

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE ROSCOE, IL



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR		DATE
1. AGENCY REVIEW		06-19-2025
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SHEET TITLE

COVER

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PM	JSL

PROJECT NUMBER
SHEET NUMBER

25012

C01

GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner and village shall be notified immediately upon encountering any tile. Village approval required prior to connection to storm system.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on WinGIS Datum, using monument #38 (WIN 18.1 N, 07.1 E)
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit from the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



Call
Before
You Dig

JULIE
ILLINOIS
ONE CALL SYSTEM

DIAL 811 OR (800)
892-0123



OWNER:

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ENGINEER:

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RESOURCES INC.

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APPROVAL

CITY
COUNTY
STATE

DATE

PENDING
PENDING
PENDING

UTILITY OFFICIALS

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

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

SEWER DISTRICT:

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

CABLE TELEVISION:

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

TELEPHONE:

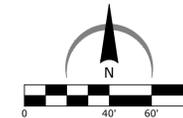
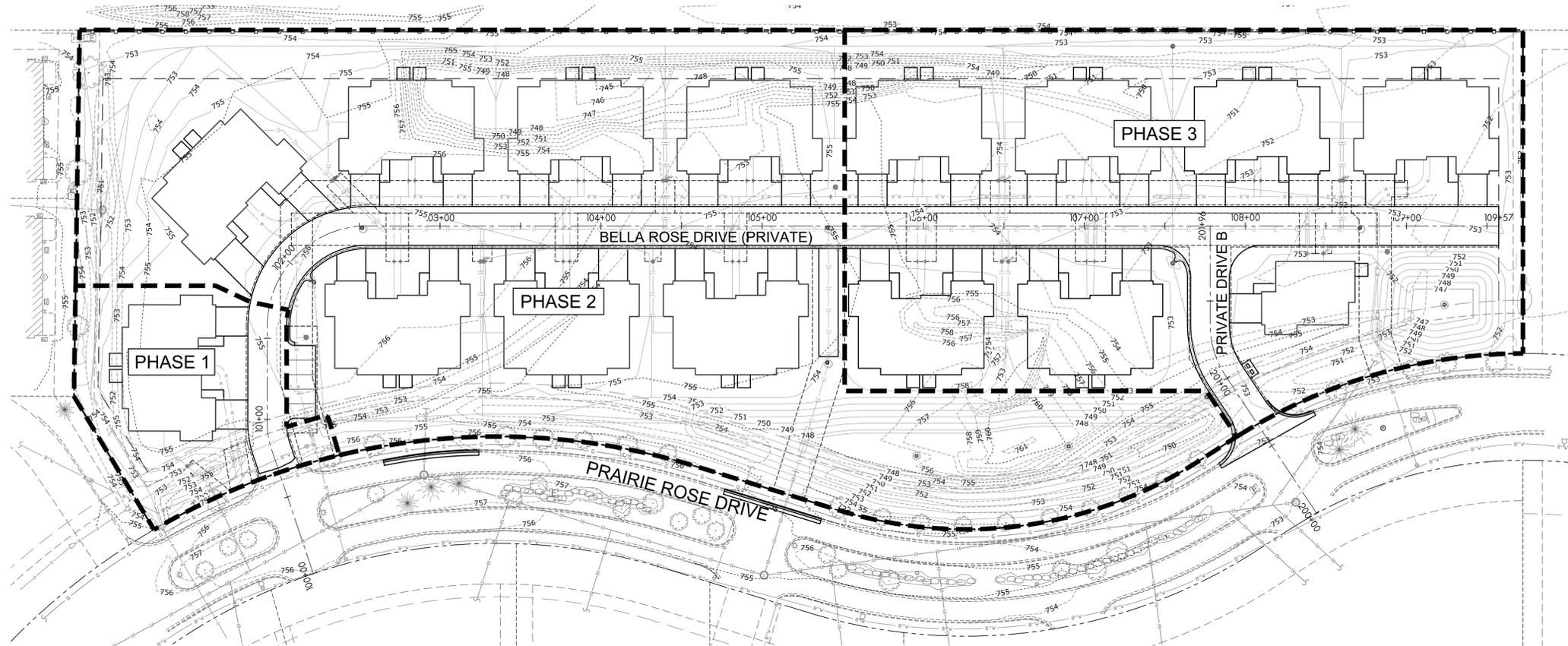
AT&T MIDWEST
2404 8TH AVENUE
ROCKFORD, IL 61108
HECTOR GARCIA
(630) 639-8372

GAS:

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, IL 60563
(708) 878-1242

ELECTRIC:

COM ED
123 ENERGY DRIVE
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(815) 490-2335



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SHEET TITLE

PHASING PLAN

DRAWN: RMG
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PROJECT NUMBER
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C04

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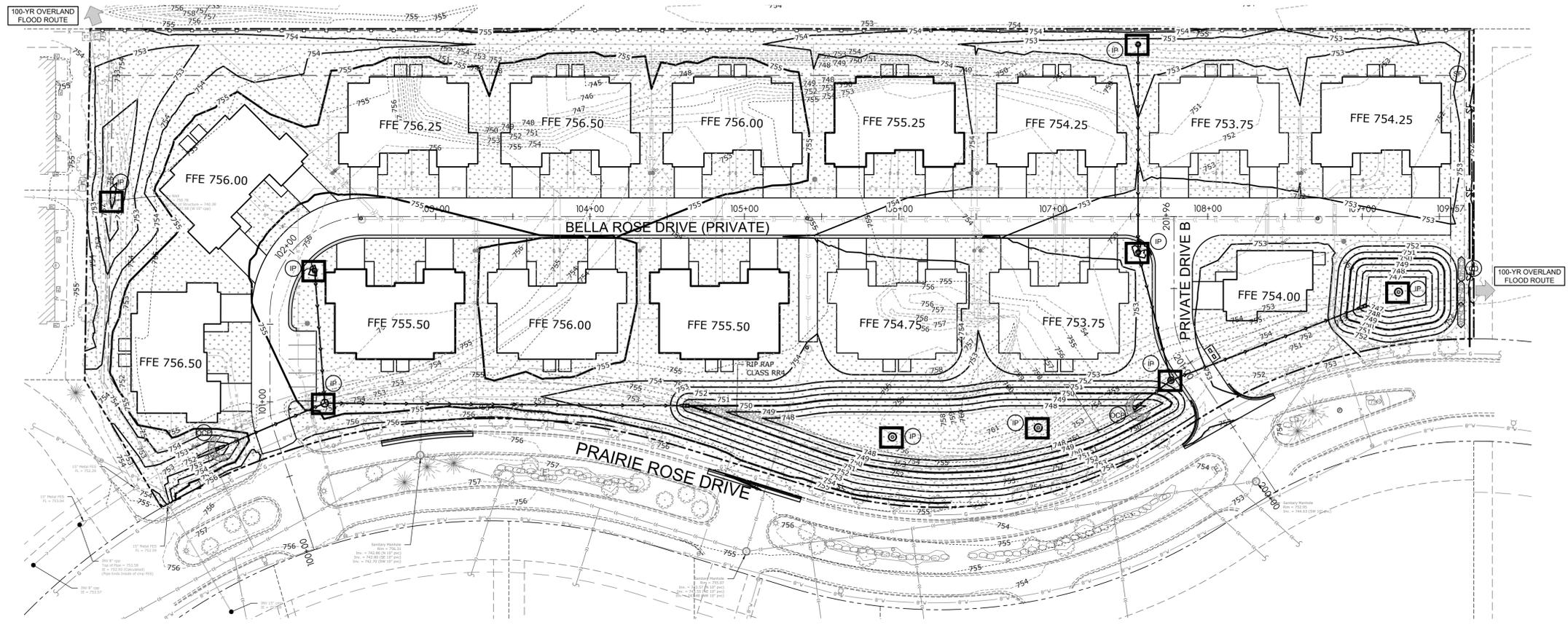
SHEET TITLE

SWPPP SITE MAP

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012
C05



LEGEND

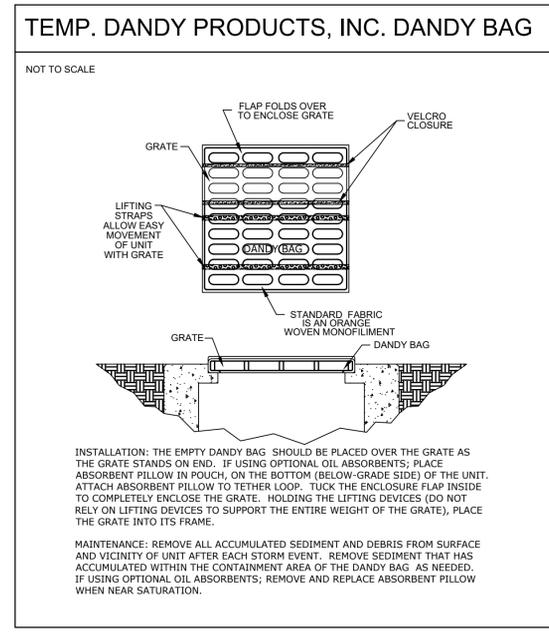
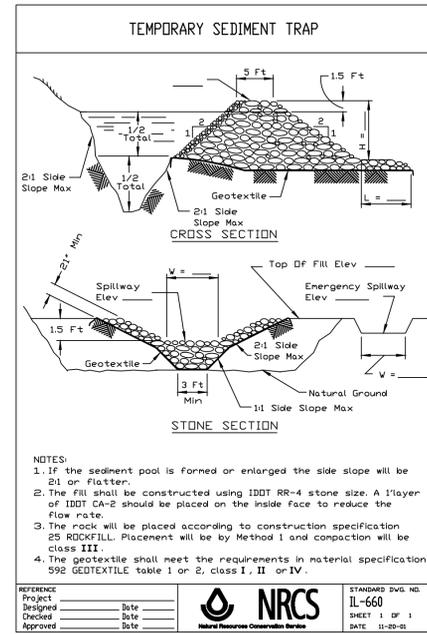
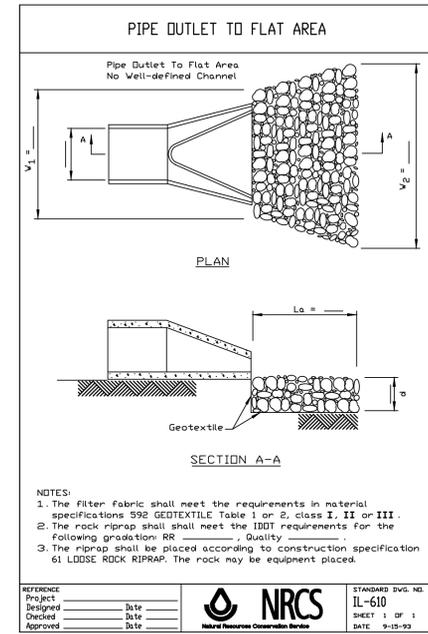
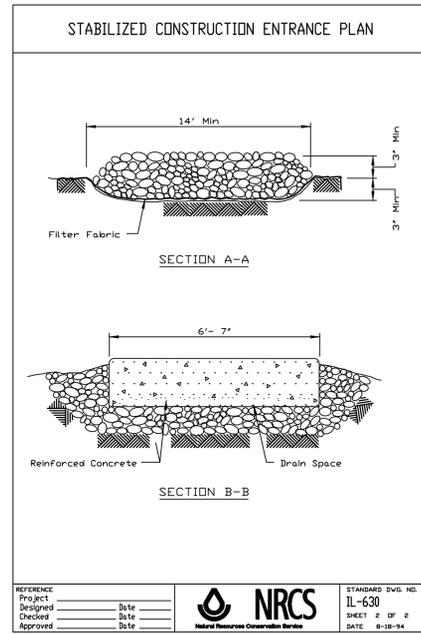
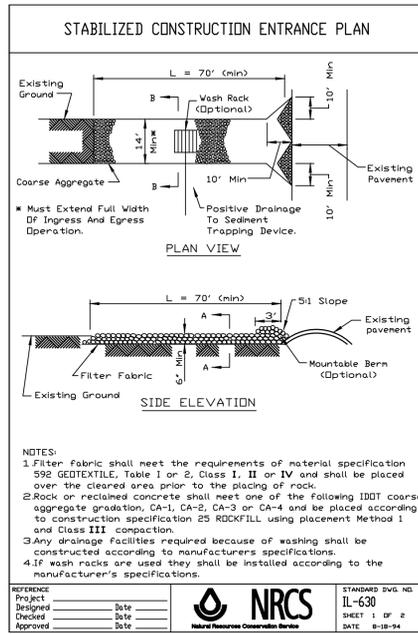
SEE SITE PLAN SET FOR EXISTING SYMBOLS

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

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- 1.04 OCP OUTLET CONTROL PROTECTION
- CD TEMPORARY CHECK DAM
- 1.05 BLS SHORT TERM SLOPE EROSION CONTROL BLANKET
- TR PERMANENT TURF REINFORCEMENT. ADD REINFORCEMENT TYPE (NORTH AMERICAN GREEN P300 OR CHANNEL REINFORCEMENT BASED ON SITE CONDITIONS)
- 1.07 ST SEDIMENT TRAP

- EROSION CONTROL REFERENCE NOTES**
- SEE CONSTRUCTION EXIT DETAIL IL-630 FROM THE ILLINOIS URBAN MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24" IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
 - THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
 - NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE THE STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.
 - OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BASIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.
 - SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 AFTER PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
 - OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMP'S MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMP'S SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.
 - PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE IUM CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER



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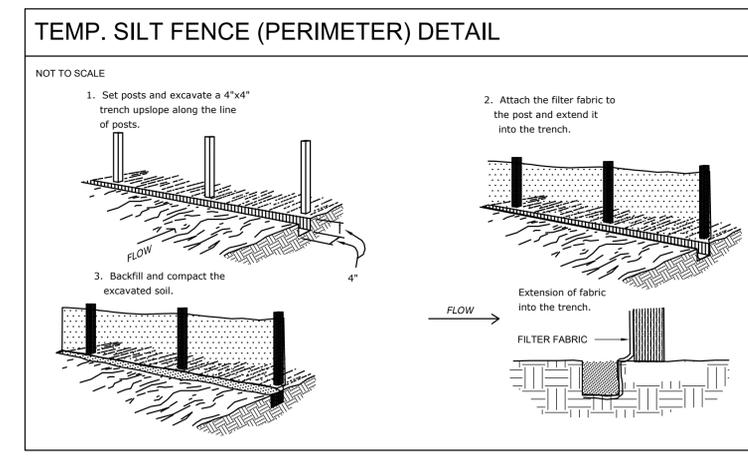
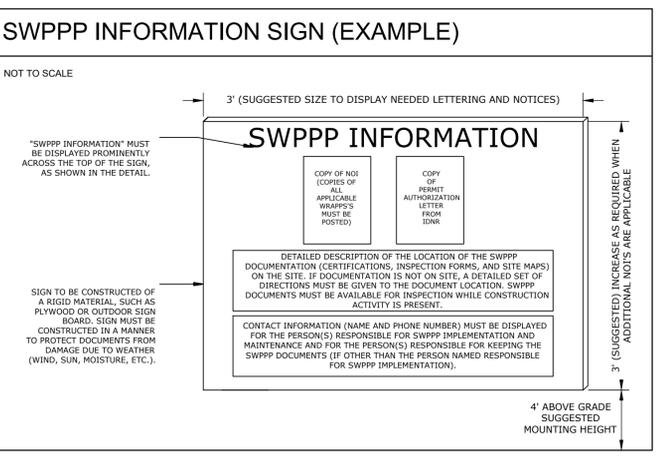
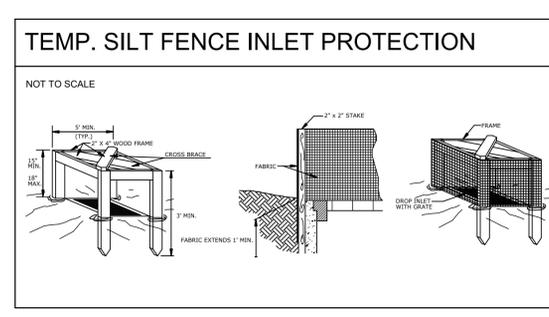
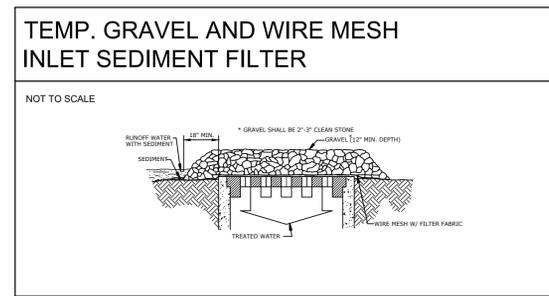
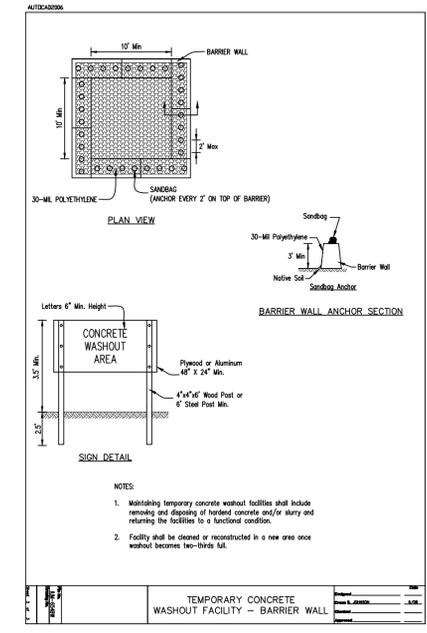
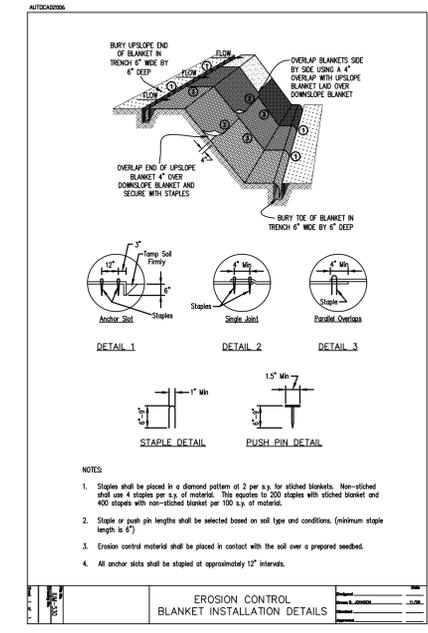
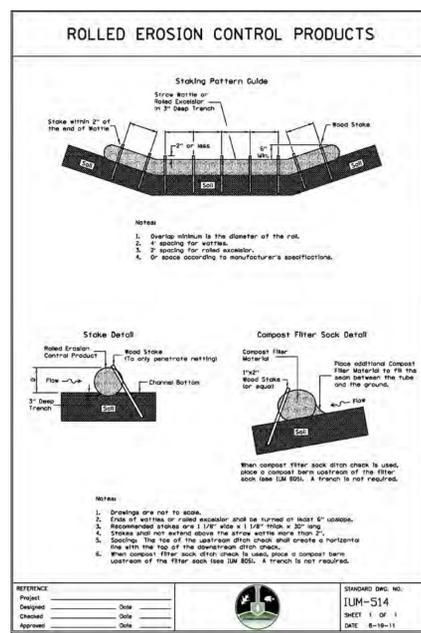
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SHEET TITLE

SWPPP DETAILS

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CHECKED	JSL
PM	JSL

PROJECT NUMBER
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C06

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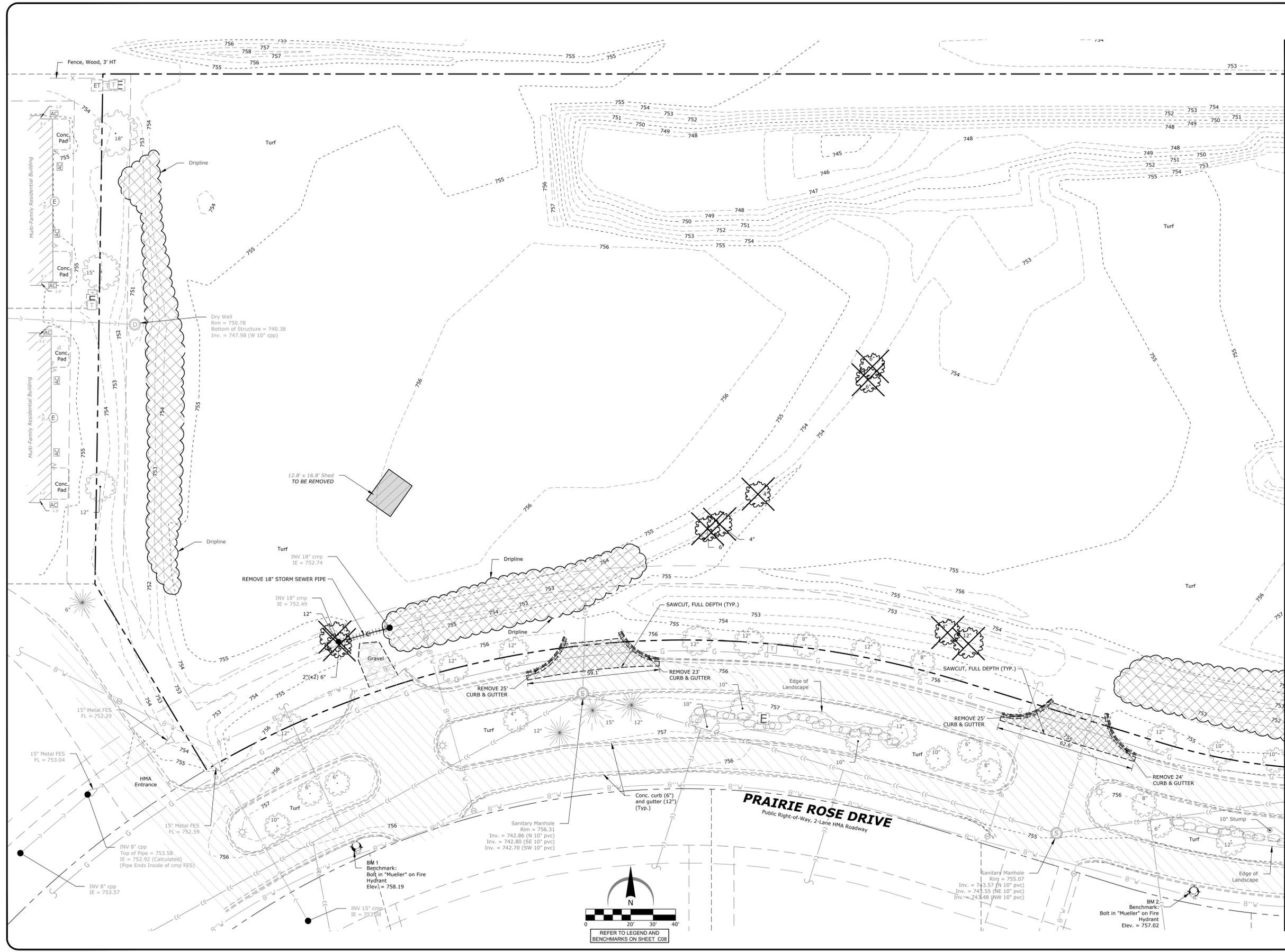
EXISTING CONDITIONS & REMOVAL PLAN WEST

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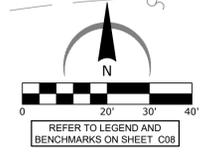
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C07



SEE SHEET C08 FOR CONTINUATION



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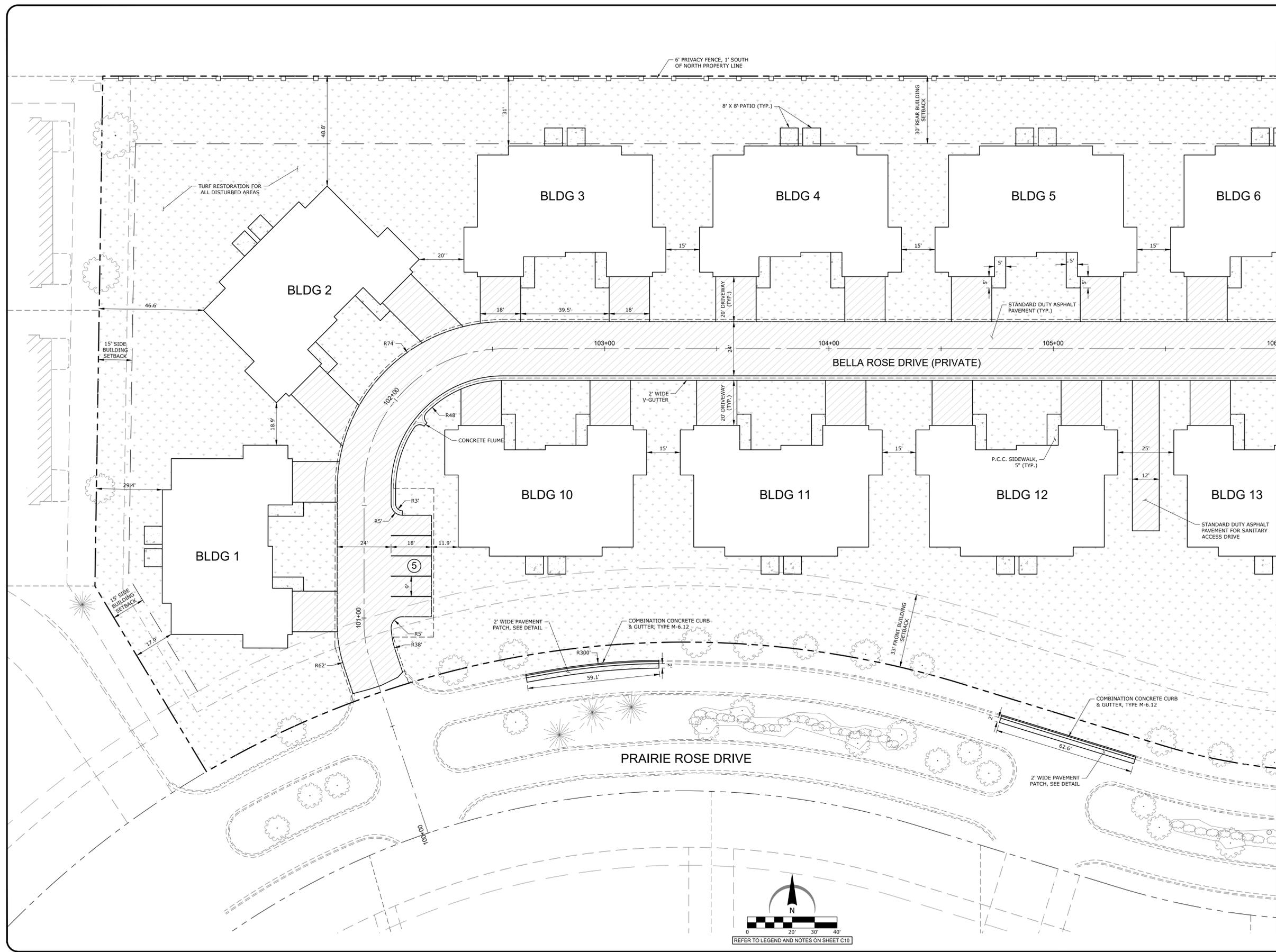
SHEET TITLE

LAYOUT PLAN WEST

DRAWN: RMG
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SHEET TITLE

LAYOUT PLAN EAST

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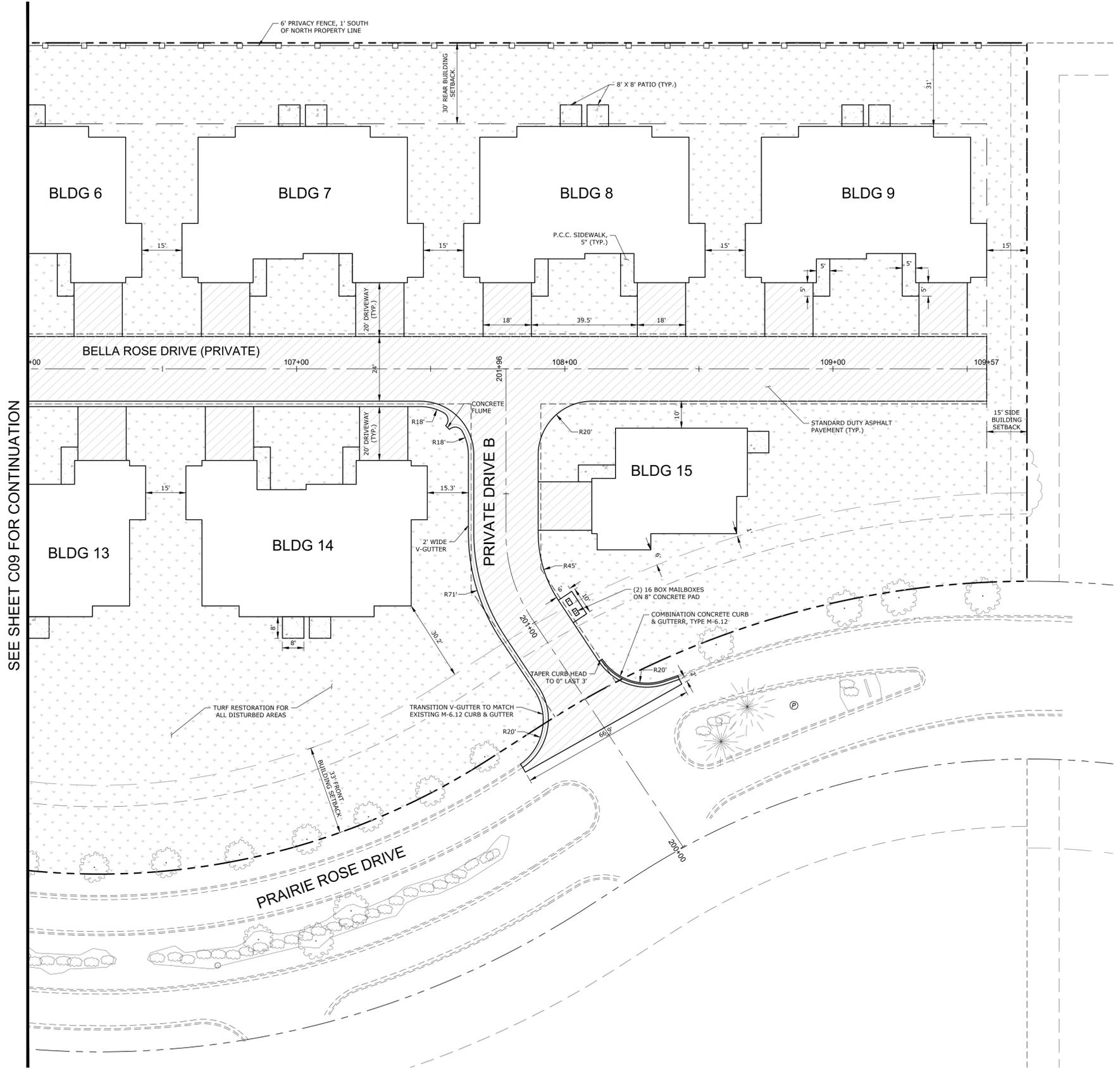
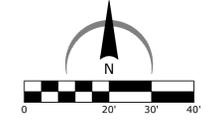
C10

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE (ORNAMENTAL/WOODEN)
- PROPOSED FENCE (CHAIN LINK)
- X --- EXISTING FENCE
- ◆--- LIGHT POLE AND FIXTURE
- ♿--- PROPOSED ADA PARKING SPACE
- ⑫--- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- ▭--- PROPOSED PARKING STALLS
- ▨--- PROPOSED CONCRETE SIDEWALK OR PATIO
- ▩--- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- ▧--- PROPOSED TURF AREA

LAYOUT NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
4. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
5. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
6. ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
7. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
8. FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
9. FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 19.0 N50, AND HMA SURFACE COURSE, MIX D N50.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE THE CRITERIA ESTABLISHED IN THE BDE MANUAL.



SEE SHEET C09 FOR CONTINUATION

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

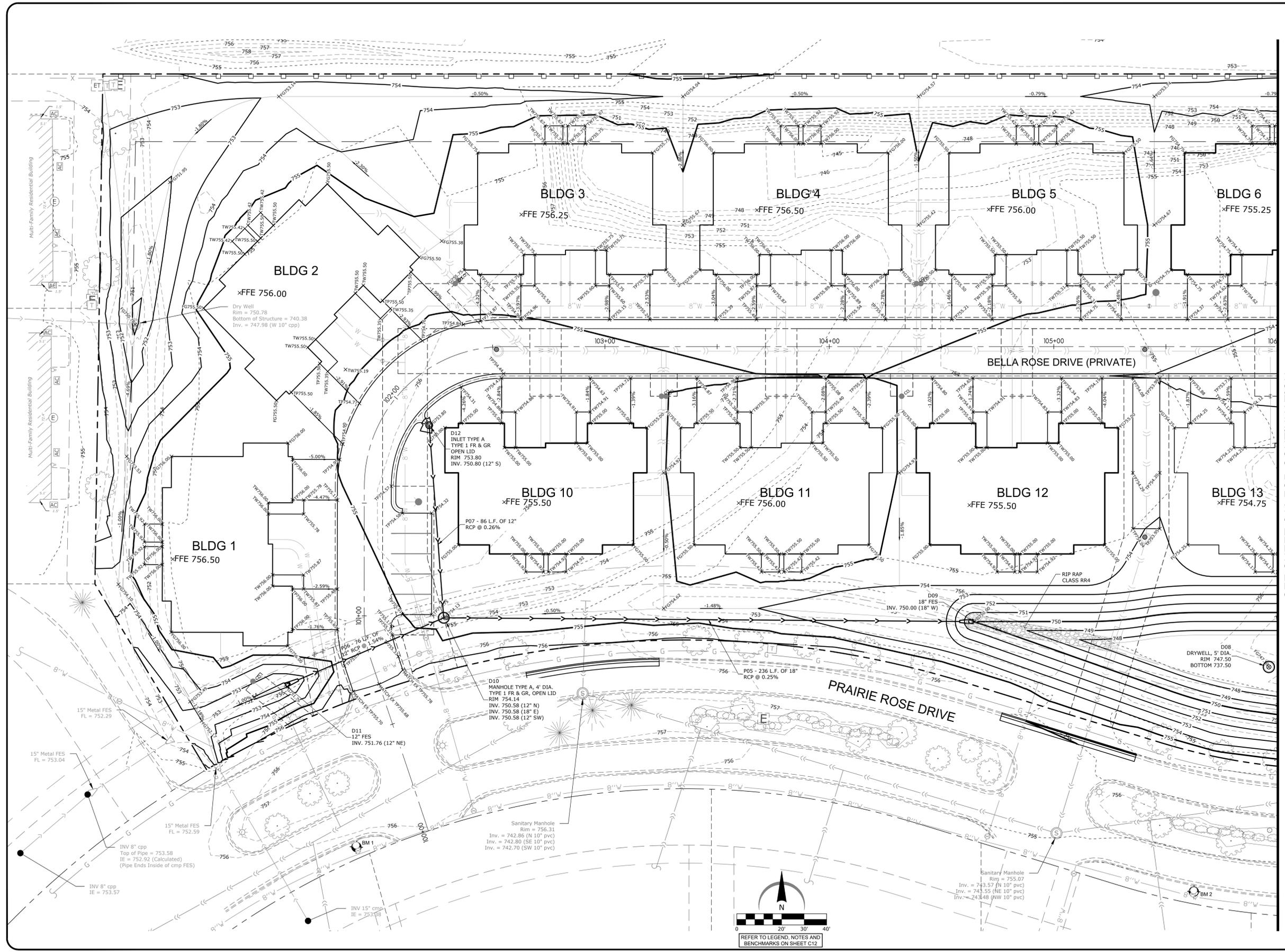
**GRADING PLAN
WEST**

DRAWN: RMG
CHECKED: JSL
PM: JSL

PROJECT NUMBER
SHEET NUMBER

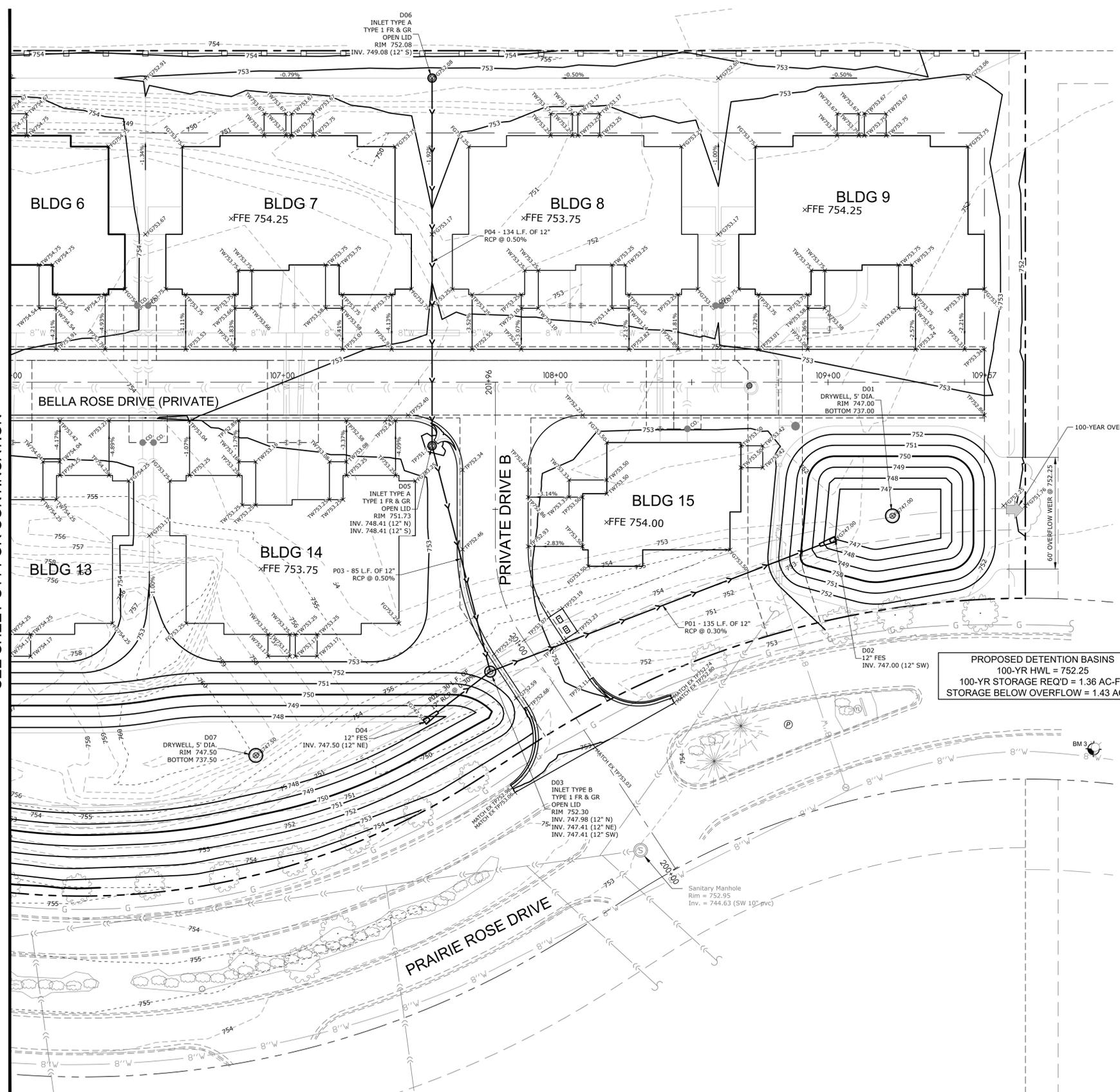
25012

C11



SEE SHEET C12 FOR CONTINUATION

SEE SHEET C11 FOR CONTINUATION



PROPOSED DETENTION BASINS
 100-YR HWL = 752.25
 100-YR STORAGE REQ'D = 1.36 AC-FT
 STORAGE BELOW OVERFLOW = 1.43 AC-FT

LEGEND

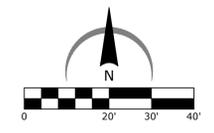
- PROPERTY LINE
- - - - - LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- X TOP OF WALK ELEVATION
- X TOP OF PAVEMENT ELEVATION
- X FINISHED GRADE ELEVATION
- X TOP OF WALL ELEVATION
- X BOTTOM OF WALL ELEVATION
- ⊕ BENCHMARK
- ➔ EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 25, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 4.0 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND GANTRY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	758.19
BENCHMARK 2 BOLT IN "MUELLER" ON FIRE HYDRANT	757.02
BENCHMARK 3 BOLT IN "MUELLER" ON FIRE HYDRANT	754.67

WINGIS CONTROL NETWORK WAS USED TO ESTABLISH THE VERTICAL PROJECT BENCHMARK SYSTEM. WINGIS MONUMENT 28 WITH AN ELEVATION OF 743.437



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 RESOURCES INC.

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 LOVES PARK, IL 61111
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 Illinois Design Firm License No. 184-001334

PROJECT NAME
 OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
 ROSCOE, IL
 WINNEBAGO COUNTY

LITTLE MARIANO, INC.
 P.O. BOX 66
 ROCKTON, IL 61072
 (815) 543-8801

CONSULTANTS

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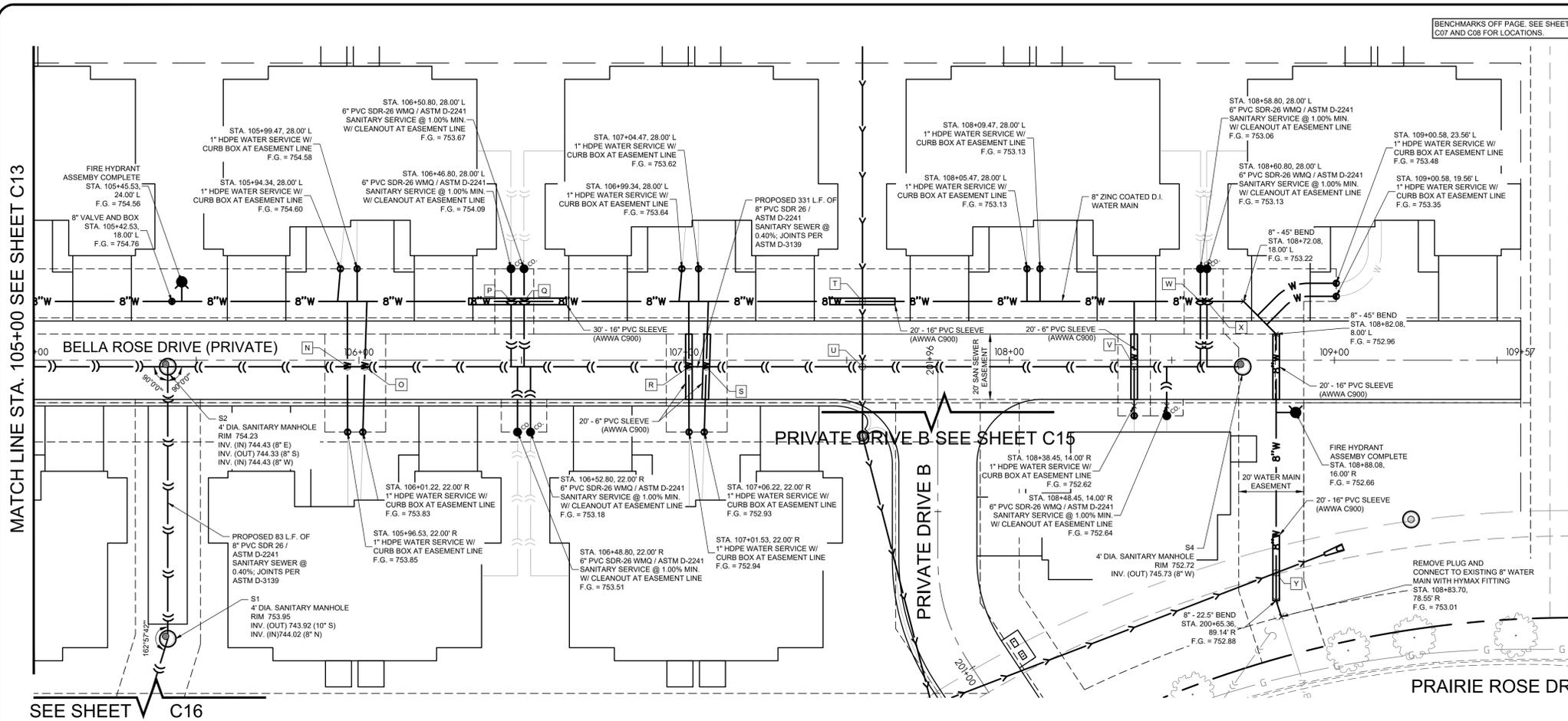
GRADING PLAN EAST

DRAWN	RMG
CHECKED	JSL
PM	JSL

PROJECT NUMBER
 SHEET NUMBER

25012

C12

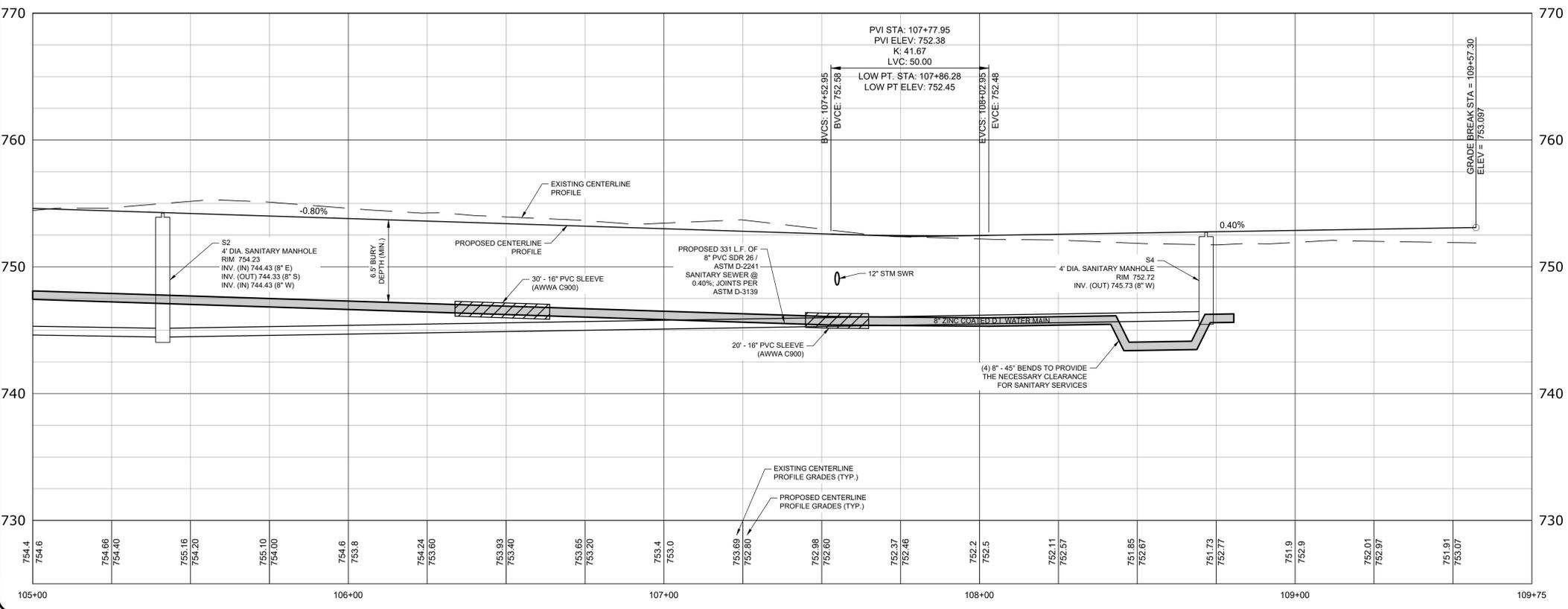
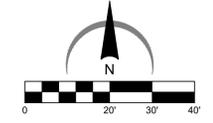


BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	758.19
BENCHMARK 2 BOLT IN "MUELLER" ON FIRE HYDRANT	757.02
BENCHMARK 3 BOLT IN "MUELLER" ON FIRE HYDRANT	754.67

WINGIS CONTROL NETWORK WAS USED TO ESTABLISH THE VERTICAL PROJECT BENCHMARK SYSTEM. WINGIS MONUMENT 28 WITH AN ELEVATION OF 743.437

UTILITY CROSSINGS	
N	BTM WTR = 747.21, TOP SAN = 745.32, 1.89' CLEARANCE
O	BTM WTR = 747.19, TOP SAN = 745.34, 1.85' CLEARANCE
P	BTM WTR = 746.78, TOP SAN = 745.55, 1.23' CLEARANCE
Q	BTM WTR = 746.49, TOP SAN = 745.57, 0.92' CLEARANCE
R	BTM WTR = 746.38, TOP SAN = 745.74, 0.64' CLEARANCE
S	BTM WTR = 746.33, TOP SAN = 745.76, 0.57' CLEARANCE
T	BTM STM = 746.62, TOP WTR = 746.32, 2.32' CLEARANCE
U	BTM STM = 746.52, TOP SAN = 745.95, 2.57' CLEARANCE
V	BTM SAN = 745.62, TOP WTR = 746.02, 1.60' CLEARANCE
W	BTM SAN = 745.90, TOP WTR = 744.30, 1.60' CLEARANCE
X	BTM SAN = 745.90, TOP WTR = 744.30, 1.60' CLEARANCE
Y	BTM STM = 747.07, TOP WTR = 745.48, 1.59' CLEARANCE

* DENOTES CROSSING WHERE TOP OF WATER MAIN IS TO BE INSULATED 5' (MIN) TO EACH SIDE OF THE CROSSING



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PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

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SHEET TITLE

**BELLA ROSE DRIVE
PLAN & PROFILE
STA. 105+00 TO
109+57**

DRAWN	RMG
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

25012

C14

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
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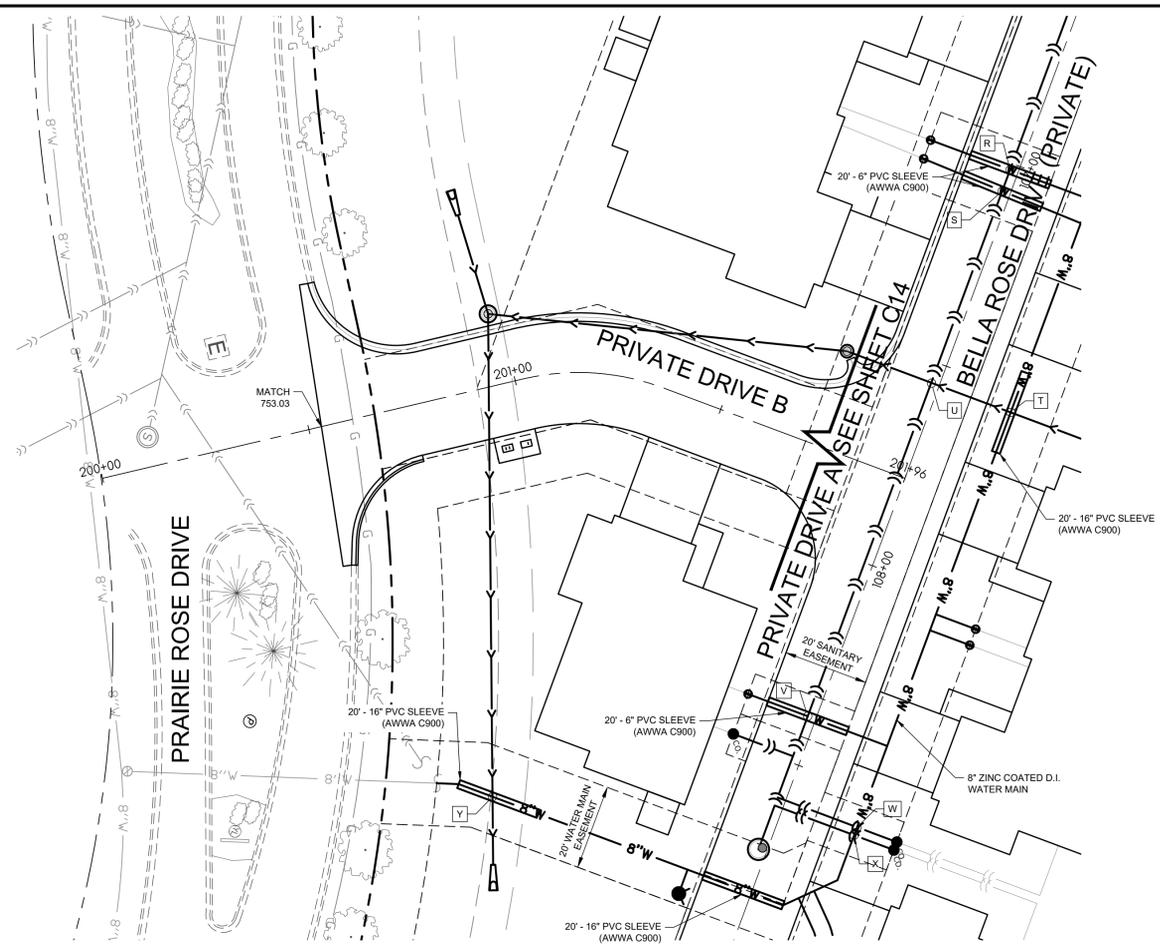
**PRIVATE DRIVE B
PLAN & PROFILE
STA. 200+00 TO
201+96**

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012

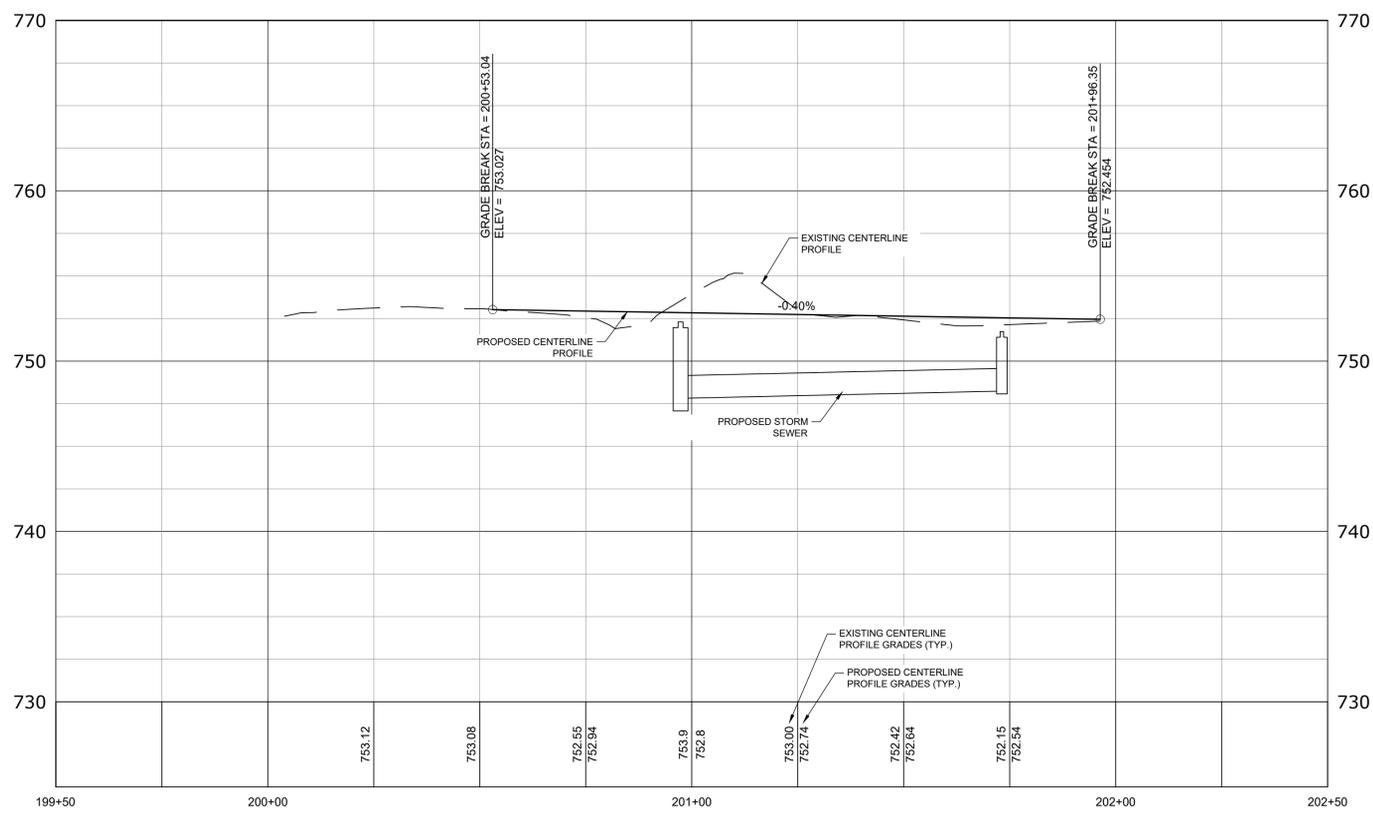
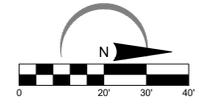
C15



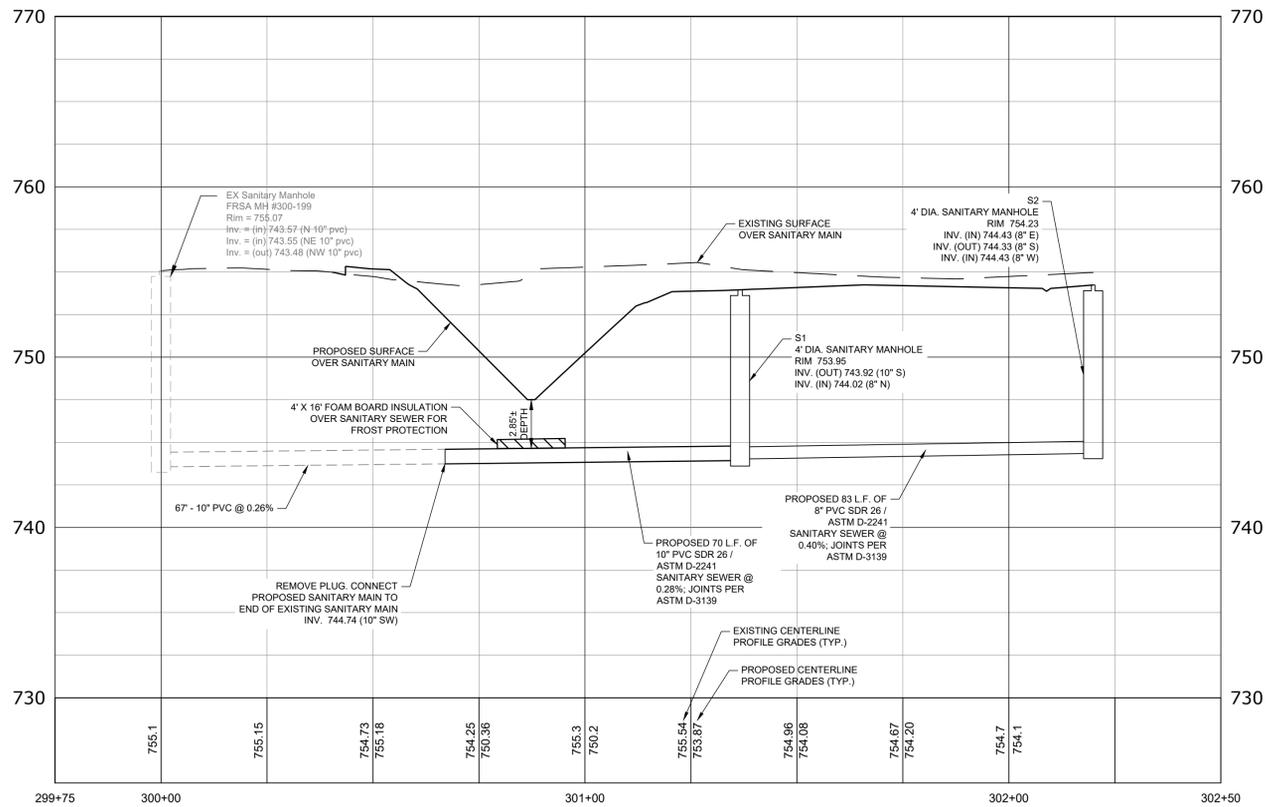
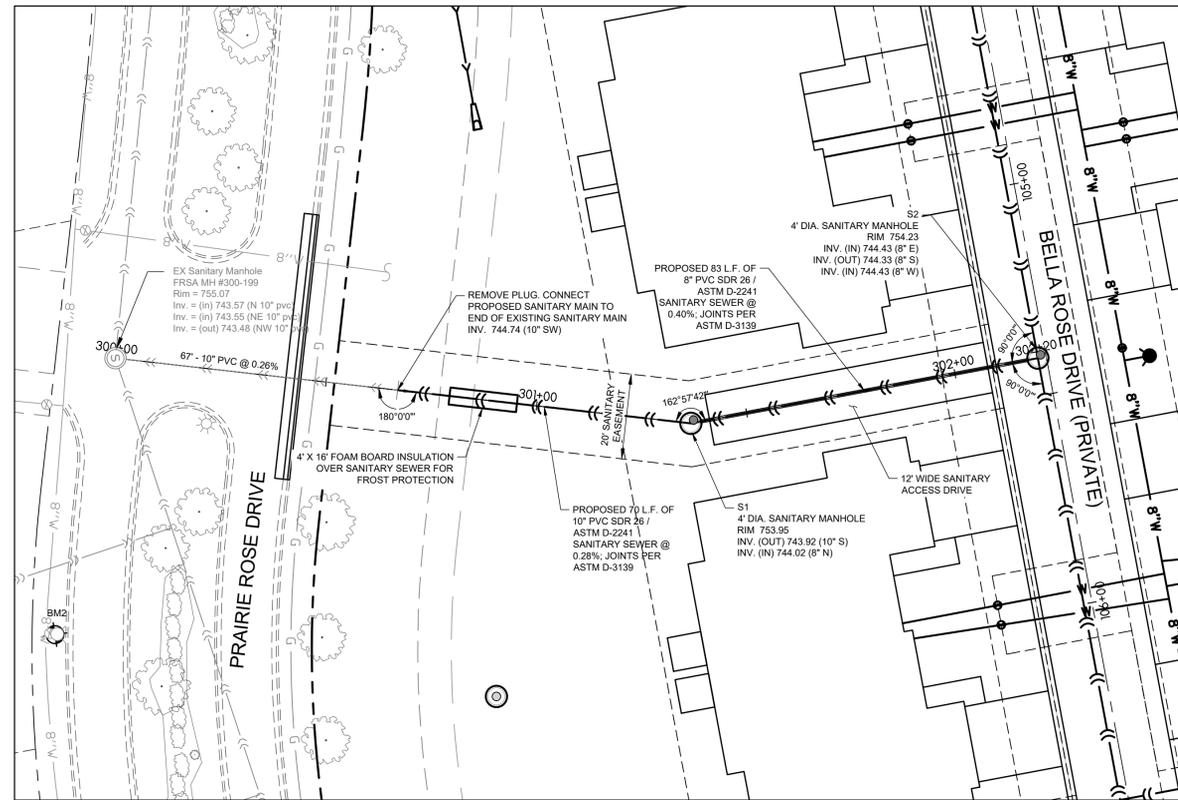
UTILITY CROSSINGS

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S*	BTM WTR = 746.33, TOP SAN = 745.76, 0.57' CLEARANCE
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* DENOTES CROSSING WHERE TOP OF WATER MAIN IS TO BE INSULATED 5' (MIN.) TO EACH SIDE OF THE CROSSING

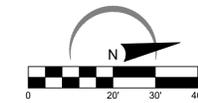


SANITARY MAIN PLAN & PROFILE



BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	758.19
BENCHMARK 2 BOLT IN "MUELLER" ON FIRE HYDRANT	757.02
BENCHMARK 3 BOLT IN "MUELLER" ON FIRE HYDRANT	754.67

WINGIS CONTROL NETWORK WAS USED TO ESTABLISH THE VERTICAL PROJECT BENCHMARK SYSTEM. WINGIS MONUMENT 28 WITH AN ELEVATION OF 743.437



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SANITARY MAIN PLAN & PROFILE

DRAWN: RMG
CHECKED: JSL
PM: JSL

PROJECT NUMBER
SHEET NUMBER

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C16

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
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SHEET TITLE

FRSA STANDARD DETAILS

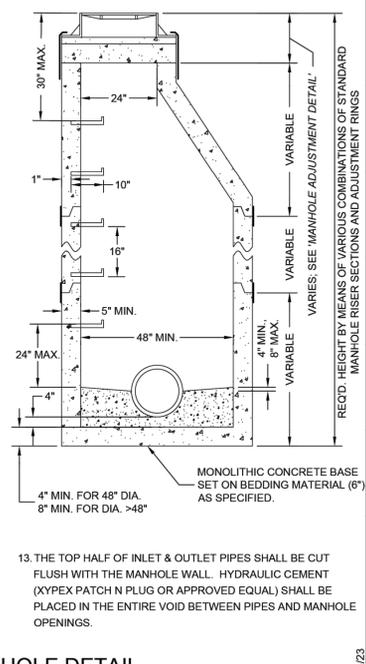
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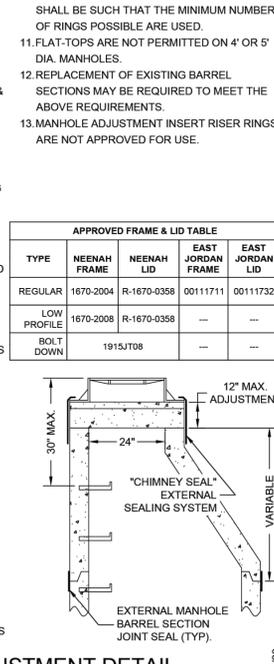
C18

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



STANDARD MANHOLE DETAIL
(MANHOLE ADJUSTMENT DETAIL SHALL APPLY)

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

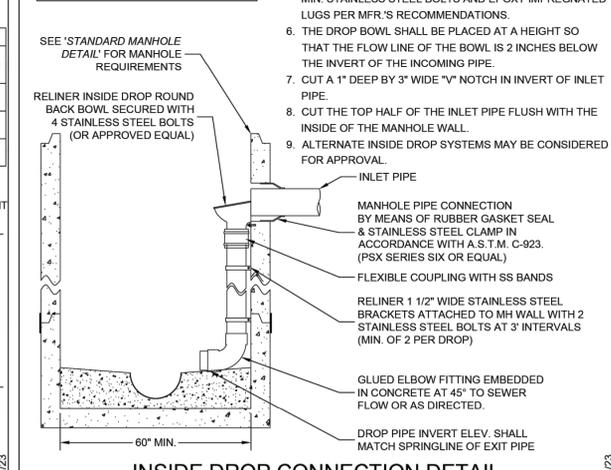


MANHOLE ADJUSTMENT DETAIL
(FOR ADJUSTMENT OF BOTH NEW & EXISTING MANHOLES)

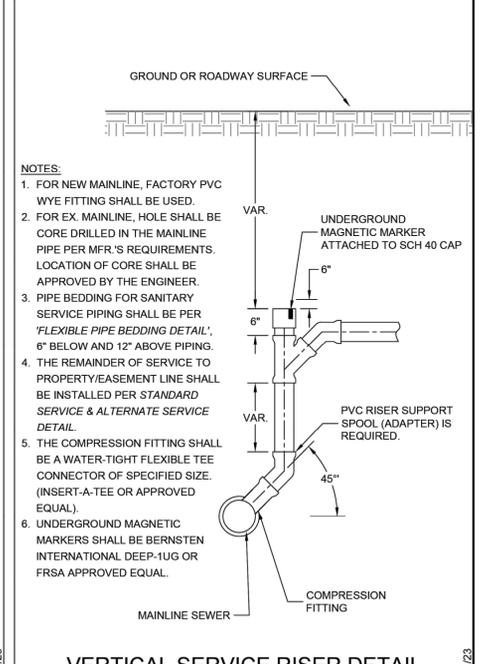
DROP BOWL & DROP PIPE SIZING TABLE

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

* PER MFG. OR AS DIRECTED BY FRSA

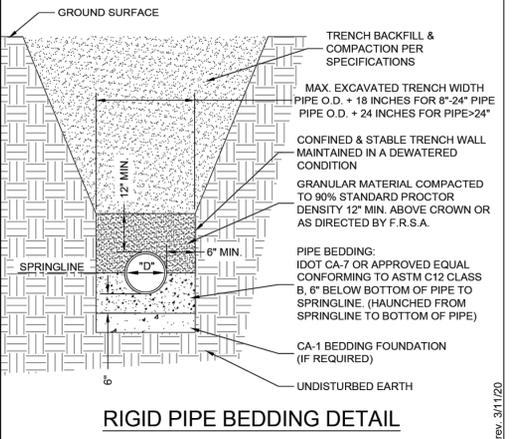


INSIDE DROP CONNECTION DETAIL
(STANDARD MANHOLE DETAIL SHALL APPLY)



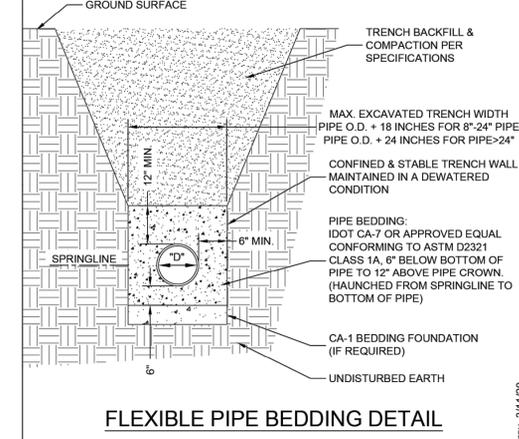
VERTICAL SERVICE RISER DETAIL
(FOR MAINLINE DIA. 8" - 18"; CONNECTION TO >18" MAIN PROHIBITED)

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

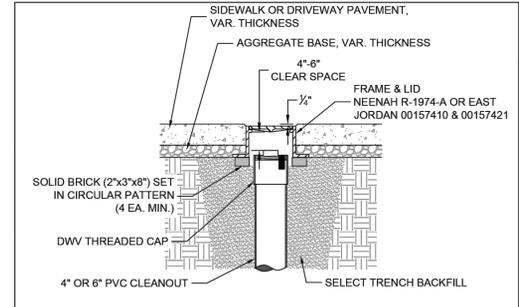


RIGID PIPE BEDDING DETAIL

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

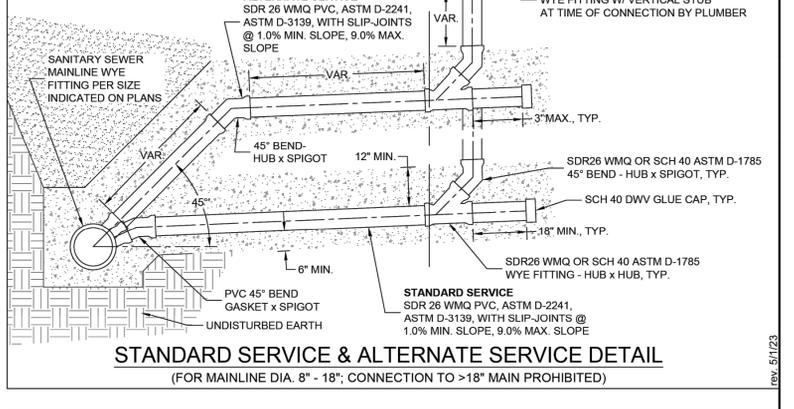


FLEXIBLE PIPE BEDDING DETAIL



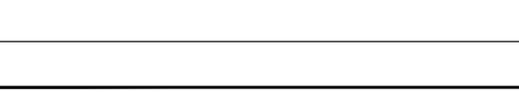
SERVICE CLEANOUT CASTING DETAIL

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



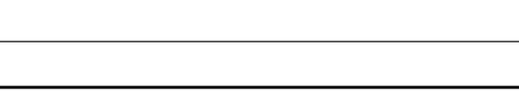
STANDARD SERVICE & ALTERNATE SERVICE DETAIL
(FOR MAINLINE DIA. 8" - 18"; CONNECTION TO >18" MAIN PROHIBITED)

- NOTES:**
- SADDLE TEE OR SADDLE WYE ARE BOTH ACCEPTABLE FOR VCP MAIN.
 - CORE DRILL HOLE IN MAIN OR MODIFY EX. VCP FITTING FOR SADDLE DIMENSIONS.
 - APPLY 2 BEADS OF SILICONE CAULK TO UNDERSIDE OF SADDLE AROUND OPENING.

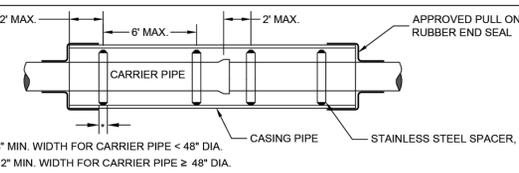


FLEXIBLE SADDLE CONNECTION DETAIL
(FOR SERVICE CONNECTIONS TO NON-PVC SANITARY MAINS LESS THAN 18" DIA.)

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



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



CASING & SPACER DETAIL

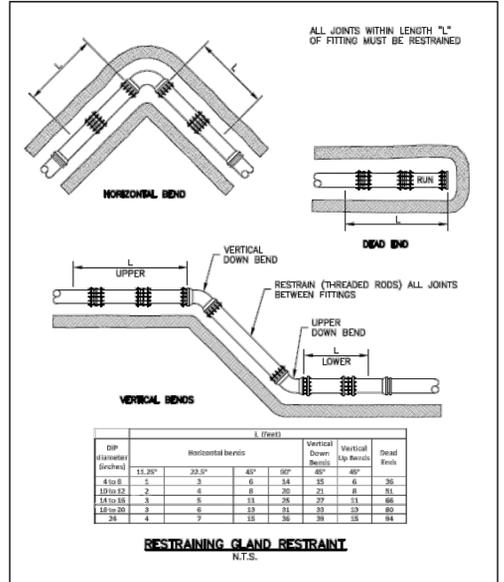
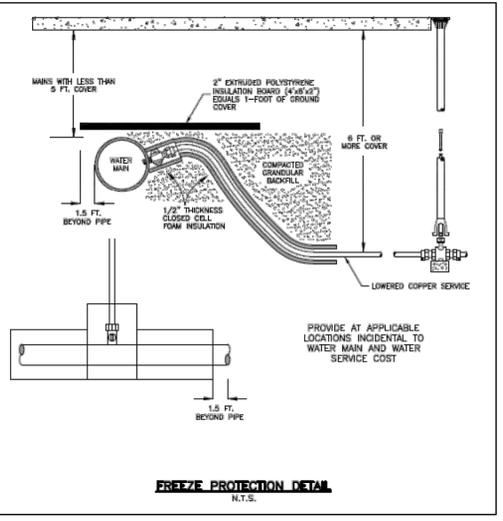
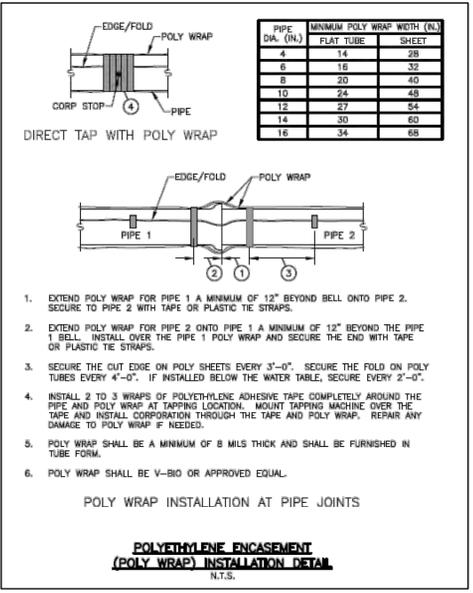
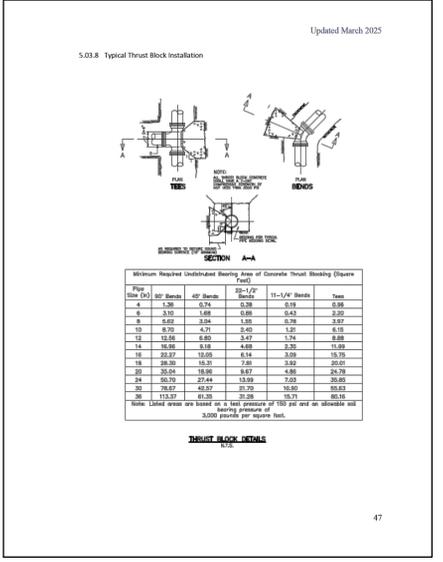
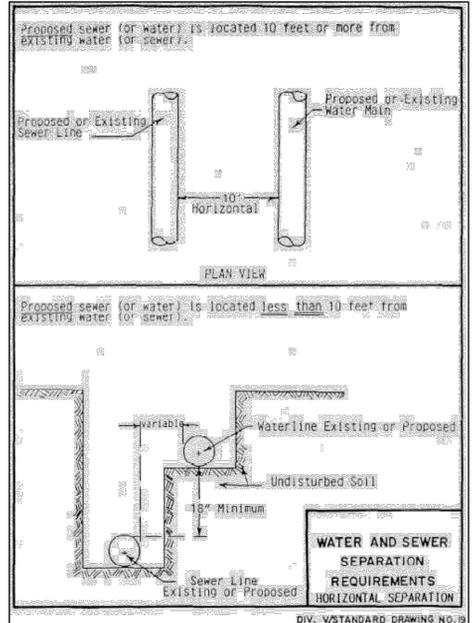
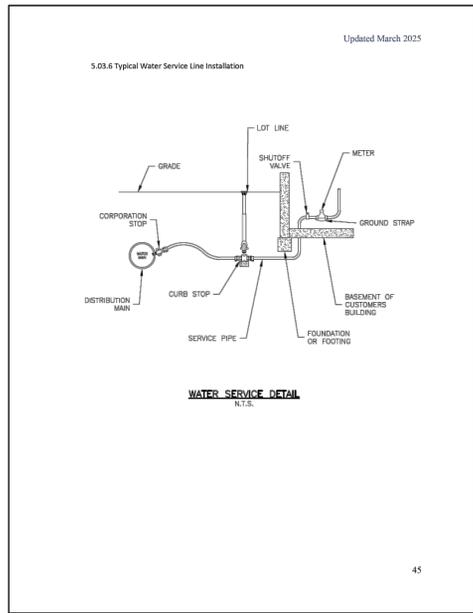
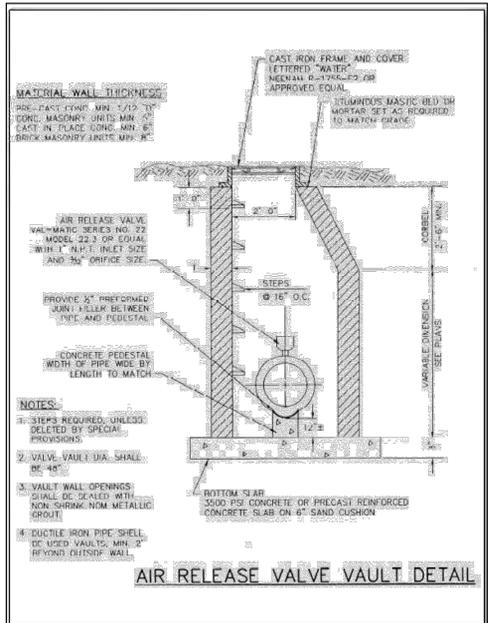
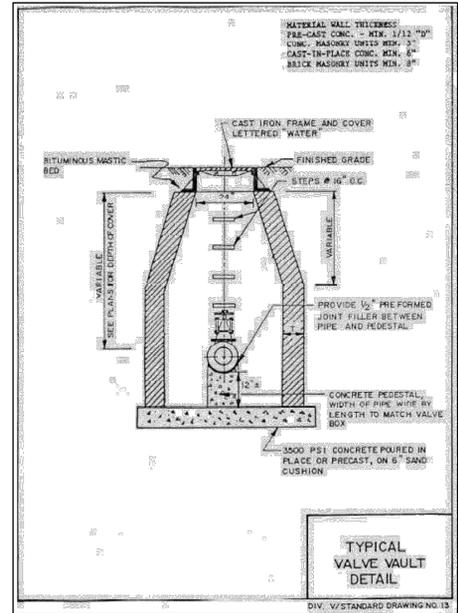
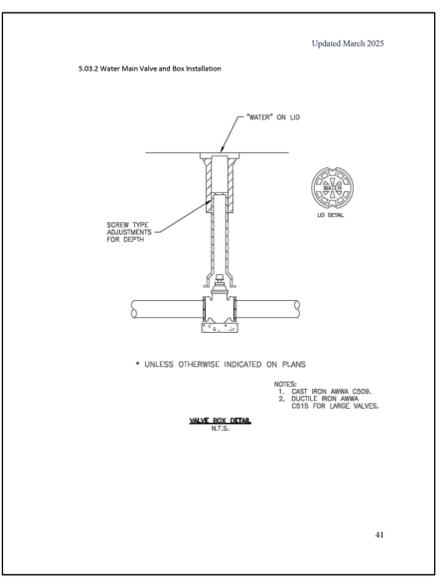
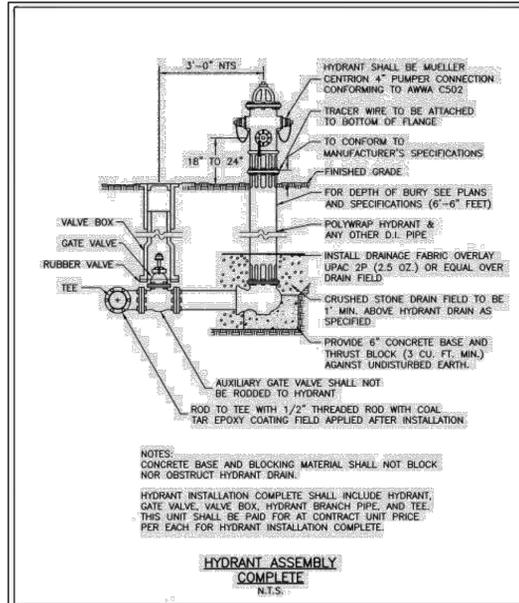
FOUR RIVERS SANITATION AUTHORITY (FRSA) STANDARD DETAIL SHEET
(NOT TO SCALE)

3501 KISHWAUKEE ST.
ROCKFORD, ILLINOIS 61109 PH. (815) 387-7660

ISSUE 05/01/2023

DRAWN _____ RMG
CHECKED _____ JSL
PM _____ JSL

11/15/2024 Revisions: Revised notes 1 & 2 with inaccurate frames & lids. Modified notes 3, 6, & 7. Added note 8. Manhole Adjustment Detail to 'Four Rivers Sanitation Authority'. Added note 8. Added note 8. Service Cleanout Casting Detail. Added the detail.



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR

ITEM	DATE
1. AGENCY REVIEW	06-19-2025
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DETAILS

DRAWN: RMG
CHECKED: JSL
PM: JSL

PROJECT NUMBER
SHEET NUMBER

25012

C19

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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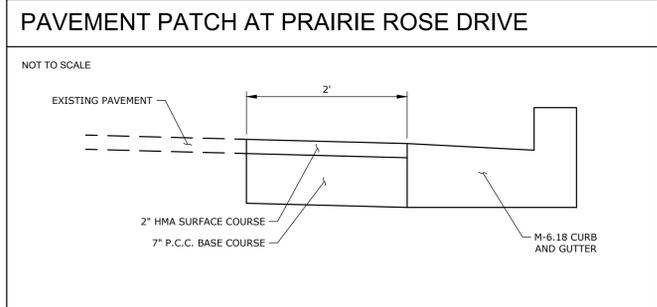
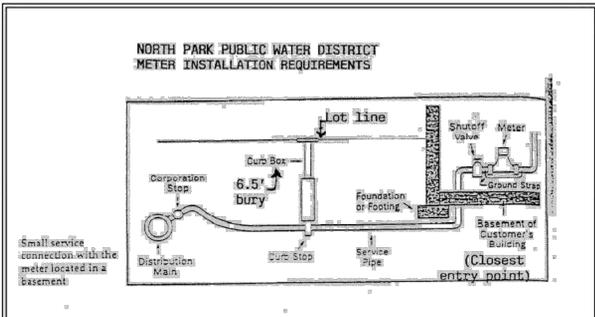
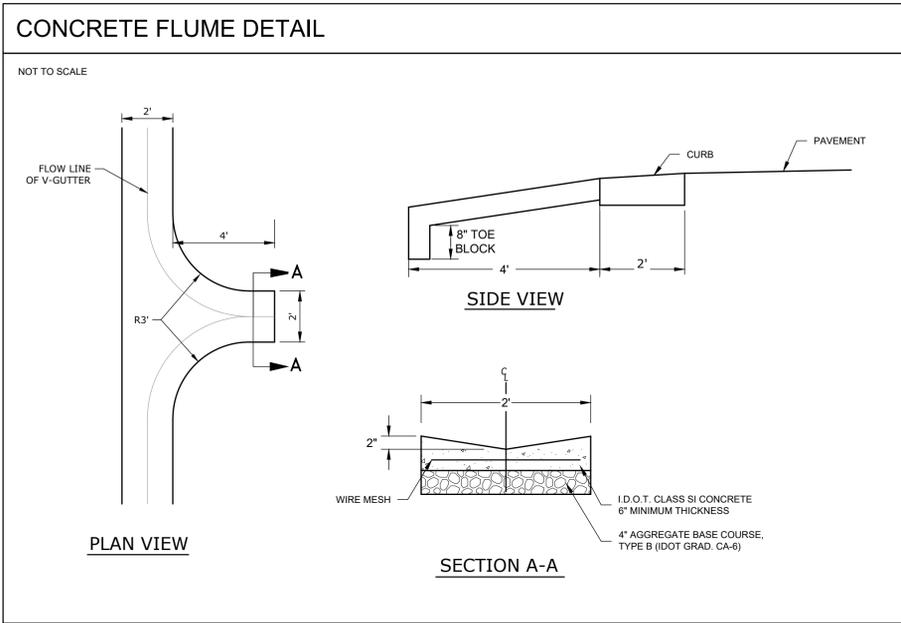
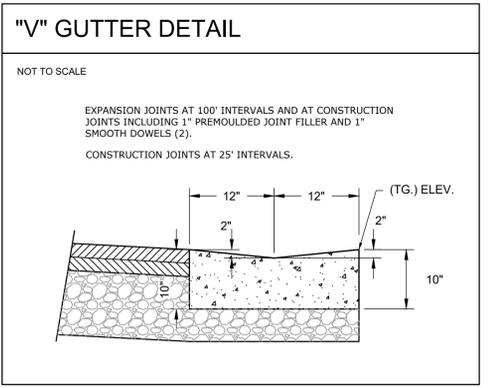
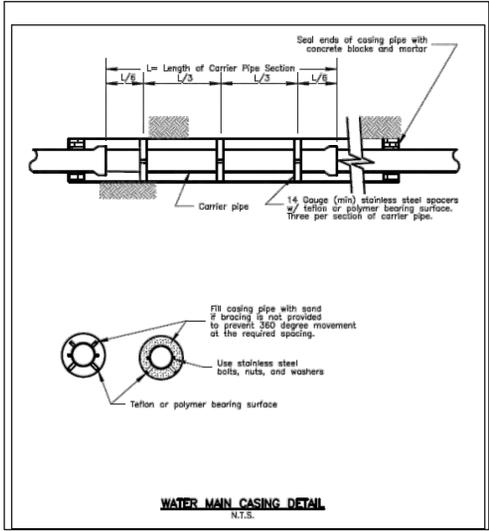
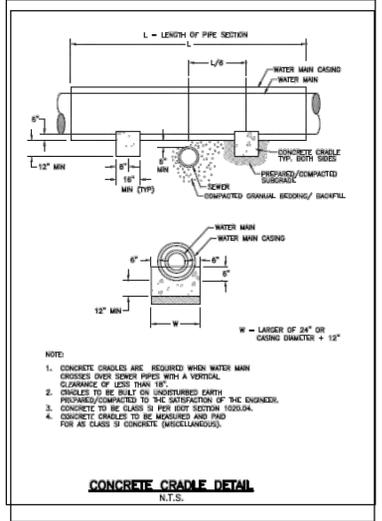
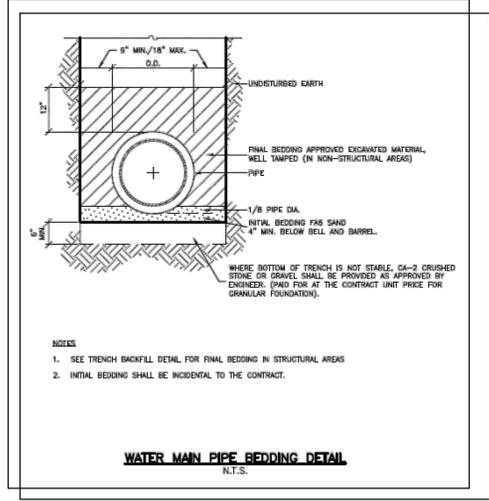
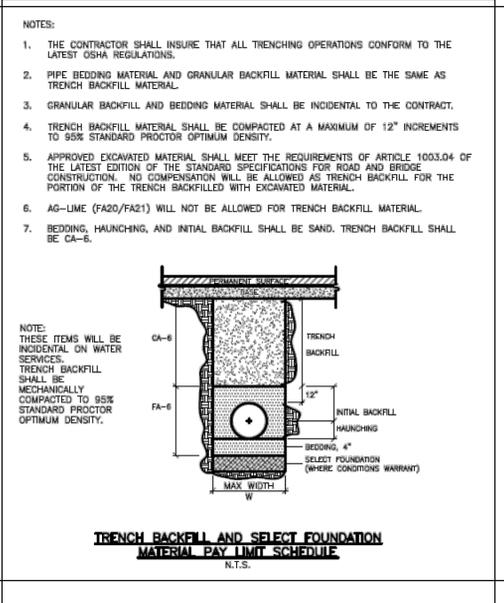
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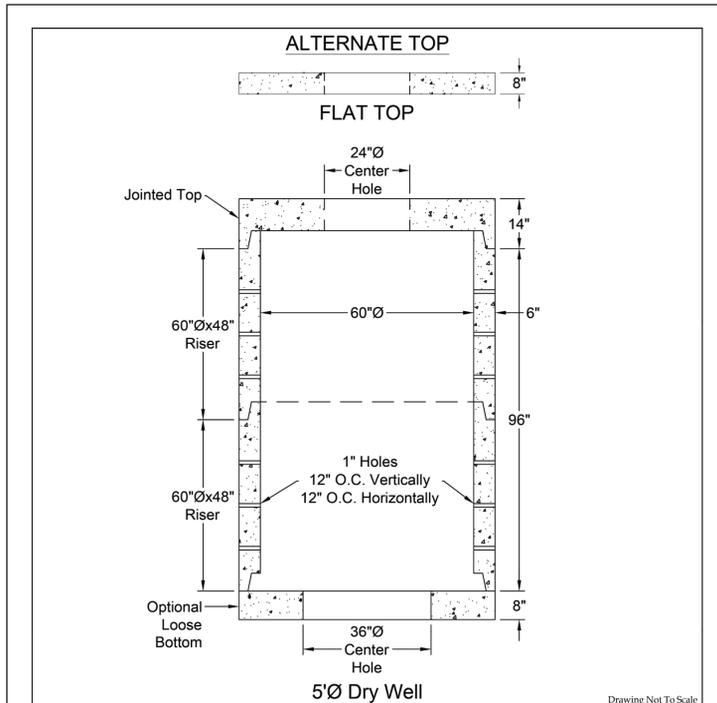
DETAILS

DRAWN: RMG
CHECKED: JSL
PM: JSL

PROJECT NUMBER
SHEET NUMBER

25012
C20





WELCH BROS., INC.
 PRODUCERS OF QUALITY PRECAST CONCRETE PRODUCTS

MEETS **ASTM C-478**

ELGIN MAIN OFFICE & CONSTRUCTION SUPPLY
 ELGIN, ILLINOIS 60120
 (847) 741-6134 Fax (847) 741-6193

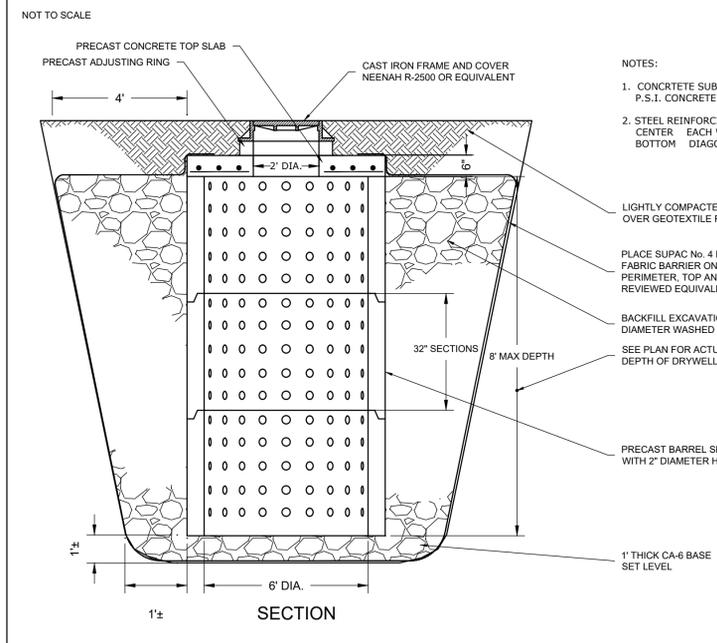
PRECAST FACILITIES
 2323 GRAHAM ST.
 BARTLETT, ILLINOIS 60103
 (847) 741-6134 Fax (847) 697-0123

1000 TOWN HALL RD.
 BELLEVILLE, ILLINOIS 61008
 (815) 547-3000 Fax (815) 544-9481

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CONTRACTOR: _____
 JOB: _____
 STRUCTURE: **60"Ø Dry Well**
 DATE: _____ DRAWN BY: **MAD**
 FOR: _____ DRAWING NO.: **60DW**

CONCRETE DRYWELL DETAIL



- NOTES:
1. CONCRETE SUBSTRUCTURE SHALL BE CONSTRUCTED WITH 3500 P.S.I. CONCRETE.
 2. STEEL REINFORCING IN TOP SLAB SHALL BE #5'S AT 10" ON CENTER EACH WAY TOP AND BOTTOM. USE 2-#5'S TOP AND BOTTOM DIAGONALLY ACROSS OPENING.



Illinois Department of Transportation

APPROVED: _____
 REGISTERED PROFESSIONAL ENGINEER

APPROVED: _____
 REGISTERED PROFESSIONAL ENGINEER

PROJECT: _____
 SHEET: _____

UNITED STATES POSTAL SERVICE
 Developers & Builders Guide

APPENDIX B - Cluster Box Unit Installation Multiple Unit

NOTES TO A/E:

CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT
 G1-2-0 e1

Page 13 of 15 USPS National Delivery Planning Guide for Builders & Developers Date published 12/21/2017

vital™ Cluster Box Units

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

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

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

PIPE DIA.	APPROX. QTY. (Bk. 100)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	4	24	4'-0 3/8"	6'-0 3/8"	24	2	9	1:2.4
15	740	2 1/2	6	27	3'-10 1/2"	6'-1 1/2"	30	2 1/2	11	1:2.4
18	990	2 1/2	9	35	3'-10 1/2"	6'-1 1/2"	36	2 1/2	12	1:2.4
21	1280	2 1/2	12	45	3'-10 1/2"	6'-1 1/2"	42	2 1/2	13	1:2.4
24	1520	3	15	54	3'-7 1/2"	6'-1 1/2"	48	3	14	1:2.5
27	1920	3 1/2	18	63	3'-7 1/2"	6'-1 1/2"	54	3 1/2	14 1/2	1:2.4
30	2320	3 1/2	21	72	3'-7 1/2"	6'-1 1/2"	60	3 1/2	15	1:2.5
33	2720	3 1/2	24	81	3'-7 1/2"	6'-1 1/2"	66	3 1/2	15 1/2	1:2.5
36	3120	4	27	90	3'-7 1/2"	6'-1 1/2"	72	4	16	1:2.5
42	3920	4 1/2	33	108	3'-7 1/2"	6'-1 1/2"	84	4 1/2	17 1/2	1:2.5
48	4720	5	36	126	3'-7 1/2"	6'-1 1/2"	96	5	18 1/2	1:2.5
54	5520	5 1/2	39	144	3'-7 1/2"	6'-1 1/2"	108	5 1/2	19 1/2	1:2.0
60	6320	6	42	162	3'-7 1/2"	6'-1 1/2"	120	6	20 1/2	1:1.7
66	7120	6 1/2	45	180	3'-7 1/2"	6'-1 1/2"	132	6 1/2	21 1/2	1:1.8
72	7920	7	48	200	3'-7 1/2"	6'-1 1/2"	144	7	22 1/2	1:1.8
78	8720	7 1/2	51	216	3'-7 1/2"	6'-1 1/2"	156	7 1/2	23 1/2	1:1.8
84	9520	8	54	234	3'-7 1/2"	6'-1 1/2"	168	8	24 1/2	1:1.8
90	10320	8 1/2	57	252	3'-7 1/2"	6'-1 1/2"	180	8 1/2	25 1/2	1:1.8

* Radius as furnished by manufacturer

GENERAL NOTES
 All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).
 All dimensions are in inches (millimeters) unless otherwise shown.

REVISIONS

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

PRECAST REINFORCED CONCRETE FLARED END SECTION
 STANDARD 542301-03

ARC DESIGN RESOURCES INC.

5281 ZENITH PARKWAY
 LOVES PARK, IL 61111
 VOICE: (815) 484-4300
 FAX: (815) 484-4303

www.arcdesign.com
 Illinois Design Firm License No. 184-001334

PROJECT NAME
 OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
 ROSCOE, IL
 WINNEBAGO COUNTY

LITTLE MARIANO, INC.
 P.O. BOX 66
 ROCKTON, IL 61072
 (815) 543-8801

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
2. ---	06-19-2025
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DETAILS

DRAWN: RMG
 CHECKED: JSL
 PM: JSL

PROJECT NUMBER
 SHEET NUMBER

25012

C21

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012

C22

SECTION PARALLEL TO PIPE
(Without conical top riser)

SECTION PERPENDICULAR TO PIPE
(With conical top riser)

FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

BASE SLAB JOINT CONFIGURATIONS

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

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

REVISIONS

DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 1 of 2)
STANDARD 602401-07

PLAN

ELEVATION

ALTERNATE METHODS

ALTERNATE MATERIALS FOR WALLS

MATERIAL	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (3.10 sq. mm/m) in both directions with a maximum spacing of 19 (750).

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

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

REVISIONS

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

INLET - TYPE A
STANDARD 602301-04

PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)

JOINT SPLICE

CONNECTION ANGLE

TIE PLATE

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	As (min.)	Spacing (max.)	Rebar	Bar Size
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6	150	#3	---
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8	200	---	#3
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6	150	---	---
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4	100	---	---

BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	As (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10	250
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10	250

REVISIONS

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

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 2 of 2)
STANDARD 602401-07

ELEVATION - ECCENTRIC

ELEVATION - CONCENTRIC

ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS

MATERIAL	T
Concrete Masonry Unit	5 (125)
Brick Masonry	8 (200)
Precast Reinforced Concrete Section	3 (75)
Cast-in-Place Concrete	6 (150)

GENERAL NOTES

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

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

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

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

REVISIONS

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

INLET - TYPE B
STANDARD 602306-03

ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
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FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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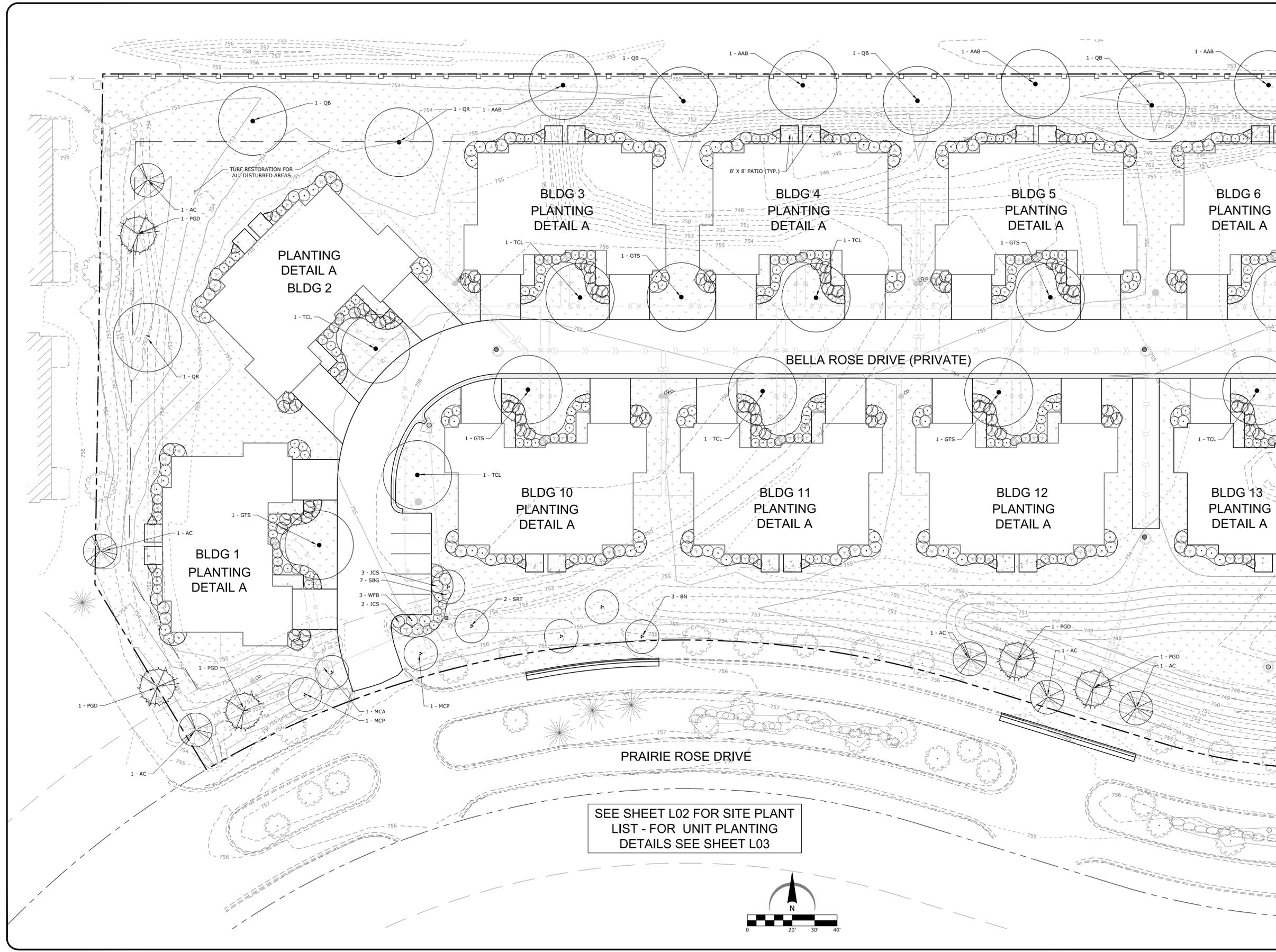
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CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012

L01



SEE SHEET L02 FOR CONTINUATION

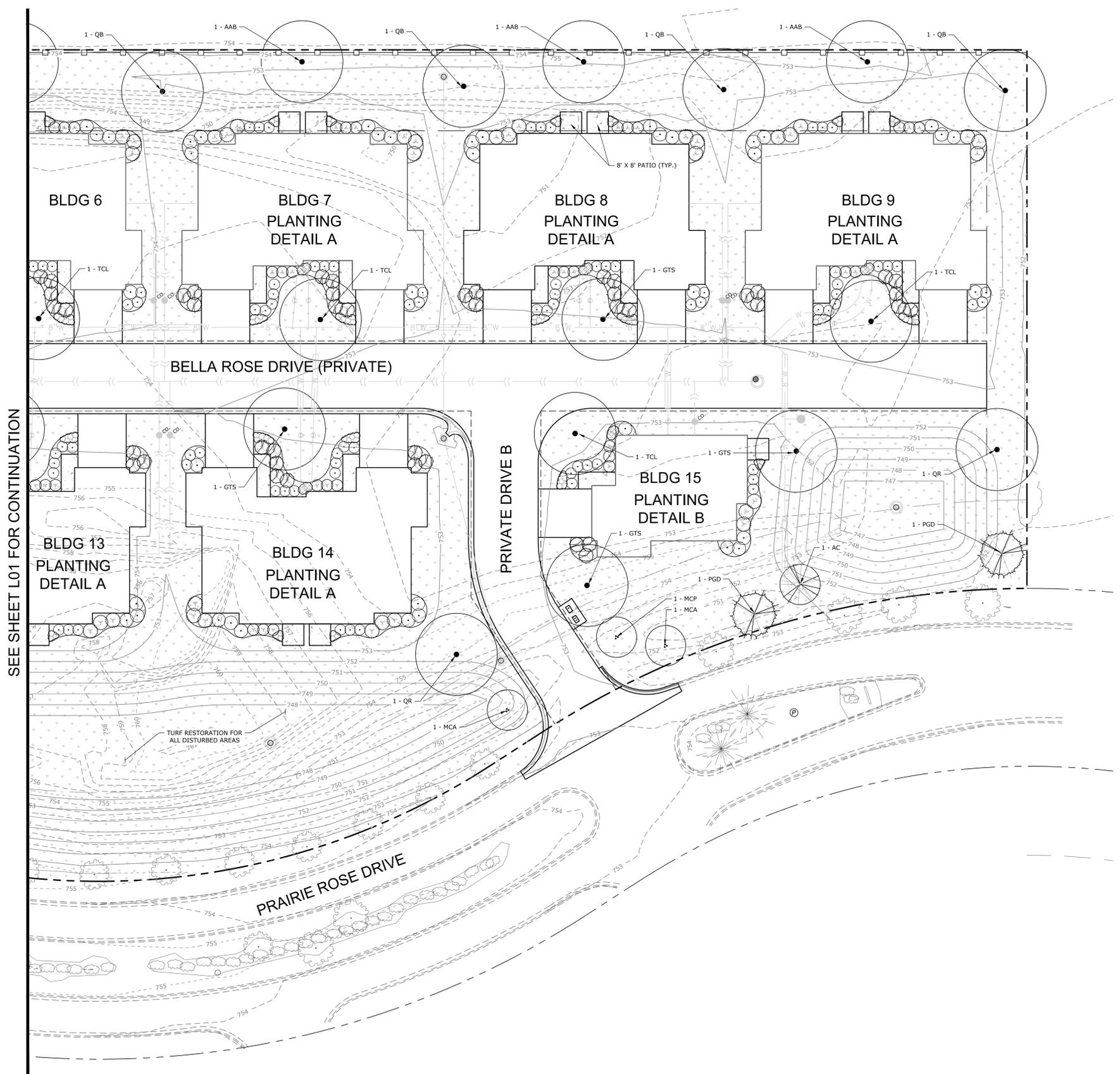
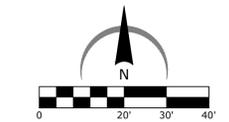
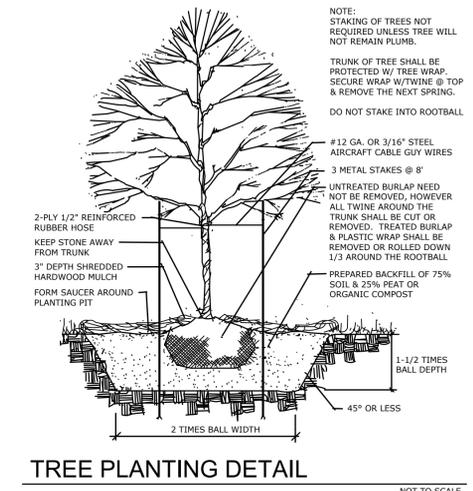
LEGEND

- EXISTING TREES TO REMAIN
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE
- PROPOSED TURF AREA

FOR UNIT PLANTING DETAILS
SEE SHEET L03

PLANT LIST - SITE TREES

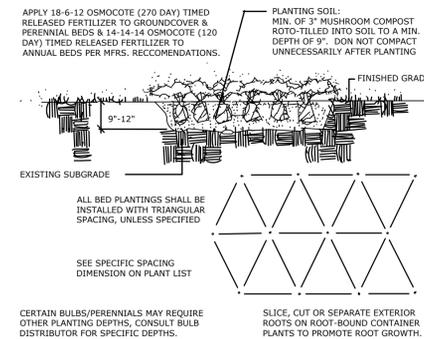
KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AAB	7	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	HYBRID RED MAPLE SHADE TREE
AC	7	Abies concolor WHITE FIR	6'	EVERGREEN
BN	3	Betula nigra 'Heritage' RIVER BIRCH	7'	MULTISTEM
GTS	9	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	SHADE TREE
MCA	3	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
MCP	3	Malus x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PGD	7	Picea glauca x densata BLACK HILLS SPRUCE	6'	EVERGREEN
QB	8	Quercus bicolor SWAMP WHITE OAK	2.5"	LARGE SHADE TREE
QR	4	Quercus rubrum RED OAK	2.5"	LARGE SHADE TREE
SRT	2	Syringa reticulata JAPANESE TREE LILAC	7'	MULTISTEM ORNAMENTAL
TCL	10	Tilia cordata LITTLELEAF LINDEN	2.5"	SHADE TREE
JCS	5	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN SHRUB
SBG	7	Spiraea bumalda 'Goldflame' GOLDFLAME SPIRAEA	18" / 5 GAL	DECIDUOUS SHRUB
WFB	3	Weigela florida 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	DECIDUOUS SHRUB



SEE SHEET L01 FOR CONTINUATION

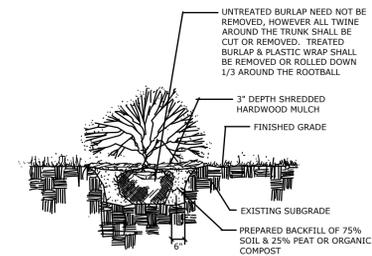
PLANTING NOTES

- Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
- Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-till, disc, drag, harrow or hand grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
- All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
- Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
- Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
- Size & grading standards of plant material shall conform to the latest addition of ANSI Z69.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
- All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
- Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
- All plant material, especially trees, must be sourced within a fifty (50) mile radius of the subject property or construction site.
- Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days for all plant materials including watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
- All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
- All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
- Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
- Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scalds hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
- All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
- Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.



BED PLANTING DETAIL

(GROUND COVER, PERENNIALS & ANNUALS) NOT TO SCALE



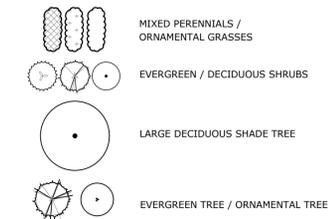
SHRUB PLANTING DETAIL

NOT TO SCALE

ZONING DATA

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
TRANSITION AREA LANDSCAPE PLANTING (BUFFER YARDS)	NORTH PL: 896 L.F. EAST PL: 200 L.F. WEST PL: 226 L.F.	36 TREES (4 / 100 LF) 8 TREES (4 / 100 LF) 8 TREES (4 / 100 LF)	18 TOTAL* - 15 TREES + 3 EXISTING (MIXED VARIETY SHADE / EVERG.) 6 TOTAL* - (MIXED VARIETY SHADE / EVERG.) 8 TOTAL* - 5 TREES + 3 EXISTING (MIXED VARIETY SHADE / EVERG.) *37 ADDITIONAL SITE TREES ARE BEING PROVIDED; AGGREGATELY, THESE EXCEED THE REQUIREMENT.
PARKING PERIMETER LANDSCAPE PLANTING	ALL PARKING AREAS, ONE (1) PROVIDED = 50 L.F.	25 L.F. - MINIMUM OF 50% THE LENGTH OF PARKING PERIMETER	32 L.F. = MIN. 50% OF THE PARKING PERIMETER LENGTH PLANTED
FOUNDATION LANDSCAPE PLANTING	UNIT A TYPE = 198 L.F. UNIT B TYPE = 114 L.F.	158 L.F. - MINIMUM 80% OF FACADE 91 L.F. - MINIMUM 80% OF FACADE	138 L.F. - 70% OF FOUND. 70 L.F. - 62% OF FOUND.
EXISTING TREES	25 TREES - MIXED VARIETIES (DECIDUOUS / EVERGREEN) AND SIZES (CALIPER INCH WIDTH OR HEIGHT) TO BE USED OR CONSIDERED FOR CREDITS TOWARD TREE/PLANT REQUIREMENTS		

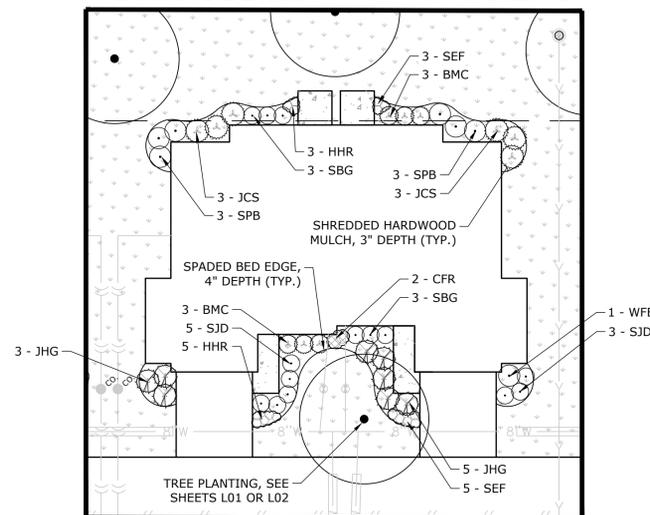
LEGEND



FOR OVERALL SITE TREE PLANTING, SEE SHEETS L01 & L02

PLANTING DETAIL 'A'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'A'

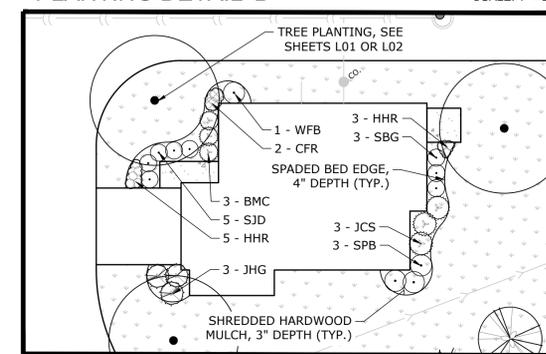
OCCURS 14 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JCS	6	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	8	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	6	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	18" / 5 GAL	
SJD	8	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	6	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	2	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	8	Hebe x 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	8	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

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

PLANTING DETAIL 'B'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'B'

OCCURS 1 TIME

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JCS	3	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	3	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	3	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	18" / 5 GAL	
SJD	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	3	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	2	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	8	Hebe x 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
2. ---	06-19-2025
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

REVISIONS

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

SHEET TITLE

LANDSCAPE DETAILS

DRAWN MA
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012

L03