

January 29, 2025

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

Re: HAWKS POINTE PLAT 6

Dear Mr. Linkenheld,

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

General Plan Comments:

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

Storm Sewer Report Comments:

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

Plat Comments:

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

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

Respectfully Submitted,



Brandon Boggs
Project Designer

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