

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL

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 or 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 titles 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 title. 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 WGS84 Datum, using monument #38 (WN 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 form 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



OWNER:

LITTLE MARIANO, INC.

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

ENGINEER:



Sheet List Table

SHEET NUMBER	SHEET TITLE
C01	COVER
C02	GENERAL NOTES
C03	GENERAL NOTES, TYPICAL SECTION & SUMMARY OF QUANTITIES
C04	PHASING PLAN
C05	SWPPP SITE MAP
C06	SWPPP DETAILS
C07	EXISTING CONDITIONS & REMOVAL PLAN WEST
C08	EXISTING CONDITIONS & REMOVAL PLAN EAST
C09	LAYOUT PLAN WEST
C10	LAYOUT PLAN EAST
C11	GRADING PLAN WEST
C12	GRADING PLAN EAST
C13	PRIVATE DRIVE A PLAN & PROFILE STA. 100+00 TO 105+00
C14	PRIVATE DRIVE A PLAN & PROFILE STA. 105+00 TO 109+57
C15	PRIVATE DRIVE B PLAN & PROFILE STA. 200+00 TO 201+96
C16	UTILITY PLAN & PROFILE
C17	FRSA STANDARD DETAILS
C18	DETAILS
C19	DETAILS
C20	DETAILS
C21	DETAILS
L01	LANDSCAPE PLAN WEST
L02	LANDSCAPE PLAN EAST
L03	LANDSCAPE DETAILS

APPROVAL

CITY
COUNTY
STATE

DATE

PENDING
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UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
WADE KRISTINGER
SUPERVISOR
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NORTH PARK PUBLIC WATER DEPARTMENT
1350 TURRET DRIVE
MACHESNEY PARK, IL 61115
(815) 633-5441

SEWER DISTRICT:

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(815) 490-2335



PROJECT NAME
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SHEET TITLE

COVER

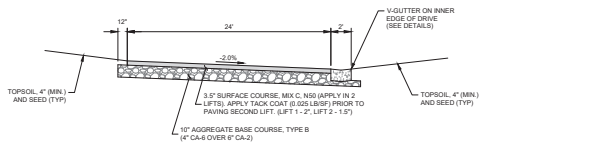
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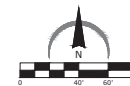
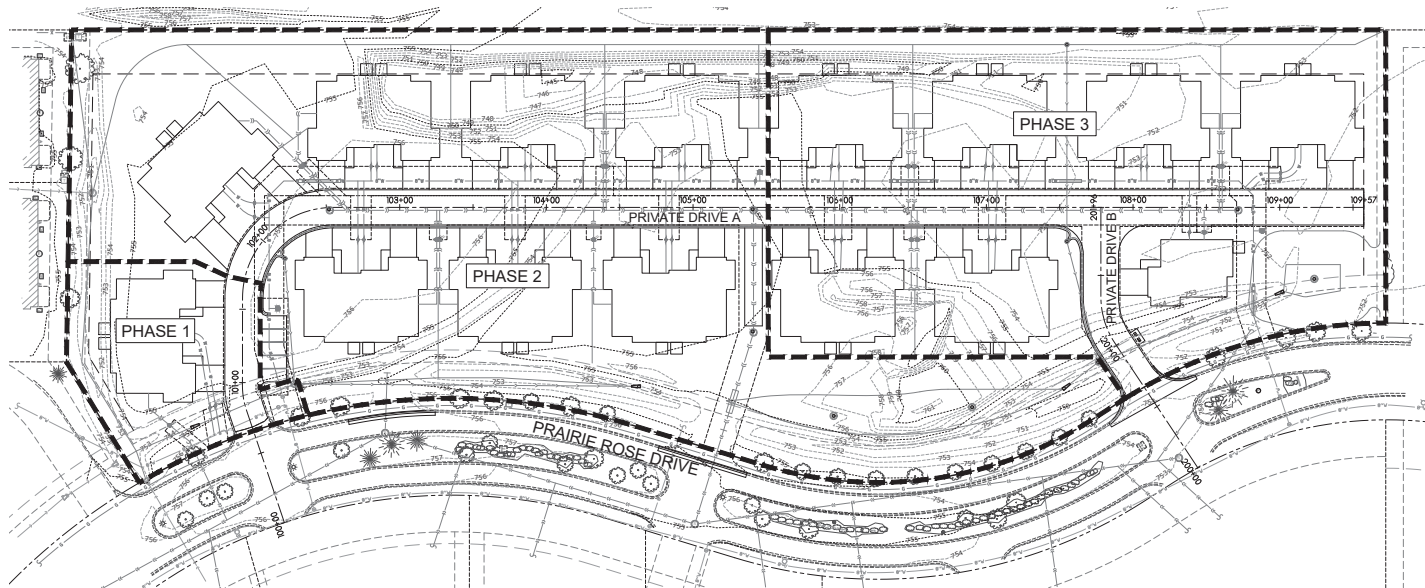
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C01

ITEM	UNIT	QUANTITY
CLEARING TREES AND BRUSH	L SUM	1
TOPSOIL STRIPPING AND RESEED (12" ASSURED WITHIN ROADWAYS)	CY	1389
EXCAVATION, CUT TO FILL	QY	7235
SEEDING, CLASS 7 TEMP MIX	ACRE	2.88
SILT FENCE	FOOT	200
INLET AND PIPE PROTECTION	EACH	11
STABILIZED CONSTRUCTION ENTRANCE	SQ YD	133
CRACK & GUTTER REMOVAL	FOOT	159
PAYMENT REMOVAL	SQ YD	190
DRUMBLE REMOVAL	EACH	1
STORM PIPE REMOVAL	FOOT	24
SHED REMOVAL	L SUM	1
AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	465
AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	7
AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	4170
CONCRETE BASE COURSE, 7"	SQ YD	27
BITUMINOUS MATERIALS (TACK COAT)	POUND	4170
HOT-MIX ASPHALT SURFACE COURSE, (L-9.5, MIX "C", N50, 2" PATCH)	SQ YD	27
HOT-MIX ASPHALT SURFACE COURSE, (L-9.5, MIX "C", N50, 2" (UFT 3)	SQ YD	4143
HOT-MIX ASPHALT SURFACE COURSE, (L-9.5, MIX "C", N50, 1.5" (UFT 2)	SQ YD	4143
PAVEMENT MARKING, 4" YELLOW	FOOT	72
CONCRETE SIDEWALK, 4"	SQ FT	4183
CONCRETE SIDEWALK, 8" (MALIBU PAD)	SQ FT	7
COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6-12	FOOT	156
CONCRETE CURB, 2" WIDE	FOOT	742
CONCRETE FLUME	CY U2	2
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	4
STORM SEWERS, CLASS A, TYPE 1, 12"	FOOT	546
STORM SEWERS, CLASS A, TYPE 1, 18"	FOOT	236
INLET TYPE A W/ TYPE 1 FRAME OPEN LID	EACH	3
INLET TYPE A W/ TYPE 1 FRAME OPEN LID	EACH	1
MANHOLE TYPE 1, 4' DIA, W/ TYPE 1 FRAME OPEN LID	EACH	1
CONCRETE DRWELL, 6' DIA, W/ TYPE 1 FRAME OPEN LID	EACH	3
FIRE HYDRANT ASSEMBLY COMPLETE W/ TEE, VALVE & LEAD	EACH	3
CONNECT TO EX. WATER MAIN W/ HYDRA FILLING	EACH	2
8" VALVE & BOX	EACH	1
ZINC COATED D.I. WATER MAIN, 8", WITH BAG	FOOT	912
TYPE C COPPER WATER SERVICE LINE 3"	FOOT	1287
COOPERATION STOPS 2"	EACH	29
DOMESTIC WATER SERVICE BOX, 1"	EACH	29
11.25-DEGREE BEND, 8"	EACH	1
25-DEGREE BEND, 8"	EACH	1
45-DEGREE BEND, 8"	EACH	4
WATER MAIN PROTECTION SLEEVE, 16"	FOOT	300
CONNECT TO EXISTING SANITARY MANHOLE	EACH	1
IF DIA. SANITARY MANHOLE	EACH	4
PVC SDR-35 WM/4" ASTM D-2041 SANITARY SERVICE, 6"	FOOT	1103
PVC SDR-35 WM/4" ASTM D-3034 SANITARY SEWER, 8"	FOOT	208
PVC SDR-35 WM/4" ASTM D-3034 SANITARY SEWER, 10"	FOOT	15
IF 6" WYE CONNECTION	EACH	75
FOAM BOARD INSULATION	SQ FT	64
SANITARY CLEANOUT, 6"	EACH	15
UNDERCUT (COMPLETE) CONTINGENCY	CY U2	289
LANDSCAPING ALLOWANCE	L SUM	1

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ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
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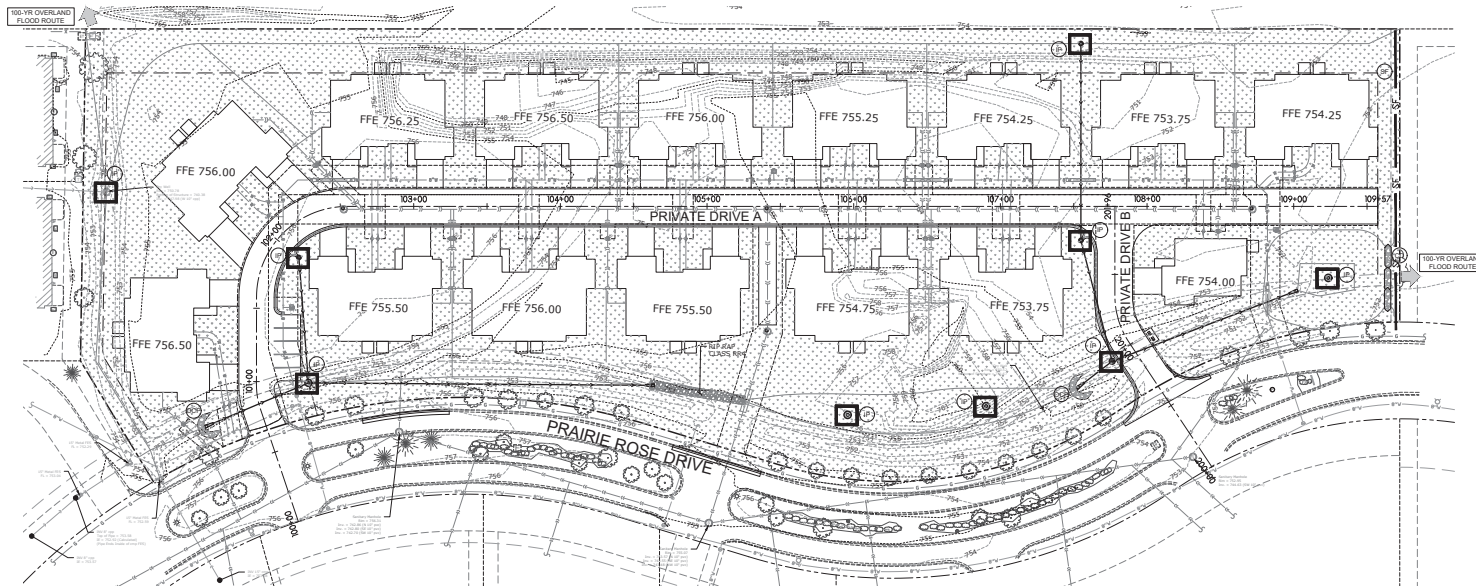
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PHASING PLAN

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LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

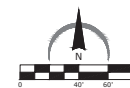
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT - SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION 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
- 1.05 CD TEMPORARY CHECK DAM
- 1.06 SLS SHORT TERM SLOPE EROSION CONTROL BLANKET
- 1.07 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

- 1.01 SEE CONSTRUCTION EXIT DETAIL 11-630 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 OPERATIONS. EXITS 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 THE SEWAGE.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CATCH BASIN WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED. PROTECTION SHALL BE INSTALLED PRIOR TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION. PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (LID 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 BY A TEMPORARY BULK HEAD, A 3/4" SHEET OF PLYWOOD THAT EXTENDS 8" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.
- 1.04 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 BAIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.
- 1.05 SHORT TERM EROSION CONTROL FABRIC: MAG 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 MAG SC150 HAS BEEN INSTALLED RELATIVE TO ADJUT GRADING AND PAVING. 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 LANDSCAPING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- 1.06 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 50' OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. THE 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.
- 1.07 PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE US CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER.



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PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

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WINNEBAGO COUNTY

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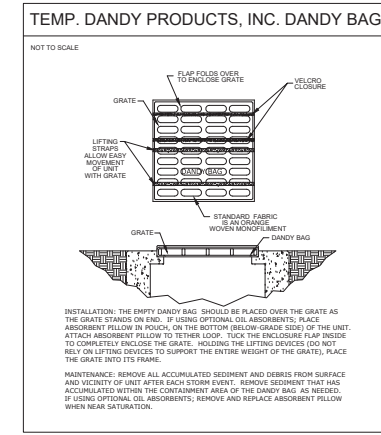
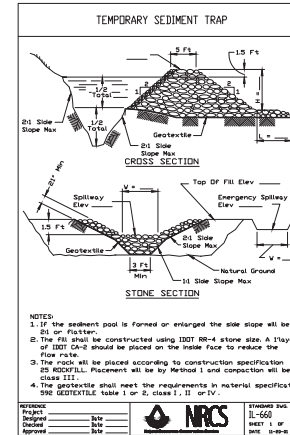
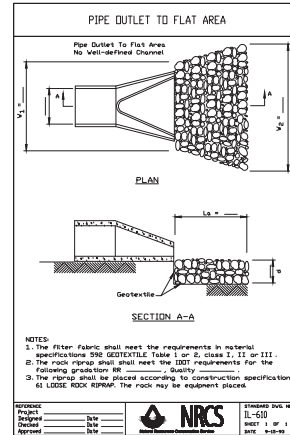
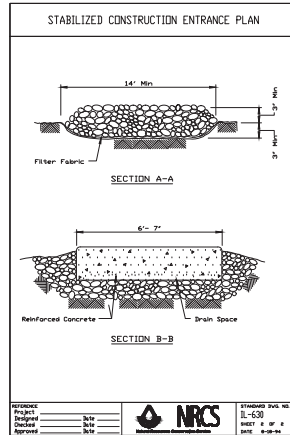
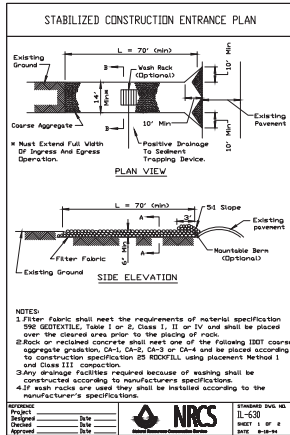
SWPPP SITE MAP

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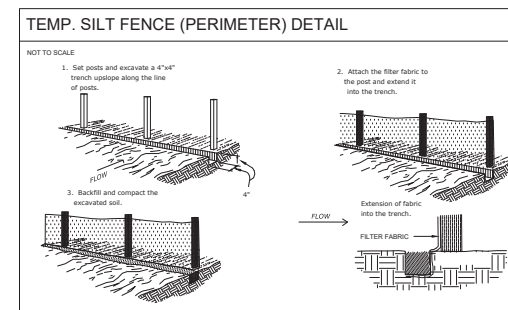
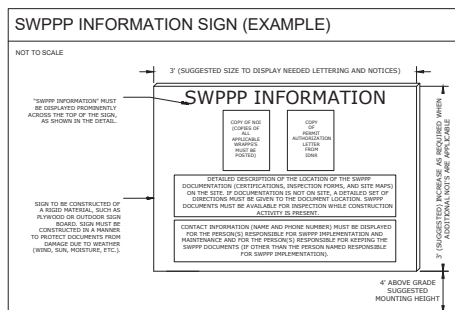
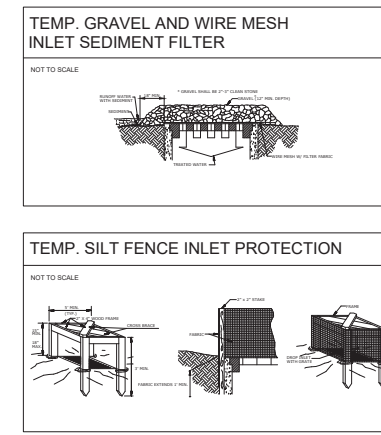
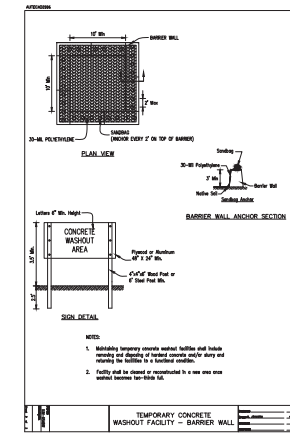
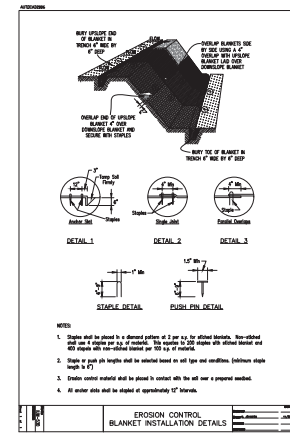
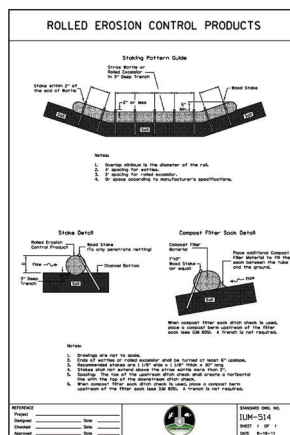
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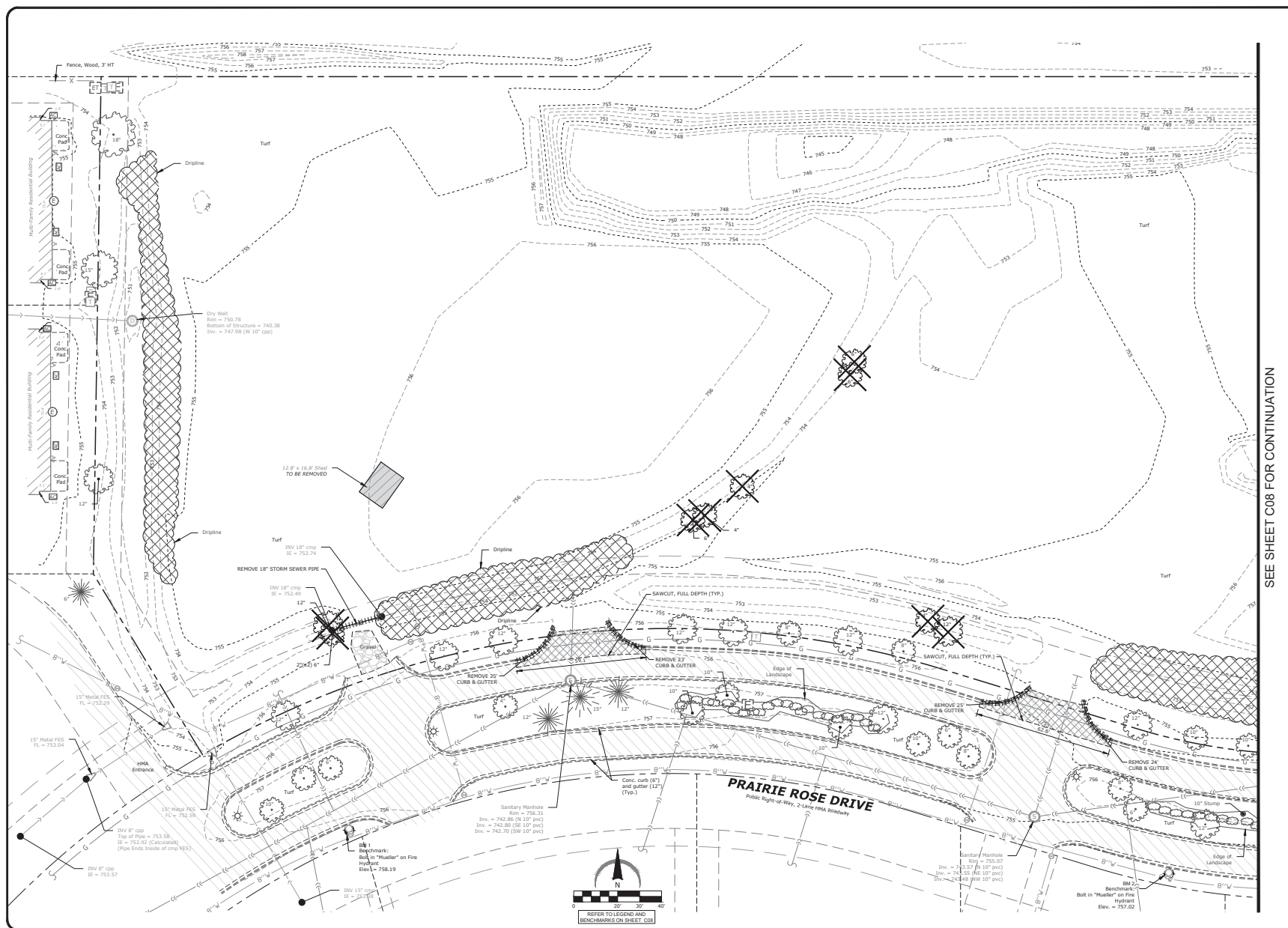
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SHEET TITLE: SWPPP DETAILS

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PROJECT NUMBER: 25012
SHEET NUMBER: C06





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SHEET TITLE

EXISTING
CONDITIONS &
REMOVAL PLAN
WEST

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PROJECT NUMBER
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25012

C07

SEE SHEET C07 FOR CONTINUATION

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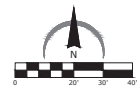
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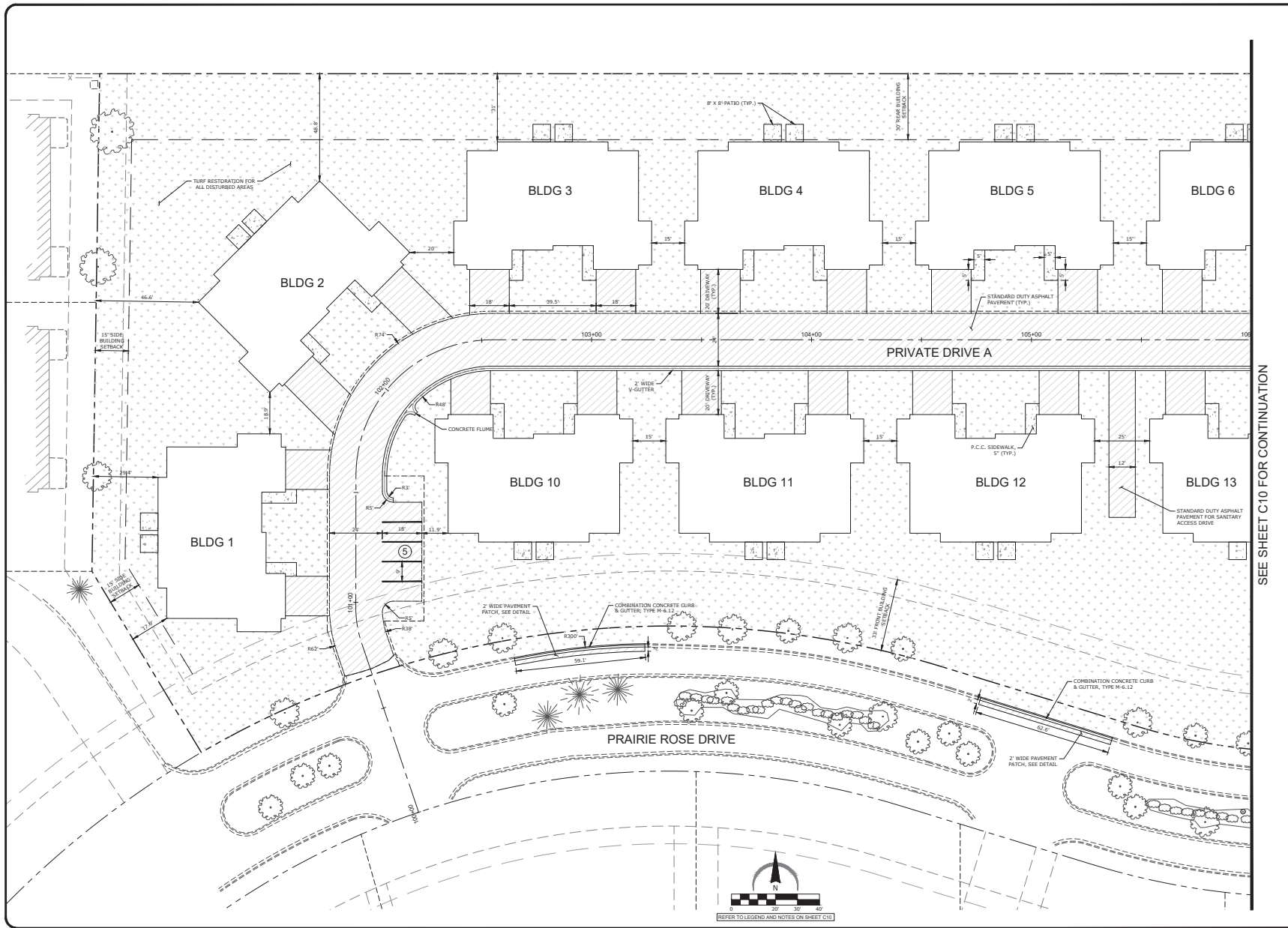
306

	PROPERTY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CURB AND GUTTER
	REMOVE EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	REMOVE OVERHEAD UTILITIES TO REMAIN
	REMOVE EXISTING OVERHEAD UTILITIES
	EXISTING GAS MAIN TO REMAIN
	REMOVE EXISTING GAS MAIN
	EXISTING FENCE TO REMAIN
	REMOVE EXISTING FENCE
	EXISTING CONTOUR LINE
	EXISTING EXISTING PAVEMENT*, CONCRETE SIDEWALKS OR FOUNDATIONS
	REMOVE EXISTING BUILDINGS AND APPURTENANCES
	EXISTING AREA TO BE CLEARED OF VEGETATION AND GRUBBED
(SVG)	"SALVAGE"
(TYP)	"TYPICAL" FOR ALL SIMILAR ITEMS
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	EXISTING SIGN TO REMAIN
	REMOVE EXISTING SIGN
	EXISTING GAS METER TO REMAIN
	REMOVE EXISTING GAS METER
	EXISTING ELECTRIC METER TO REMAIN
	REMOVE EXISTING ELECTRIC METER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	BENCHMARK
	EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING SIGNAL CONTROLLER
	EXISTING LIGHT POLE TO REMAIN
	REMOVE EXISTING LIGHT POLE
	REMOVE EXISTING SHRUBS
	REMOVE EXISTING TREE
	EXISTING TREE TO REMAIN

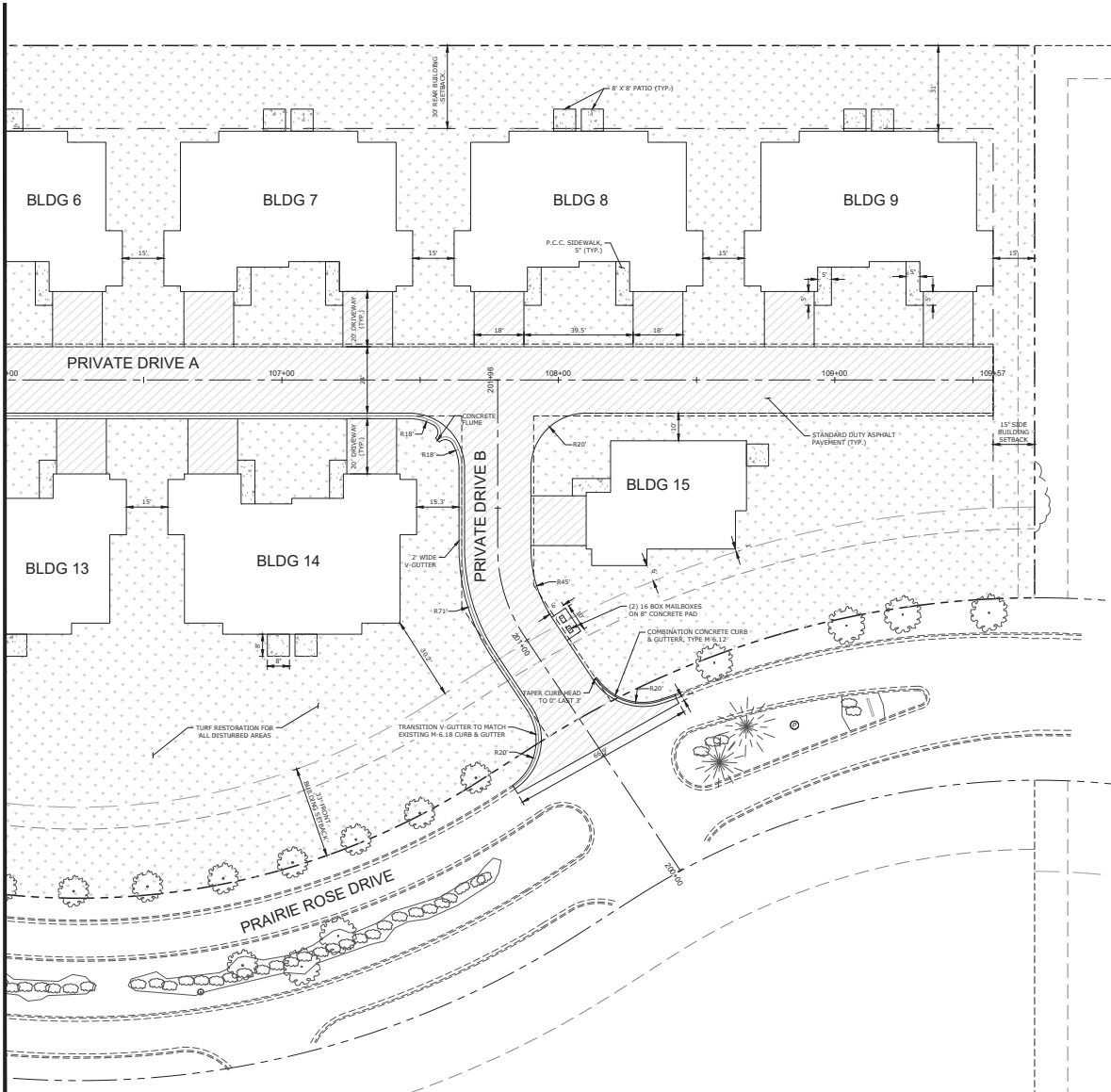
DESCRIPTION	ELEVATION (UGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	758.19
BENCHMARK 2 BOLT IN "MUELLER" ON FIRE HYDRANT	757.02
BENCHMARK 3 BOLT IN "MUELLER" ON FIRE HYDRANT	754.67



PROJECT NUMBER
SHEET NUMBER
25012
C08



SEE SHEET C09 FOR CONTINUATION

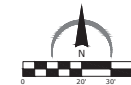


LEGEND

---	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)
---	EXISTING FENCE
---	LIGHT POLE AND FIXTURE
---	PROPOSED ADA PARKING SPACE
---	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, CURBS 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 RADI ARE DIMENSIONED TO THE BACK OF CURBS.
6. ALL CURBS 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, CURBS AND SIDEWALKS MEET EXISTING PAVEMENT. CURBS 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 BLENTH 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 CRITERIA ESTABLISHED IN THE BDE MANUAL.



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
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SHEET TITLE
LAYOUT PLAN EAST

DRAWN: RRG
CHECKED: JRL
JRM

PROJECT NUMBER
SHEET NUMBER
25012
C10



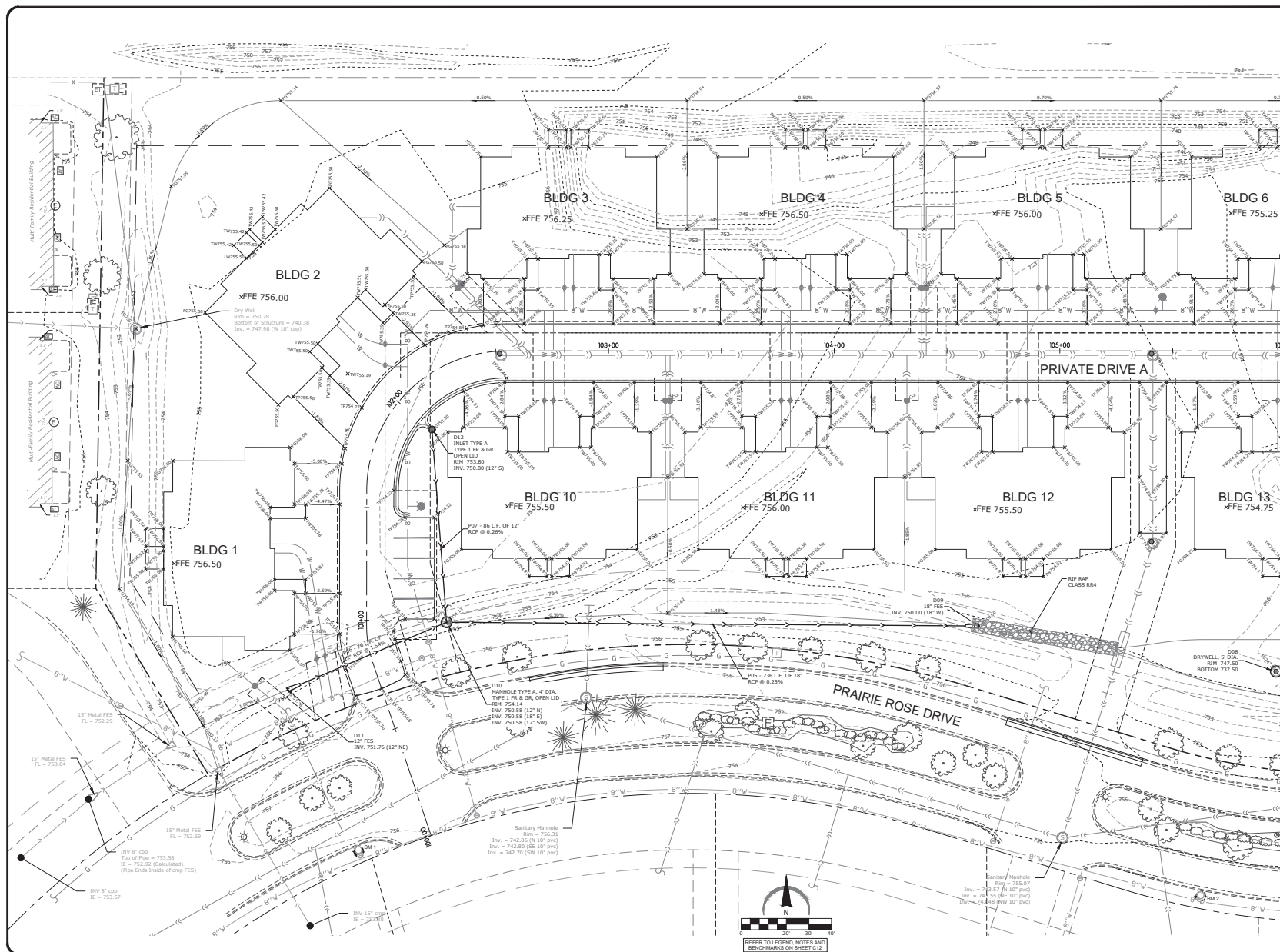
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DRAWN	RMG
CHECKED	JSL
PM	JSL

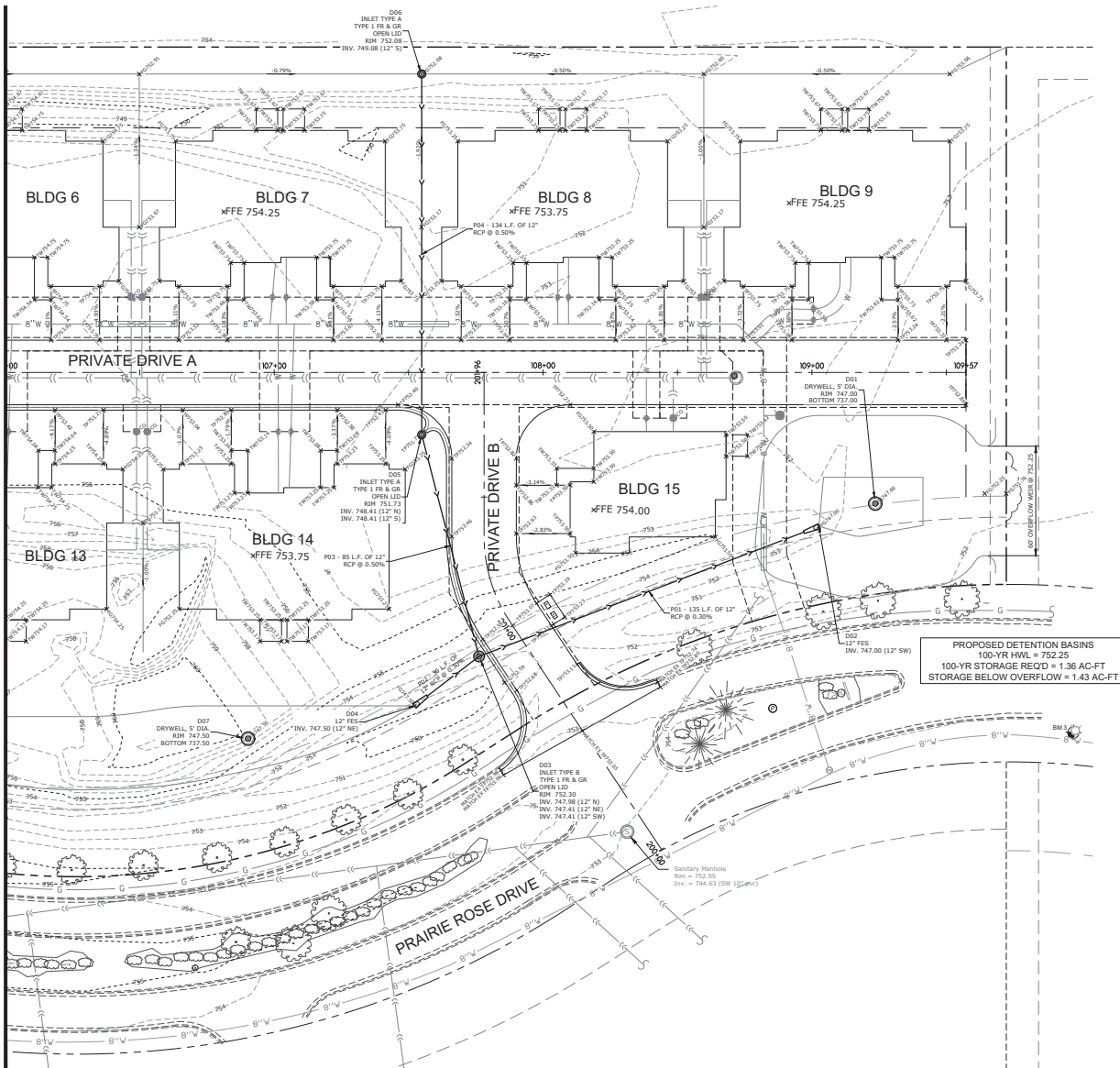
PROJECT NUMBER
SHEET NUMBER

25012

C11



SEE SHEET C11 FOR CONTINUATION



LEGEND

---	PROPERTY 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
---	1.0%
---	DIRECTION OF SHEET FLOW
---	TOP OF WALK ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	FINISHED GRADE ELEVATION
---	TOP OF WALL ELEVATION
---	BOTTOM OF WALL ELEVATION
---	BENCHMARK
---	EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE, INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCE TO SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOODED (OR SEEDED WHERE NOTED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED).
- ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HOPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HOPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 4.0 HORIZONTAL TO 1 VERTICAL.
- 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.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- 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.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- ROOF AND CANOPY DRAIN SHALL INCORPORATE ROOT 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-TIE 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



PROJECT NAME
OWNER'S NAME

PRairie ROSE DEVELOPMENT
PRairie ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKFORD, IL 61107
(815) 543-8801

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
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SHEET TITLE

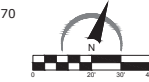
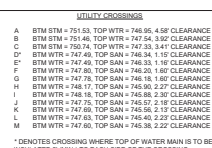
GRADING PLAN
EAST

DRAWN: RRG
CHECKED: JRL
IN: JRL

PROJECT NUMBER
SHEET NUMBER

25012

C12



SHEET TITLE	
PRIVATE DRIVE A PLAN & PROFILE	
STA. 100+00 TO 105+00	
DRAWN	RMG
CHECKED	JSL
PM	JSL
PROJECT NUMBER	
SHEET NUMBER	
25012	
C13	

PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

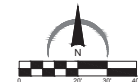
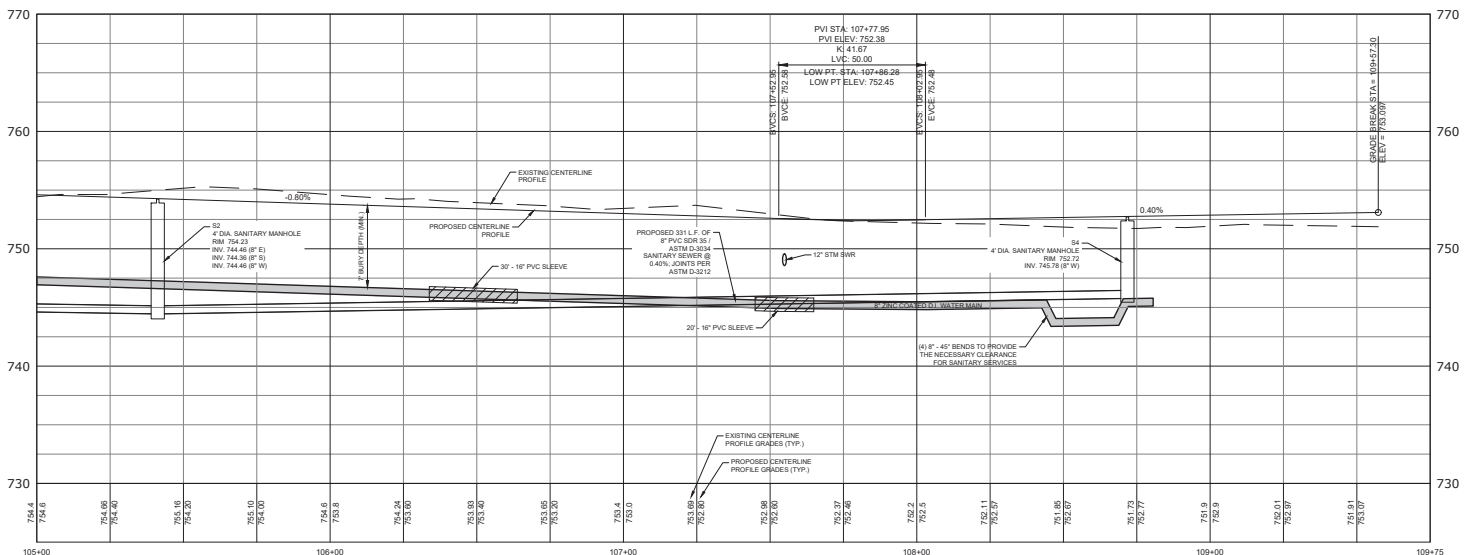
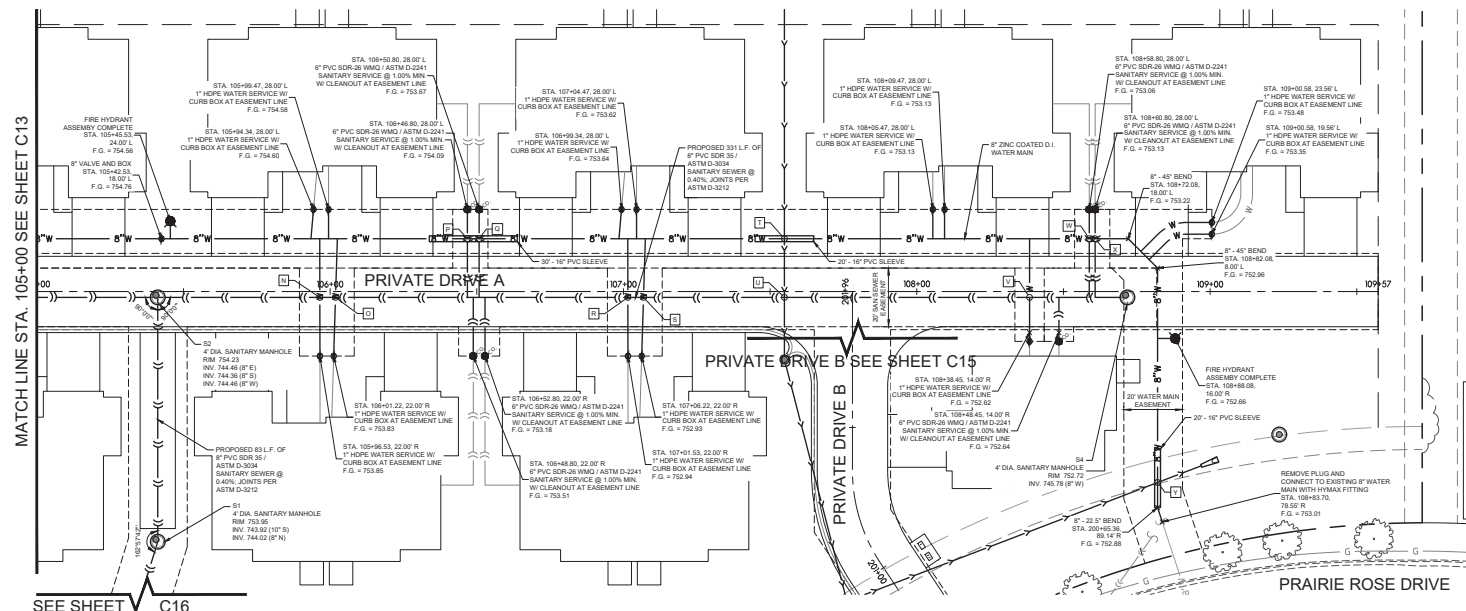
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SHEET TITLE
**PRIVATE DRIVE A
PLAN & PROFILE
STA. 105+00 TO
109+57**

DRAWN: RRG
CHECKED: JRL
JRM

PROJECT NUMBER
SHEET NUMBER
25012
C14



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

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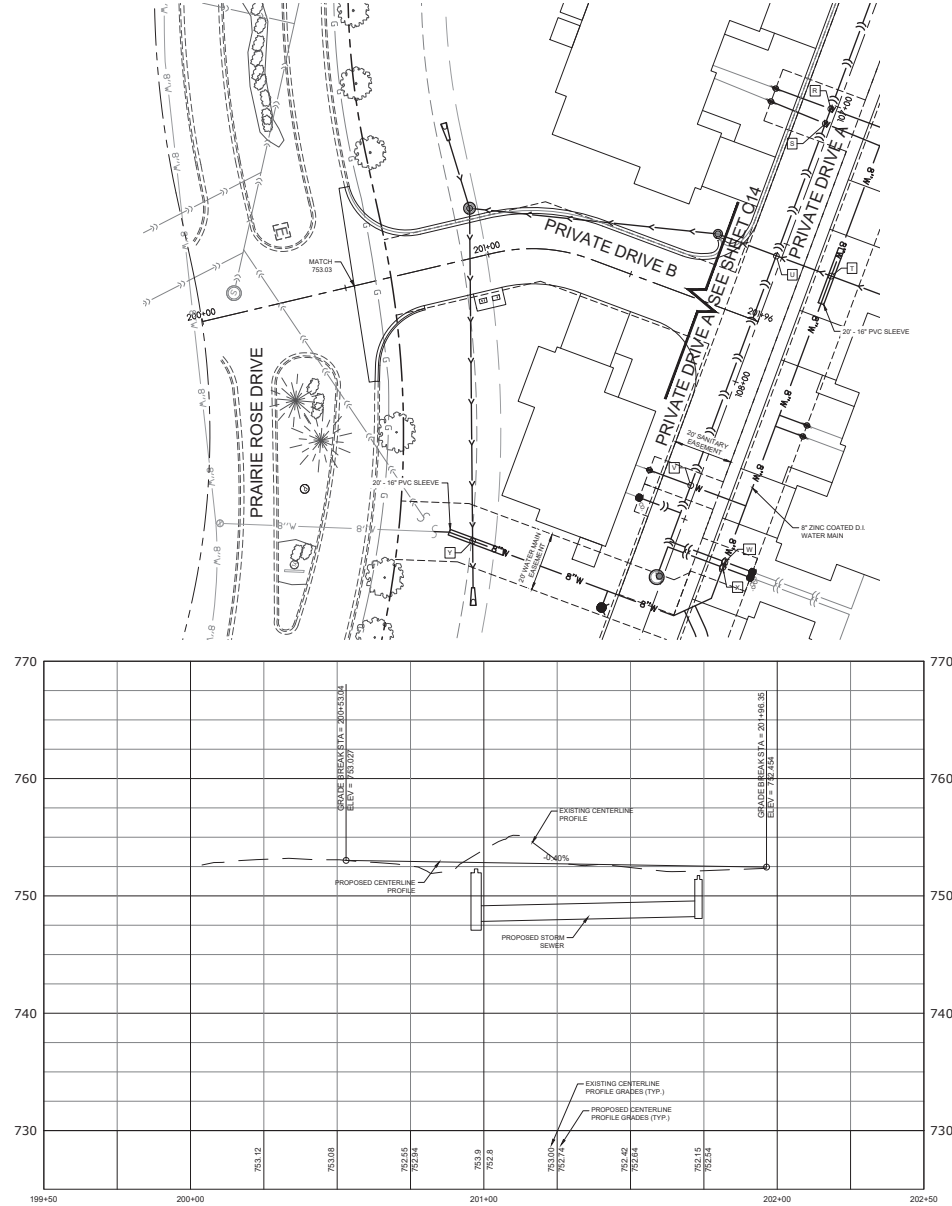
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**PRIVATE DRIVE B
PLAN & PROFILE
STA. 200+00 TO
201+96**

DRAWN: RRG
CHECKED: JRL
JRM

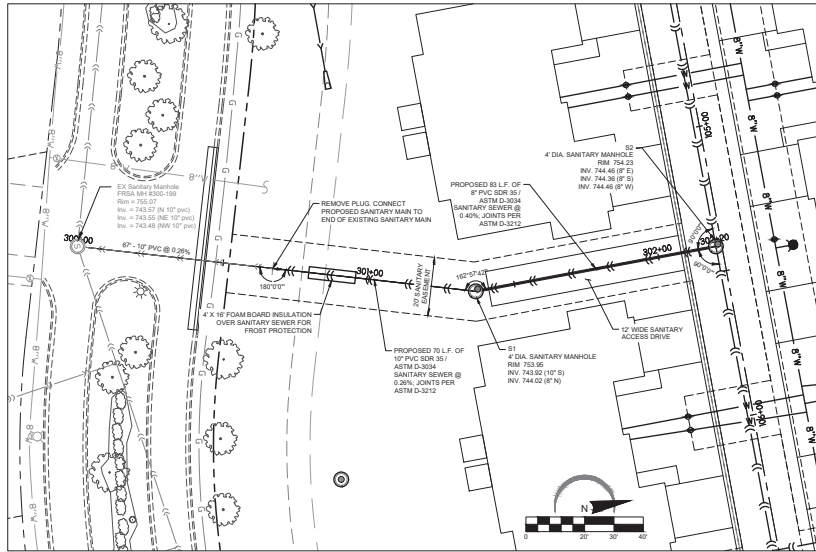
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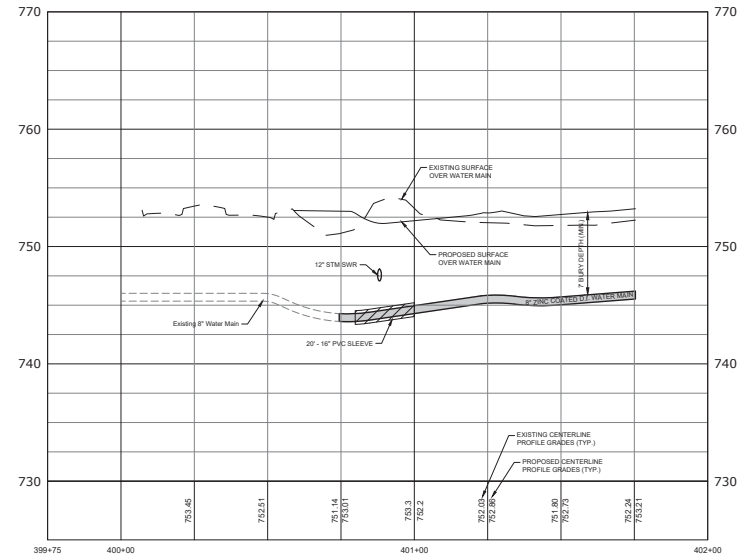
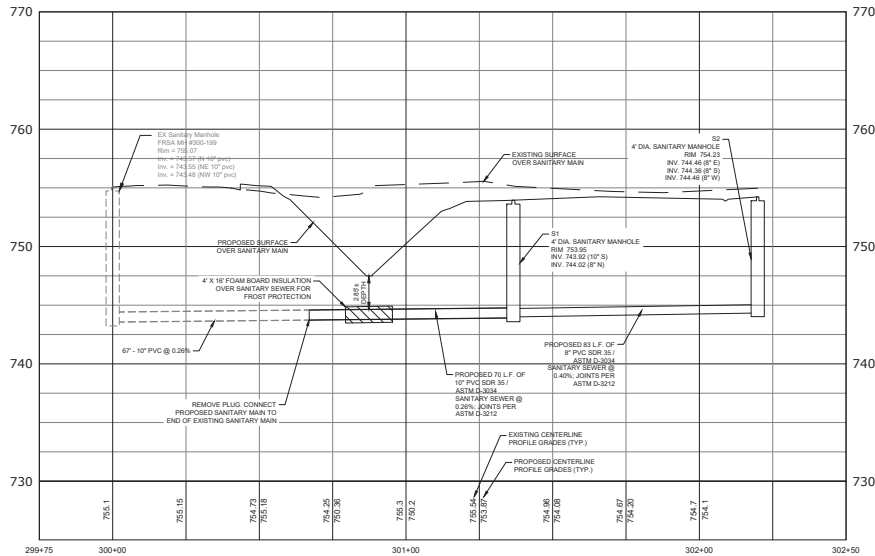
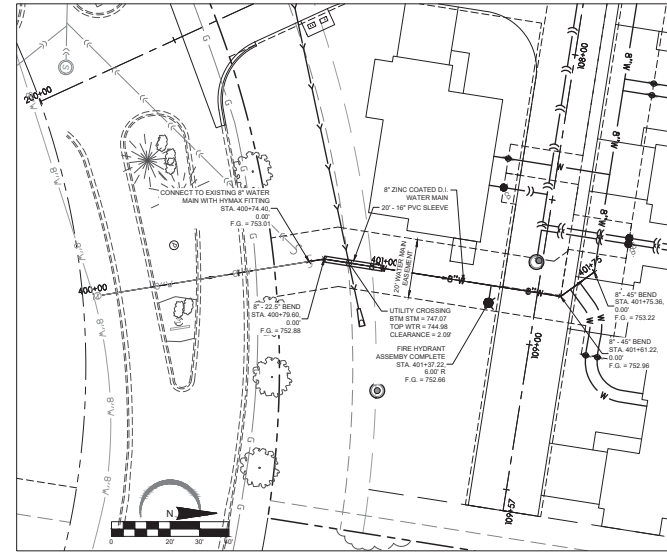
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SANITARY SEWER MAIN PLAN & PROFILE



WATERR MAIN PLAN & PROFILE



ARC DESIGN
RESOURCES INC.

6201 ZENITH PARKWAY
LOVELL PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

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

PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
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ROCKFORD, IL 61107
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CONSULTANTS

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SHEET TITLE

UTILITY PLAN & PROFILE

DRAWN: RMB
CHECKED: JSL
JLM

PROJECT NUMBER
SHEET NUMBER

25012

C16

PROJECT NAME
OWNER NAME

PAIRIE ROSE DEVELOPMENT

PAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKFORD, IL 61102
(815) 543-8801

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-1-2023
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FRSA STANDARD DETAILS

DRAWN: RRG
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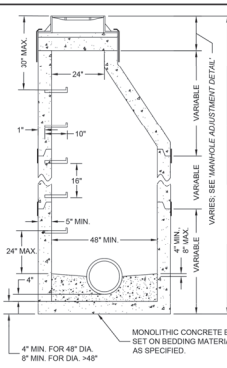
PROJECT NUMBER
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C17

NOTES:

1. THE MAX. DROP FROM THE INVERT OF ANY PIPE TO THE CONCRETE CHANNEL UNDER THAT PIPE SHALL BE 8" MAX.
2. MANHOLES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE MARKED WITH A STEEL FENCE POST AS DIRECTED.
3. ALL NEW MANHOLES SHALL BE VULCANIZED PER A.S.T.M. C-1244 PRIOR TO ACCEPTANCE.
4. ALL BARREL JOINTS SHALL BE SEALED WITH 3/8" x 1/2" PRE-FORMED RUBBER BUTYL JOINT SEALANT ON THE LOWER SHIP-LAP.
5. ALL BARREL JOINTS SHALL BE SEALED WITH AN EXISTING BARREL SEAL CENTERED ON THE JOINT (AAR MAC MACVAMP, OR APPROVED EQUAL).
6. MANHOLE STRUCTURE SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE MANHOLE RISER SECTIONS IN ACCORDANCE WITH A.S.T.M. C-478-90 OR THE LATEST DESIGNATION.
7. PRECAST FLAT TOPS ARE NOT APPROVED FOR USE.
8. SEE "MANHOLE ADJUSTMENT DETAIL" FOR ADJUSTMENT REQUIREMENTS.
9. PIPE CONNECTIONS TO NEW MANHOLES SHALL BE MADE BY MEANS OF EITHER RUBBER GASKET SEAL (A-LOCK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL, OR RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PVC SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923. FOR PIPE CONNECTIONS WITH A DEPTH OF >20 FT., A RUBBER GASKET SEAL (A-LOCK OR APPROVED EQUAL) CONFORMING TO ASTM C-923 CAST INTEGRALLY IN MANHOLE WALL SHALL BE USED.
10. PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY MEANS OF CORE DRILLING MANHOLE WALL AND INSTALLING RUBBER GASKET SEAL AND STAINLESS STEEL CLAMP (PVC SERIES SIX OR APPROVED EQUAL) CONFORMING TO ASTM C-923.
11. THE MAXIMUM DISTANCE FROM ANY INLET PIPE INVERT TO THE OUTLET PIPE INVERT SHALL BE 2" INLETING GREATER THAN 2" WILL REQUIRE AN INSIDE DROP CONNECTION PER INSIDE DROP CONNECTION DETAIL.
12. MANHOLE STEPS SHALL BE NEENAH R-1982-F OR M.A. AND PS-1 OR APPROVED EQUAL, INSTALLED AT 18" 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:

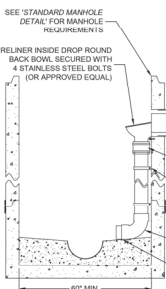
1. MANHOLE FRAMES & LIDS SHALL BE PER THE TABLE BELOW.
2. FOR MANHOLES CONNECTED TO MAINS 18" DIAMETER OR LARGER, OR FOR MANHOLES LOCATED IN FLOOD PRONE AREAS, FRAMES & LIDS SHALL BE THE BOLT DOWN TYPE.
3. ALLOWABLE TYPES OF ADJUSTING RINGS INCLUDE PRECAST CONCRETE (4" HEIGHT MIN.) & EXPANDED POLYPROPYLENE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

TYPE	NEENAH FRAME	NEENAH LID	EAST JORDAN FRAME	EAST JORDAN LID
REGULAR	1875-2004	R-1875-0358	00111711	00111732
LOW PROFILE	1875-2008	R-1875-0358	—	—
NOT DOWN	1875-1018	—	—	—

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

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

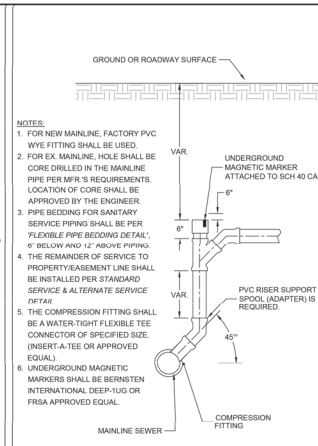
* PER MFG. OR AS DIRECTED BY FRSA



INSIDE DROP CONNECTION DETAIL
(STANDARD MANHOLE DETAIL SHALL APPLY)

NOTES:

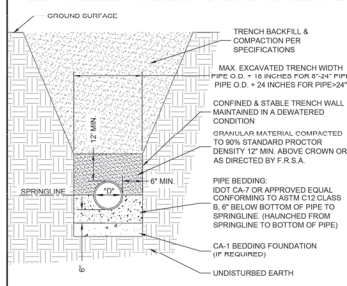
1. INSIDE DROP TYPE MANHOLES SHALL BE 5" MIN. INSIDE DIA.
2. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL BE THE DROP AS MFG. BY RELINER DURAN INC. OR EQUAL.
3. SEE TABLE FOR DROP BOWL AND DROP PIPE SIZES.
4. ALL INSIDE DROP PIPING SHALL BE PVC SDR35 ASTM D3034.
5. ATTACH THE ROUND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



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

NOTES:

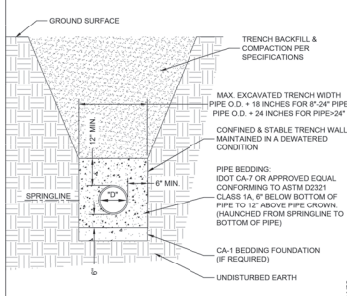
1. REASONABLE CARE SHALL BE USED WHEN BACKFILLING OVER SEWER. NO MATERIALS SUCH AS ROCKS OR Boulders SHALL BE PLACED WITHIN 24" OF THE CROWN OF THE PIPE. NO MATERIAL LARGER THAN 6" DIA. SHALL BE USED IN THE BACKFILL.
2. LOOSE MATERIAL SHALL BE REMOVED OR COMPACTED PRIOR TO PLACING PIPE BEDDING.
3. BEDDING SHALL BE WELL HAUNCHED ALONG PIPE TO ENSURE VOIDS ARE ELIMINATED.



RIGID PIPE BEDDING DETAIL

NOTES:

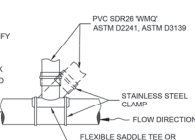
1. REASONABLE CARE SHALL BE USED WHEN BACKFILLING OVER SEWER. NO MATERIALS SUCH AS ROCKS OR Boulders SHALL BE PLACED WITHIN 24" OF THE CROWN OF THE PIPE. NO MATERIAL LARGER THAN 6" DIA. SHALL BE USED IN THE BACKFILL.
2. LOOSE MATERIAL SHALL BE REMOVED OR COMPACTED PRIOR TO PLACING PIPE BEDDING.
3. BEDDING SHALL BE WELL HAUNCHED ALONG PIPE TO ENSURE VOIDS ARE ELIMINATED.



FLEXIBLE PIPE BEDDING DETAIL

NOTES:

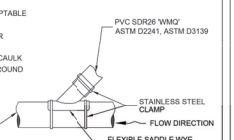
1. SADDLE TEE OR SADDLE WYE ARE BOTH ACCEPTABLE FOR VCP MAIN.
2. CORE DRILL HOLE IN MAIN OR MODIFY EX. VCP FITTING FOR SADDLE DIMENSIONS.
3. APPLY 2 BEADS OF SILICONE CAULK TO UNDERSIDE OF SADDLE AROUND OPENING.



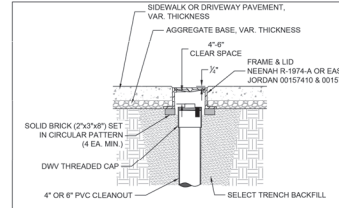
FLEXIBLE SADDLE CONNECTION DETAIL
(FOR SERVICE CONNECTIONS TO NON-PVC SANITARY MAINS LESS THAN 18" DIA.)

NOTES:

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



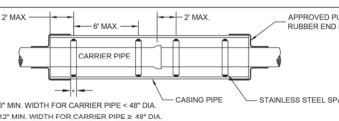
FLEXIBLE SADDLE CONNECTION DETAIL
(FOR SERVICE CONNECTIONS TO PVC SANITARY MAINS LESS THAN 18" DIA.)



SERVICE CLEANOUT CASTING DETAIL

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

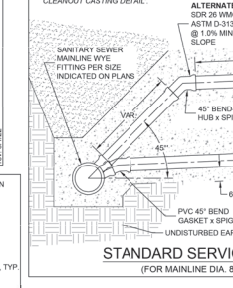
SERVICE CLEANOUT CASTING DETAIL



CASING & SPACER DETAIL

NOTES:

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



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

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

PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
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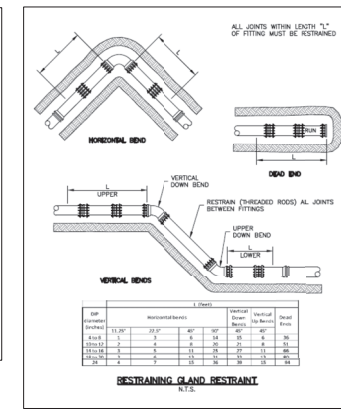
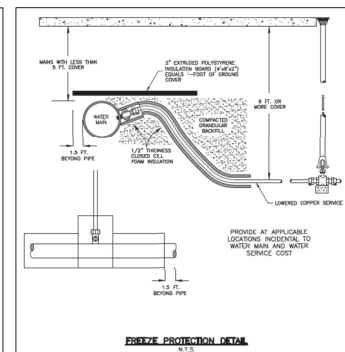
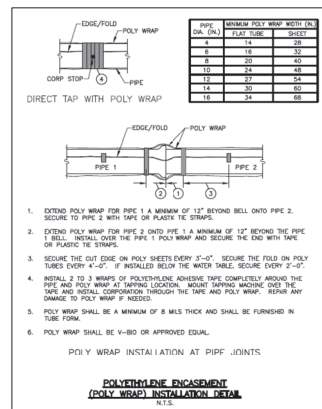
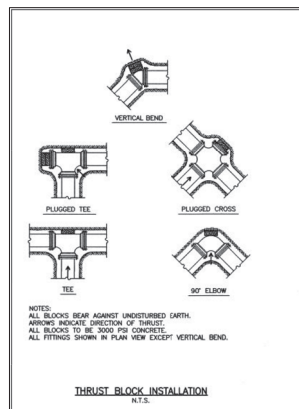
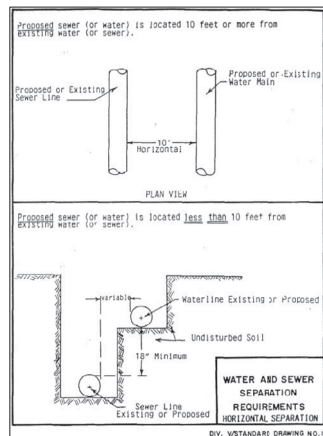
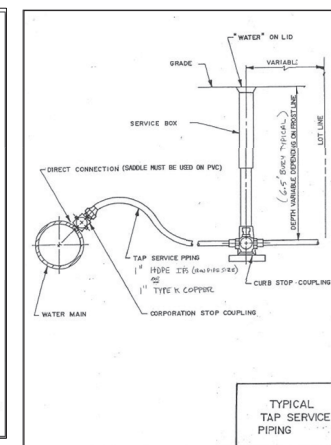
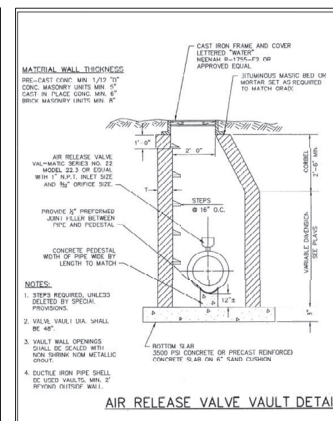
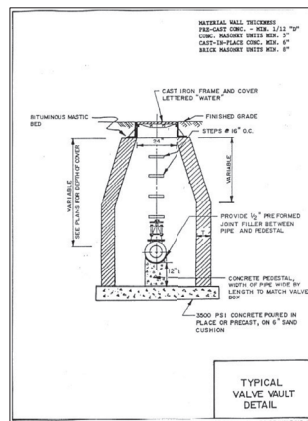
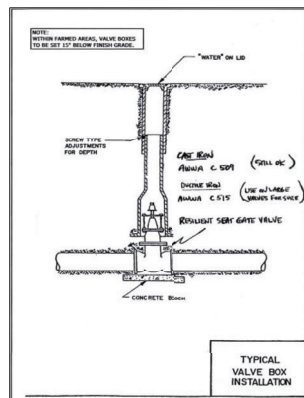
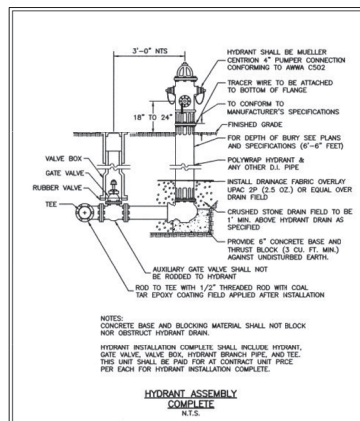
SHEET TITLE
DETAILS

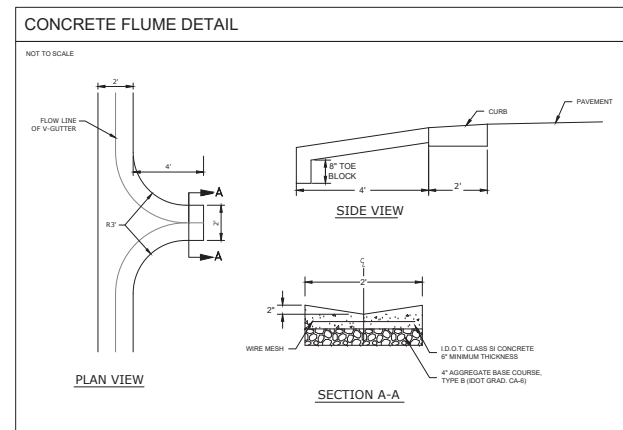
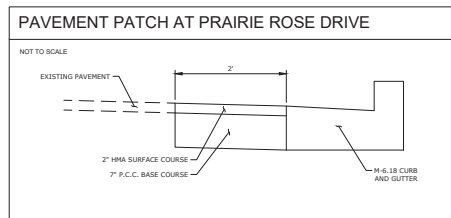
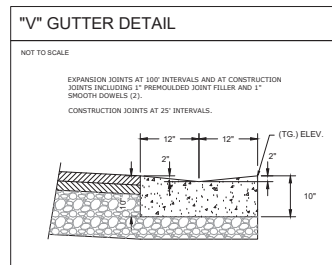
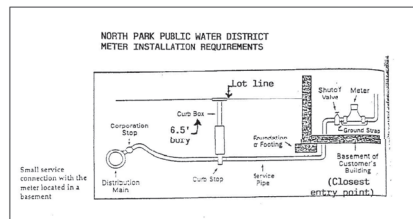
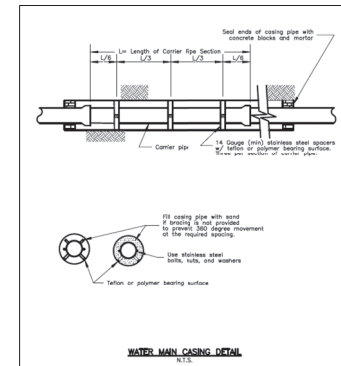
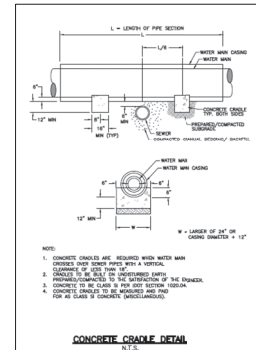
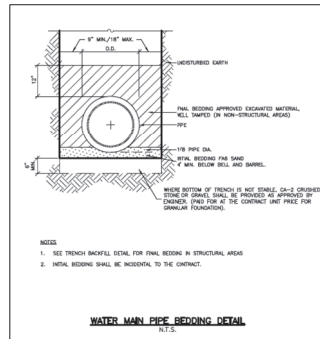
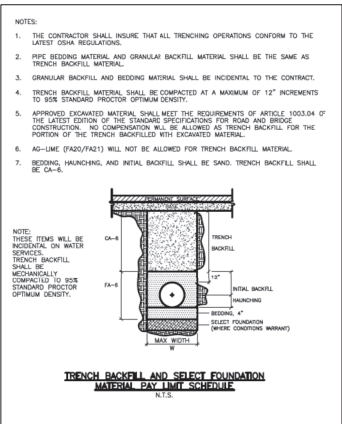
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PROJECT NUMBER
SHEET NUMBER

25012

C18





ARC DESIGN RESOURCES INC.

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VOICE (815) 484-4300
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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

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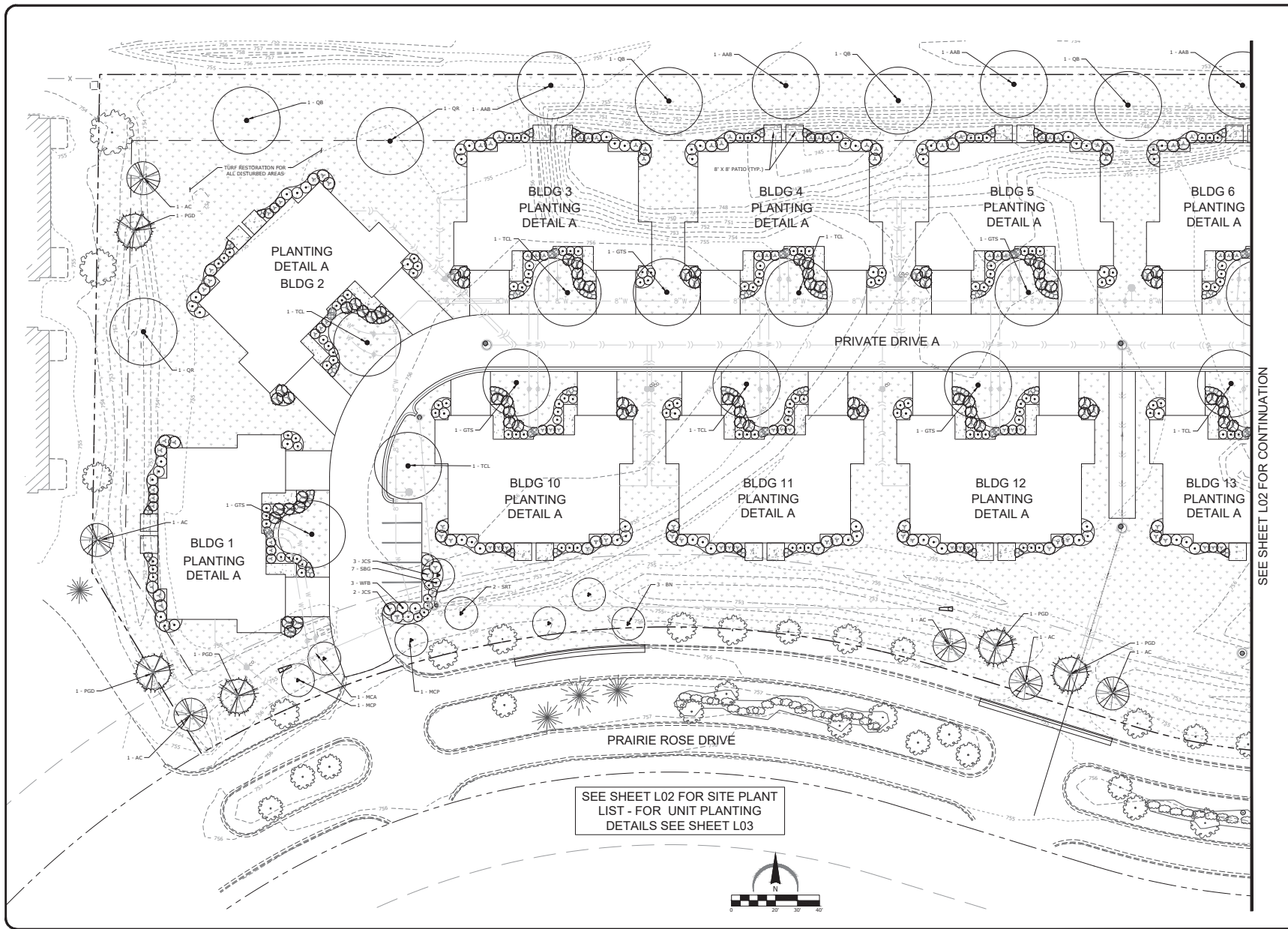
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SHEET TITLE

LANDSCAPE PLAN WEST

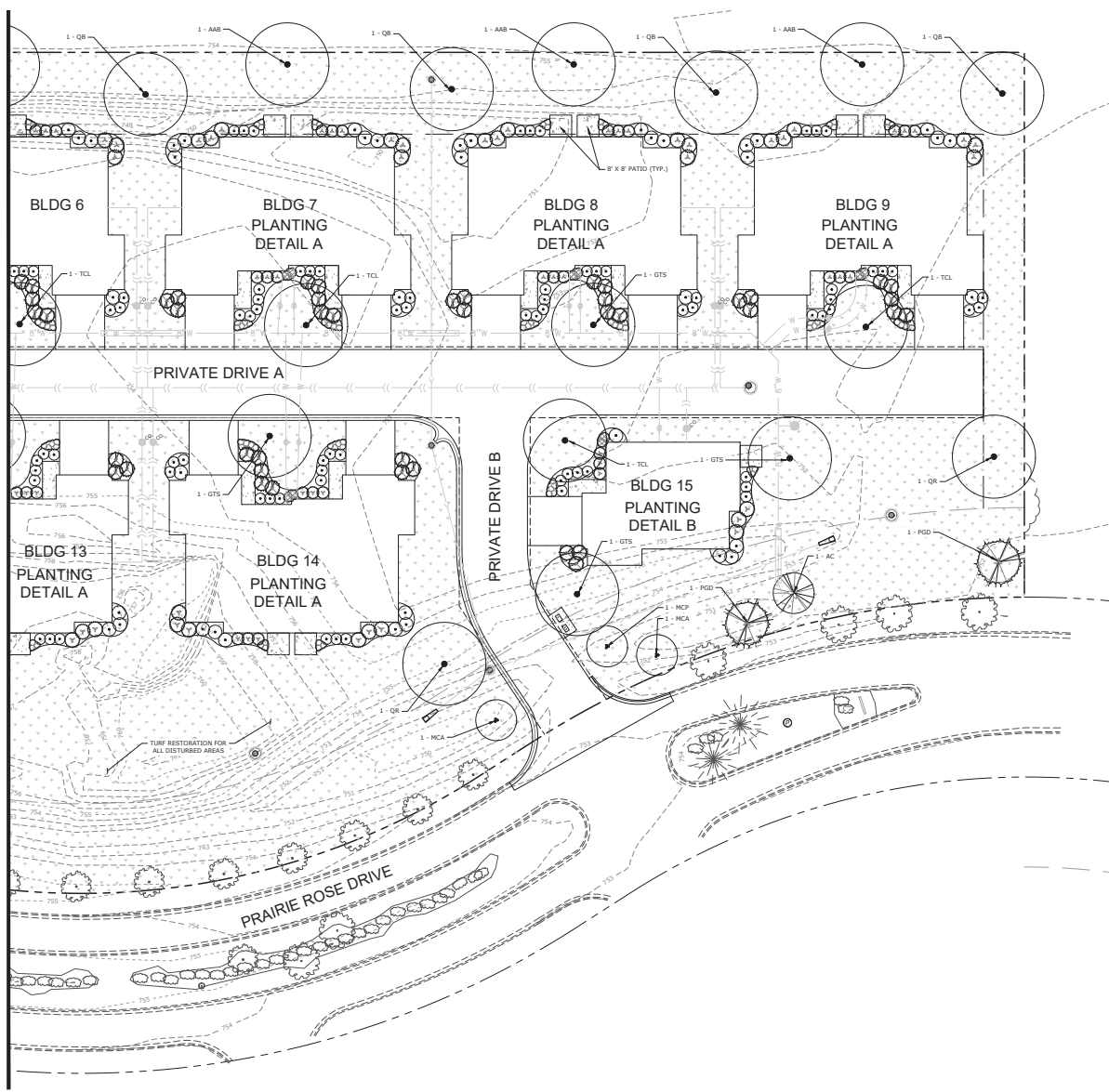
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PROJECT NUMBER
SHEET NUMBER

25012

L01

SEE SHEET L01 FOR CONTINUATION



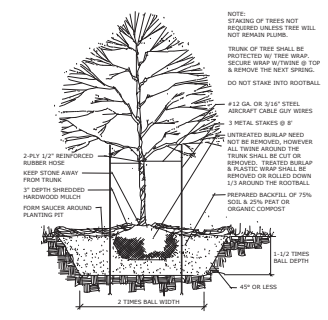
LEGEND

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

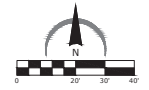
FOR UNIT PLANTING DETAILS
SEE SHEET L03

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 'Nerland' SWEET BIRCH	7'	MULTISTEM
GTS	9	Gleditsia triacanthos 'Skyline' SKYLINE HORSEHOLOGST	2.5"	SHADE TREE
HCA	3	Halesia x 'Adrienneck' ADRIENNECK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
HCP	3	Halesia x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PGD	7	Pinus strobus x densata BLACK HILLS SPRUCE	6'	EVERGREEN
QR	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 SARGENTII JUNIPER	5 GAL	EVERGREEN SHRUB
SBG	7	Sorbaria humilis 'Goldflame' GOLDFLAME SPIREA	18" / 5 GAL	DECIDUOUS SHRUB
WFB	3	Weigelia florida 'Balsascent' BUNIC BLOOM PINK WEIGELA	24" / 5 GAL	DECIDUOUS SHRUB



TREE PLANTING DETAIL
NOT TO SCALE



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REVISIONS

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SHEET TITLE

**LANDSCAPE PLAN
EAST**

DRAWN: MJA
CHECKED: JPL
JPL

PROJECT NUMBER
SHEET NUMBER

25012

L02

