715	12"	55'	0.99%	PVC PIPE
DP716	12"	14'	0.95%	PVC PIPE
DP717	12"	20'	0.46%	PVC PIPE
DP801	12"	47'	0.96%	PVC PIPE
DP802	12"	54'	0.99%	PVC PIPE
DP803	12"	34'	1.00%	PVC PIPE
DP804	12"	39'	0.99%	PVC PIPE
DP805	12"	13'	0.96%	PVC PIPE

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ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:

MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS

REV. NO.	DESCRIPTION	DATE

DRAWING:

ROOF DRAINAGE PLAN

SET TYPE: PRELIMINARY

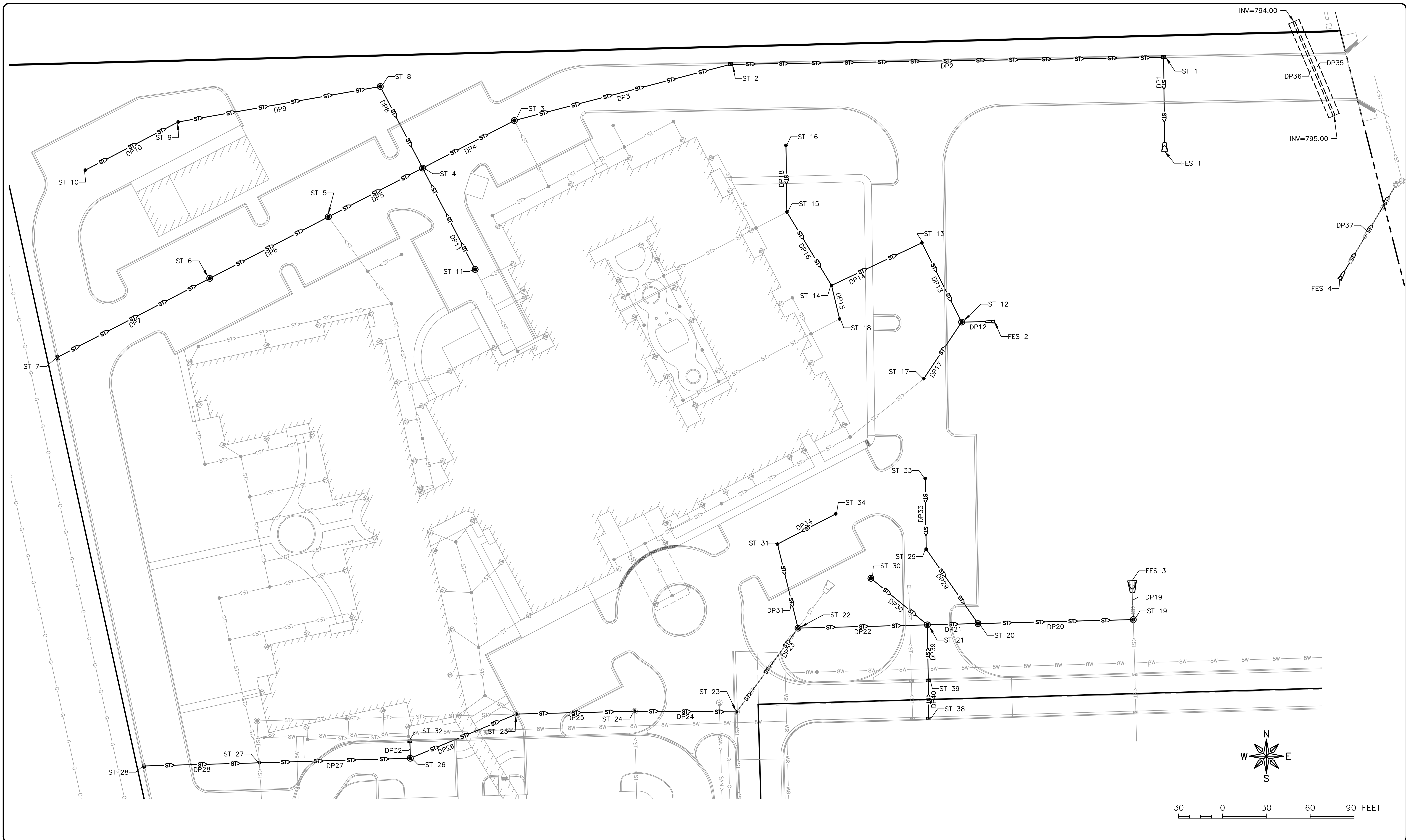
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JOB NUMBER:

18-205

SHEET NUMBER:

16 of 34



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:

MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
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DATE: 6/19/2018
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REVISIONS

REV. NO.	DESCRIPTION	DATE

DRAWING:

STORM PLAN 1

SET TYPE: PRELIMINARY

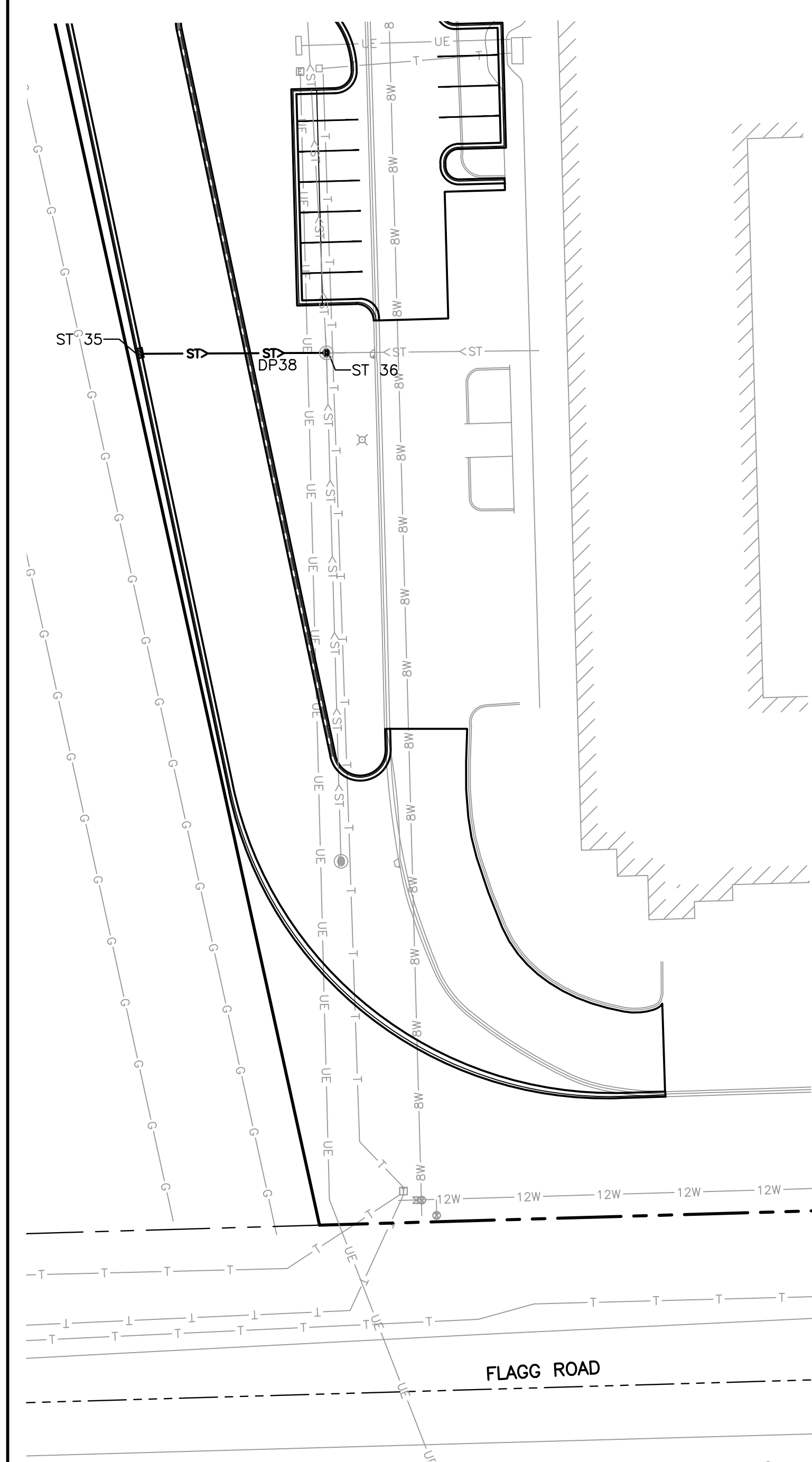
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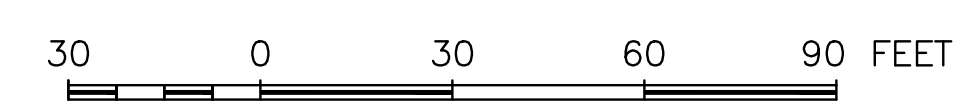
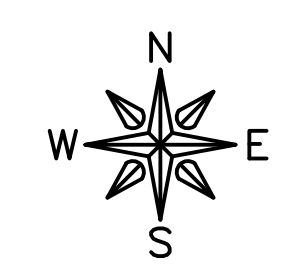
17 of 34



STORM STRUCTURE TABLE				
NO.	RIM	INV	STRUCTURE	FRAME & GRATE
FES 1	793.57	IN 794.25 N (24")	FES	??? ???
FES 2	-7.09	IN 794.25 W (24")	FES	??? ???
FES 3	798.31	IN 794.25 S (48")	FES	??? ???
FES 4	1.33	OUT 794.25 NE (24")	FES	??? ???
ST 1	798.90	IN 794.58 W (24") OUT 794.58 S (24")	2X3 INLET	STANDARD STANDARD
ST 2	799.10	OUT 795.48 E (24") IN 795.48 W (24")	2X3 INLET	STANDARD STANDARD
ST 3	799.40	IN 795.91 SW (24") OUT 795.91 E (24") IN 796.41 SE (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 4	799.36	IN 796.11 SW (24") OUT 796.11 NE (24") IN 796.11 SE (15") IN 796.11 NW (15")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 5	799.70	OUT 796.32 NE (24") IN 796.32 SW (24") IN 796.32 SE (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 6	799.80	OUT 796.58 NE (24") IN 796.58 SW (24")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 7	799.90	OUT 796.92 NE (24")	2X3 INLET	STANDARD STANDARD
ST 8	800.20	OUT 796.29 SE (15") IN 796.29 W (15")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 9	800.50	OUT 796.70 E (15") IN 796.70 SW (15")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 10	800.45	OUT 796.90 NE (15")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 11	801.37	OUT 796.33 NW (15") IN 797.27 SE (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 12	800.40	OUT 794.37 E (24") IN 794.37 NW (18") IN 794.37 SW (15")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 13	799.20	IN 794.65 SW (18") OUT 794.65 SE (18")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 14	800.00	OUT 795.00 NE (18") IN 790.18 NW (15") IN 791.98 S (15")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 15	796.73	OUT 795.19 SE (15") IN 795.29 N (15") IN 795.30 SW (12")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 16	796.96	OUT 795.52 S (15")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 17	799.30	OUT 794.58 NE (15") IN 795.27 SW (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 18	796.65	OUT 795.12 N (15") IN 795.12 SW (12")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 19	799.69	IN 794.27 W (42") OUT 794.27 N (48") IN 794.56 S (24")	4' DIA. STORM MH, TYPE A	TYPE 1 CLOSED LID
ST 20	799.26	IN 794.39 W (42") IN 794.39 NW (12") OUT 794.39 E (42")	4' DIA. STORM MH, TYPE A	TYPE 1 CLOSED LID
ST 21	799.54	IN 794.67 W (42") OUT 794.67 E (42") IN 794.51 S (12") IN 794.67 NW (12")	4' DIA. STORM MH, TYPE A	TYPE 1 CLOSED LID
ST 22	799.80	IN 794.51 N (12") IN 794.51 SW (36") OUT 794.51 E (42")	4' DIA. STORM MH, TYPE A	TYPE 1 CLOSED LID
ST 23	799.20	OUT 794.58 NE (36") IN 794.58 W (36") IN 794.60 S (24")	EXISTING CATCH BASIN	STANDARD STANDARD
ST 24	799.20	OUT 794.78 E (36") IN 795.33 S (12") IN 794.78 W (36")	EXISTING CATCH BASIN	STANDARD STANDARD

STORM STRUCTURE TABLE				
NO.	RIM	INV	STRUCTURE	FRAME & GRATE
ST 25	799.52	IN 795.00 SW (36") OUT 795.00 E (36") IN 797.50 NW (12")	EXISTING CATCH BASIN	STANDARD STANDARD
ST 26	799.56	IN 795.23 W (33") IN 795.23 N (12") OUT 795.23 NE (36")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 27	800.00	IN 795.53 W (30") OUT 795.53 E (33") IN 796.12 S (15") IN 795.53 N (12")	3' DIA. OPEN GRATE	STANDARD STANDARD
ST 28	799.58	OUT 795.76 E (30")	2X3 INLET	STANDARD STANDARD
ST 29	799.35	OUT 794.68 SE (12") OUT 794.68 N (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 30	799.85	OUT 794.87 SE (12")	4' DIA. STORM MH, TYPE A	TYPE 1 CLOSED LID
ST 31	799.70	OUT 796.71 S (12") IN 796.71 NE (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 32	801.86	OUT 795.28 S (12") IN 797.14 N (12")	2X3 INLET	STANDARD STANDARD
ST 33	799.40	IN 794.91 S (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 34	799.65	OUT 796.93 SW (12")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 35	799.08	OUT 796.46 E (12")	2X3 INLET	STANDARD STANDARD
ST 36	798.26	IN 796.18 W (12") OUT 796.14 N (15") IN 796.18 E (12") IN 796.16 S (12")	EXISTING CATCH BASIN	STANDARD STANDARD
ST 37	799.54	IN 794.22 SW (24")	4' DIA. STORM MH, TYPE A	STANDARD STANDARD
ST 38	0.00	OUT 795.57 N (12")	2X3 INLET	STANDARD STANDARD
ST 39	796.91	IN 795.24 S (12") OUT 795.22 N (12")	2X3 INLET	STANDARD STANDARD

STORM PIPE TABLE				
PIPE NO.	PIPE SIZE	PIPE LENGTH	PIPE SLOPE	PIPE MATERIAL
DP1	24"	65'	0.50%	CONCRETE PIPE
DP2	24"	294'	0.30%	CONCRETE PIPE
DP3	24"	151'	0.28%	CONCRETE PIPE
DP4	24"	67'	0.28%	CONCRETE PIPE
DP5	24"	69'	0.29%	CONCRETE PIPE
DP6	24"	87'	0.28%	CONCRETE PIPE
DP7	24"	115'	0.29%	CONCRETE PIPE
DP8	15"	59'	0.29%	CONCRETE PIPE
DP9	15"	136'	0.29%	CONCRETE PIPE
DP10	15"	68'	0.28%	CONCRETE PIPE
DP11	15"	74'	0.28%	CONCRETE PIPE
DP12	24"	21'	0.53%	CONCRETE PIPE
DP13	18"	57'	0.46%	CONCRETE PIPE
DP14	18"	64'	0.51%	CONCRETE PIPE
DP15	15"	20'	13.31%	CONCRETE PIPE
DP16	15"	55'	8.51%	CONCRETE PIPE
DP17	15"	43'	0.45%	CONCRETE PIPE
DP18	15"	42'	0.50%	CONCRETE PIPE
DP19	48"	25'	0.08%	CONCRETE PIPE
DP20	42"	102'	0.11%	CONCRETE PIPE
DP21	42"	31'	0.81%	CONCRETE PIPE
DP22	42"	85'	0.18%	CONCRETE PIPE
DP23	36"	67'	0.10%	CONCRETE PIPE
DP24	36"	66'	0.29%	CONCRETE PIPE
DP25	36"	77'	0.27%	CONCRETE PIPE
DP26	36"	75'	0.29%	CONCRETE PIPE
DP27	33"	99'	0.29%	CONCRETE PIPE
DP28	30"	77'	0.29%	CONCRETE PIPE
DP29	12"	58'	0.47%	CONCRETE PIPE
DP30	12"	46'	0.40%	CONCRETE PIPE
DP31	12"	55'	3.72%	CONCRETE PIPE
DP32	12"	10'	0.39%	CONCRETE PIPE
DP33	12"	44'	0.47%	CONCRETE PIPE
DP34	12"	41'	0.49%	CONCRETE PIPE
DP35	38"	70'	1.43%	CONCRETE ELLIPTICAL CULVERT
DP36	38"	70'	1.43%	CONCRETE ELLIPTICAL CULVERT
DP37	24"	74'	0.04%	CONCRETE PIPE
DP38	12"	53'	0.50%	CONCRETE PIPE
DP39	12"	34'	1.92%	CONCRETE PIPE
DP40	12"	27'	1.17%	CONCRETE PIPE



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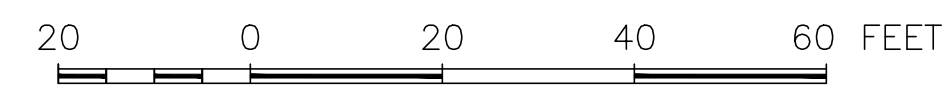
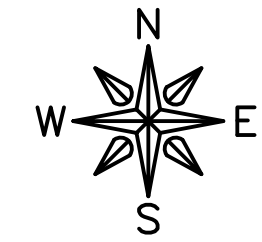
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
STORM PLAN

SET TYPE: PRELIMINARY
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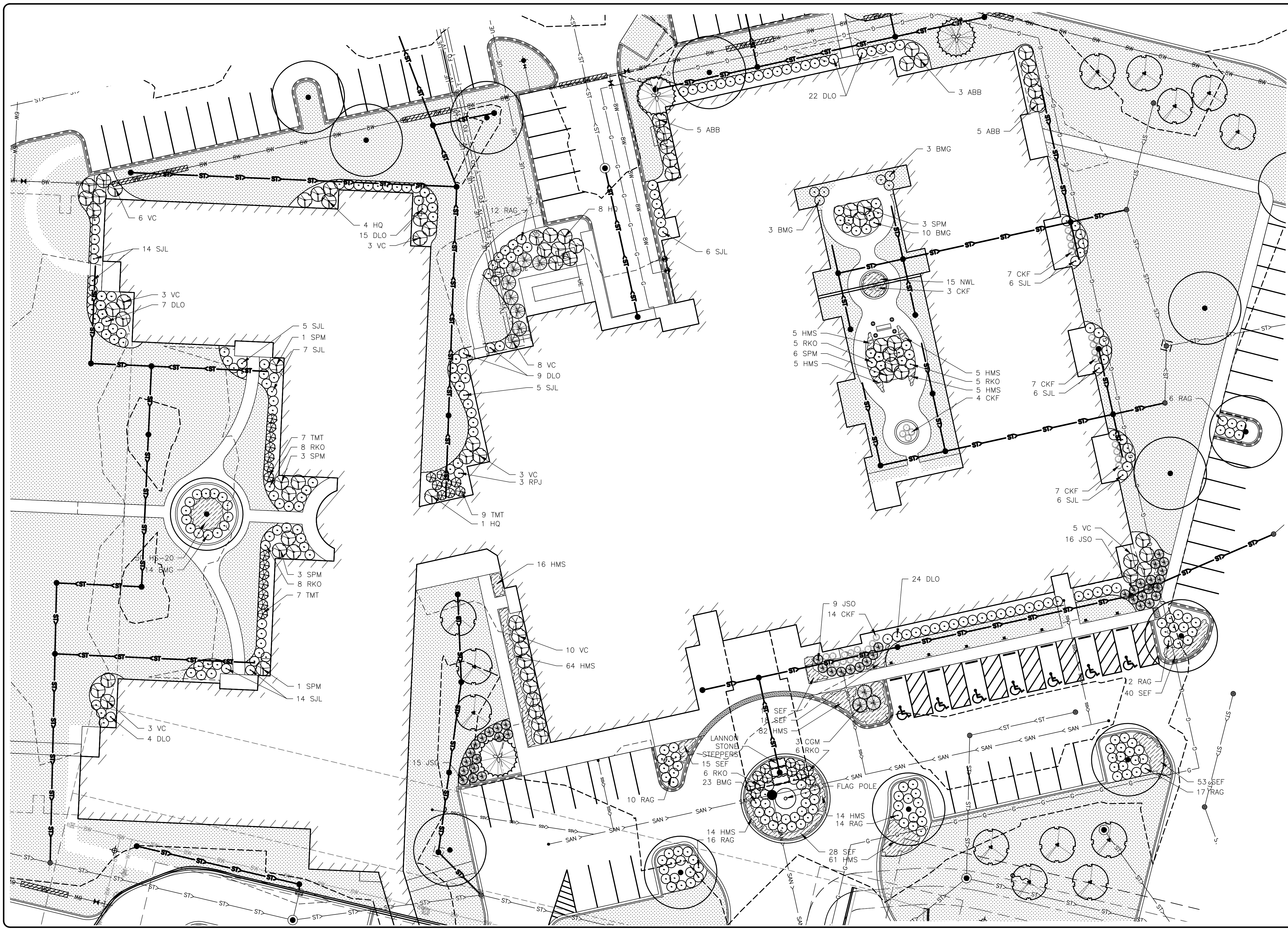
JOB NUMBER:
18-205

SHEET NUMBER:
18 of 34



LEGEND — LANDSCAPE

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- NEW SEED LAWN AREA



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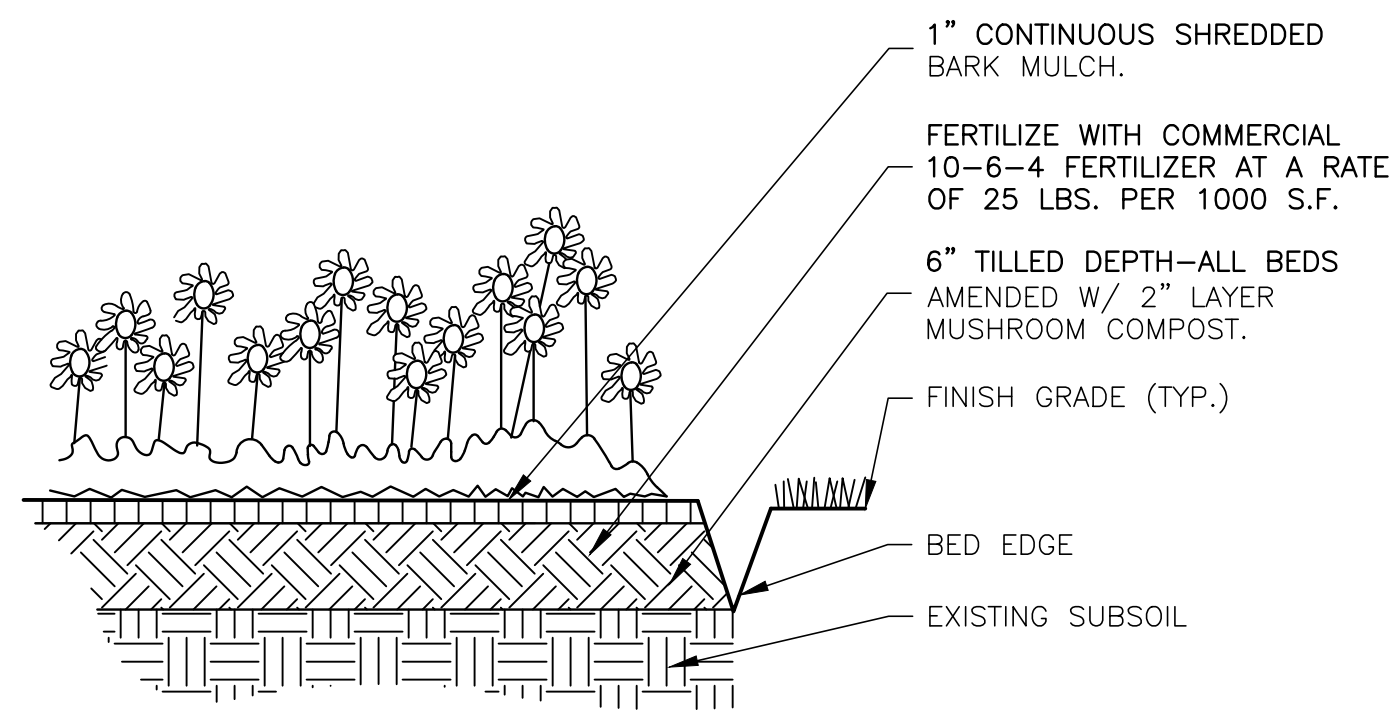
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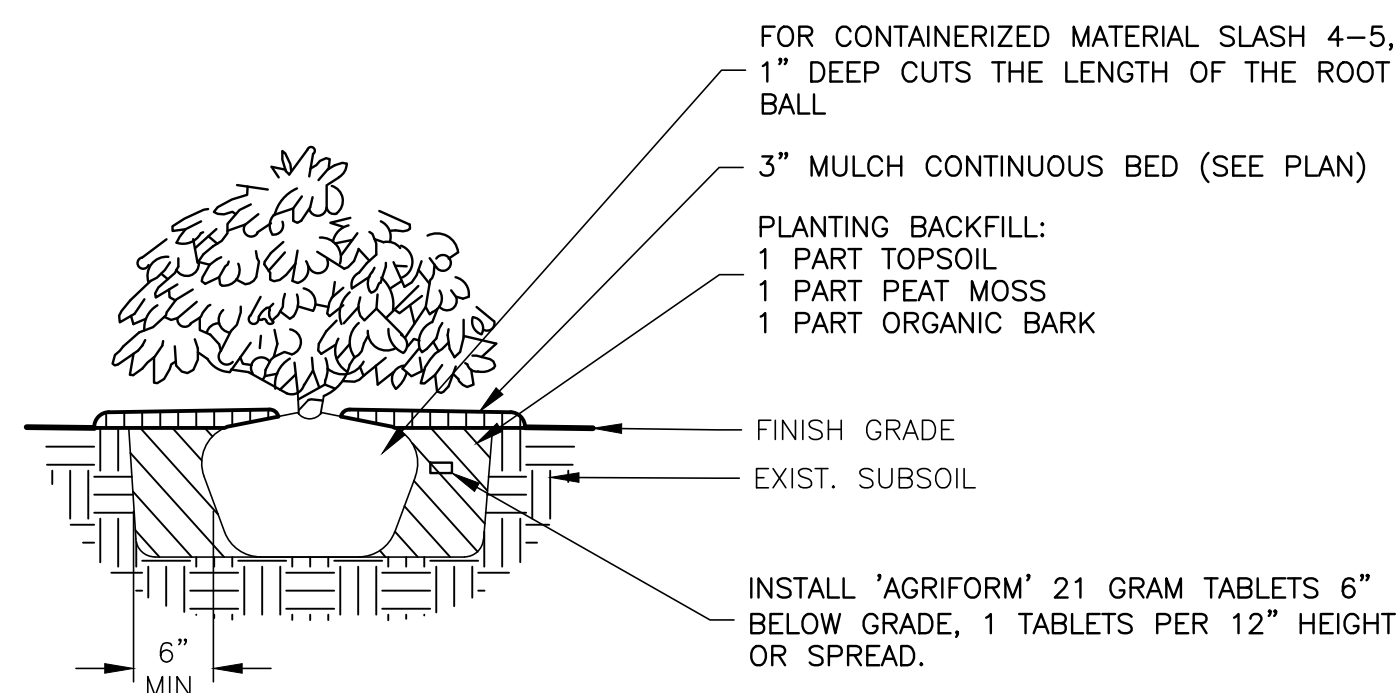
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
LANDSCAPING PLAN
SET TYPE: PRELIMINARY
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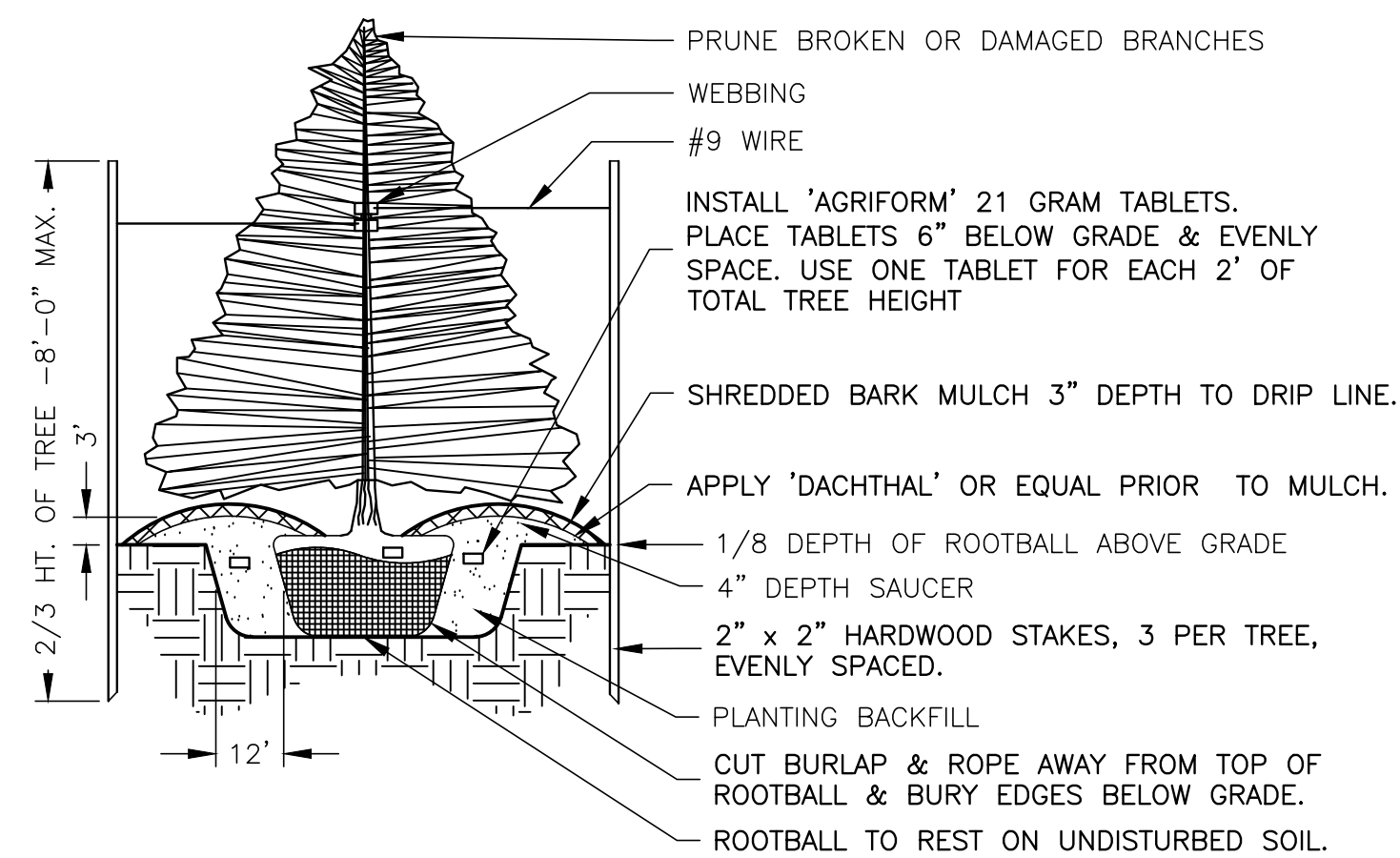
JOB NUMBER:
18-205
SHEET NUMBER:
20 of 34



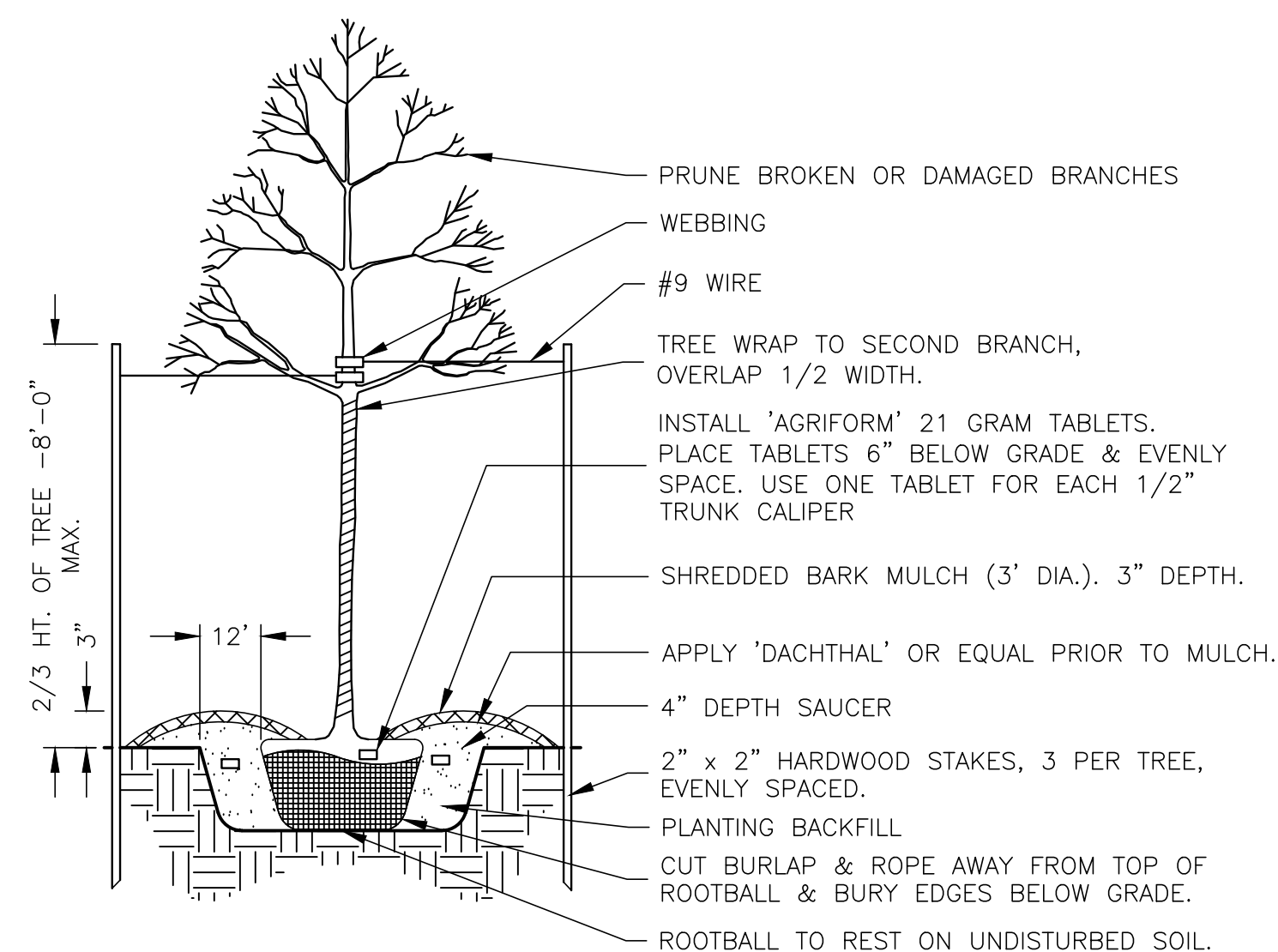
PERENNIAL/GROUNDCOVER PLANTING
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING DETAIL
N.T.S.



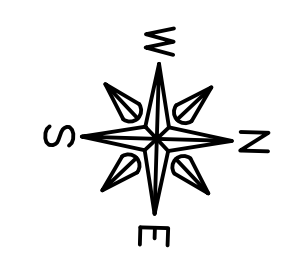
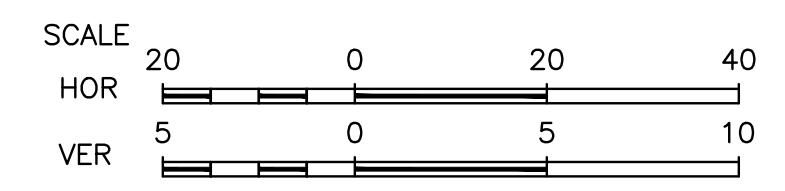
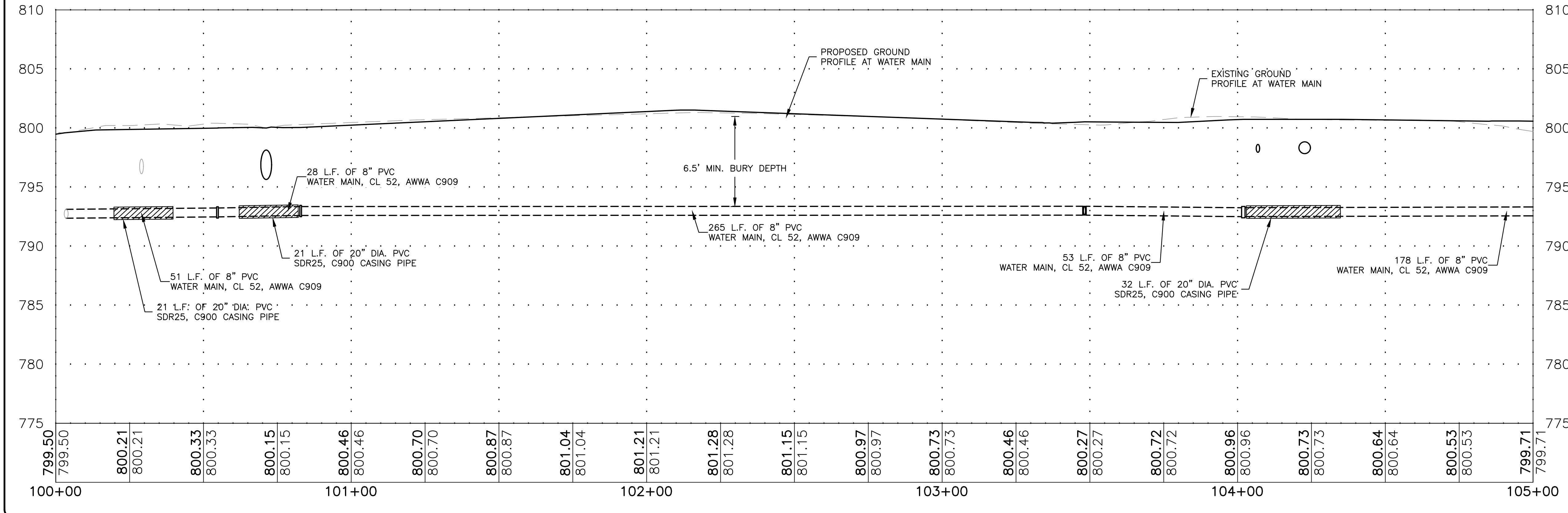
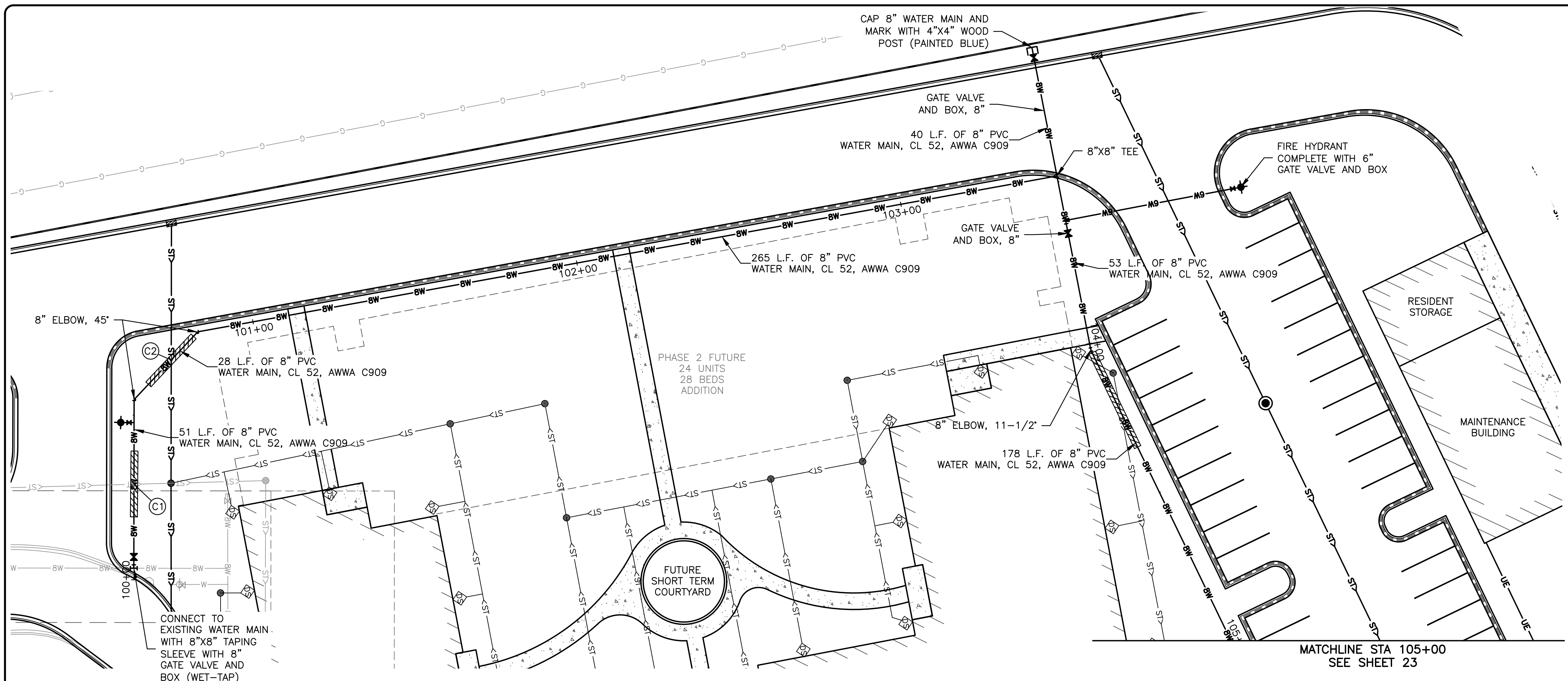
PLANTING DETAIL
N.T.S.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AAB	7	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE FREEMAN MAPLE	3' CALP.	
ARO	5	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	3' CALP.	
BN	8	Betula nigra	RIVER BIRCH	10' HT.	MULTI-STEM
MLA	8	Malus 'Adams'	ADAMS CRABAPPLE	8' HT.	MULTI-STEM
MLP	5	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	8' HT.	MULTI-STEM
PCS	1	Pinus cembra	SWISS STONE PINE	8' HT.	UNSHEARED
PP	1	Picea pungens	COLORADO GREEN SPRUCE	8' HT.	UNSHEARED
QBI	6	Quercus bicolor	SWAMP WHITE OAK	3' CALP.	
QRO	3	Quercus robur	ENGLISH OAK	3' CALP.	
TD	5	Taxodium distichum	BALD CYPRESS	3' CALP.	
UJW	7	Ulmus japonica x wilsoniana 'Morton'	ACCOLADE ELM	3' CALP.	
SHRUBS					
ABB	13	Aesculus parviflora	BOTTLEBRUSH BUCKEYE	4' HT.	
BMG	53	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	#3 Cont.	
CGM	3	Chamaecyparis pisifera filifera 'Golden Mop'	GOLDEN MOP CYPRESS	#5 Cont.	
DLO	81	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#5 Cont.	
HQ	13	Hydrangea quercifolia	OAK LEAF HYDRANGEA	#5 Cont.	
JSO	40	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	#5 Cont.	
RAG	87	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5 Cont.	
RKO	38	Rosa 'Radrazz'	KNOCK OUT ROSE	#3 Cont.	
RPJ	3	Rhododendron 'P.J.M.'	P.J.M. RHODODENDRON	#5 Cont.	
SJL	69	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	#5 Cont.	
SPM	17	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	#5 Cont.	
TMT	23	Taxus x media 'Tauntonii'	TAUNTON SPREADING YEW	#5 Cont.	
VC	41	Viburnum carlesii	KOREANSPICE VIBURNUM	36' HT B&B	
PERENNIALS/GRASSES					
CKF	42	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#3	2' O.C.
HMS	271	Heemerocallis 'Stella-de-oro'	STELLA-DE-ORO DAYLILY	#1	18" O.C.
HS-20	50	Hosta 'Sum and Substance'	SUM AND SUBSTANCE HOSTA	#1	18" O.C.
NWL	15	Nepeta racemosa 'Walker's Low'	WALKER'S LOW CATMINT	#1	18" O.C.
SEF	172	Salvia x superba 'East Friesland'	EAST FRIESLAND SALVIA	#1	18" O.C.

LANDSCAPE NOTES

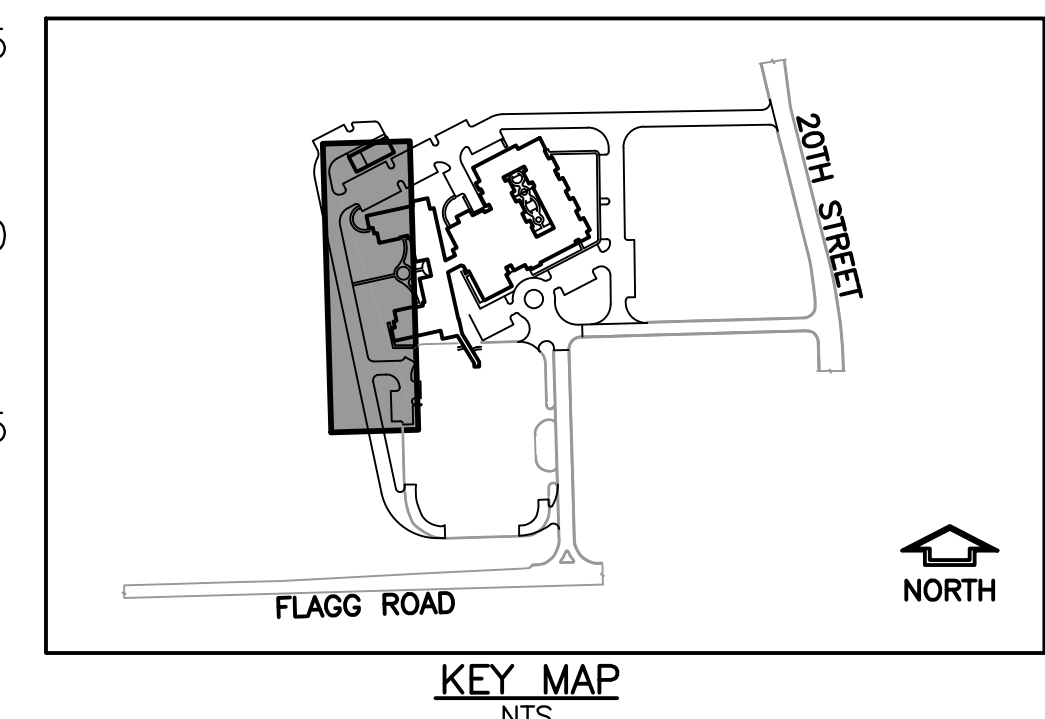
- CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND QUANTITY LISTS, PLAN SHALL GOVERN QUANTITIES.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION MAY BE LOCATED BY CALLING 811 NATIONWIDE TO REQUEST A LINE LOCATE. ANY DAMAGE TO UTILITIES 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.
- CONTRACTOR RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- ALL SHRUB BEDS AND TREES SHALL BE MULCHED WITH A 3" DEPTH CONTINUOUS LAYER OF DARK BROWN SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER AND PERENNIAL BEDS SHALL BE MULCHED WITH A 1" DEPTH LAYER OF MULCH. ALL DECIDUOUS TREES SHALL BE MULCHED WITH A 3' DIAMETER CIRCLE OF 3" DEPTH MULCH. ALL EVERGREEN TREES SHALL BE MULCHED TO THE DRIP LINE.
- PERENNIAL AND GROUND COVER BEDS SHALL BE AMENDED WITH A 2" LAYER OF MUSHROOM COMPOST, TILLED TO A DEPTH OF 6", RAKED SMOOTH, FERTILIZED WITH COMMERCIAL 10-6-4 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 S.F., PLANTED, COVERED WITH 1" LAYER OF DARK BROWN SHREDDED HARDWOOD BARK MULCH AND WATERED.
- EDGE ALL SHRUB BEDS THAT ABUTS LAWN WITH A 4" WIDTH BY 4" DEPTH 'V' SHAPED SPADED EDGE, CONTINUOUS.
- THE TOPSOIL CONDITION FOR THIS PROJECT SITE IS AS FOLLOWS:
CONTRACTOR TO SUPPLY, PLACE AND FINISH GRADE TOPSOIL AT SPECIFIED DEPTHS IN PLANTING AND LAWN AREAS. [PLANTING AREAS (12 INCHES), (LAWN AREAS (6 INCHES))]
TOPSOIL FOR CORRECTING MINOR IRREGULARITIES ON-SITE WILL BE SUPPLIED AND PLACED BY CONTRACTOR.
- GUARANTEE OF PLANTS FOR ONE (1) YEAR SHALL BEGIN AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF ALL PLANT MATERIAL, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD.
- SEEDED LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEEDED LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 0-26-26 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. SECOND APPLICATION OF 15-40-5 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDED AREAS.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER, 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 RESEEDING REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

REVISIONS		
REV. NO.	DESCRIPTION	DATE



UTILITY CROSSING TABLE

CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C1	EXIST 15" STORM	796.13	PROPOSED 8" WATER MAIN	793.17
C2	PROPOSED 15" STORM	795.64	PROPOSED 8" WATER MAIN	793.31



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SCALE: AS NOTED

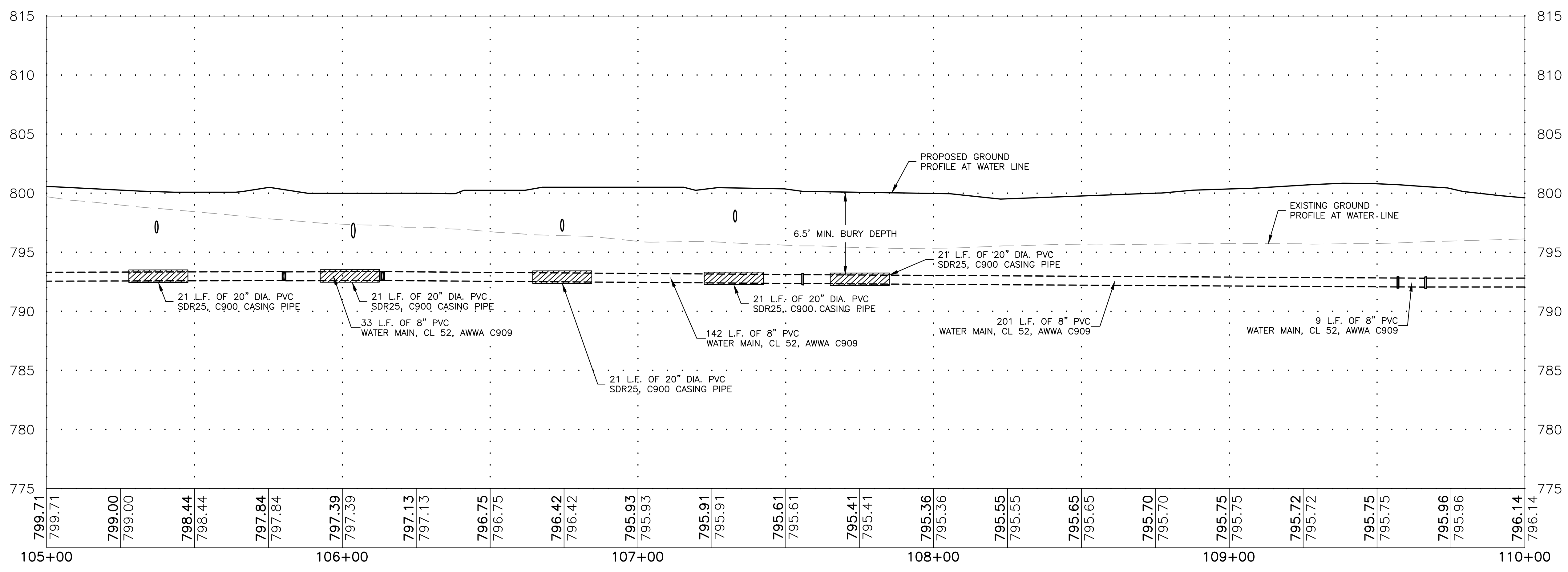
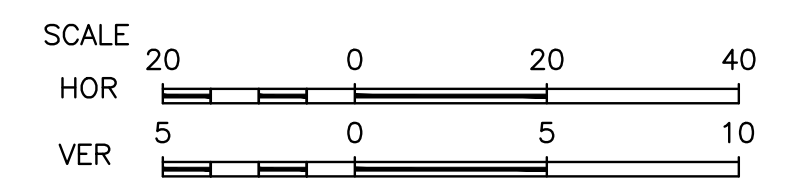
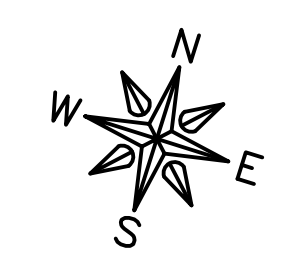
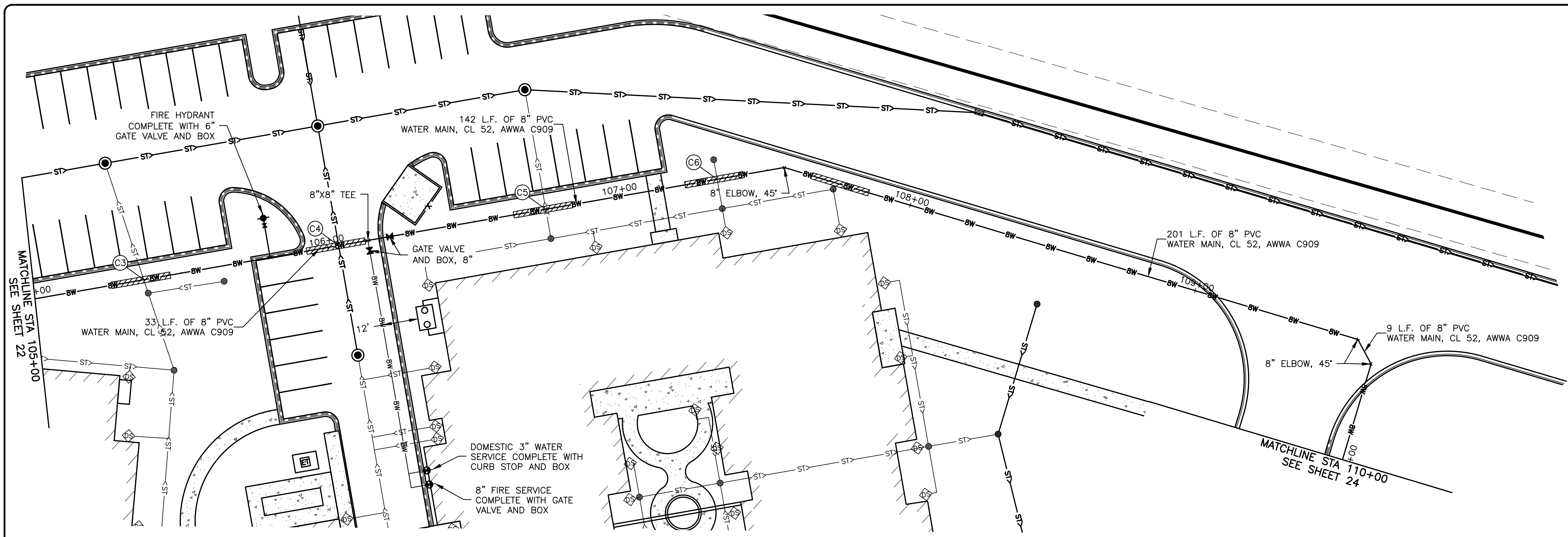
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
WATER MAIN PLAN & PROFILE
(STA. 100+00 - 105+00)

SET TYPE: PRELIMINARY

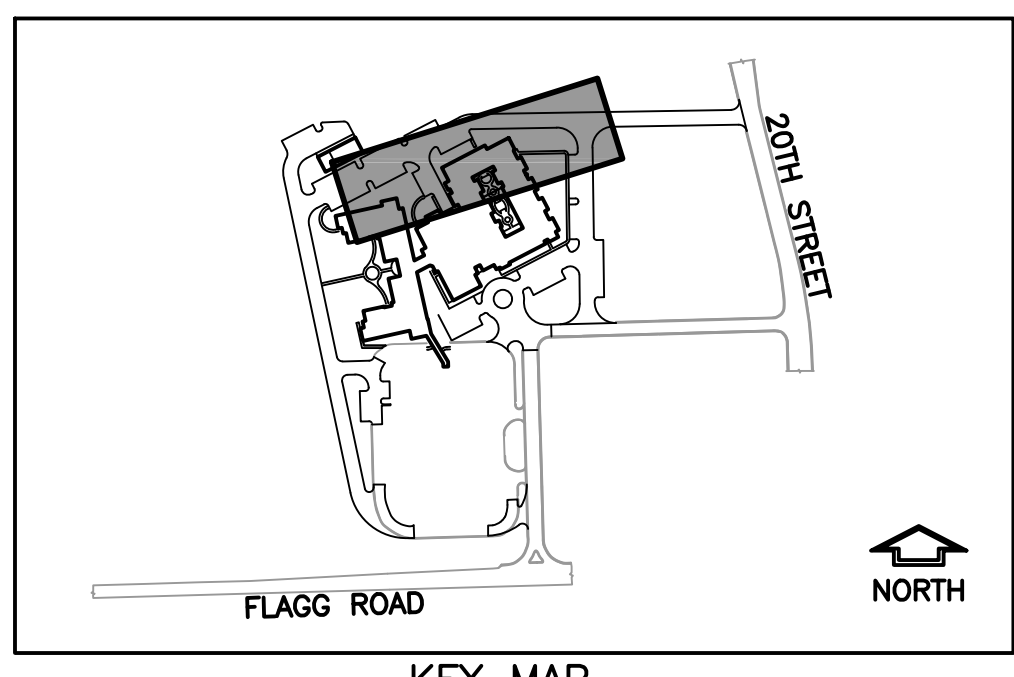
JOB NUMBER:
18-205

SHEET NUMBER:
22 of 34



UTILITY CROSSING TABLE

CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C3	PROPOSED 12" STORM	796.59	PROPOSED 8" WATER MAIN	793.34
C4	PROPOSED 15" STORM	796.23	PROPOSED 8" WATER MAIN	793.36
C5	PROPOSED 12" STORM	796.71	PROPOSED 8" WATER MAIN	793.26
C6	PROPOSED 12" STORM	797.00	PROPOSED 8" WATER MAIN	793.16



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS

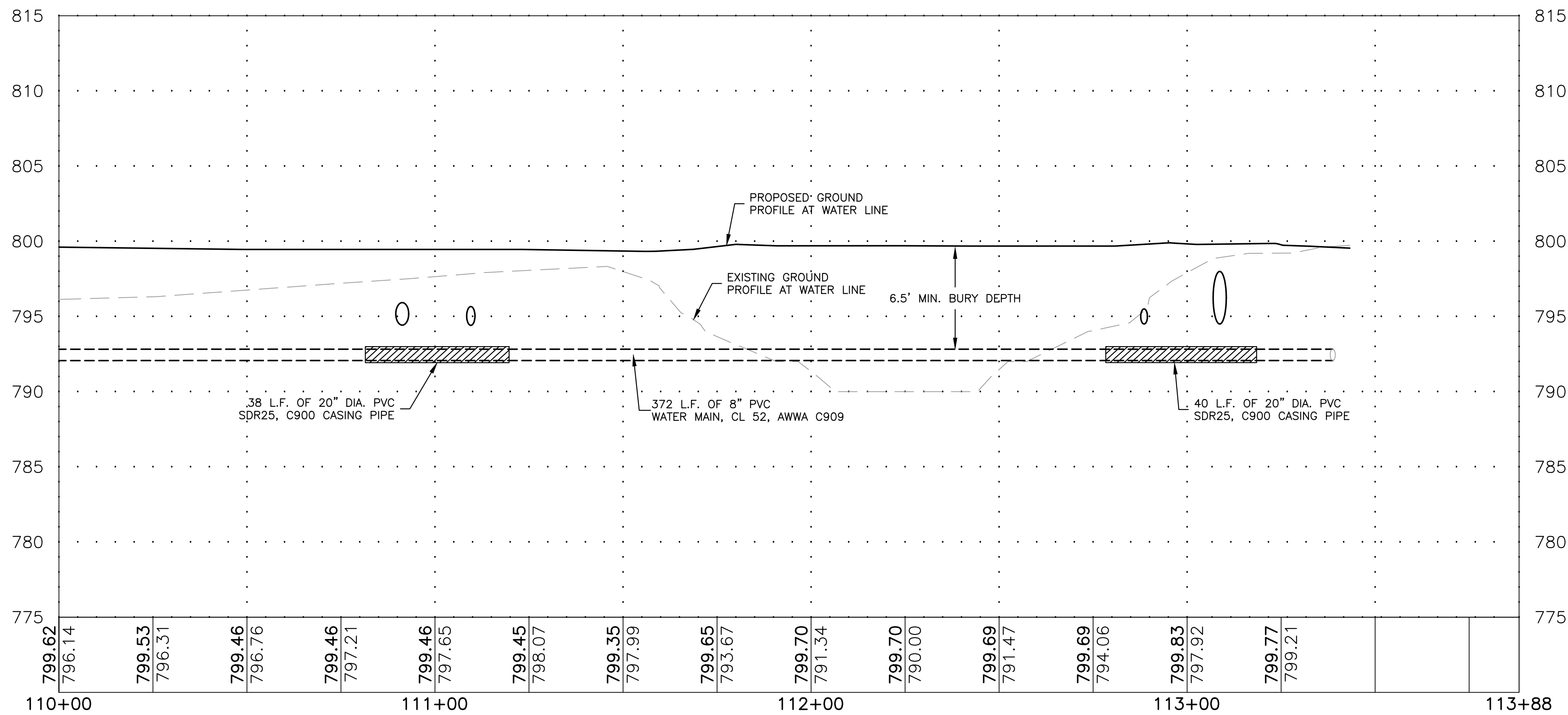
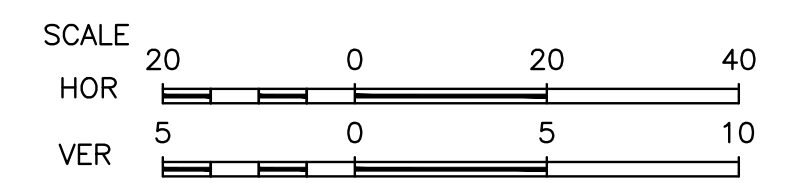
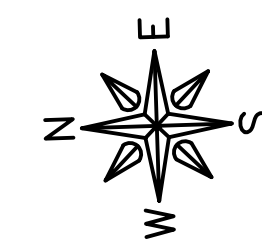
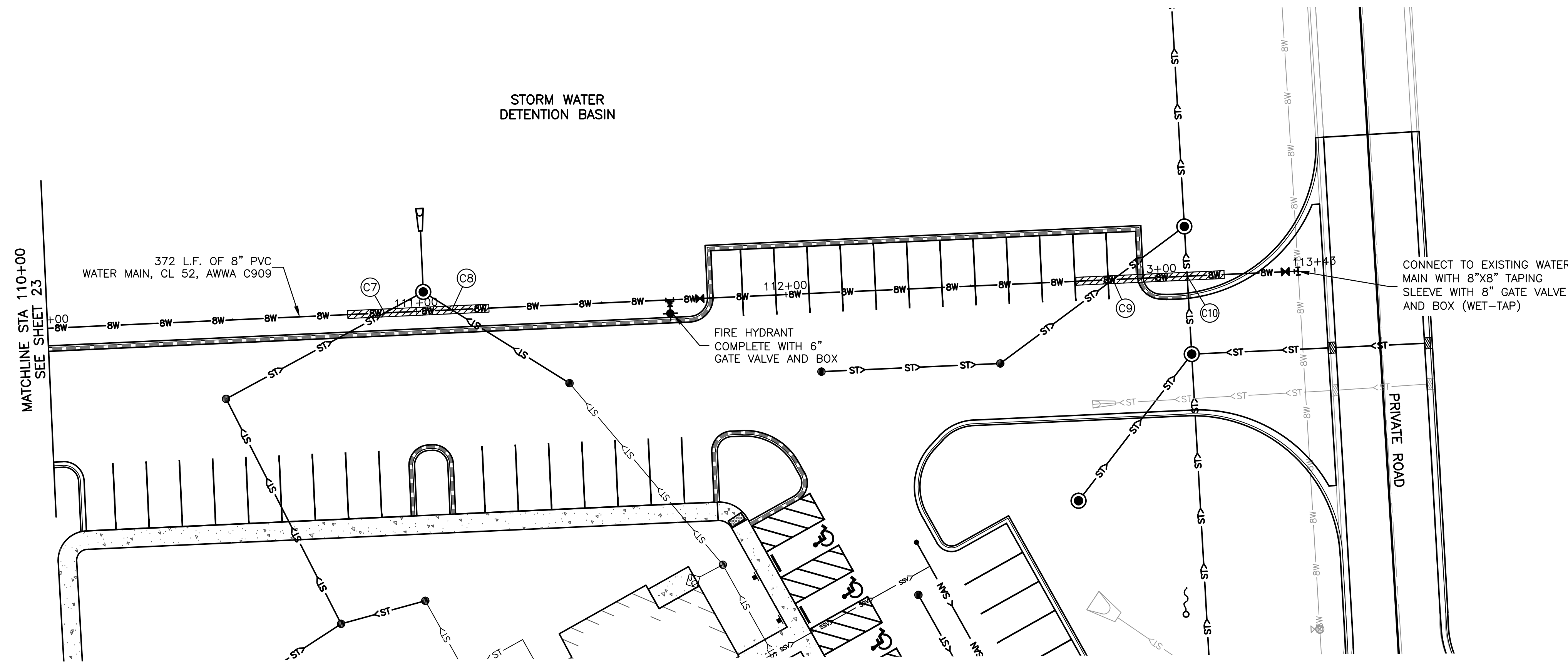
REV. NO.	DESCRIPTION	DATE

DRAWING:
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(STA. 105+00 - 110+00)

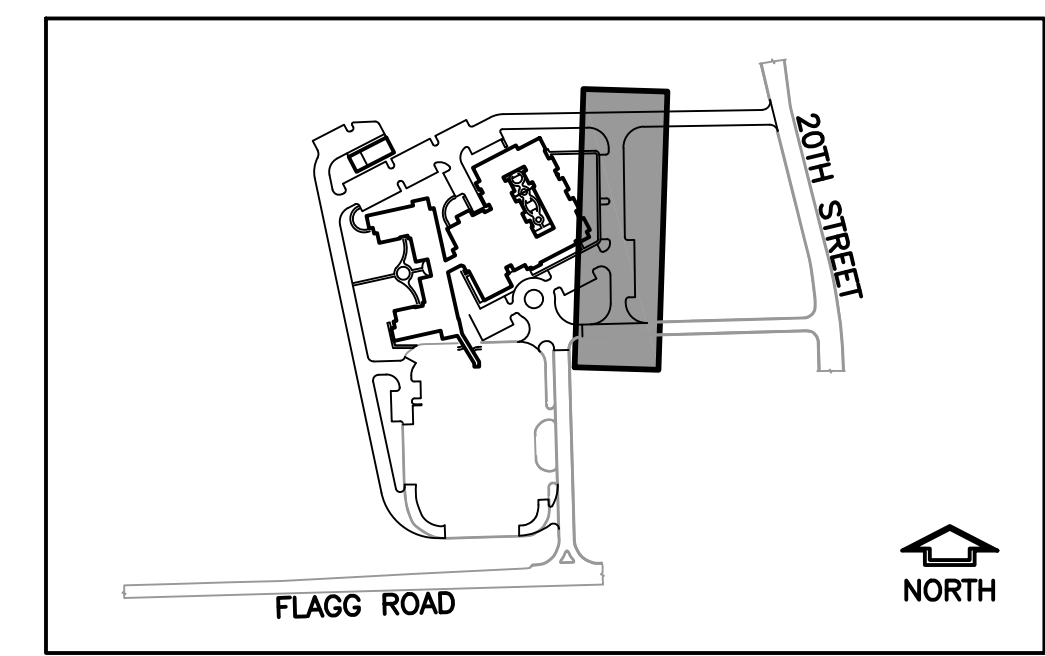
SET TYPE: PRELIMINARY

JOB NUMBER:
18-205

SHEET NUMBER:
23 of 34



CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C7	PROPOSED 12" STORM	794.43	PROPOSED 8" WATER MAIN	792.83
C8	PROPOSED 12" STORM	794.41	PROPOSED 8" WATER MAIN	792.83
C9	PROPOSED 12" STORM	794.50	PROPOSED 8" WATER MAIN	792.83
C10	PROPOSED 12" STORM	794.48	PROPOSED 8" WATER MAIN	792.83



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285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

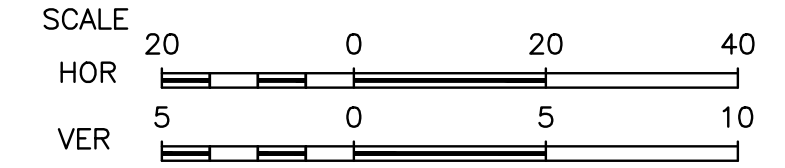
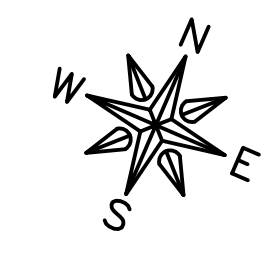
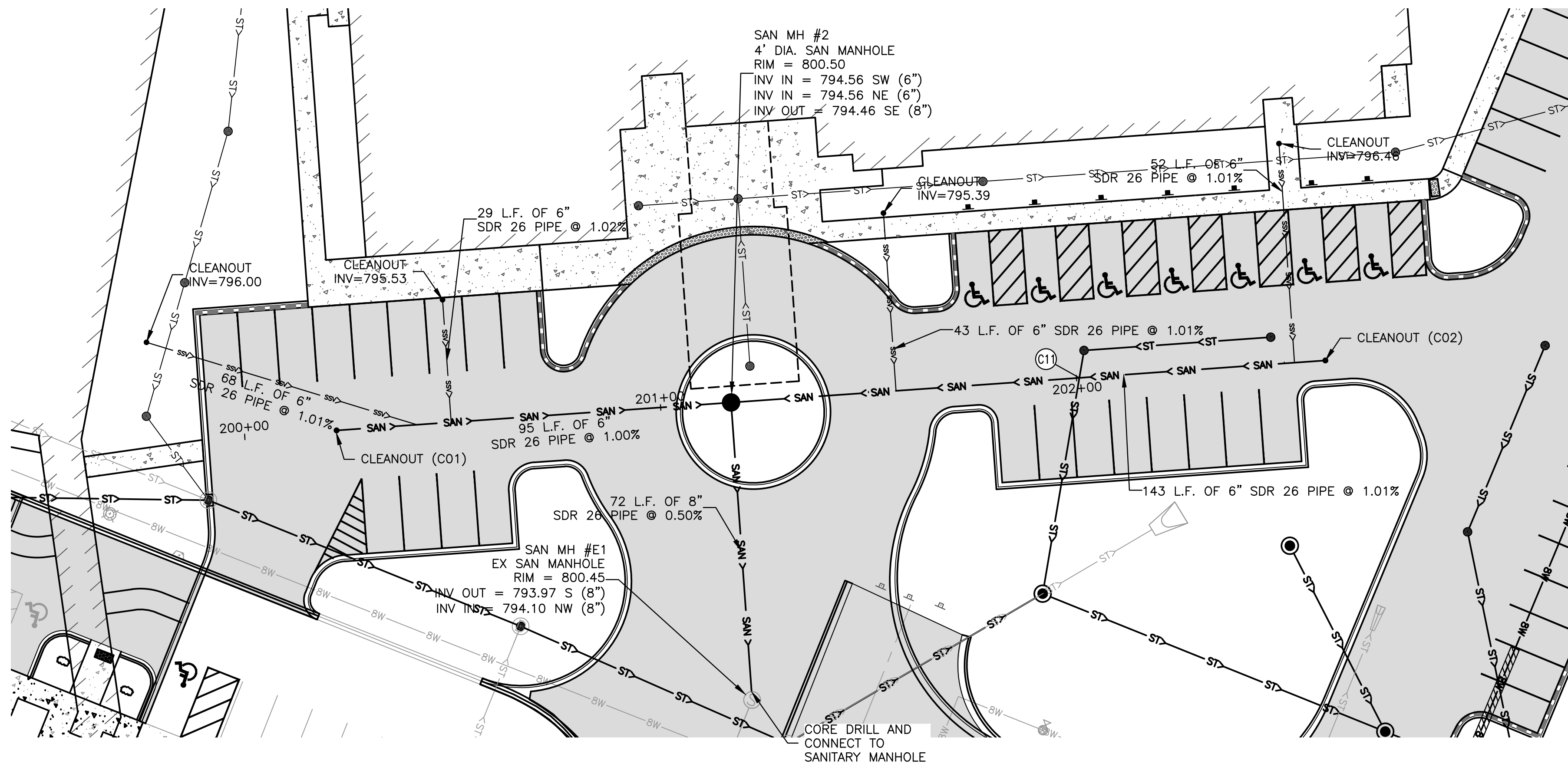
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REV. NO.	DESCRIPTION	DATE

DRAWING:
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(STA 110+00 - 113+88)

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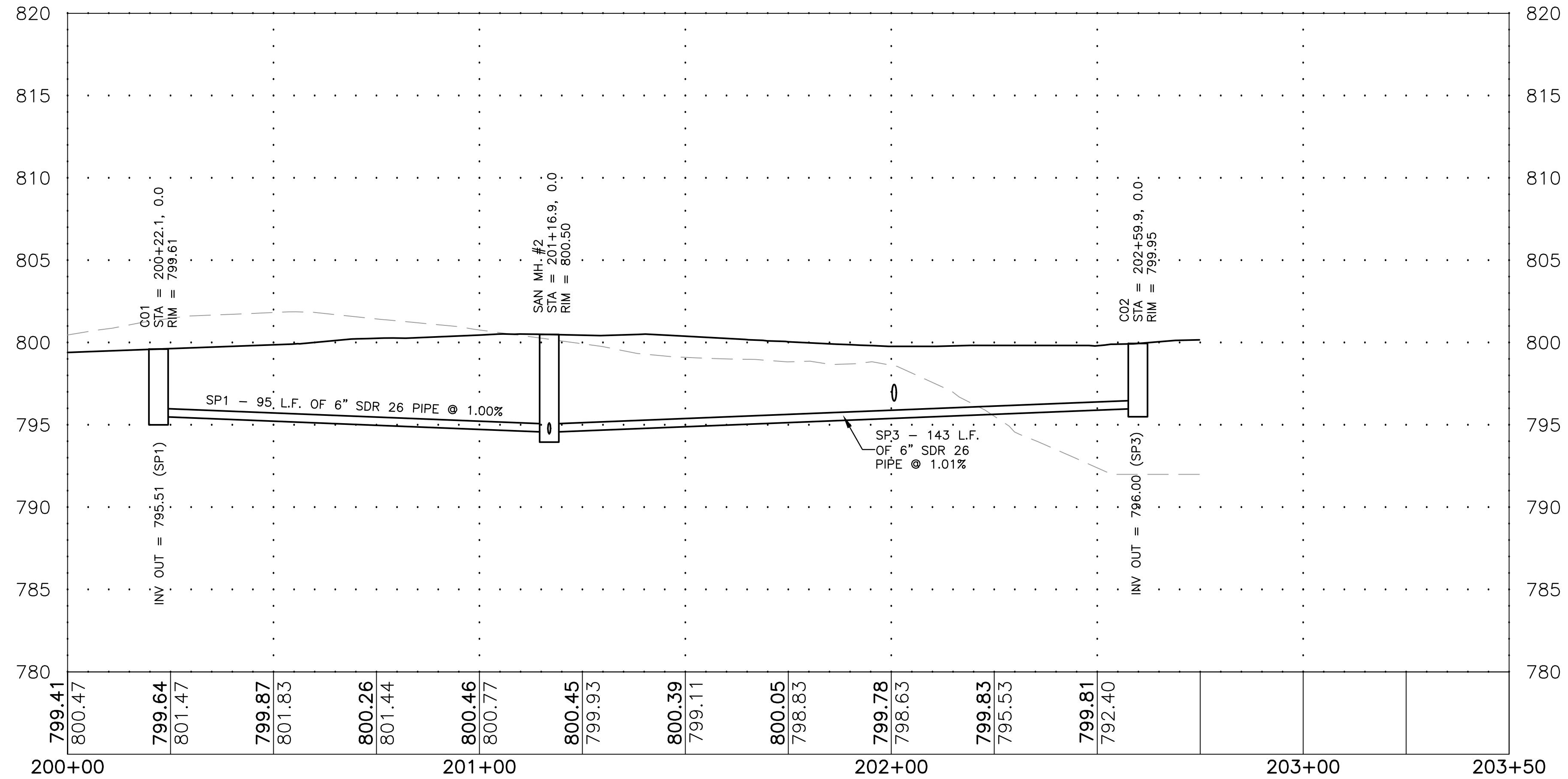
JOB NUMBER:
18-205

SHEET NUMBER:
24 of 34



UTILITY CROSSING TABLE

CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C11	PROPOSED 12" STORM	796.46	PROPOSED 6" SANITARY SEWER	795.90



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

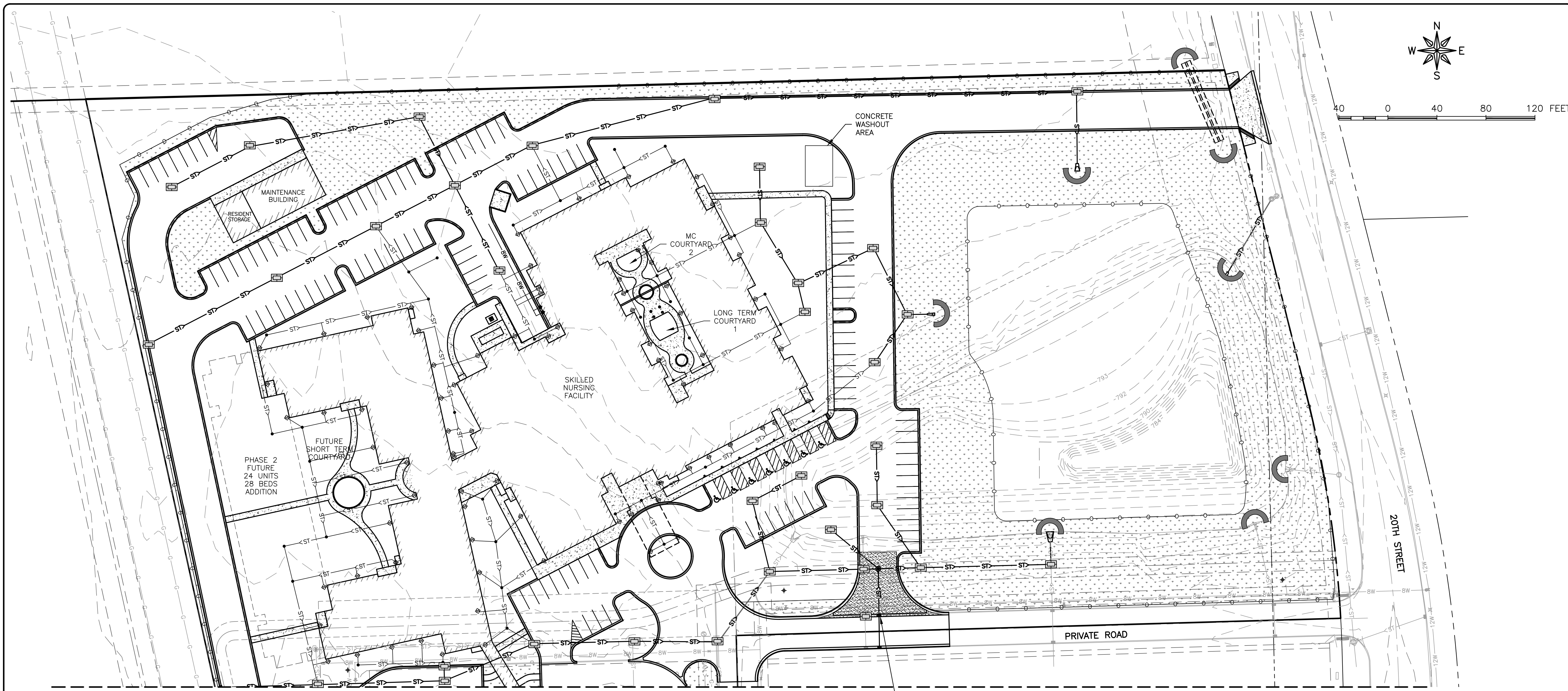
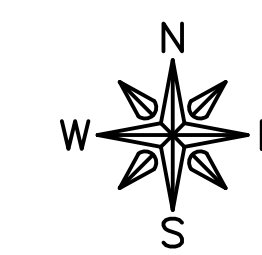
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SANITARY SEWER PLAN AND PROFILE

SET TYPE: PRELIMINARY
G:\C3D\18-205\18-205-Design.dwg, SP1

JOB NUMBER:
18-205






SHEET NUMBER:
25 of 34



MATCHLINE SEE SHEET 27

STABILIZED CONSTRUCTION ENTRANCE

LEGEND

-  SEEDING, FERTILIZER, AND EROSION CONTROL BLANKET
-  INLET PROTECTION
-  CULVERT PROTECTION
-  TEMPORARY DITCH CHECK
-  SILT FENCE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

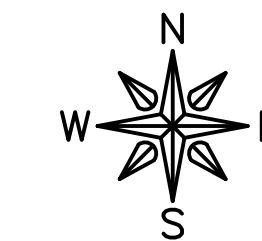
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
EROSION CONTROL PLAN - NORTH

SET TYPE: **PRELIMINARY**
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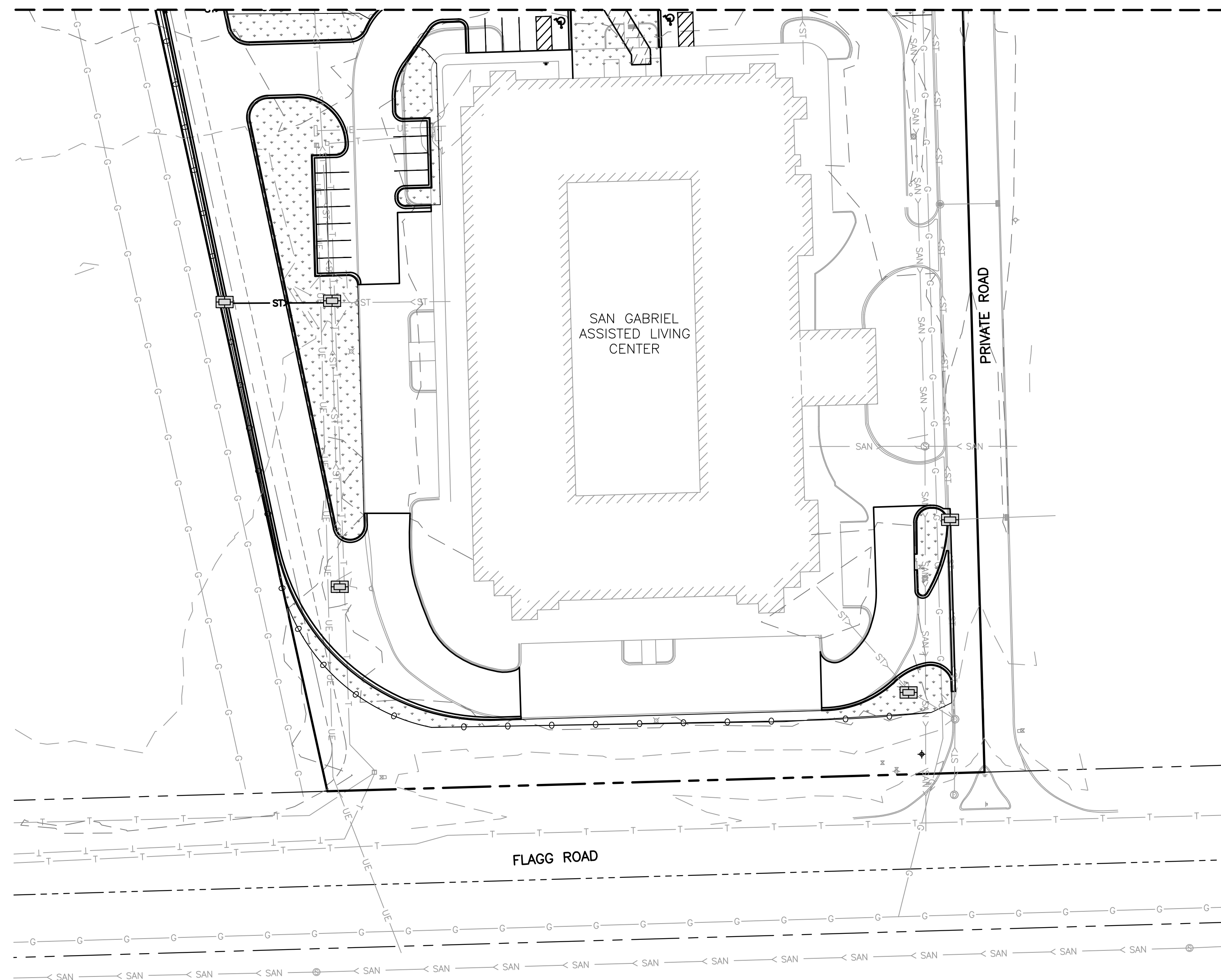
JOB NUMBER:
18-205

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


40 0 40 80 120 FEET

MATCHLINE SEE SHEET 26



LEGEND

-  SEEDING, FERTILIZER, AND EROSION CONTROL BLANKET
-  INLET PROTECTION
-  CULVERT PROTECTION
-  TEMPORARY DITCH CHECK
-  SILT FENCE

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:

MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

EROSION CONTROL PLAN - SOUTH

SET TYPE: PRELIMINARY

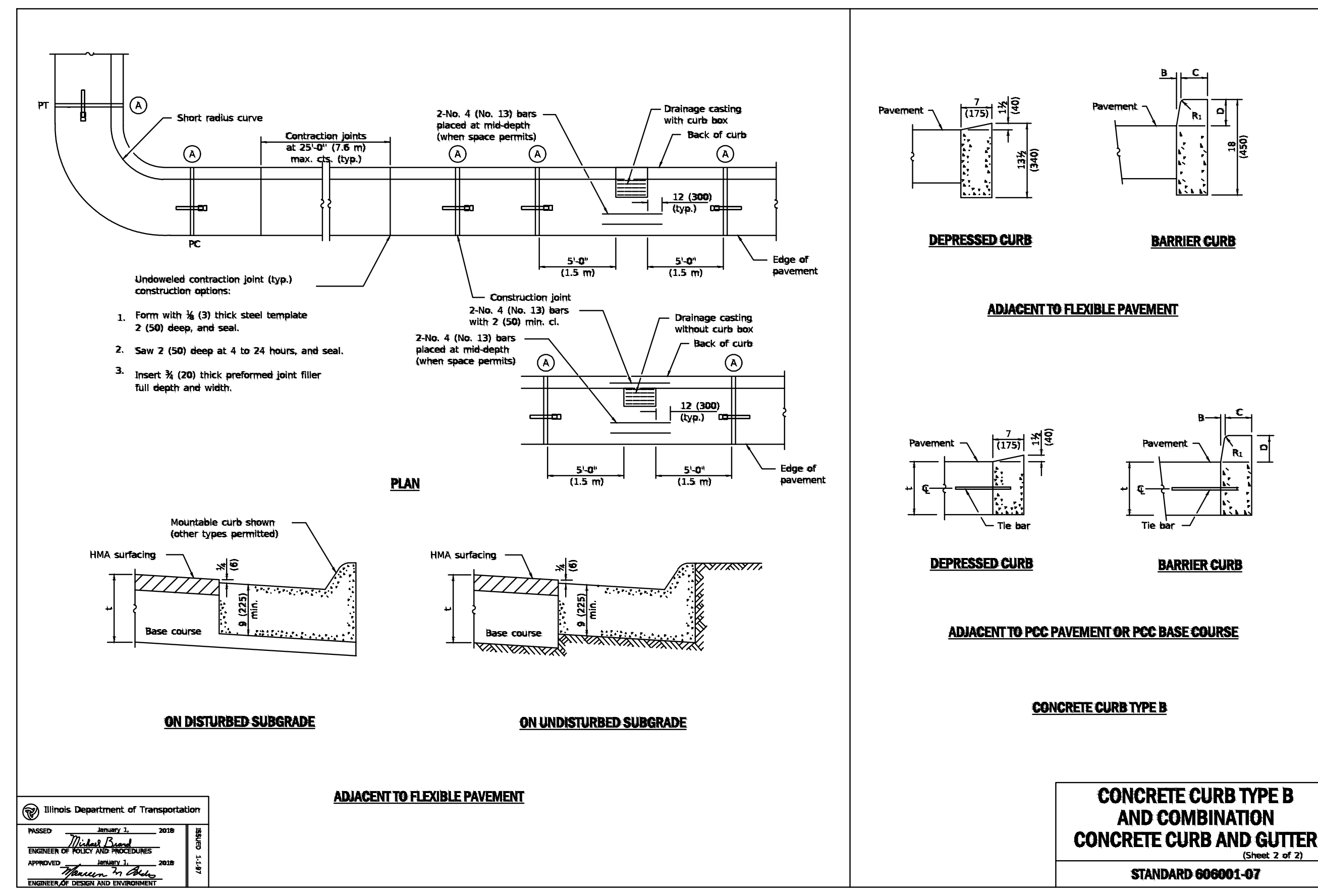
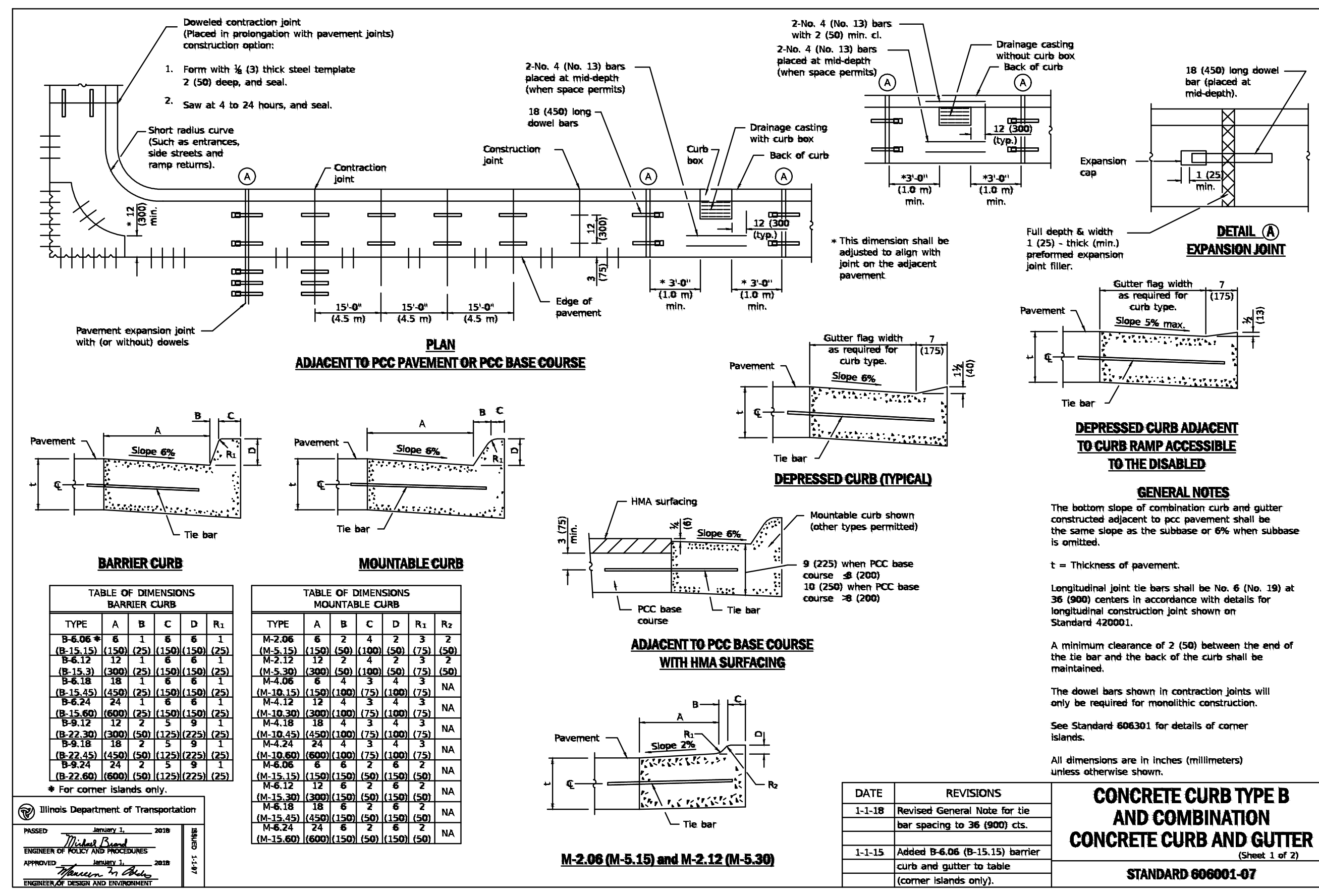
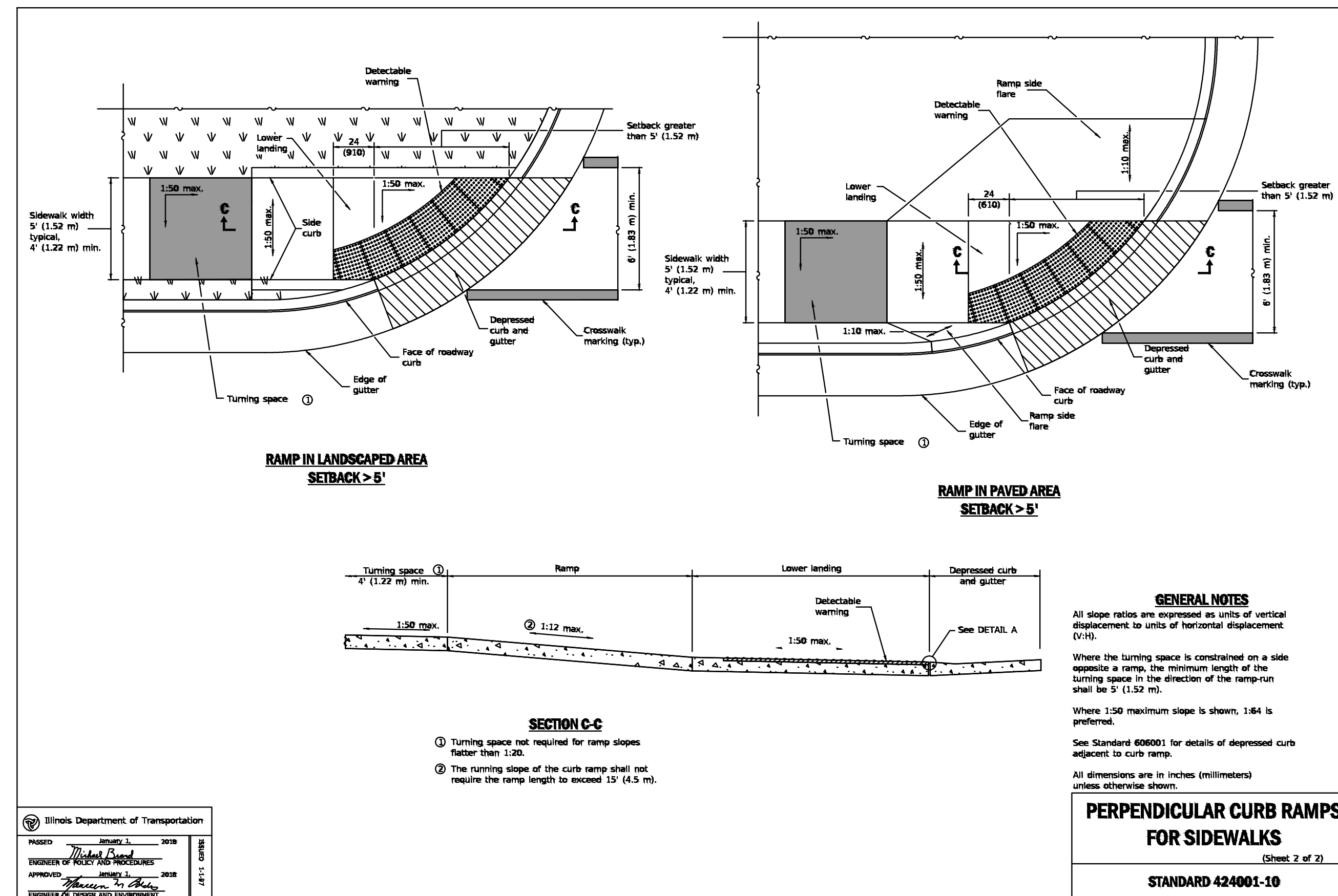
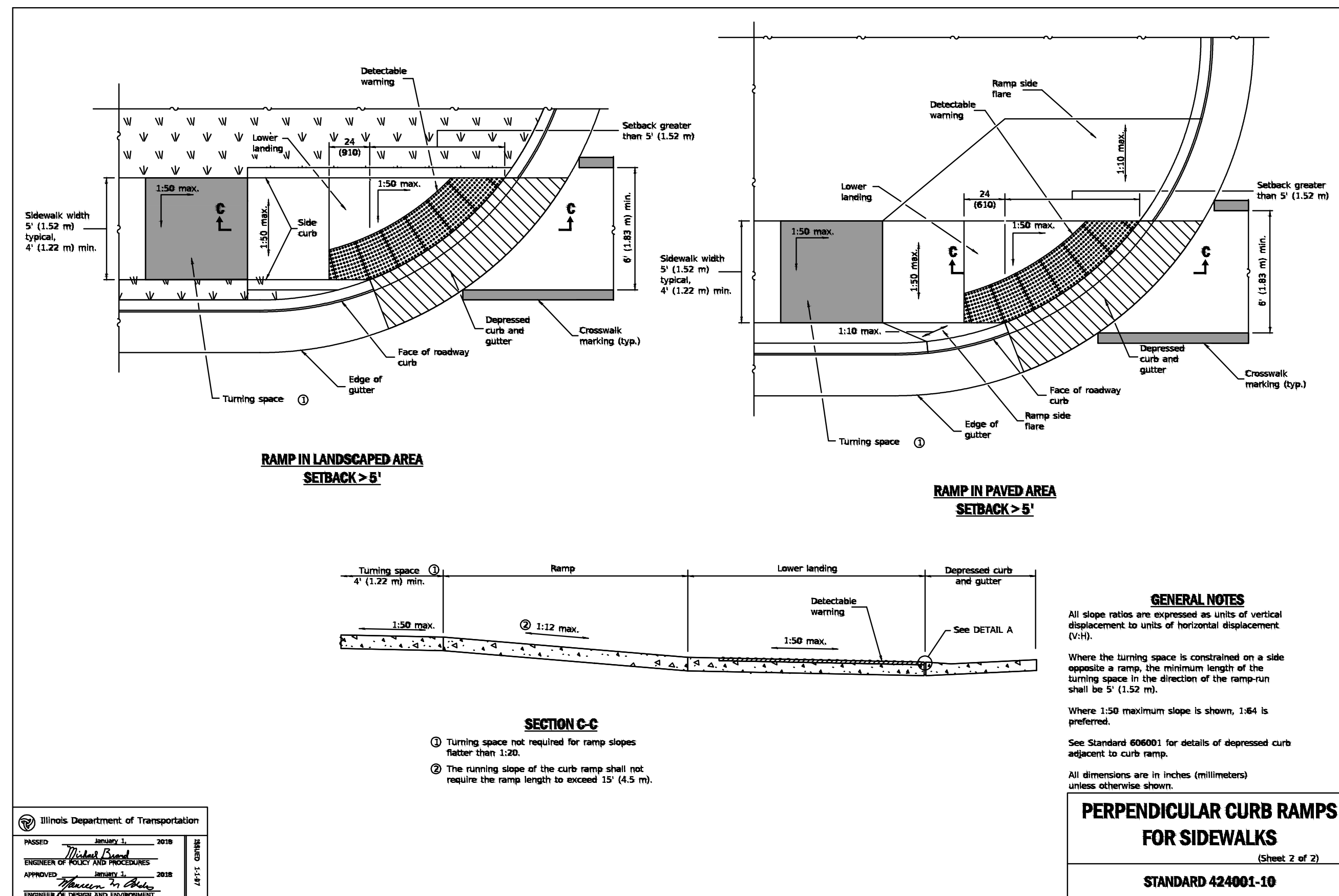
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JOB NUMBER:

18-205

SHEET NUMBER:

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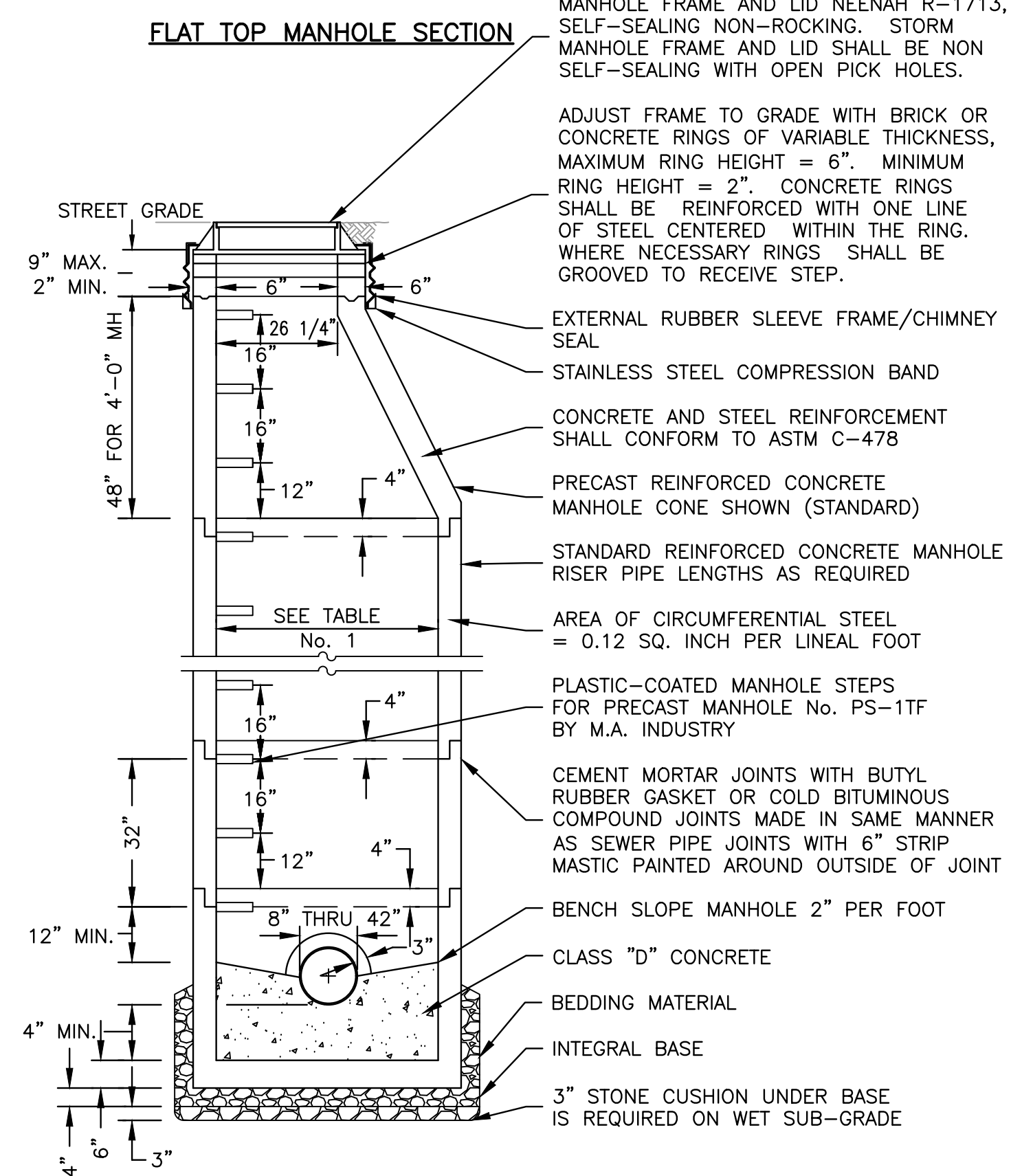
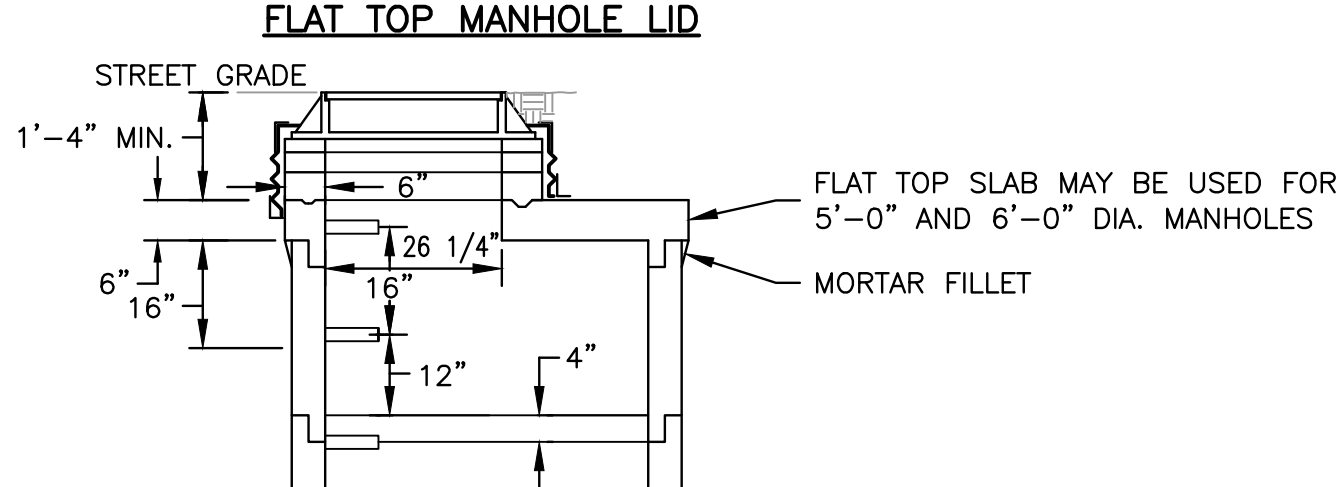
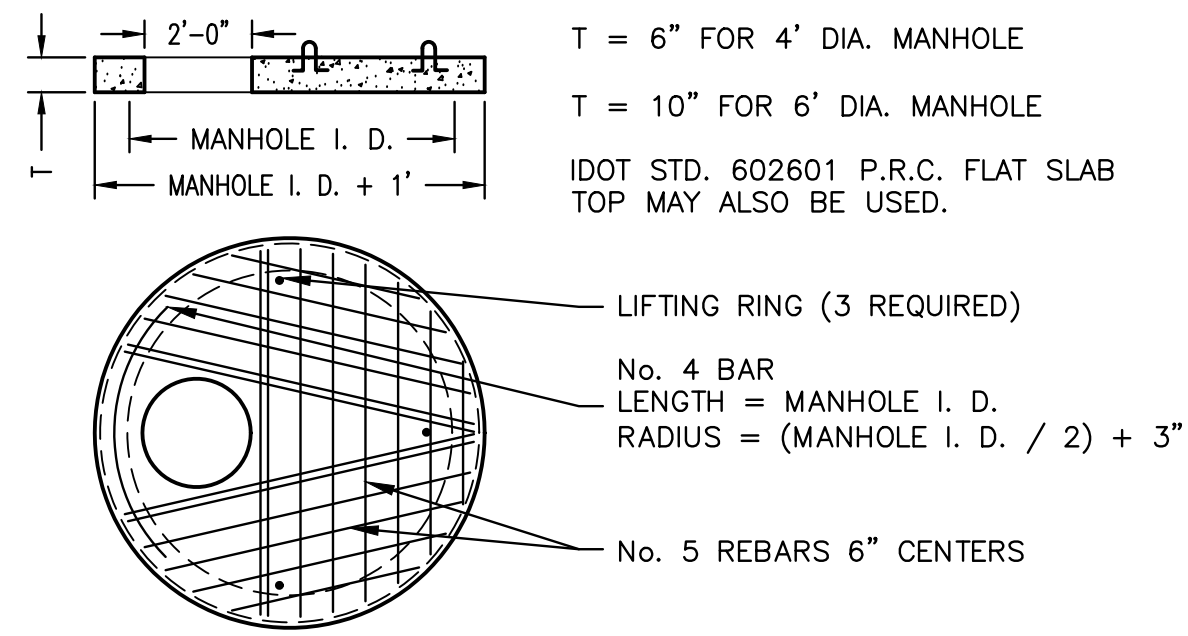


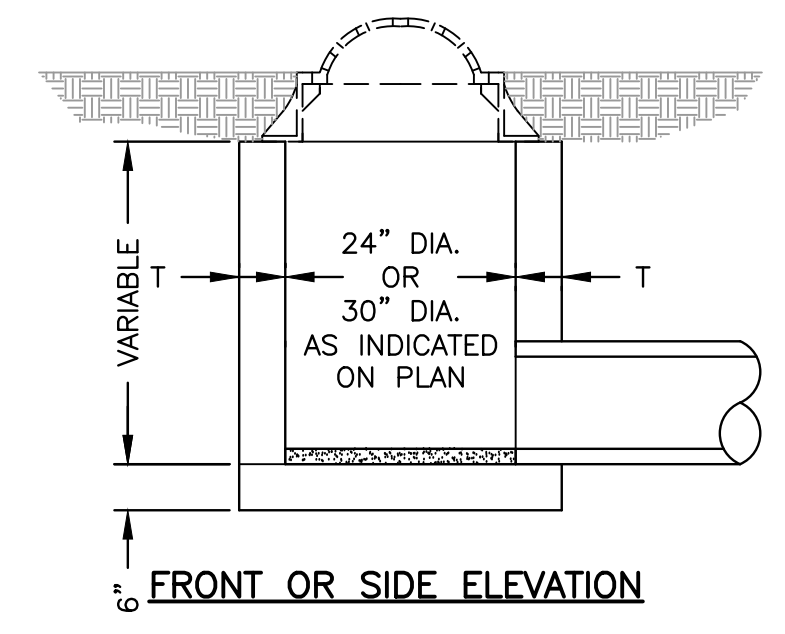
TABLE No. 1

PIPE DIA.	MH DIA.	WALL THICKNESS
8" THRU 30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

NOTE: TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL STORM MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE III JOINT REQUIRED IN ALL STORM MANHOLES.

FLAT TOP MANHOLE DETAILS APPLY WHEN THE DIFFERENCE BETWEEN THE INVERT ELEVATION AND FINISHED GRADE IS LESS THAN FIVE FEET.

PRECAST MANHOLE DETAIL
N.T.S.



MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE. INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.

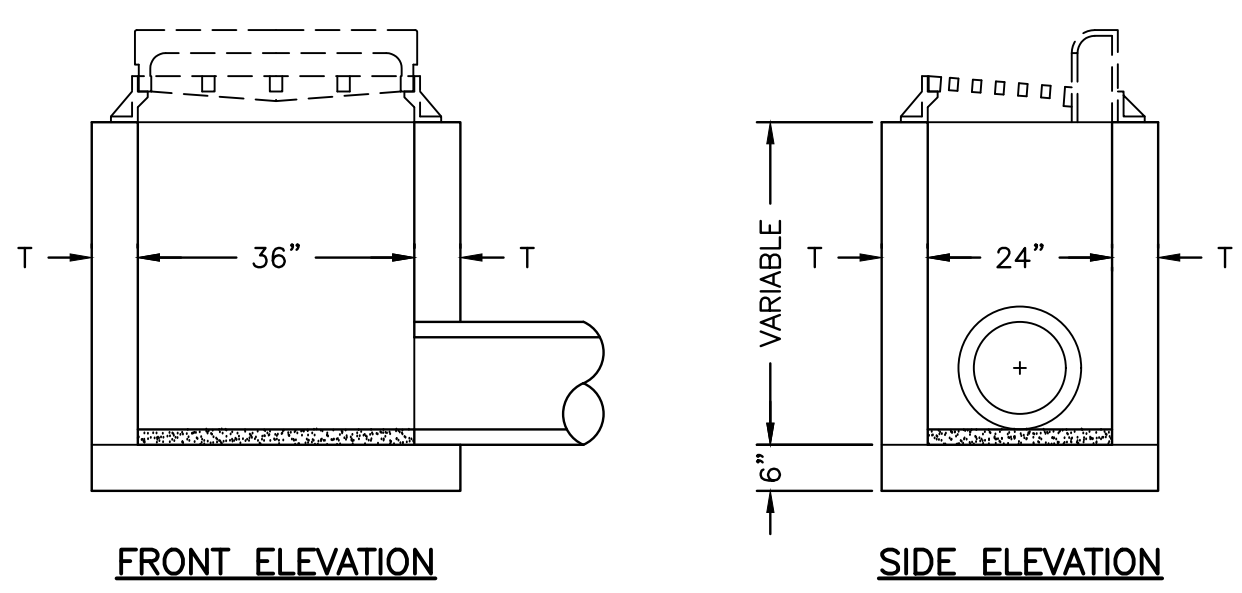
THE 24" DIA. INLET SHALL BE FURNISHED WITH A FRAME AND GRATE CURB TYPE AS NEENAH BEEHIVE GRATE WITH FRAME R-2560-D-7*.

THE 30" DIA. INLET SHALL BE FURNISHED WITH A FRAME AND GRATE CURB TYPE AS NEENAH BEEHIVE GRATE WITH FRAME R-2560-E*.

COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR INLET.

* OR AN APPROVED EQUAL.

BEEHIVE CATCH BASIN DETAIL
N.T.S.



MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

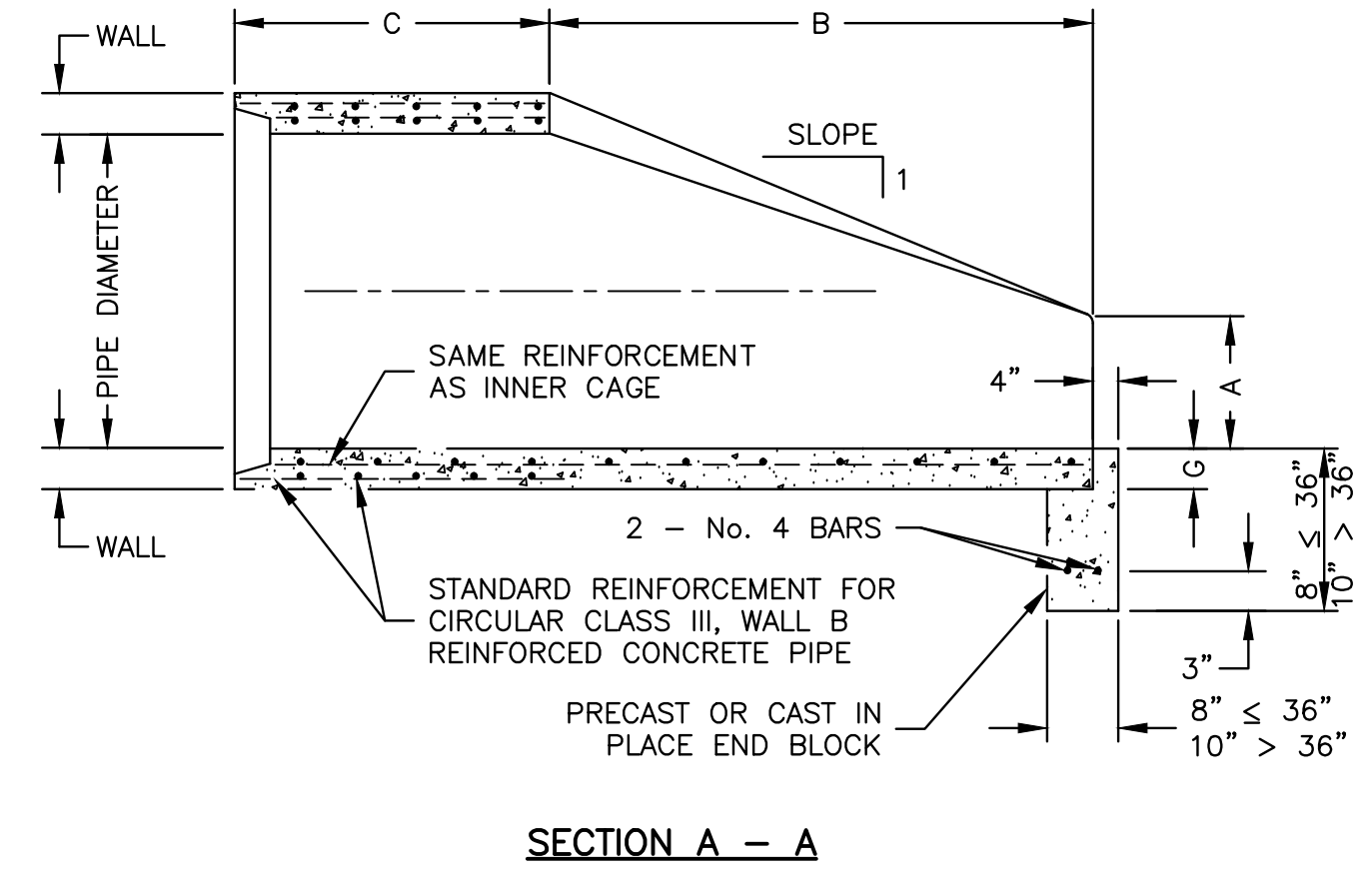
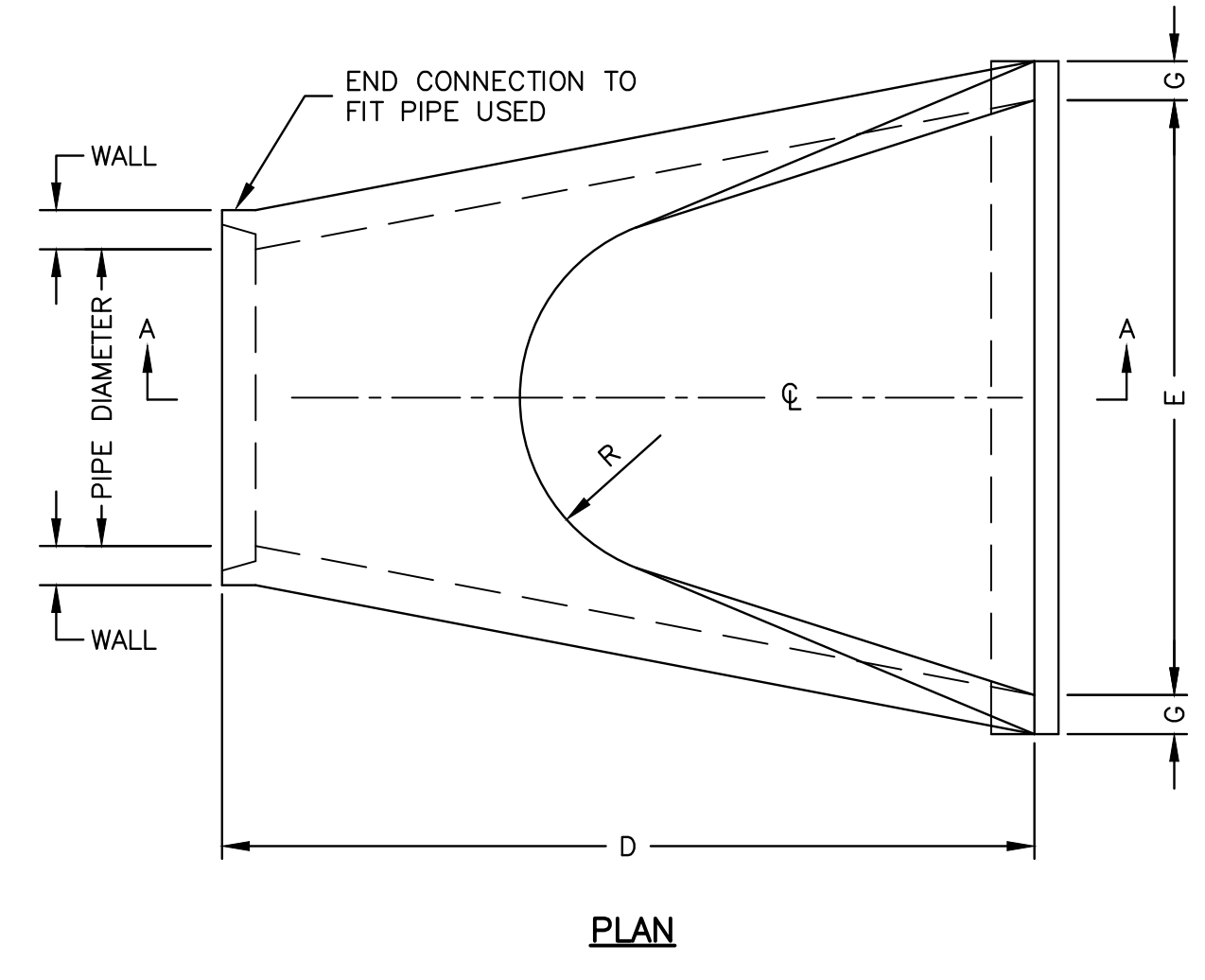
NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE. INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.

THE INLET SHALL BE FURNISHED WITH A FRAME AND GRATE CURB TYPE NEENAH R-3246* OR FOR DRIVEWAY INSTALLATION NEENAH R-3290-A*.

COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR INLET.

* OR AN APPROVED EQUAL.

2' x 3' CURB INLET DETAIL
N.T.S.

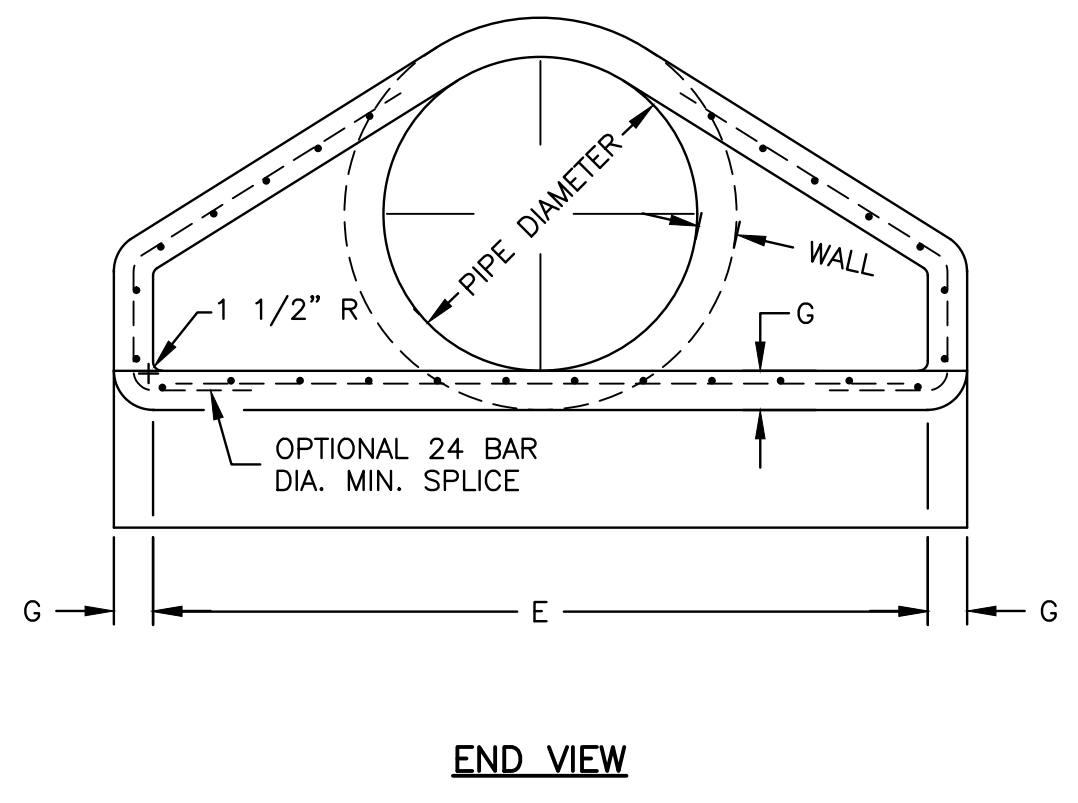


NOTE: ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).

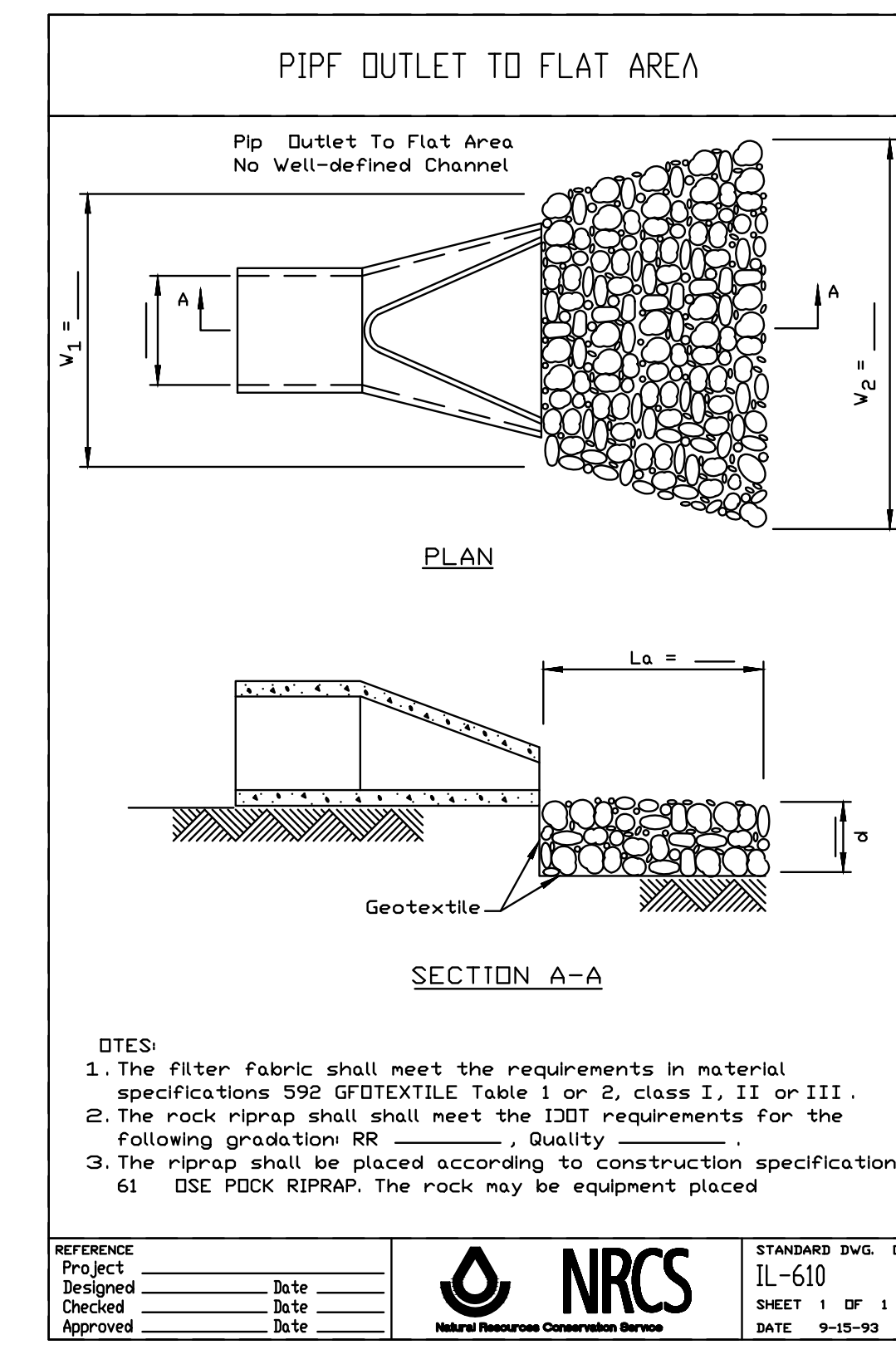
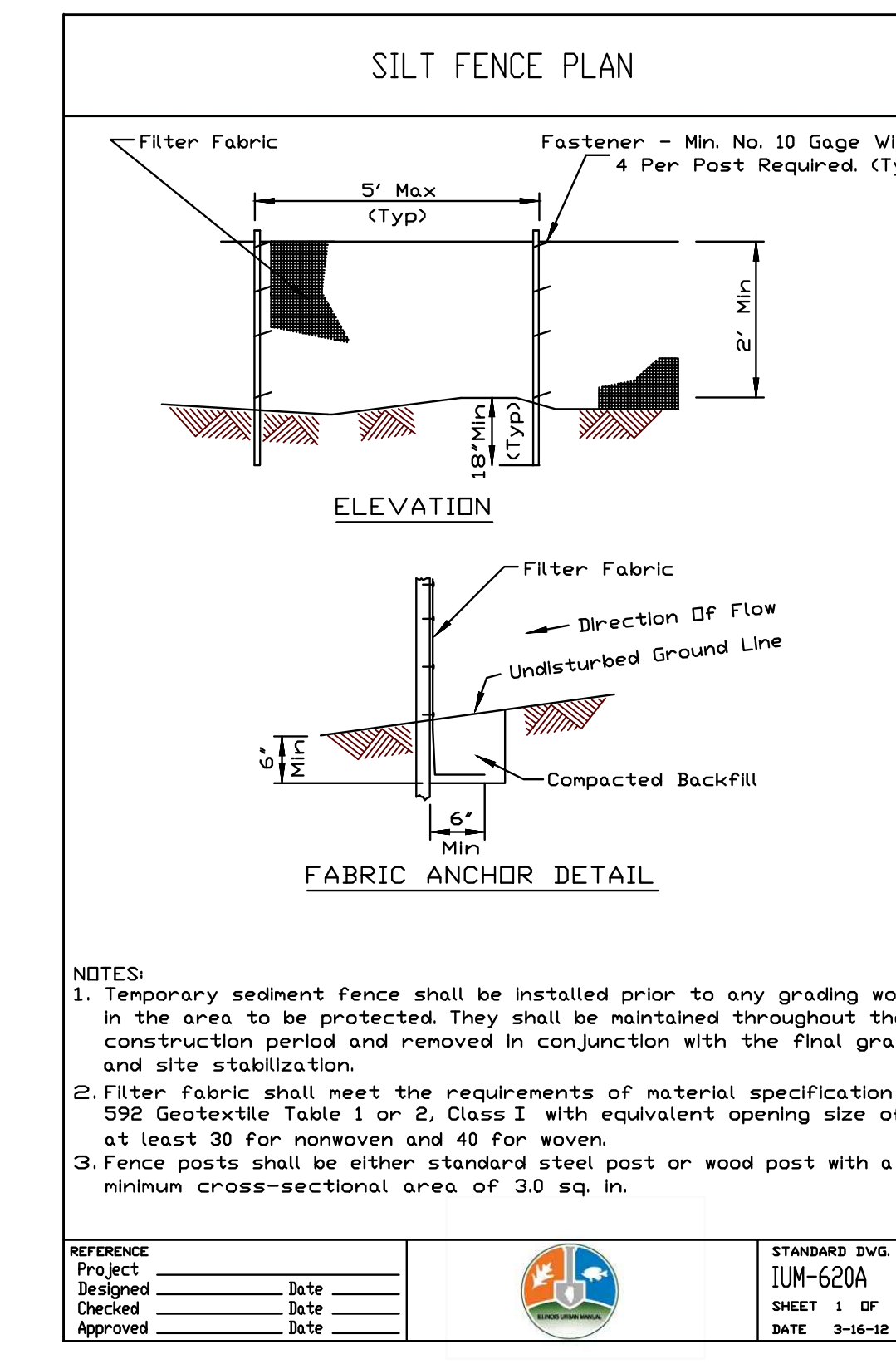
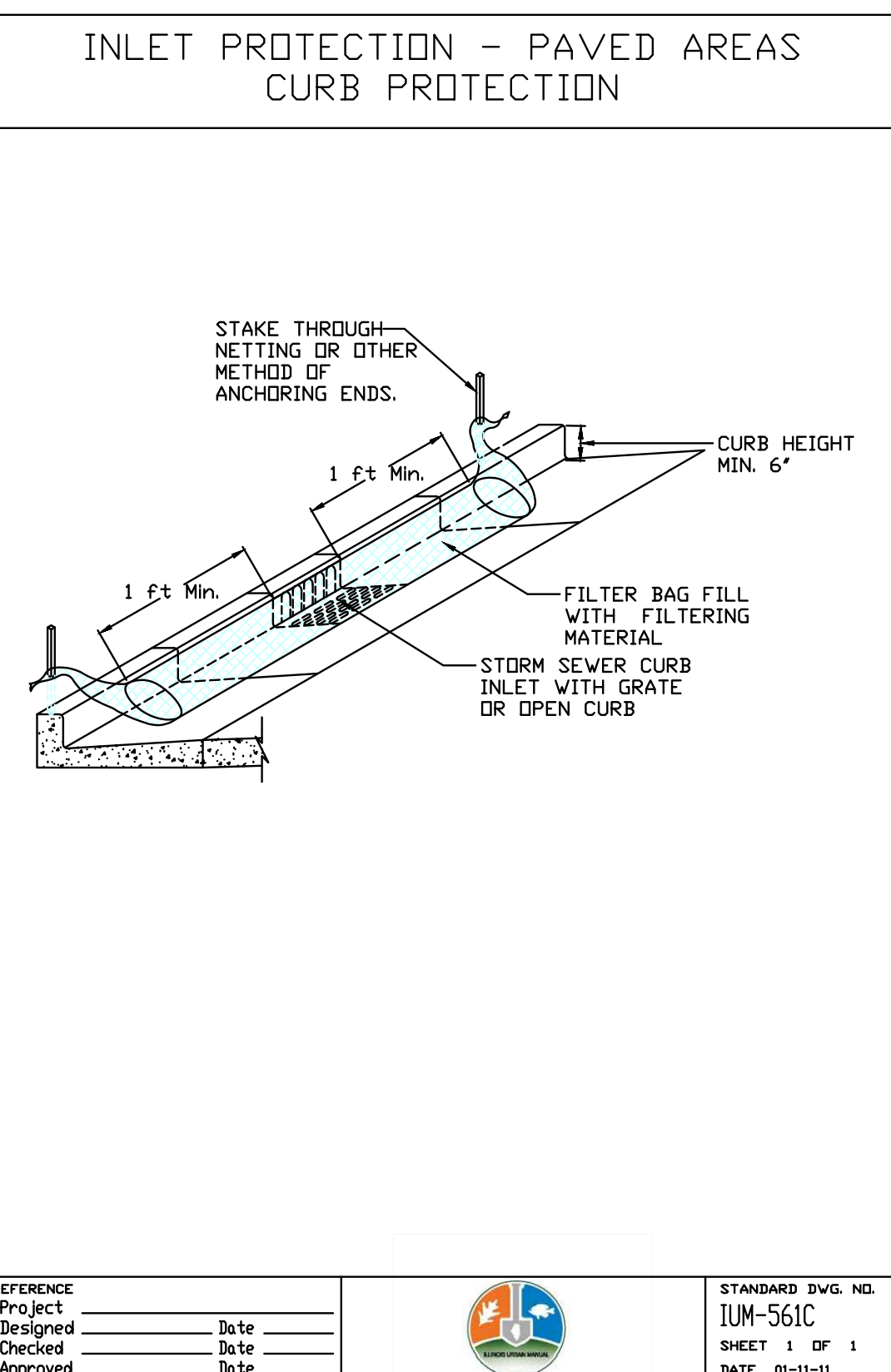
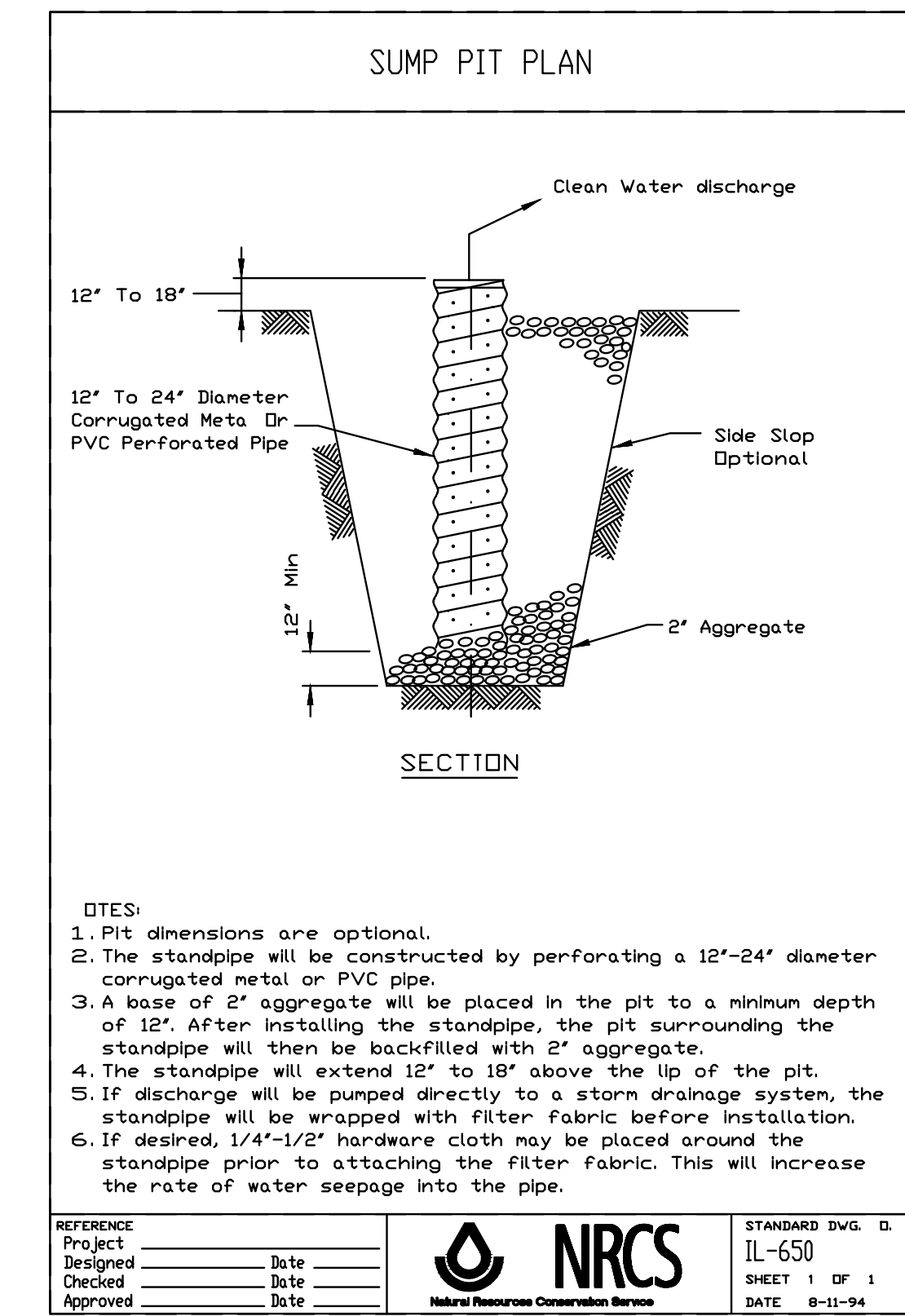
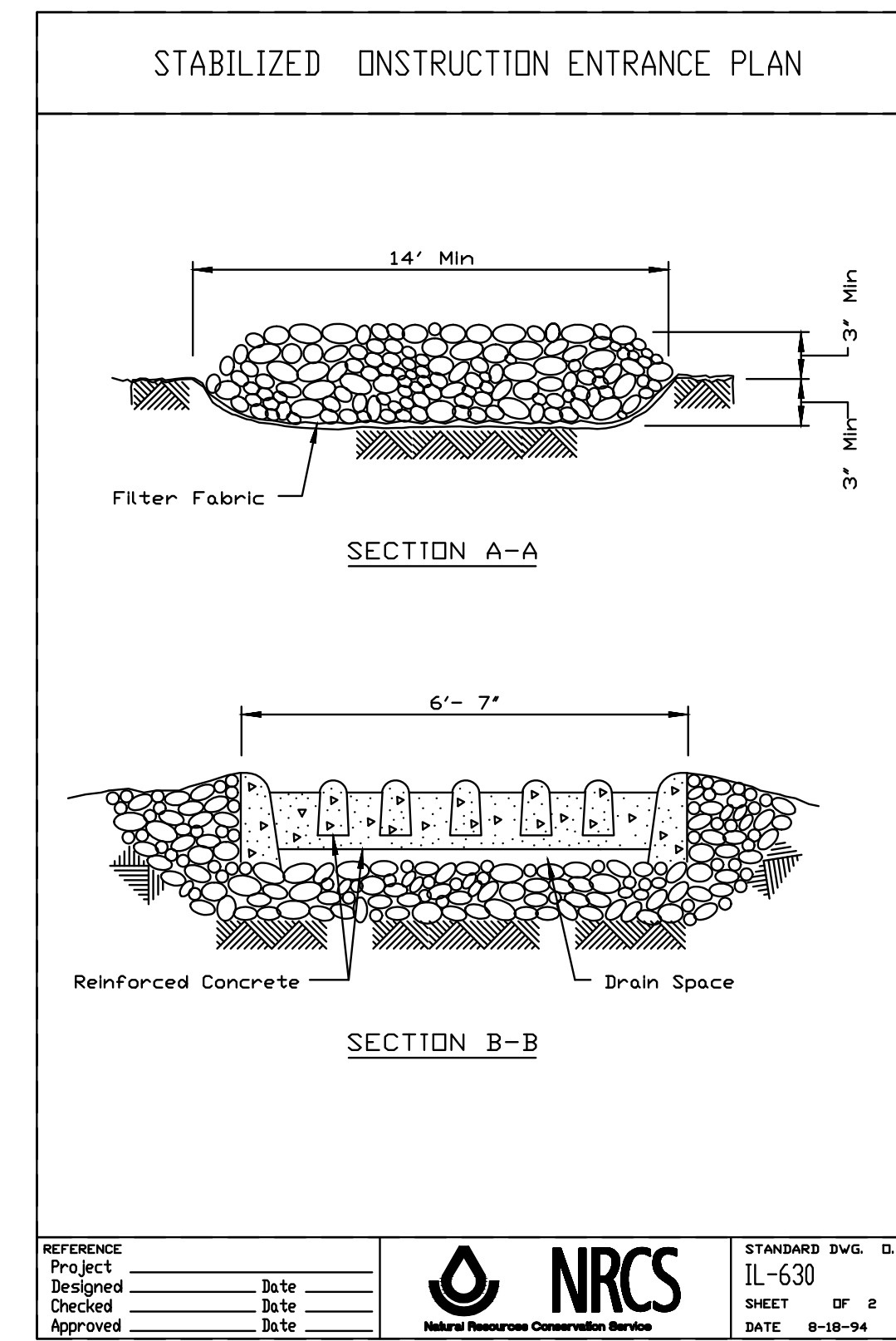
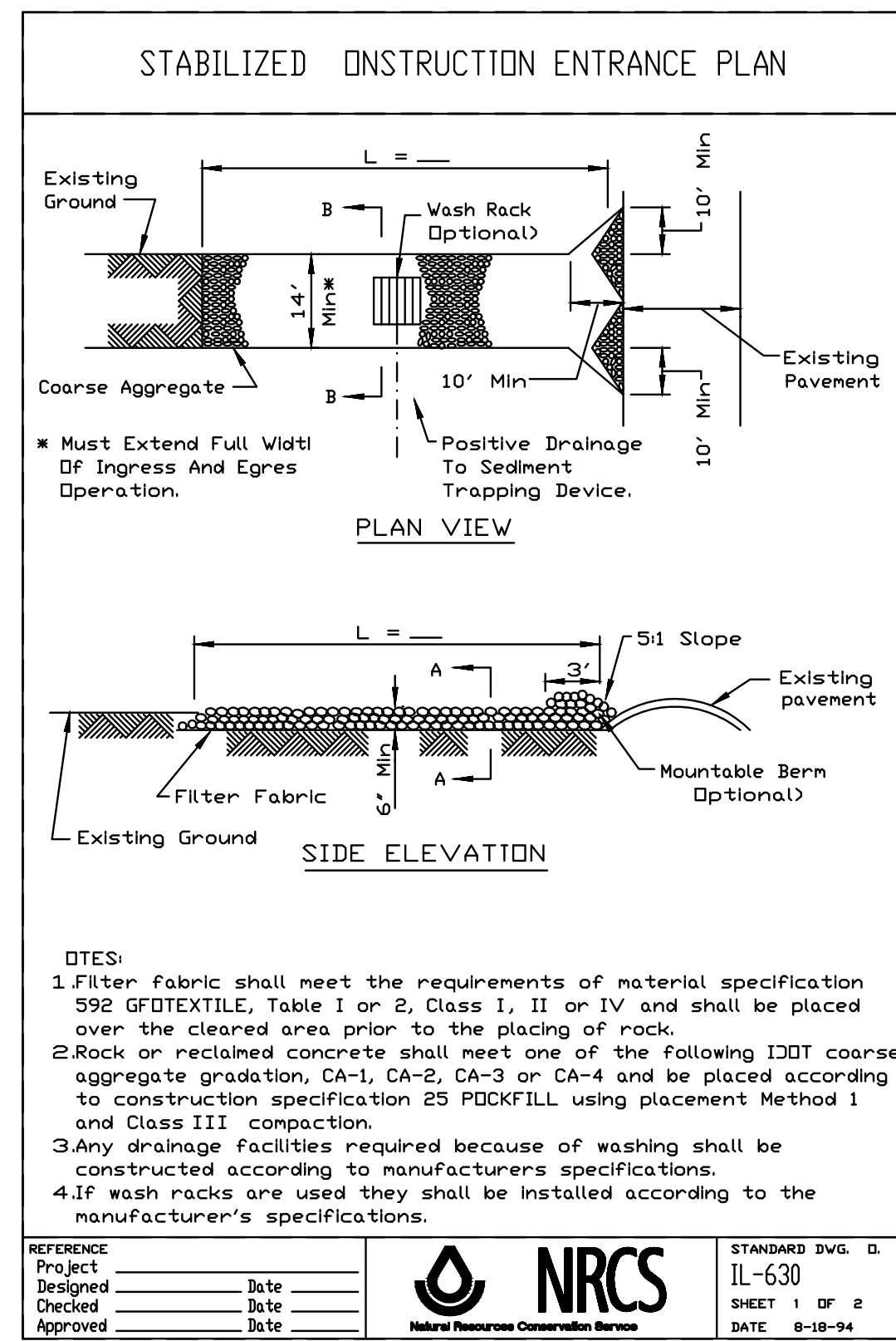
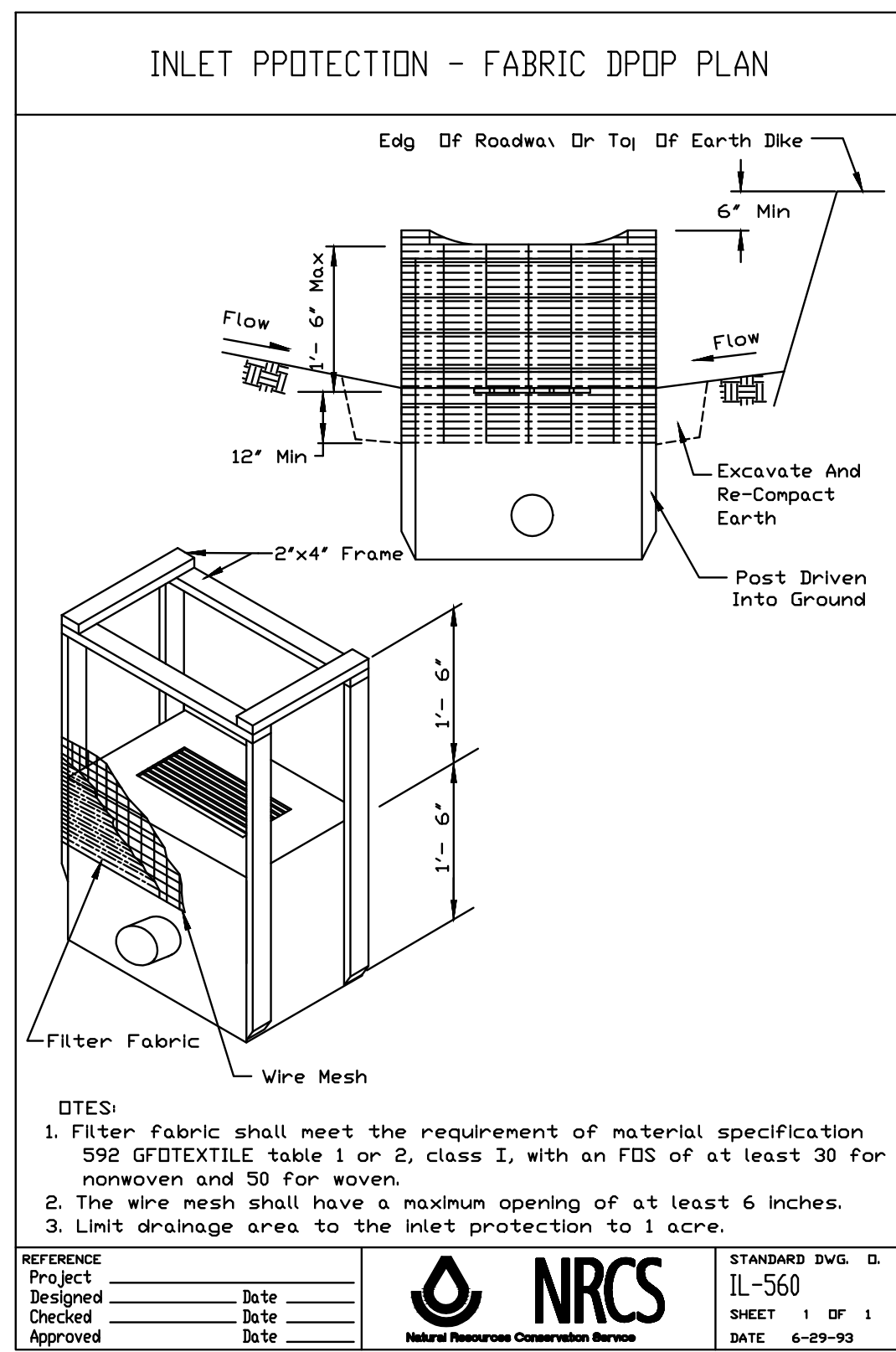
PRECAST CONCRETE FLARED END SECTION DETAIL
N.T.S.

PIPE DIA.	WALL	A	B	C	D	E	G	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	2"	9"	1:2.4
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/4"	11"	1:2.4
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	12"	1:2.4
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2 3/4"	13"	1:2.4
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	14"	1:2.5
27"	3 1/4"	10 1/2"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	3 1/4"	14 1/2"	1:2.4
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3 1/2"	15"	1:2.5
33"	3 3/4"	1'-1 1/2"	4'-10 1/2"	3'-3 1/4"	8'-1 3/4"	5'-6"	3 3/4"	17 1/2"	1:2.5
36"	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	4"	20"	1:2.5
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4 1/2"	22"	1:2.5
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	1:2.5
54"	5 1/2"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5 1/2"	24"	1:2.0
60"	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	*	1:1.9
66"	6 1/2"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5 1/2"	*	1:1.7
72"	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	*	1:1.8
78"	7 1/2"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6 1/2"	*	1:1.8
84"	8"	3'-0"	7'-6 1/2"	1'-9"	9'-3 1/2"	10'-0"	6 1/2"	*	1:1.6

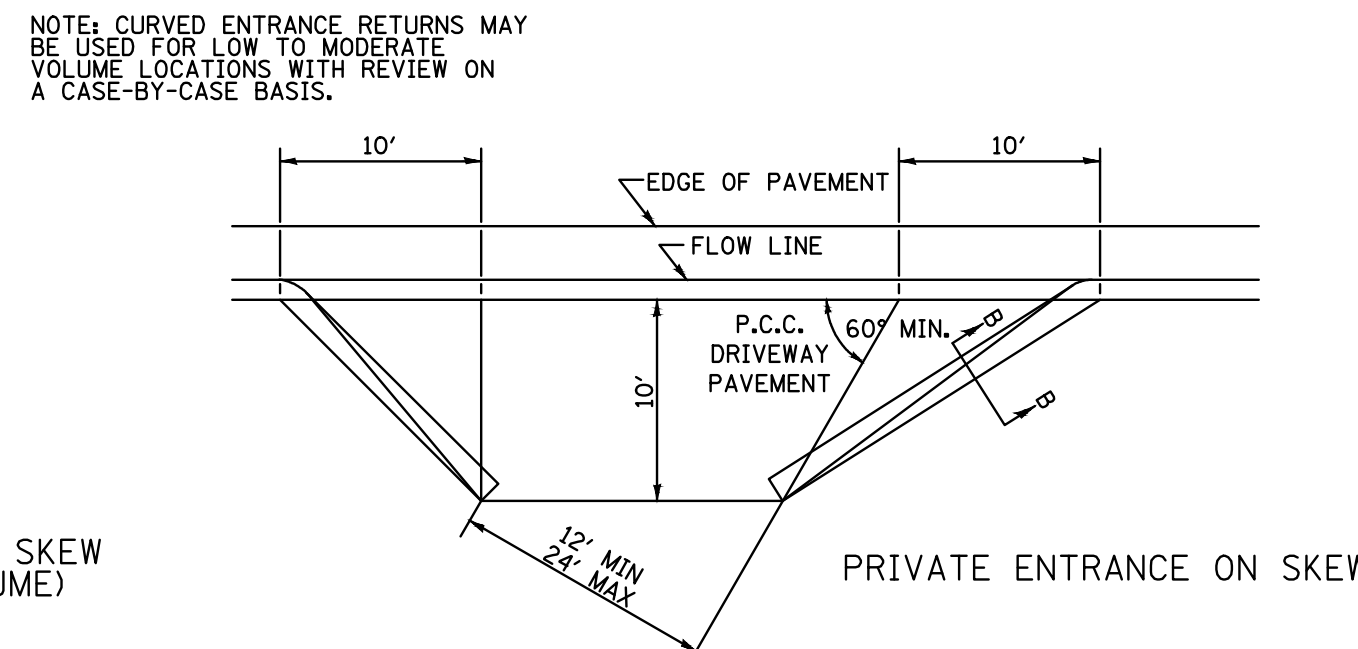
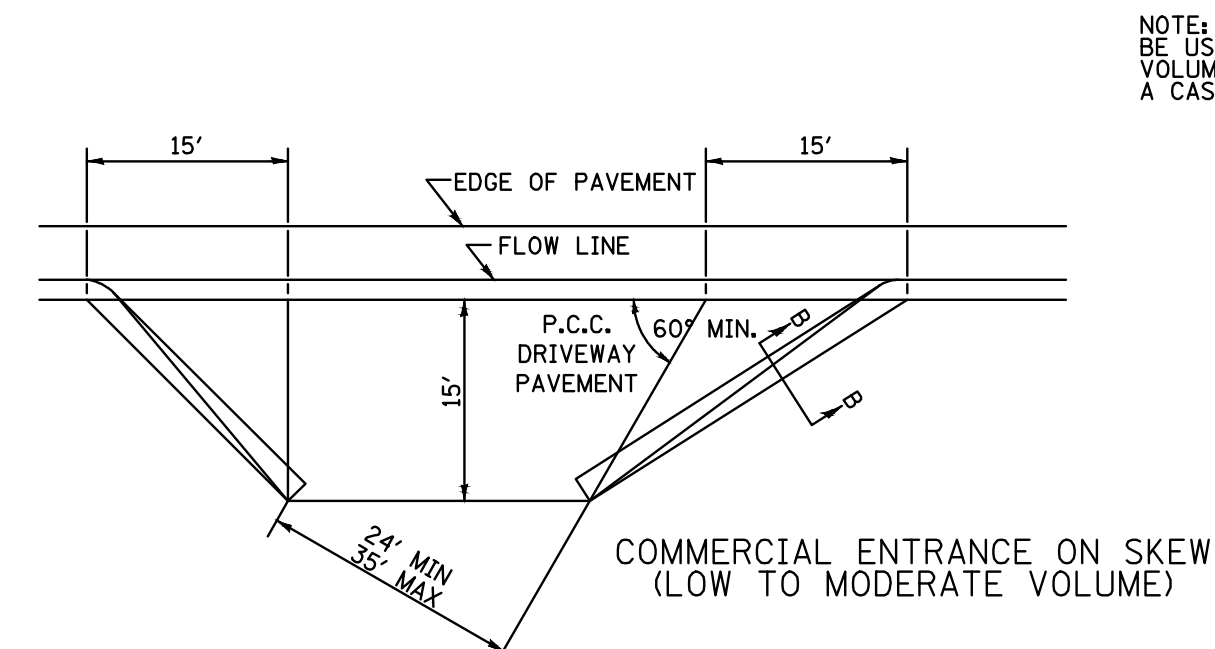
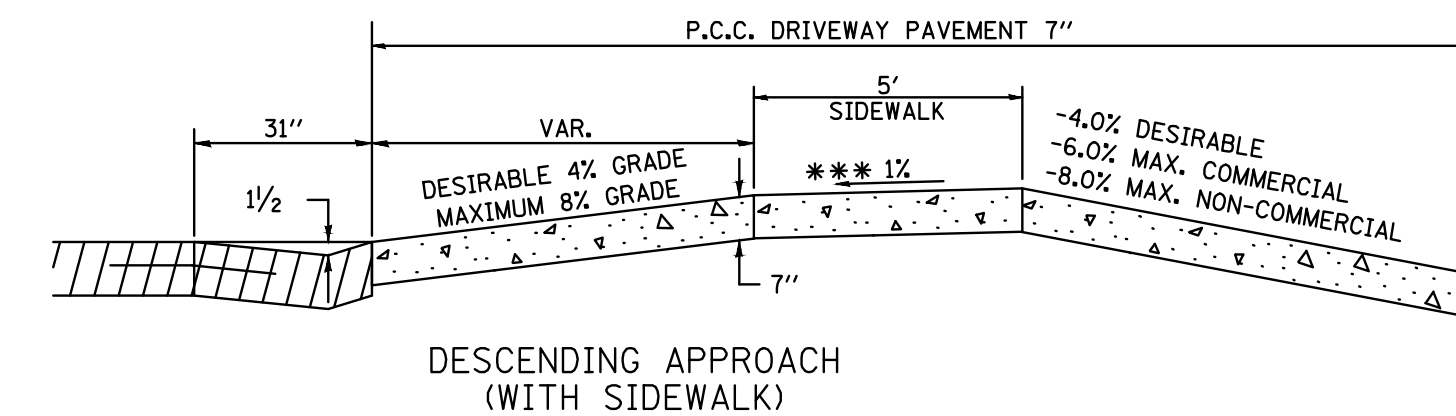
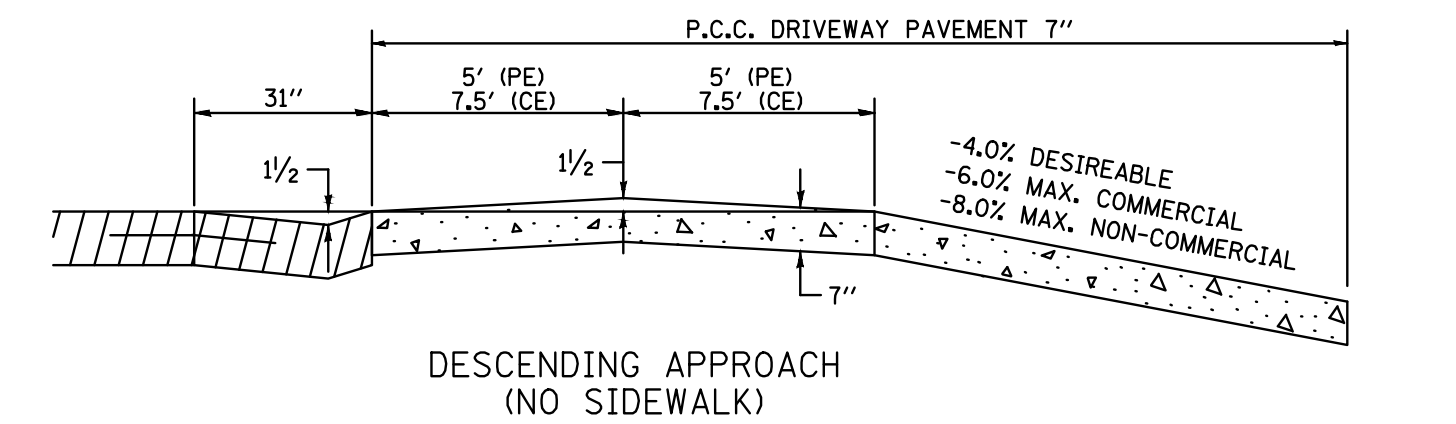
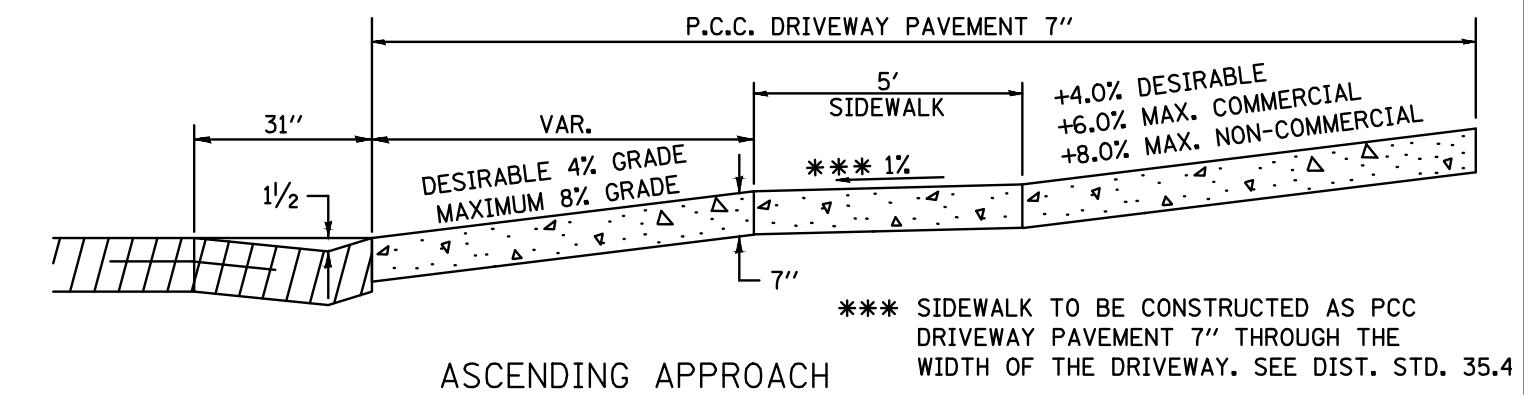
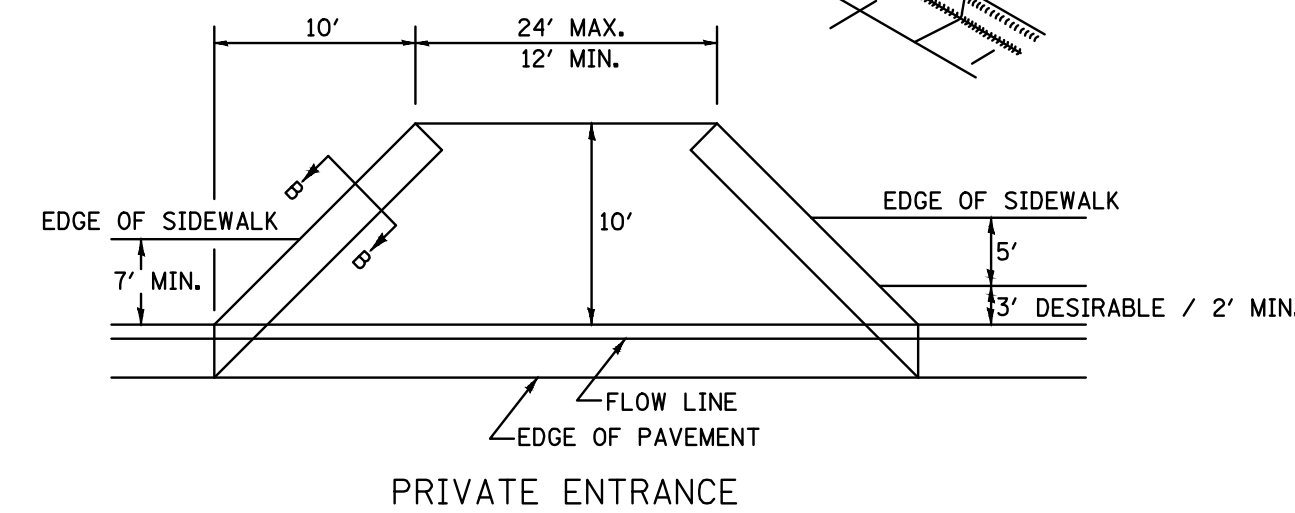
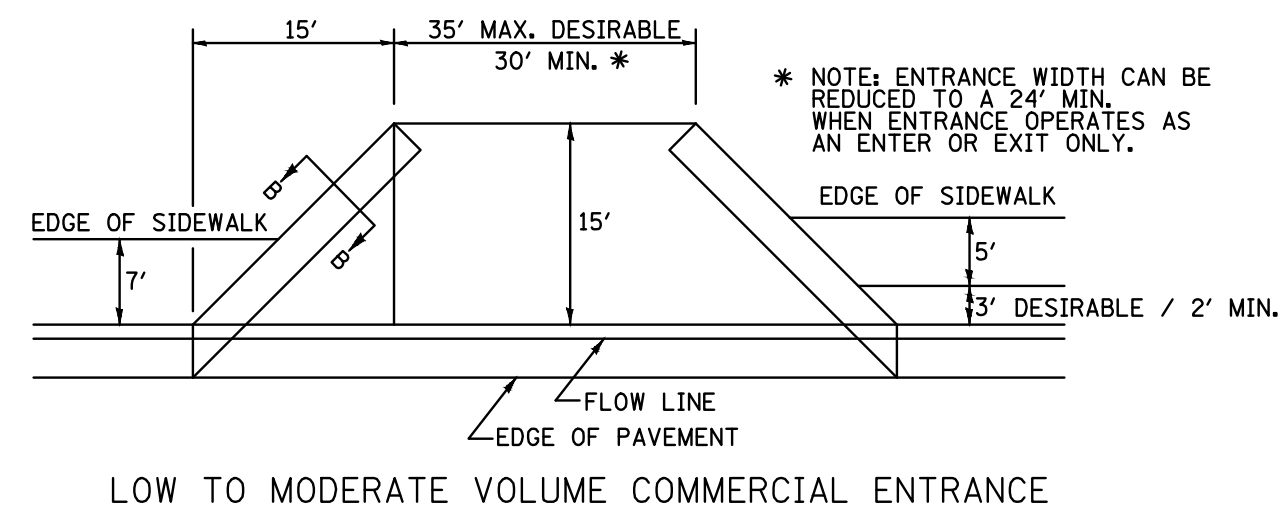
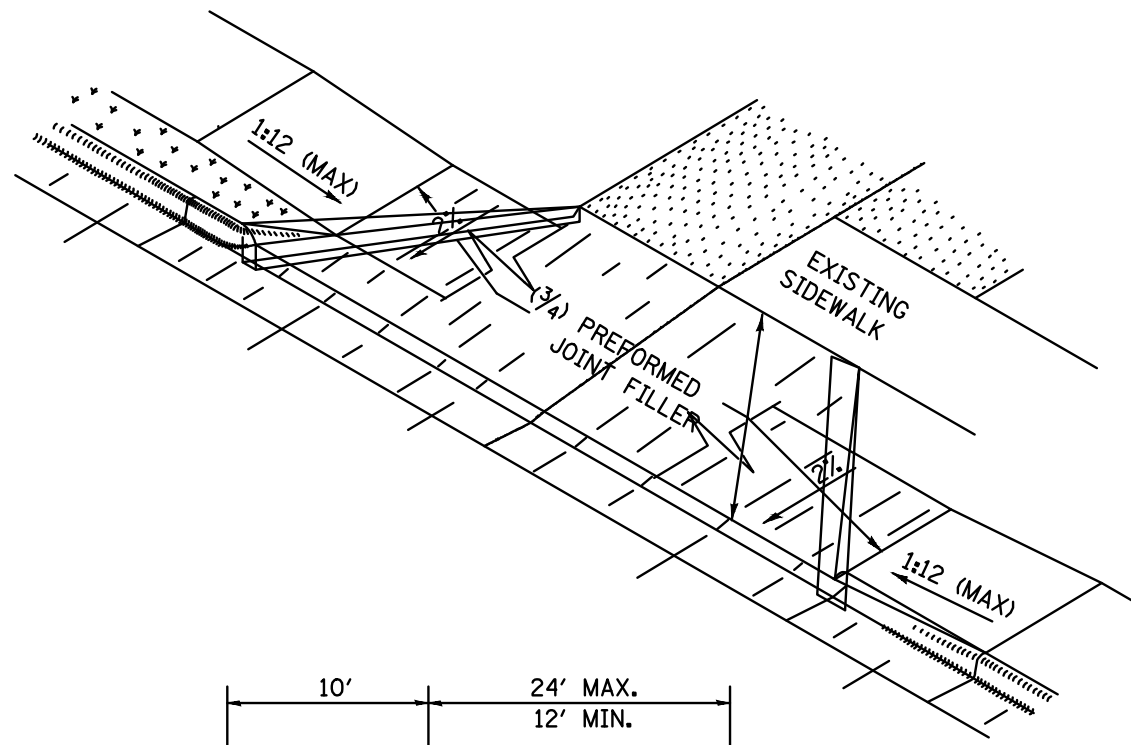
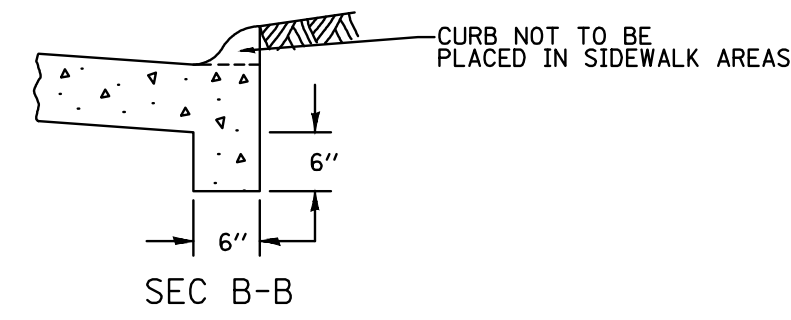
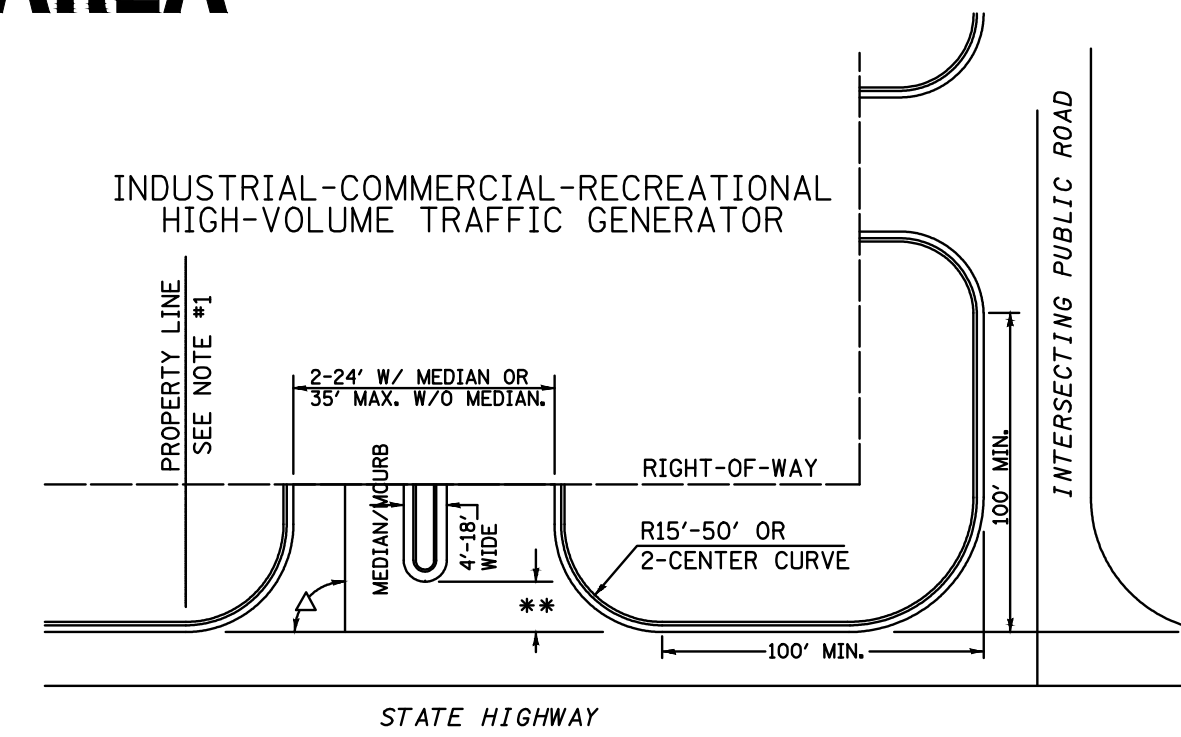
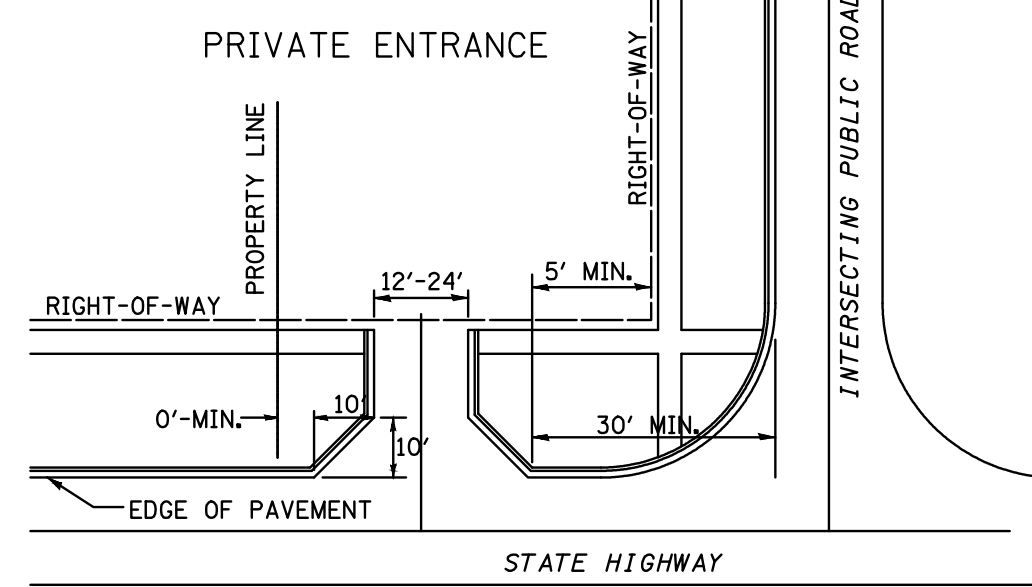
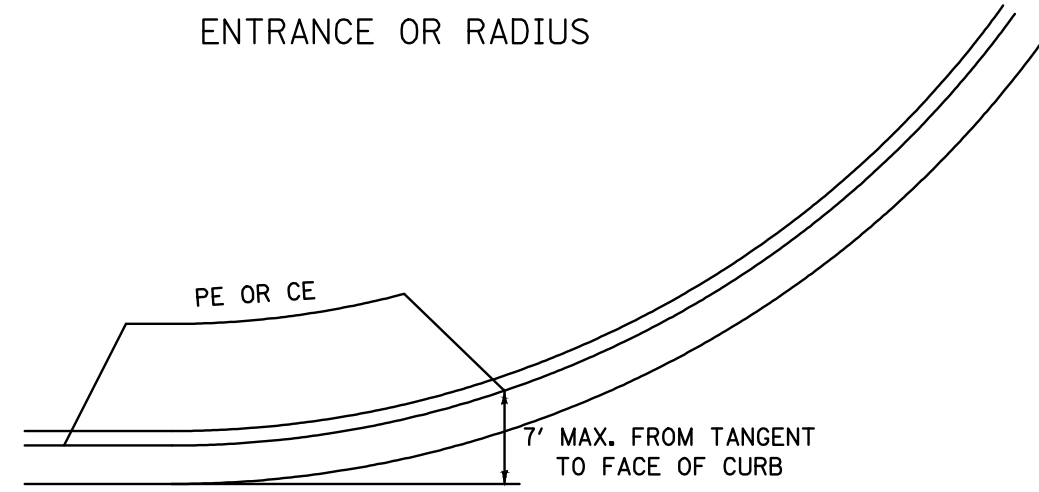
* RADIUS AS FURNISHED BY MANUFACTURER



REVISIONS		
REV. NO.	DESCRIPTION	DATE



ENTRANCE APPROACHES – URBAN AREA



FILE NAME = District 2 Standard	USER NAME = IDOT/District 2	DESIGNED - DRAWN -	REVISOR - REVISOR -	DATE - DATE -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	REGION 2 / DISTRICT 2 STANDARD	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		CHECKED - DATE -	REVISOR - REVISOR -	DATE - DATE -							

ENTRANCE APPROACHES – URBAN AREA 25.1

REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES

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

5 1/4 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 3+ copper or brass rod every 200 feet. If HDPE is used, a tracer wire the length of the service is required. Tracer wire must be terminated in a tracer wire box within a one foot radius of the curb box.

Repair Clamps—Full Seal Stainless

Copper—Type K

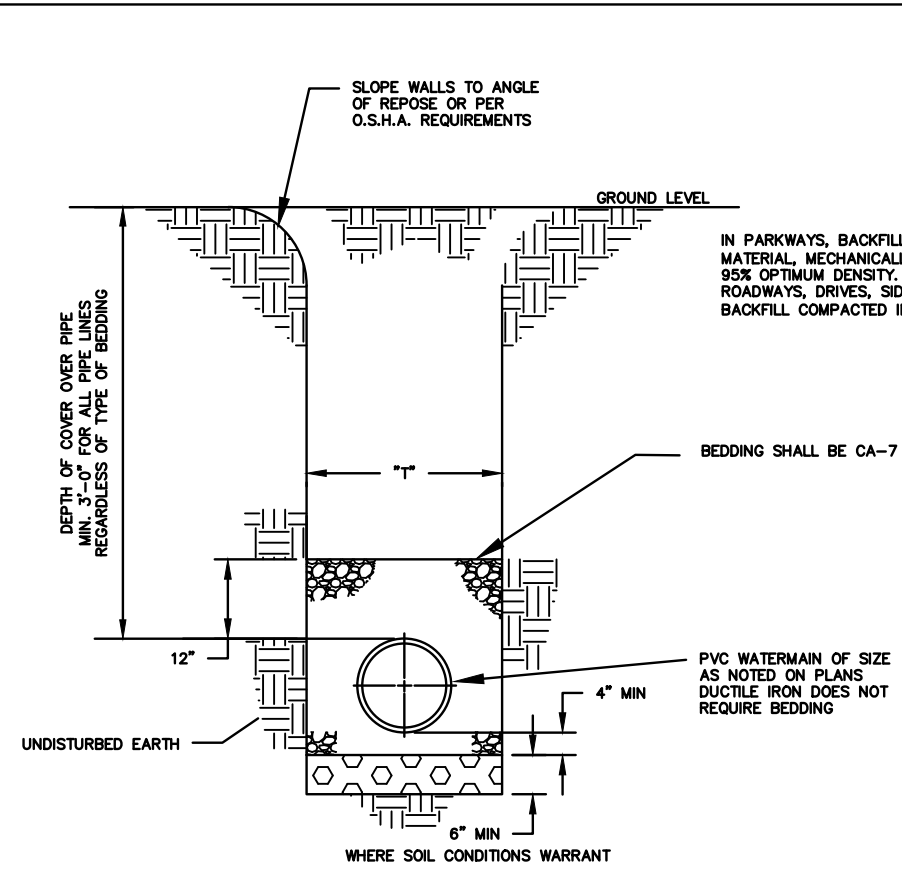
Water Service 2" or Less — HDPE Iron Pipe Size Dr 9 with tracer wire

Meters—Supplied by City of Rochelle

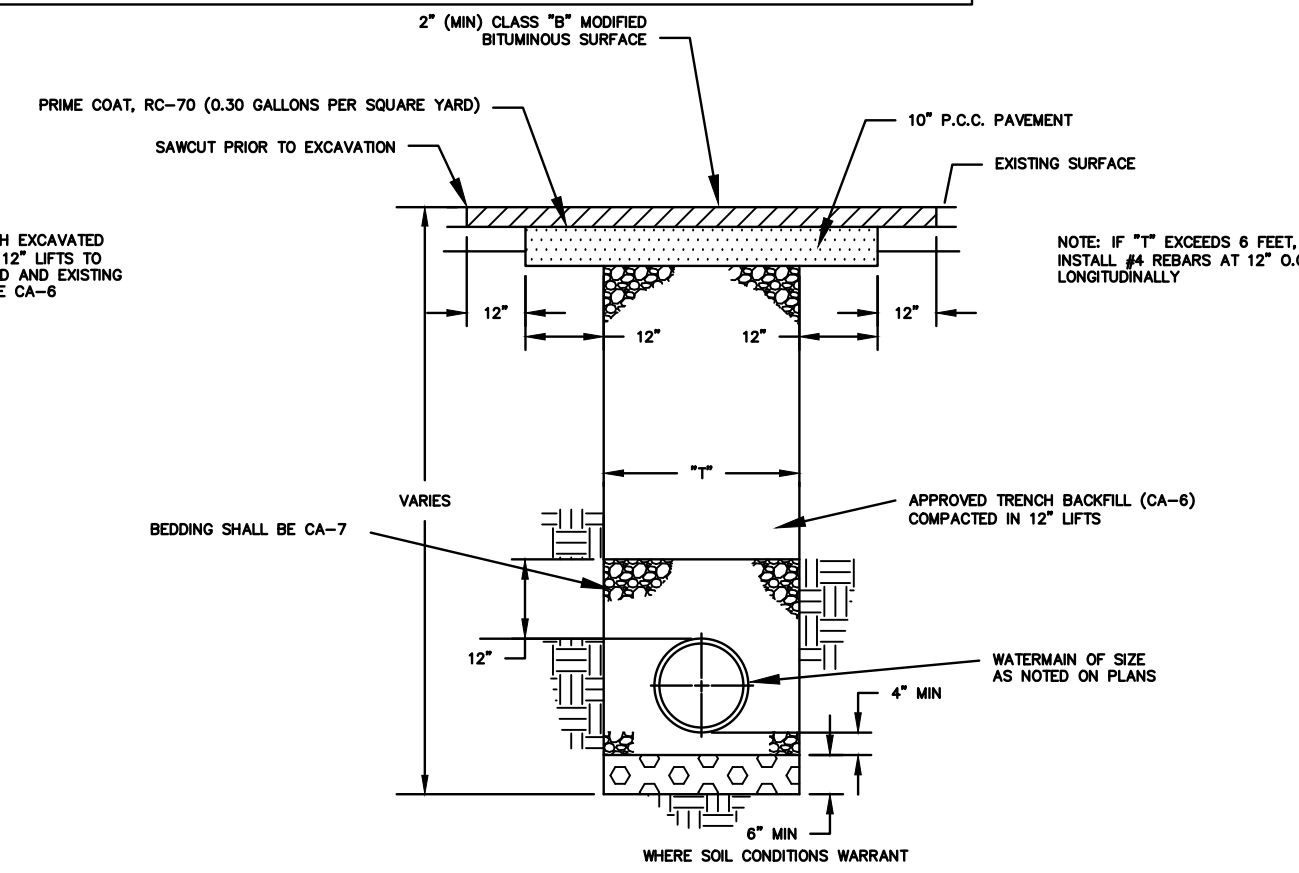
All materials shall be manufactured in the US, if material is not available in the US please note what material is unavailable and where it is coming from in the quote.

When the watermain is not looped from two source feeds, an automatic flush hydrant, Kupferle 9800 Eclipse unit, or equal, is required.

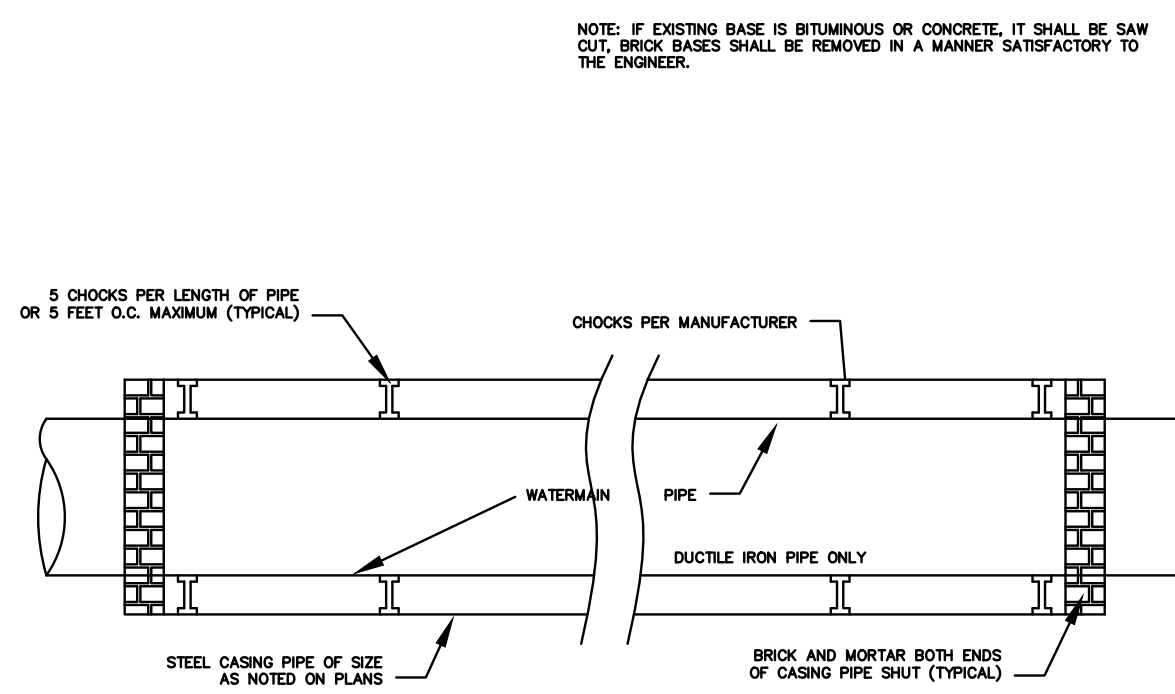
Curb stop markers are required in any new construction. Markers to be installed in concrete.



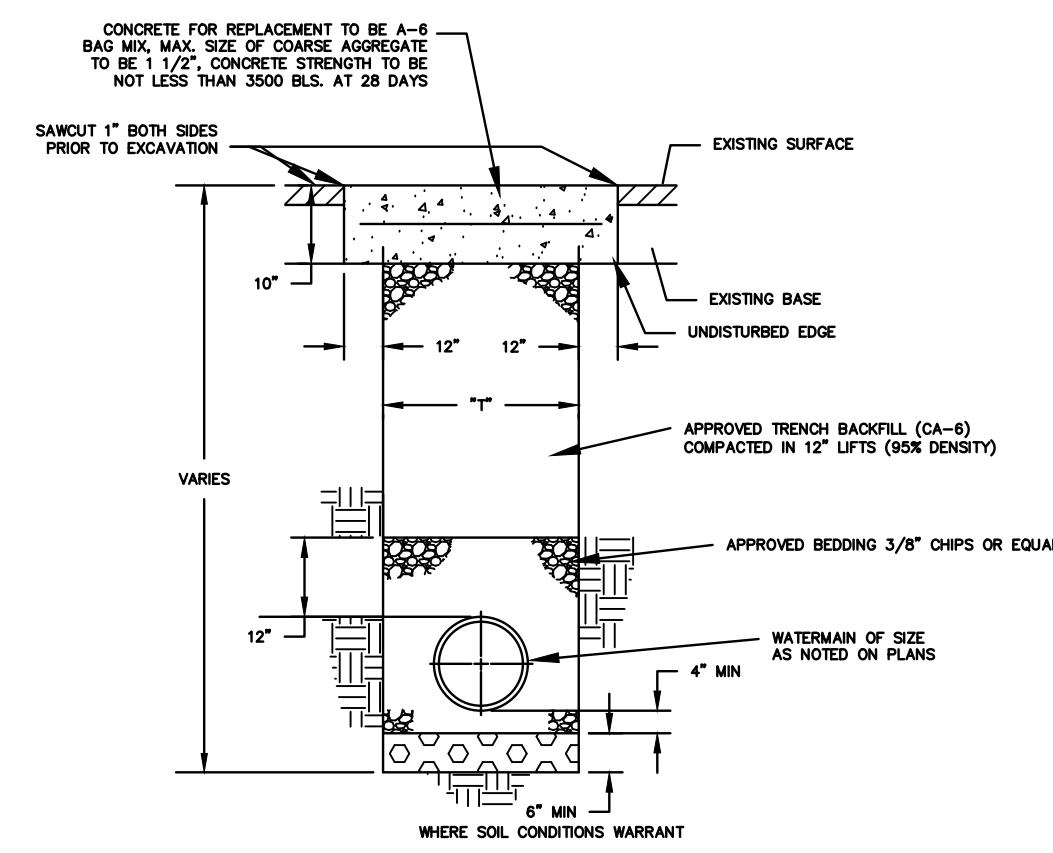
TYPICAL WATERMAIN TRENCH DETAIL



BITUMINOUS PAVEMENT REPLACEMENT

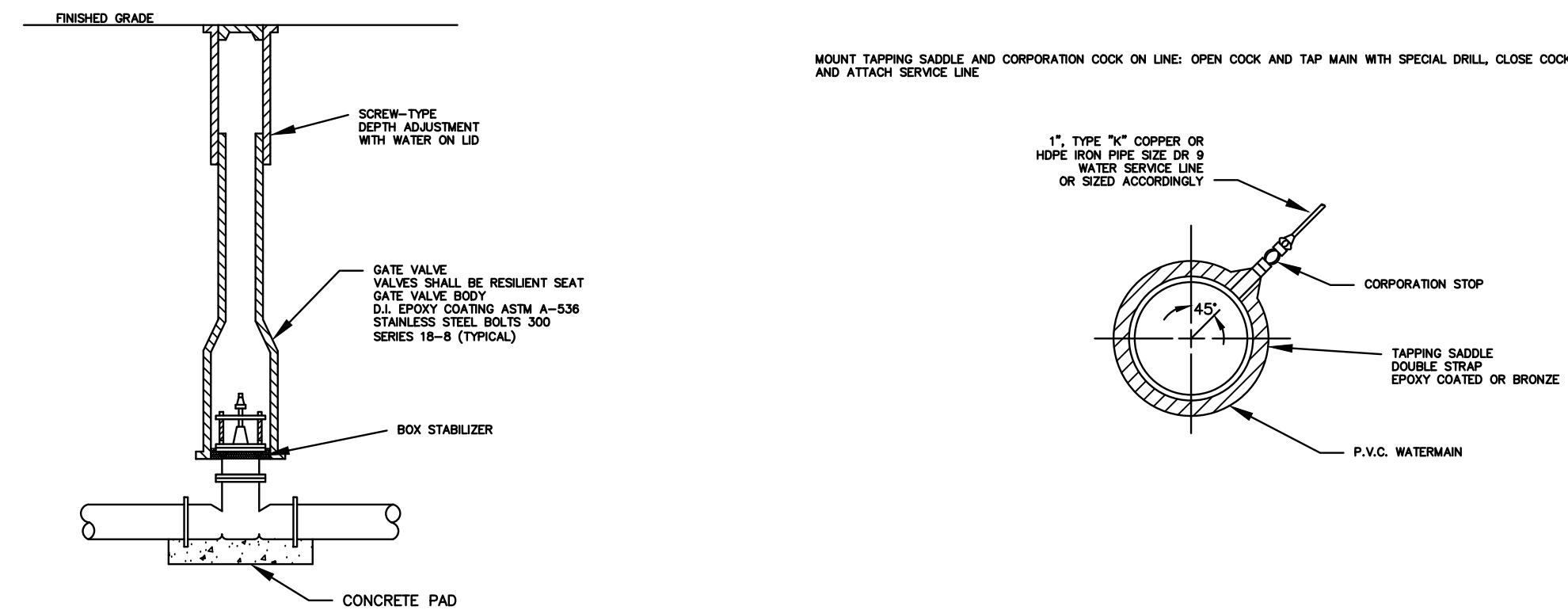


TYPICAL CASING PIPE DETAIL

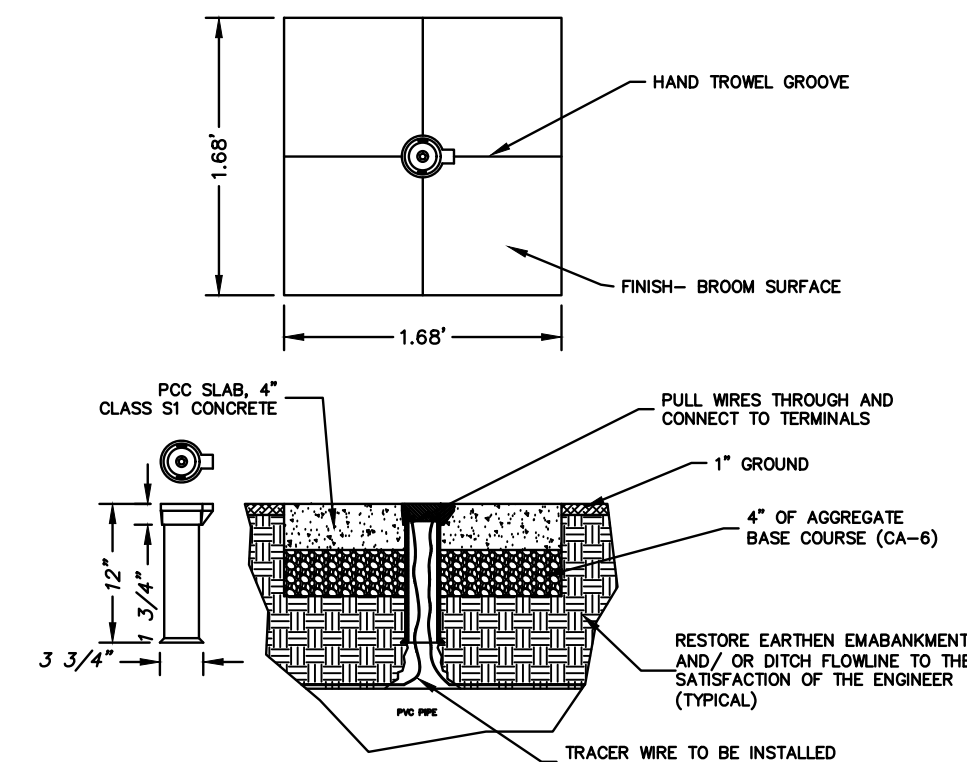


P.C.C. CONCRETE PAVEMENT REPLACEMENT

NOTE: PAVEMENT REPLACEMENT ON ANY EXISTING ROADS SHALL CONFORM TO COUNTY AND/OR CITY REQUIREMENTS

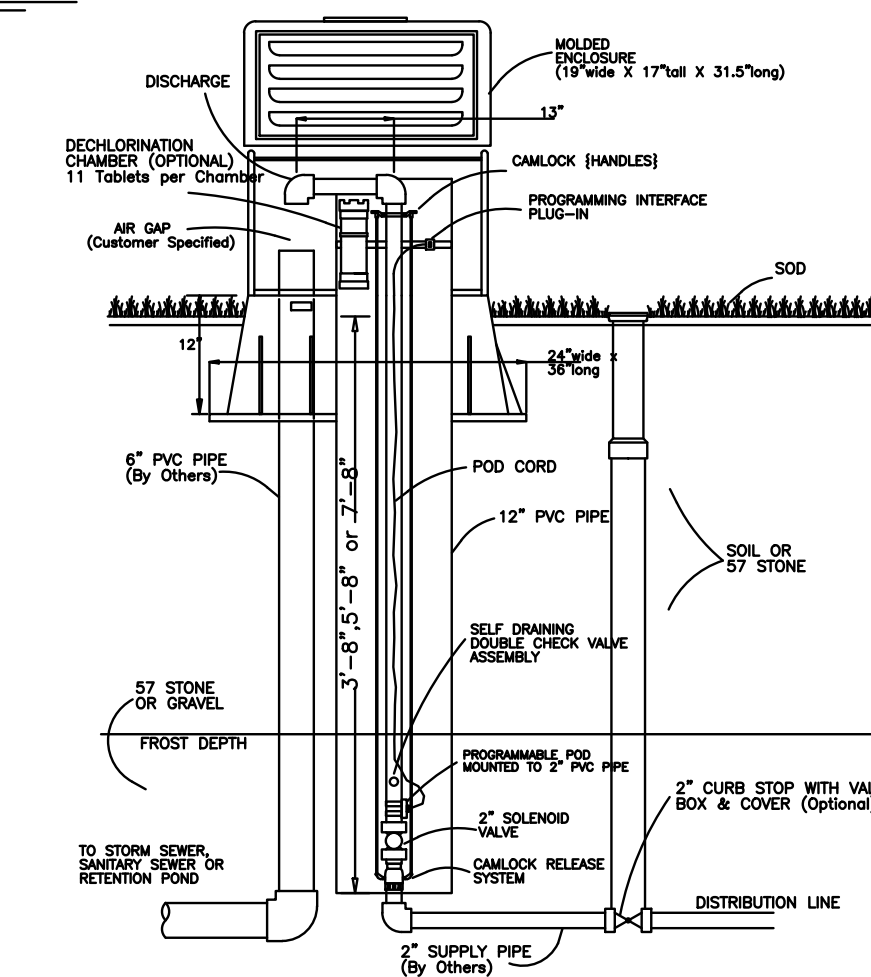


VALVE AND VALVE BOX INSTALLATION AND ASSY.

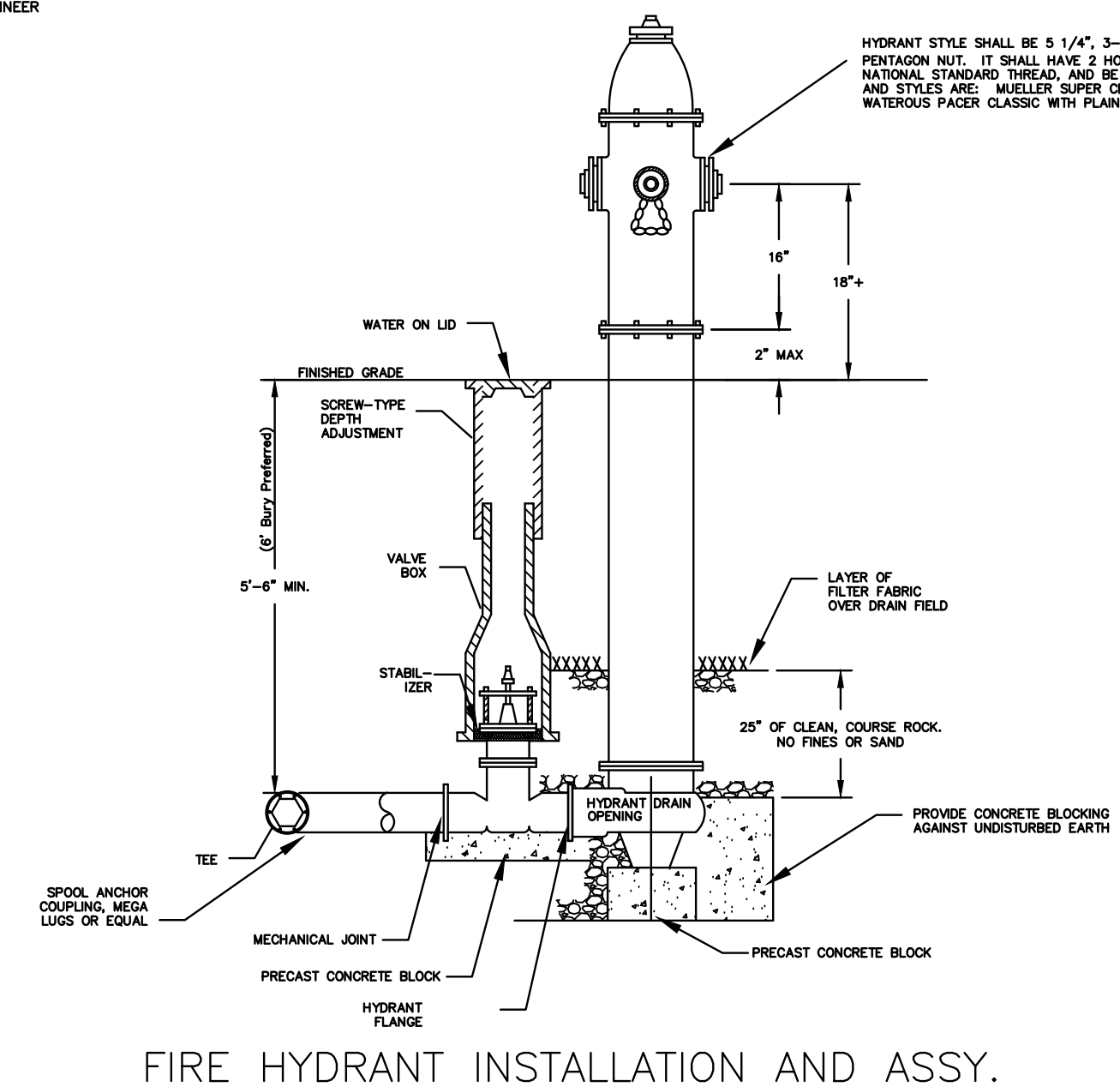


TRACER WIRE ACCESS BOX

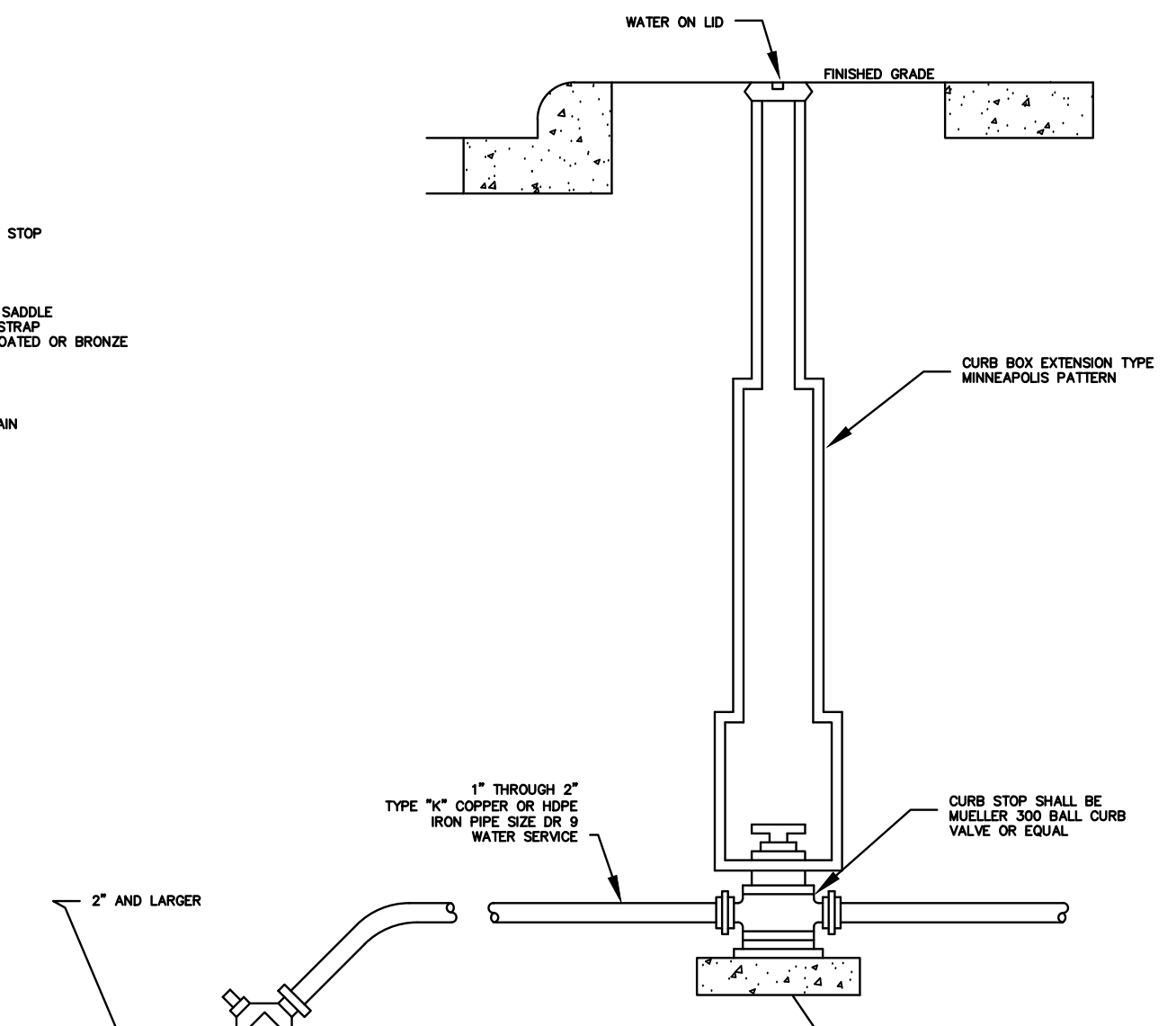
AT OR NEAR HYDRANT OR VALVE AS SHOWN ON PLANS OR AS DIRECTED BY ENGINEER



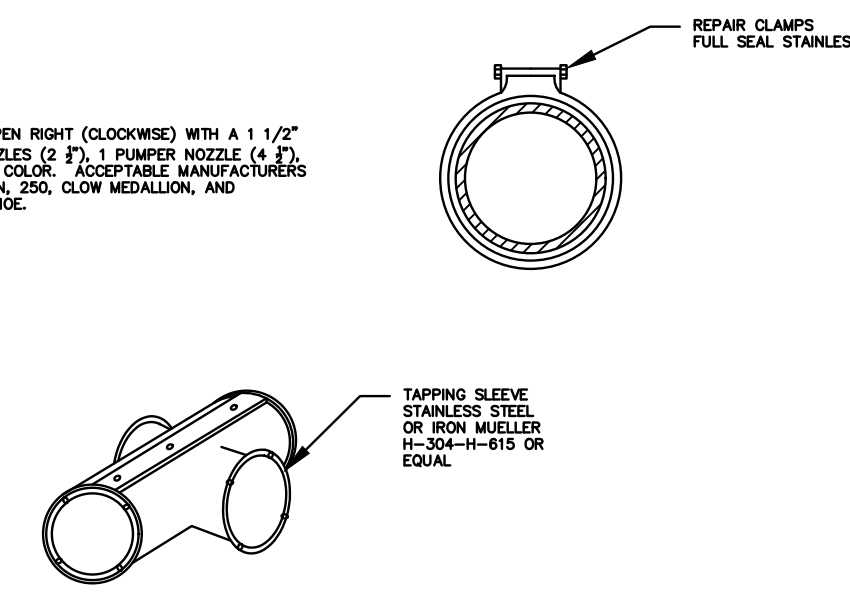
TYPICAL INSTALL KUPFERLE 9800 ECLIPSE



FIRE HYDRANT INSTALLATION AND ASSY.



CURB BOX INSTALLATION AND ASSY.



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 PUSH ON 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.

STANDARD DETAILS FOR
WATER MAIN IMPROVEMENTS

CITY OF ROCHELLE
ROCHELLE MUNICIPAL UTILITIES

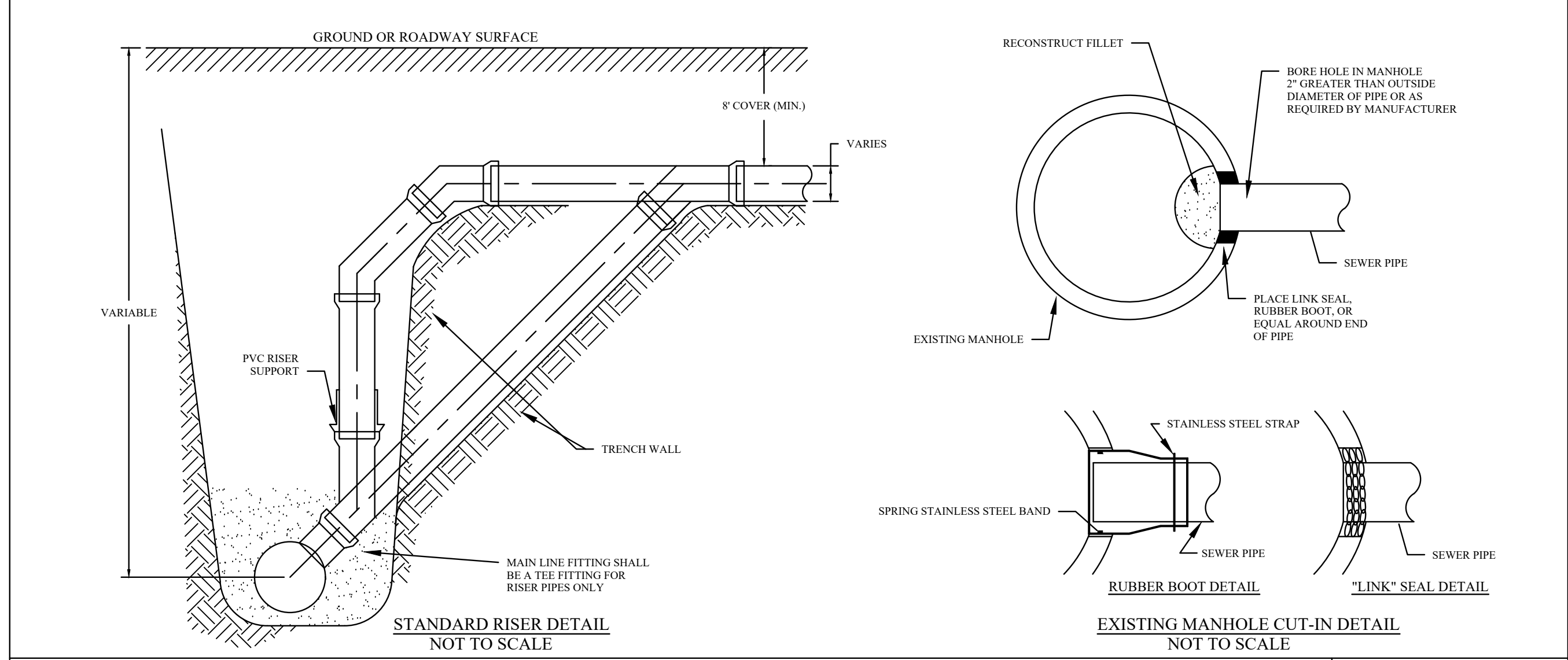
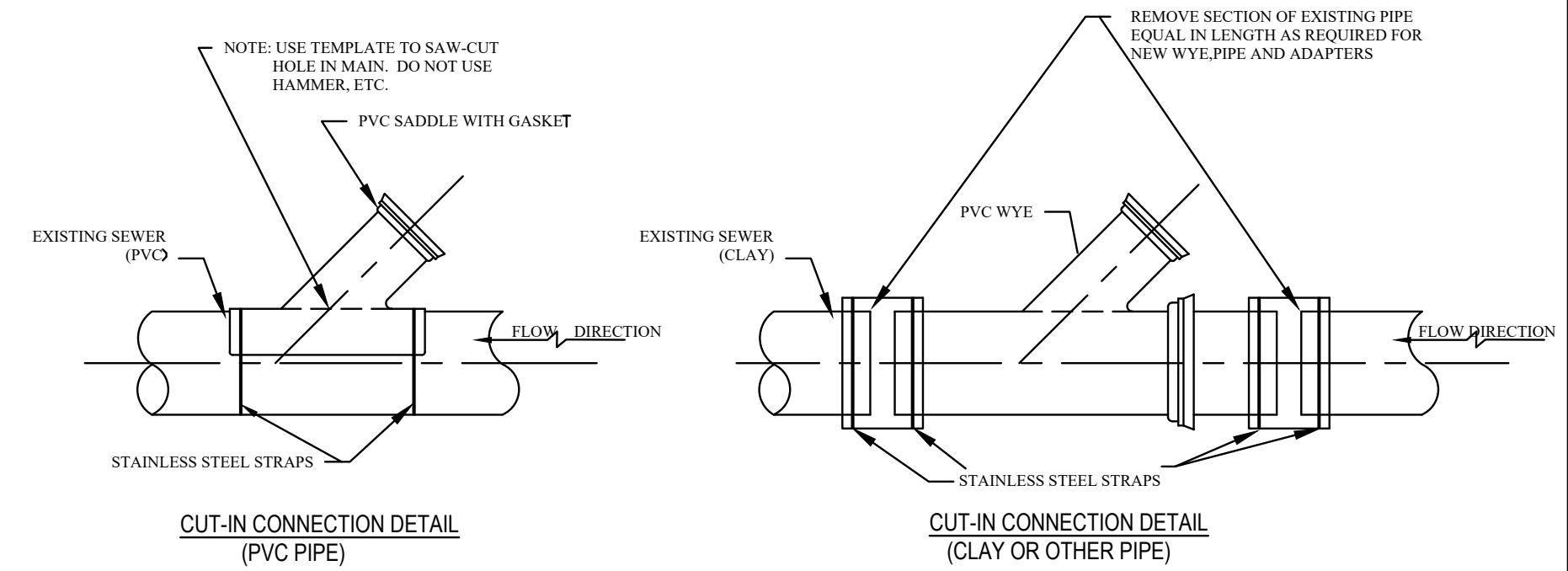
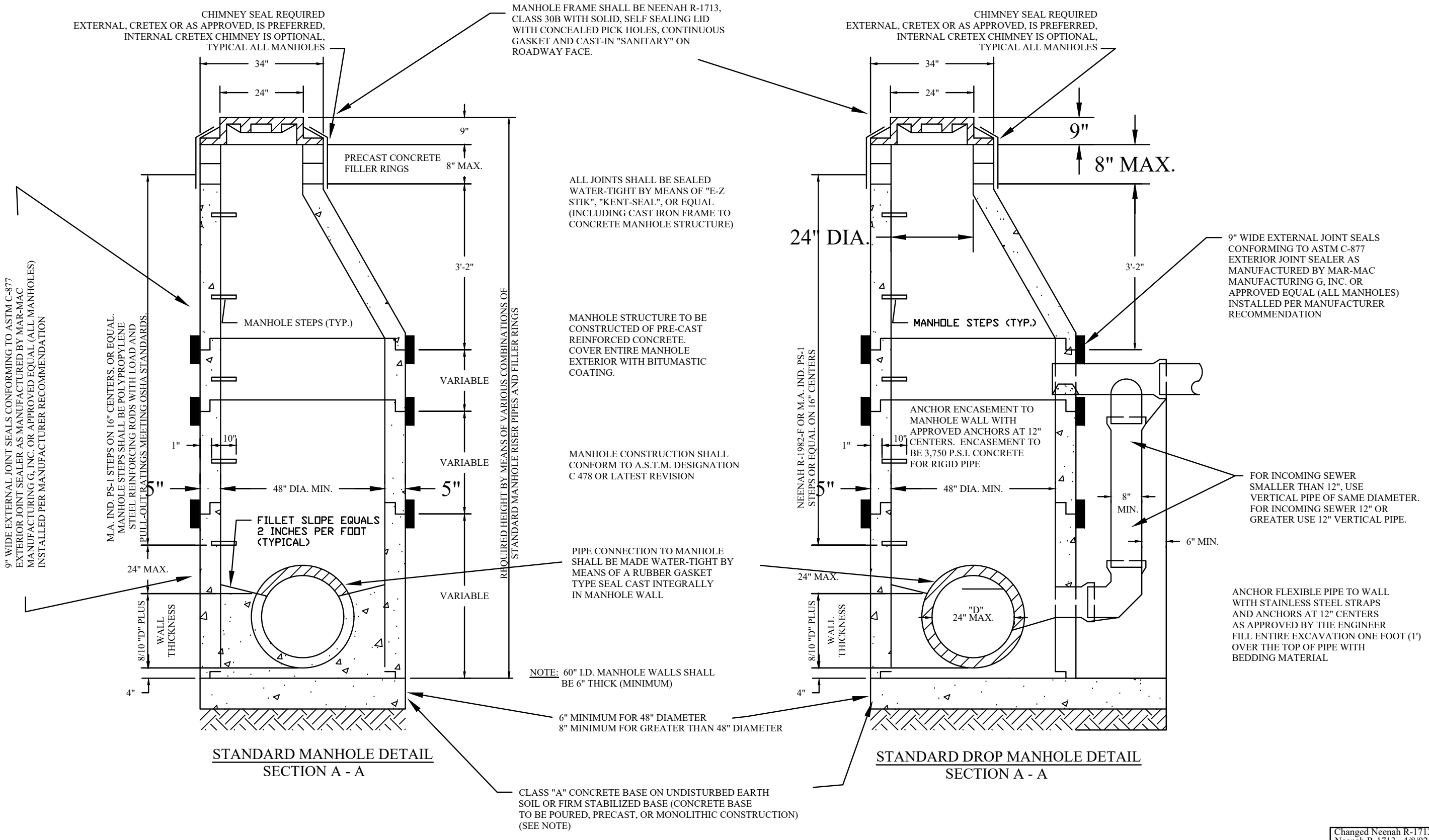
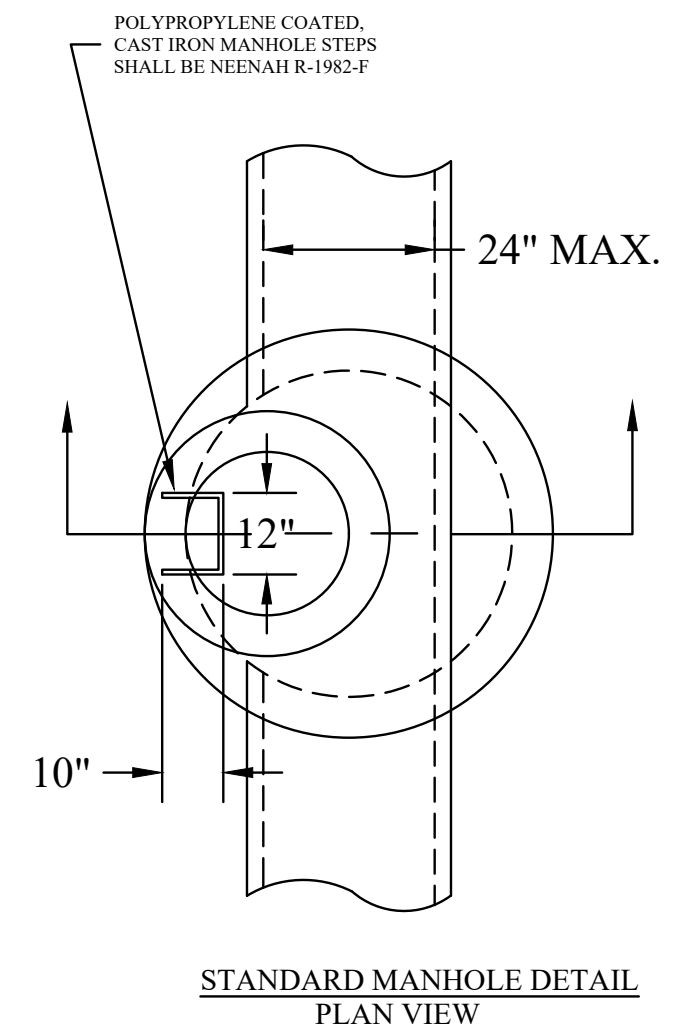
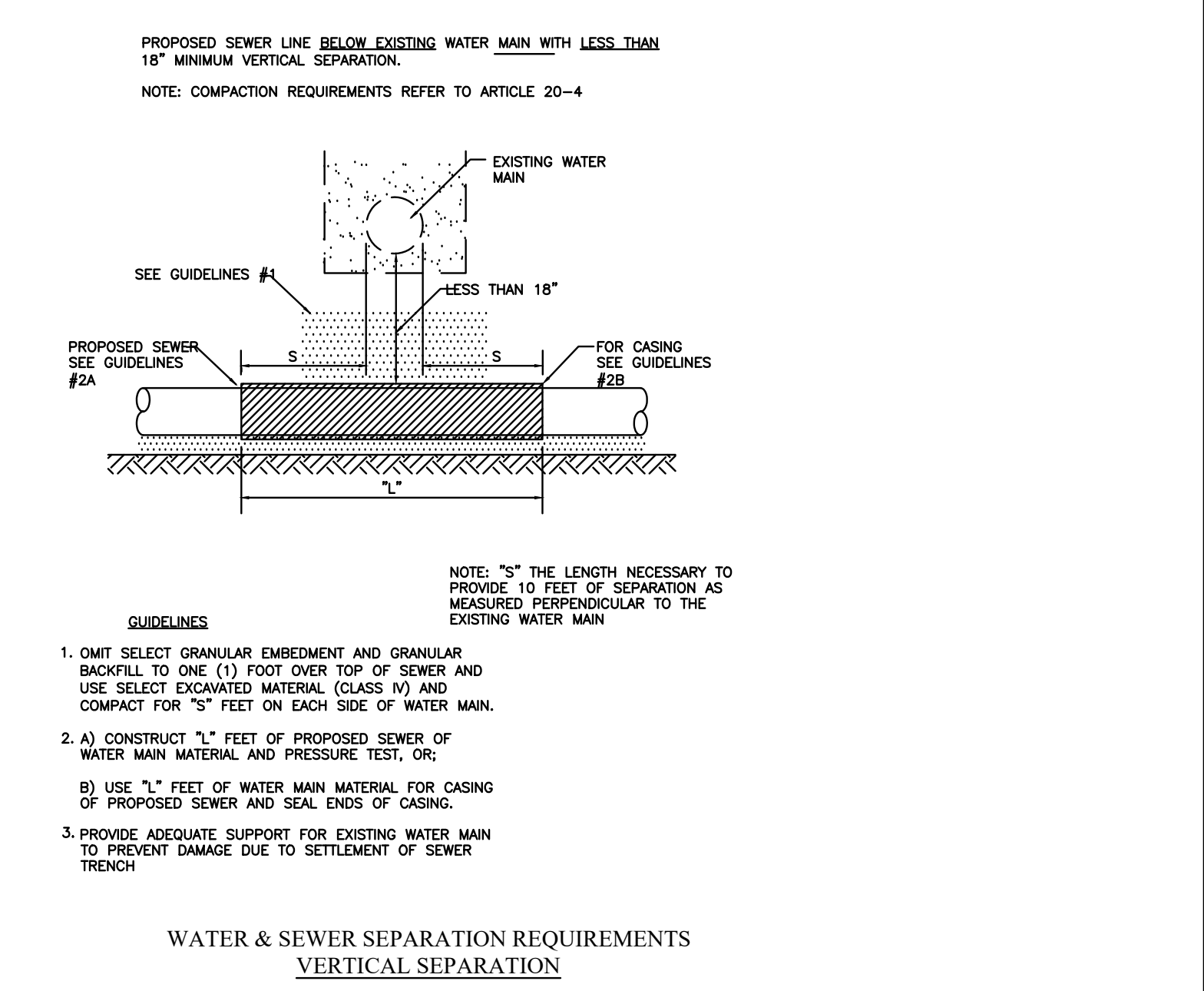
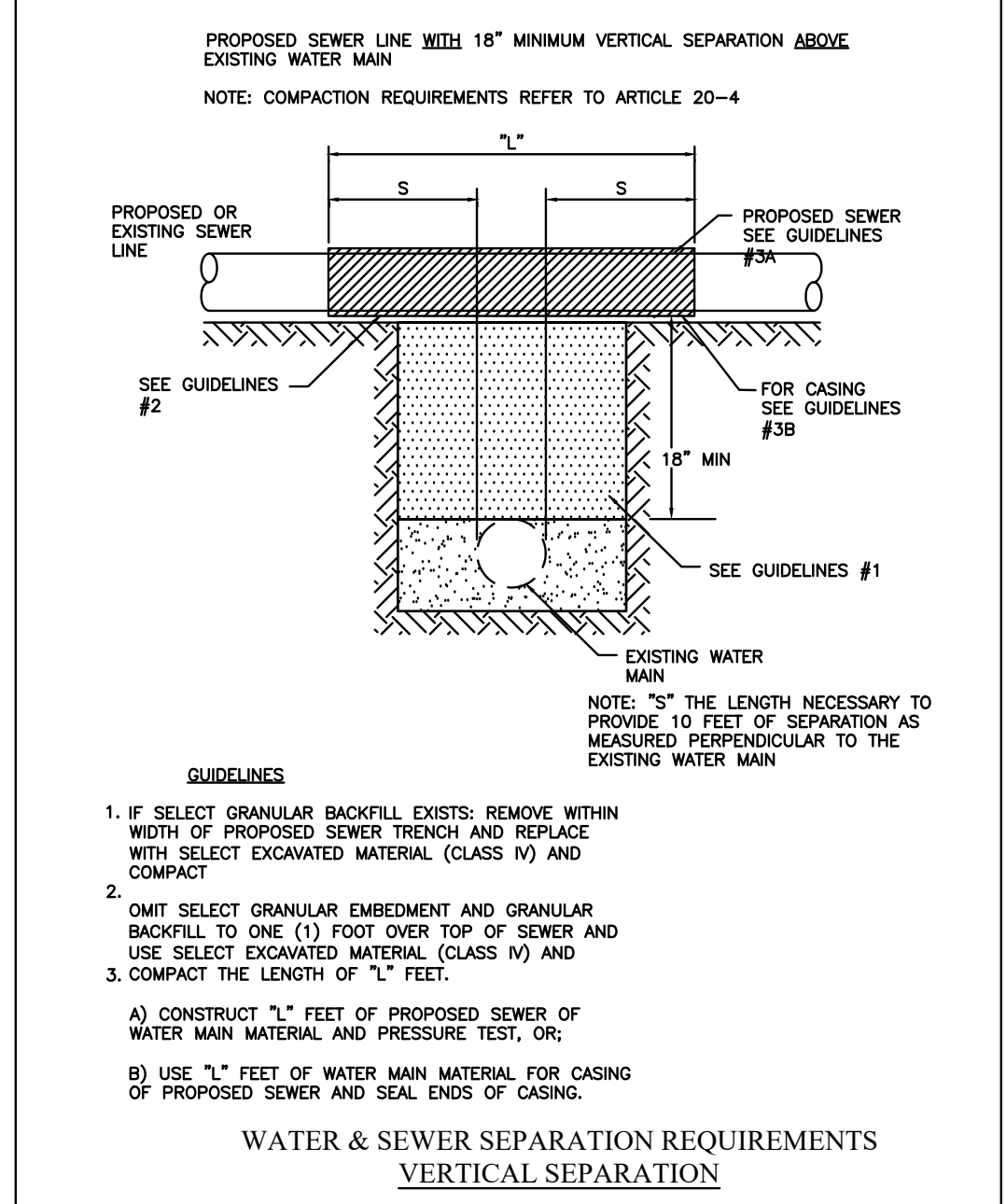
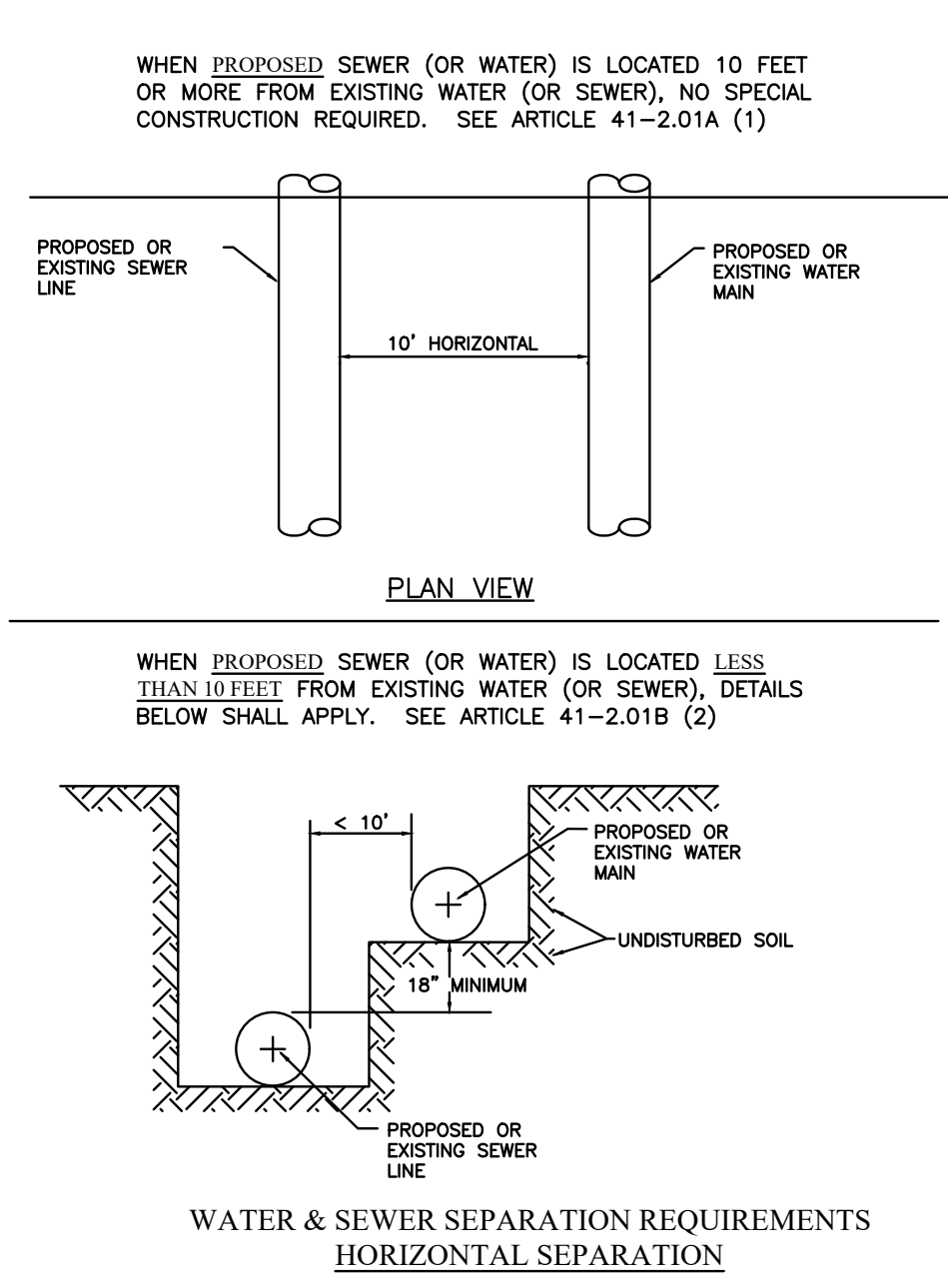
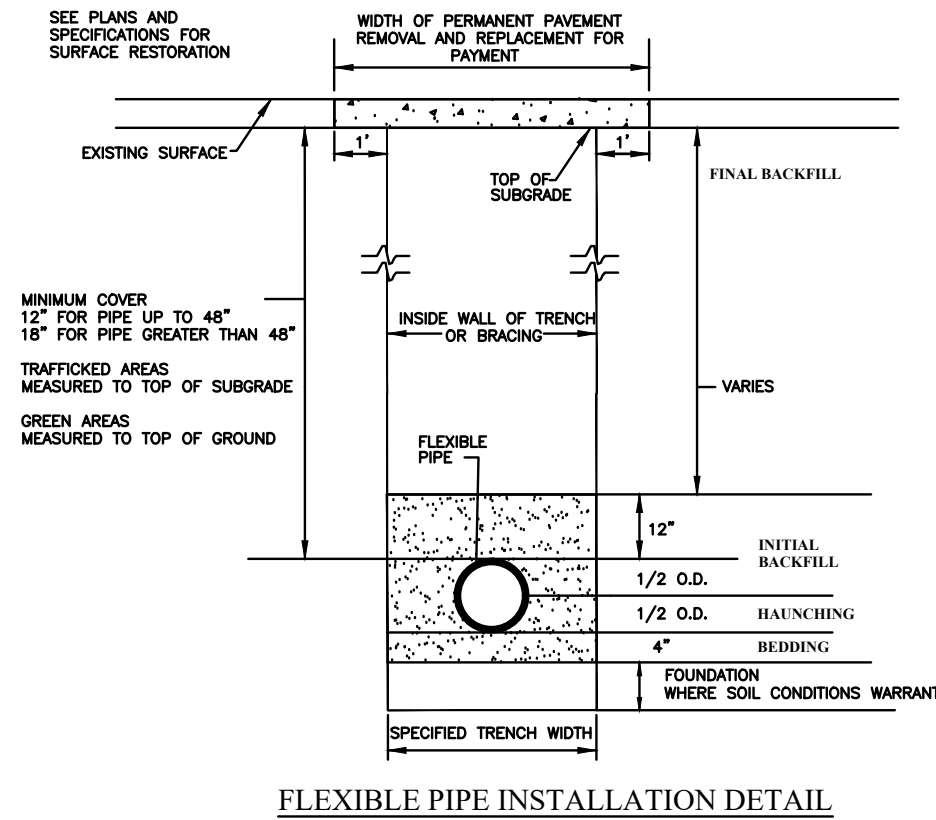
DRAWN BY: A. Corl
APPROVED BY:
SCALE: NONE
DATE: 5/19/2006
REVISED: 11/25/2013

SHEET NO.:

REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES:

- A. Sewer Construction**
- All sewers pipe 18-inches and smaller shall be SDR 26, with D3312 gasketed joints, and bedded according to Standard Construction of Sewer and Water Main in Illinois. Approval for alternative pipe material may be granted for pipe sizes larger than 18-inches.
 - Laterals shall be 8 to 10 feet below the street grade, where possible.
 - "Band seal" or similar couplings of appropriate type and size shall be used when joining pipes of dissimilar material.
- B. Manhole Construction**
- All manholes shall be precast concrete with a bitumastic coating.
 - Castings shall be Neenah 1713 or equal and set on bitumastic beds.
 - Chimney seals, Cretex, or equal are required. External are preferred, but internal may be allowed.
- C. Quality Assurance**
- All sewers must be air tested (low pressure)
 - All sewers must be tested for deflection (Mandrel test)
 - Manholes must be vacuum tested
 - All sewers must be cleaned and televised prior to acceptance
 - All testing of sewer and manholes must be in accordance with ASTM.



CITY OF ROCHELLE, ILLINOIS - SANITARY SEWER STANDARDS

DRAWN BY: A. CORL
SCALE: NONE
DATE: 5/19/06
REVISED: 10/28/2008, 3/3/2011

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
RFMS, INC
285 S. FARNHAM STREET
GALESBURG, IL 61401

PROJECT AND LOCATION:
MANOR COURT OF ROCHELLE
ROCHELLE, ILLINOIS

DRAWN BY: MMY
APPROVED BY: JTS
DATE: 6/19/2018
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SANITARY DETAILS

SET TYPE: PRELIMINARY
G:\CD\18-205\Plans\18-205 plans.dwg, DET 6

JOB NUMBER:
18-205

SHEET NUMBER:
34 of 34