BURR RIDGE SUBDIVISION ORDINANCE

SECTION VIII
ENGINEERING DESIGN REQUIREMENTS

A. Submittal of Preliminary and Final Engineering Plans

Anyone subdividing property subject to this Ordinance shall submit a preliminary and final engineering plan. The preliminary engineering plan shall accompany the preliminary plat of subdivision. It may be on a separate plan sheet but generally should be combined with the preliminary plat of subdivision. Final engineering plans shall be provided separately and submitted for review by the Village after approval of the preliminary plat of subdivision and before submittal of the final plat of subdivision. All engineering plans shall be certified by a Professional civil engineer registered with the State of Illinois and shall comply with the requirements contained herein. All improvements shown on the engineering plan and required herein shall be constructed as provided by this Ordinance.
(Amended by Ordinance A-894-03-08)

B. Purpose and Intent

The design specifications provided in this Section are intended to provide guidelines for the conceptual and final engineering design of all subdivision improvements. Where specific guidelines are not provided and where discretion is required, such discretion shall reside with the Board of Trustees, Village Engineer, and the Community Development Director. The Board of Trustees shall have sole authority to approve modifications to this Section except where such authority is specifically delegated by the terms of this Section.

C. Standards and Specifications for Required Land Improvements

In those instances where specific items and work are not referenced herein, the following standards and specifications shall govern:

1. All road and bridge work shall comply with the Illinois Department of Transportation (IDOT) “Standard Specifications for Road and Bridge Construction in Illinois”, latest edition, the IDOT “Highway Standards Manual”, and the IDOT “Bureau of Design and Environment Manual”. Traffic control and protection shall conform to the applicable portions of the “Illinois Supplement to the Manual on Uniform Traffic Control Devices” and the “Manual on Uniform Traffic Control Devices”.

2. For public sanitary sewer system and/or sewerage treatment works, the "Recommended Standards for Wastewater Facilities" adopted by the Great Lakes - Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers (Ten State Standards); and other regulations as may be imposed by the Sanitary Districts or Health Department of the County(s) having jurisdiction therein for public sanitary sewer

systems;

3. All water distribution systems shall comply with the standards approved by AWWA, the State of Illinois, and the County Health Department having jurisdiction.

D. Street Design Standards

1. Grading of Rights-of-Way

a. All stumps, brush, trees that cannot be saved, boulders, and similar items shall be removed prior to street construction. (Amended by Ordinance A-894-03-08)

b. Before any paving work is commenced, all street grading shall be properly completed as shown on the Grading Plan and approved by the Village Engineer.

c. After grading of streets is completed, proof rolled, and approved by the Village Engineer, and before any curbs or base course of the roadway pavement is laid, all of the underground work, such as water, sewer, and gas mains, house service connections therewith, and all underground conduits for electric and telephone lines, shall be completely installed in place and approved.

d. When considered necessary by the Village Engineer, settlement of the utility trench backfill shall be accelerated by means of water introduced through holes jetted into backfilled trenches to a point approximately two (2) feet above the top of the sewer pipe. The holes shall be jetted not greater than six (6) feet apart unless otherwise directed by the Village Engineer. Any depressions which develop due to settlement of backfilling material shall be repaired at the subdivider's expense, in a manner acceptable to the Village Engineer.

e. The final bituminous surface course of the roadway pavement shall not be installed until backfilling of all trenches dug across the roadway has completely settled or compacted to the satisfaction of the Village Engineer. All trenches across any roadway and within six (6) feet of the roadway shall be backfilled with , IDOT CA-11 or CA-13 and compacted in lifts not to exceed twelve (12) inches or backfilled with ¾ inch clean crushed limestone placed in un-compacted 12 inch lifts and brought to the required grade. As provided in this Section, the Village may, in its sole discretion and when recommended by the Village Engineer, determine that it is in the best interest of the Village to direct the Owner or subdivider to delay for a period of not more than two (2) years from acceptance by the Village of all other required land improvements the completion of the final bituminous surface course on those streets which may be adversely affected by construction traffic. (Amended by Ordinance A894-03-08)

f. Pavement corings, at the request of Village Engineer for cause, shall be taken under Village supervision after the paving has been completed and after the subdivider has requested acceptance of the street.

2. Roadway Pavement

a. Street Composition minimum requirements shall be as noted in Table VIII-A herein. Note that bituminous concrete surface course shall be made with virgin materials; thus, no recycled materials shall be used. The minimum asphalt content of Class I, Mixture CL, Type 3 surface bituminous concrete shall be 5.8%. (Amended by Ordinance A-894-03-08)

b. Street composition standards in excess of the minimums may be required when in the judgment of the Village Engineer, they are so warranted by subbase conditions, potential traffic volumes, loads and/or other relevant factors. Soil borings with Illinois Bearing Ratio data shall be furnished to the Village Engineer, upon request.

c. Roadway pavements shall have an overall width in accordance with the minimum dimensions as indicated in Table VIII-B.

d. Pavement widths shall be measured between backs of curbs. For rural cross section streets, pavement width shall be measured from the outer edge of the roadway pavement.

f. All streets in R-2A, R-2B, R-3 and R-5 zoning districts and arterial streets in R-1 and R-2 zoning districts shall be constructed with IDOT type B6.12 curbs and gutters.

g. Rural cross section streets may be permitted in the R-1 and R-2 District subject to the approval of the Board of Trustees upon recommendation from the Plan Commission. A rural cross section street shall include pavement edge markings and drainage swales.

h. All cul-de-sac turnarounds shall be provided within a center landscape island that is 22 feet in diameter.

i. The Board of Trustees upon recommendation from the Plan Commission may require greater roadway pavement widths as determined appropriate.

3. Access Driveways

A paved access from the property line to the street pavement shall be provided. The access driveway shall comply with Appendix VI of the Burr Ridge Zoning Ordinance, Ordinance No. 834, as amended and attached hereto as Appendix XIII.

4. Alleys and Pedestrianways

a. Alleys, when permitted in subdivisions as herein regulated, shall be not less than 30 feet wide as measured from edge to edge of pavement.

b. Pedestrian ways, when recommended by the Plan Commission and approved by the Board of Trustees, shall be not less than 12 feet wide.

E. Sanitary Sewerage System

1. Public or community sanitary sewerage systems, including sewer stub terminals to six feet beyond the outside of curb line or to the property line, whichever is furthest, shall be installed to serve all lots in a subdivision or lot divisions. Subdivisions or lot divisions containing no lots less than one acre or more in area and located in the unincorporated areas within one and one-half miles of the corporate limits of the Village or subdivisions or lot divisions containing no lots less than one acre in area which are annexed to the Village after the effective date of this ordinance may be served with individual sewerage disposal systems, provided, in either case, there is conformance with standards approved by the County Health Department and other applicable governmental authorities, except

that individual sewerage disposal systems shall be permitted in such subdivisions annexed to the Village after the effective date of this ordinance only after the Board of Trustees shall find that connection with a public or community system is not practicable, or there is an agreement between the subdivider and the Village and a guarantee by the subdivider that all lots in the subdivision will be served with a public or community sewerage system within a specified period of time.

2. All sewer plans and specifications shall be submitted to the Village Engineer for approval. Each lot platted for the subdivision shall be served by the sanitary sewer system. All sanitary sewer manholes shall be pre-cast concrete and must be sealed with chimney seals to the satisfaction of the Village Engineer. All sanitary sewer manhole covers shall be gasket sealed or water tight heavy duty ductile iron with the words "BURR RIDGE – SANITARY SEWER" cast into the cover. At the direction of the Village Engineer, the sanitary sewer must be extended to the far side of the subdivision in order to provide future service for adjacent properties. (Amended by Ordinance A-894-03-08)

3. All sanitary sewer must be PVC SDR 26 or Ductile Iron CL 52. (Added by Ordinance A-894-03-08)

4. Exterior drop connections will be permitted only where site conditions are not conducive for an elevation drop of less than two (2) feet. Interior drop connections will not be permitted. (Added by Ordinance A-894-03-08)

5. All sanitary sewer must be 8" or larger and must provide a minimum flow velocity of 2 fps. (Added by Ordinance A-894-03-08)

6. Manholes must have a minimum inside diameter of 48", and must be spaced at minimum 300' intervals. Manholes must have chimney seals. No manhole shall have more than 8" of adjusting rings. (Added by Ordinance A-894-03-08)

7. All sanitary sewer must have a minimum cover depth of 4'. (Added by Ordinance A-894-03-08)

F. Storm Sewer System

1. An adequate system of storm water drainage shall be constructed and installed, consisting of natural water courses, storm sewers and other necessary facilities which will drain the subdivision and protect roadway pavements. The stormwater drainage system shall be in compliance with the Stormwater Section of the Burr Ridge Municipal Code as amended.

2. Storm Sewer may be 10" for the first "run" of pipe, all other pipe must be 12" or larger and must be designed to convey the 10-year storm without surcharge above rim level. (Added by Ordinance A-894-03-08)

3. All storm sewer under paved surfaces must be RCP CL IV Ductile Iron CL 52. RCP CL III or PVC SDR 26 pipe may be used elsewhere. Gasketed pipe must be used in side and rear-yard applications. (Added by Ordinance A-894-03-08)

4. Storm sewer inlets may be used for collection of stormwater for the first structure of a storm sewer segment, or for curb inlets. All other structures shall be catch basin type structures, 4' minimum diameter and with a 18" minimum sump. (Added by Ordinance A-894-03-08)

5. The storm sewer system shall include a stormwater restrictor which shall be comprised of a shear gate with a bored orifice of the proper size, and a standpipe overflow set at the calculated 100 year HWL. The restrictor structure must be 48" minimum diameter and must be placed in a location where it can be easily accessed.

6. The storm sewer system shall include a manufactured BMP, hydrodynamic separator, or approved equal, placed in a location which can be easily accessed by vactor truck. The BMP device must meet all design criteria of the Village of Burr Ridge Stormwater Ordinance. (Added by Ordinance A-894-03-08)

7. Storm draining inlets shall be placed in street gutters (IDOT Type 11) at intersections and elsewhere as required by the terrain, but shall not be spaced more than 500 feet along the gutter. All storm sewer manholes, catch basins, and inlets shall be pre-cast concrete and damproofed with one heavy coat of coal tar paint. Coal tar paint shall terminate six (6) inches below the finish grade. All storm sewer manhole covers shall be heavy duty ductile iron with the following inscription cast on the cover:

   DUMP NO WASTE (top edge)
   STORM DRAIN (middle)
   DRAINS TO RIVERS (bottom edge)

8. Any outfall storm sewer that drains into an existing open ditch or natural water course shall have a flared end section and a permanent turf reinforcement matting a minimum of ten feet in radius from the center point of the flared end section.

9. Storm water shall not be directed into the sanitary sewer system and no connections between the storm and sanitary sewer systems will be permitted at any time Storm sewers in public rights-of-way shall be RCCP. Storm sewers outside of public rights-of-way shall be IDOT Class B material.

G. Water Supply System

1. Public or community water supply and distribution systems, including water stub terminals to each lot, shall be installed to serve each lot in a subdivision or lot divisions. Such water supply and distribution systems shall be installed to the far side of said subdivision or lot division at such location as determined by the Village Engineer in order to provide for extension of such systems to serve neighboring properties. Subdivisions containing no lots less than one acre in area and located in the unincorporated areas within one and one-half miles of the corporate limits of the Village or subdivisions containing no lots less than one acre in area and which are annexed to the Village after the effective date of this ordinance, may be served with water supply from individual wells conforming with standards approved by the County Health Department and other applicable governmental authorities, except individual wells shall be permitted in such subdivisions located within the Village only after being specifically approved by the Board of Trustees when it is determined that connection with a public or community water supply system is not practicable, or there is an agreement between the subdivider and the Village and a guarantee by the subdivider that all lots in the subdivision will be served with a public or community water system within a specified period of time. (Amended by A-41-3-86) (Amended by A-894-03-08)

2. There shall be no physical connection between a potable and non-potable water supply.

3. Consideration shall be given to water reclamation and reuse in commercial and industrial tracts for the purpose of conservation and relief of demands on existing residential supply; backflow devices must be included if water re-use is proposed.

(Amended by Ordinance A-894-03-08)

4. Evidence shall be presented by the subdivider that an adequate water supply is available, or will be, in advance of occupancy for development of individual lots and that the local utilities can satisfactorily serve the area by the utility easements shown.

5. Dead-end watermain will not be permitted. All watermain must be constructed in a looped system. (Added by Ordinance A-894-03-08)

6. Water Main size shall conform to the Master Village water main plan as directed by the Village Engineer. Mains on Section line roads shall be 12" diameter.. Water transmission mains shall be a minimum of eight (8)) inches in diameter, and shall include installation of shutoff valves and fire hydrants. Fire hydrants shall be installed at maximum intervals of 350 feet in a direct line in the parkway. The hydrants shall have a minimum of a seven (7") inch barrel and two, two and one-half (2½") inch hose connections and one (1) four and one-half (4½") inch steamer connection and an individual auxiliary valve of the size required by the appropriate Fire Protection District.

7. Thrust blocking must be proposed at all changes in direction 22 ½ degrees or greater. Thrust blocking shall be P.C.C., poured in place. Mega-lug restraint joint glands may be required in addition to P.C.C. thrust blocking. (Added by Ordinance A-894-03-08)

8. Valves shall be resilient wedge with non-rising stem gate valves, counter-clockwise opening, AWWA-C-509, Mueller or approved equal. Valves shall be located as directed by the Village Engineer in order to provide for effective operation of the larger water distribution system. (Added by Ordinance A-894-03-08)

9. Valve Vaults must be 5' in diameter, with the valve centered below the manhole opening. The valve vault rim shall read: "VILLAGE OF BURR RIDGE – WATER". (Added by Ordinance A-894-03-08)

10. Tracer wire and warning tape will be required to assist with watermain locating. Warning tape shall be 2" wide blue plastic warning tape. Tracer wire shall be #8 solid gauge tracer wire with blue insulation. (Added by Ordinance A-894-03-08)

11. Fittings shall be A-304 stainless steel ASTM F 593 and F 594 bolts, nuts, washers, and tie rods. (Added by Ordinance A-894-03-08)

12. Fire hydrants shall be installed at maximum intervals of 350 feet in a direct line in the parkway. The hydrants shall have a minimum of a seven (7") inch barrel and two, two and one-half (2 ½") inch hose connections and one (1) four and one-half (4 ½") inch steamer connection and an individual auxiliary valve of the size required by the appropriate Fire Protection District. Fire hydrants shall be Mueller Centurion or East Jordan, depending upon which fire hydrant is predominant in the vicinity. Fire hydrants shall be equipped with a 6" auxiliary valve and valve box stabilizer. The auxiliary valve shall connect to the fire hydrant with a flange fitting. (Added by Ordinance A-894-03-08)

H. House Services

House services for sewer and water shall be constructed to connect each lot or building site with the utility service mains for each utility as follows:

1. Such house services shall extend from the main to the property line;

2. House water service for each single-family residence shall be minimum of one and one-half inch (1.5"), type K, copper or approved equal and shall be terminated at a shut-off valve and box of a type approved by the Village Engineer and located in the parkway, three feet (3') from the sidewalk line. In no case shall the buffalo box be located in the sidewalk or driveway, or buried underground.

3. The connection from the sanitary sewer main to sanitary house drain shall be six inches (6") PVC (SDR35), or class 52 Ductile Iron pipe and conform with the Sanitary District and/or Health Department regulations. (Amended by A-41-2-83) Connections to the main shall be connected with a wye or gasketed saddle with dual stainless steel straps.

4. Connections from the storm sewer main to house storm drains shall be six (6) inches and connected with a wye or gasketed saddle with dual stainless steel straps.

I. Public Sidewalks and Pathways

1. Sidewalks shall be provided on both sides of all streets and rights-of-way within a subdivision and on the adjacent side of any street or right-of-way contiguous to the subdivision.

2. The Board of Trustees, upon recommendation by the Pathway Commission, may determine that sidewalks are not needed on both sides of all streets and, therefore, may waive the requirement for certain sidewalks. In the event sidewalks are not required on both sides of the street, the following conditions shall apply:

   a. The subdivider shall deposit cash to be held by the Village to pay for the installation by the Village of hard-surface pathways or sidewalks in or near the subdivision to serve, in substantial part, the residents of the subdivision.

   b. The amount of the deposit shall be the estimated cost of the sidewalks not being constructed s estimated by the Village Engineer.

   c. The deposit shall be made before recording of the final plat of subdivision.

   d. The hard-surface pathways or sidewalks constructed by the Village in lieu of required sidewalks shall be installed by the Village at such time as the pathways or sidewalks may be incorporated into a comprehensive pathway and sidewalk system in the Village.

   e. The subdivider may further be required by the Board of Trustees as a condition of final plat approval to dedicate land for public use outside of street rights-of-way on which hard-surface pathways may be constructed in lieu of sidewalks.

   f. In the event funds for sidewalks for which a deposit has been made has not been used by the Board of Trustees after 10 years from the acceptance of the public improvements by the Village, then the deposit may be applied to some other public improvement which primarily benefits the subdivision.

3. Sidewalks shall be located 12 inches from the street right-of-way lines unless it is determined by the Village Engineer upon consultation with the Village Forester, that sidewalks should be made to meander around existing trees for the purpose of preserving said trees. A subdivider may be required to dedicate easements or additional rights-of-way to accommodate sidewalks under this circumstance. Sidewalks shall be a minimum of five (5) feet wide and five (5) inches thick. Sidewalks located across driveways shall be a minimum of seven (7) inches thick. The Board of Trustees, upon

recommendation from the Pathway Commission, may require additional width as determined appropriate. All sidewalks shall be constructed of Portland Cement Concrete with a twenty-eight (28) day compressive strength of three thousand (3,000) pounds. All concrete shall be air entrained with a maximum slump of five (5) inches. The Village Engineer shall approve other admixtures.

4. Pathways shall be located within dedicated rights-of-way or easements and shall be constructed in accordance with the following:

   a. Pathways shall be constructed of the same materials and specifications as sidewalks unless otherwise required by the Board of Trustees upon recommendation from the Pathway Commission. If so approved by the Board of Trustees, pathways may be constructed of asphalt consisting of a 2 inch stone sub-base on geo-textile fabric with a 4 inch bituminous base course and 2 inch bituminous surface course.

   b. Pathways shall be a minimum width of 5 feet but may be required to be wider if determined appropriate by the Board of Trustees upon recommendation from the Pathway Commission.

5. The requirements herein shall also be applicable to any subdivision where private streets are permitted in the subdivision in lieu of public streets, and appropriate easements or dedicated rights of way for required sidewalks and/or hard-surface pathways may be required by the Board of Trustees.

J. Street Lighting Specifications

1. Residential

   a. Street lights shall be provided as described herein and in substantial conformance with the attached Appendix XI.

   b. Lighting in residential areas shall consist of installing concrete poles with a coach light style laminar. The concrete poles shall be sixteen (16') feet in height from ground line to top of pole, with a three (3") inch outer diameter by three (3") inch slipfitter to receive the laminar. The poles shall be furnished with a minimum five (5') foot length butt base to be imbedded into the ground and surrounded by finely compacted screenings. The pole shall be octagonal (eight-sided) in shape and shall taper from approximately seven (7") inches at ground line to four (4") inches at top of pole and shall be constructed of centrifugally cast concrete with prestressed steel reinforcement. The poles shall include a two (2") inch by eight (8") inch handhole with cover approximately eighteen (18") inches above ground level and also a two (2") inch by nine (9") inch cable entrance hole approximately nine (9") inches below grade level. The poles shall have a ¾" female threaded access hole to accept a ¾" male threaded nipple, capped with a bronze ¾" male treaded cap, located approximately 12" below the top of the pole. All poles shall be Stresscrete manufacture with a "Saluki Bronze, S90" naturally polished finish. Substitute or "or-equal" products can be used only if approval is granted by the Village Engineer. (Amended by Ordinance A-894-03-08)

   c. Post top luminaires mounted on the aforesaid concrete poles shall be of the coach light style and shall consist of a cast aluminum octagonal-shaped body of approximate dimensions, thirty-five (35") inches in height and twenty (20") inches in width. The body shall enclose eight (8) tightly secured polycarbonate lense panels and accommodate a three (3") inch slipfitter. The luminaries shall be

primed and then painted with black thermoset acrylic enamel. All lines of the luminaires shall be neat in appearance, and all hardware shall be stainless steel. Laminar shall house a one hundred twenty (120) volt regulator ballast with high power factor to accommodate a ten percent plus or minus (10%±) line voltage variance. Lamps shall be color corrected one hundred (100) watt high pressure sodium vapor lamps with a minimum initial output of eight thousand eight hundred (8800) lumens and be designed to burn base down. All luminaries shall be furnished with a photocell control. Wiring within the pole shall be No. 16 minimum. Luminaires shall be "King Luminaire Style K56-Octogon" or approved equal. Substitute or "or-equal" products can be used only if approval is granted by the Village Engineer. (Amended by Ordinance A-894-03-08)

d. Lighting in residential area may either be lighted individually or in circuit. Individually lighted poles shall be connected to a one hundred twenty (120) volt Commonwealth Edison transformer service through existing easements and shall be connected by 2-1/C, No. 8, 600 Volt, Type XHHW wiring in one (1") inch PVC unit duct. All poles shall be grounded by a No. 8 bare wire ground adjacent to the unit duct, or may be grounded by individual ground rods at each light. Poles which are lighted in circuit shall be operated by a photo control unit mounted on the first light connected to the relay unit at the main control center and shall be connected by minimum 2-1/C No. 6, 600 volt type XHHW wiring in one (1") inch minimum PVC unit duct and shall operate on one hundred twenty (120) volts. A No. 8 bare wire ground shall be installed adjacent to the unit duct in trench. All trenching shall be a minimum thirty (30") inches in depth and thoroughly backfilled and compacted. All wiring shall be annealed seven (7) strand, soft copper. Controls shall be mounted in a post top cabinet. Where street light cable crosses previously restored surfaces, the cable shall be installed by guided auger methods.

e. Street lights shall be located at street intersections, cul-de-sacs, and at points of significant roadway curvature, as directed by the Village Engineer

2. Business and Manufacturing

a. Lighting in business and manufacturing areas shall consist of installing a twenty-one (21') foot octagonal concrete pole with a two and one-half (2-1/2") inch curved aluminum pipe arm with a six (6') foot spread of the "davit" galvanized steel style to mount a two hundred fifty (250) watt metal halide "cobra head" type luminar of cutoff distribution. The bracket arm shall slip onto an indented pole top for a flush fit. The luminar mounting height shall be twenty-five (25') feet. The pole shall be a centrifugally cast prestressed, reinforced, concrete pole with approximate dimensions eight (8") inches at ground line and five and three-eights (5-3/8") inches at top.

b. The pole shall be bolted to a five (5') foot deep, twenty-four (24") inch diameter, Class X concrete foundation using one (1") inch by thirty-six (36") inch by four (4") inch steel anchor bolts with an approximate bolt circle of eleven and one-half (11-1/2") inches. The pole shall be of a natural polished white color.

c. Luminaries shall house a two hundred fifty (250) watt, metal halide lamp and shall contain a highpower factor regulator ballast rated at two hundred forty (240) volts. Wiring and controller details shall be as described for residential circuited lights except that the operating voltage shall be two hundred forty (240) volts. Luminaries shall be of Type II or Type III cut-off distribution. The lighting system shall be designed to a maintained footcandle value of zero point six (0.6),

and a uniformity ratio of six (6) to one (1). Luminaries shall be equipped with a flat lens to provide a cut-off type lighting distribution. (Amended by A-41-2-83)

3. General

a. The subdivider shall be responsible for making electrical connection arrangements with the utility company. All work shall conform to the applicable sections of the latest edition of the National Electric Code, as well as to the specifications set forth above. In the event of conflict between said specifications and said Code, the more stringent requirement shall govern.

b. The Plan Commission may recommend variations to the pole, laminar, and lamp specifications, upon submittal of a superior type of lighting equipment which would be deemed unique and desirable for use in a particular subdivision.

c. The provisions of Section III.C of this Ordinance shall govern the recommendation for and the granting of any such variation.

K. Street and Traffic Signs

Final engineering plans shall include specifications for all street and traffic control signs. Said signs shall be provided in accordance with the following:

1 All traffic control signs shall be provided in conformance with the Manual for Uniform Traffic Control Devices or as may otherwise be required by the Village Engineer.

2 Street name signs shall be posted on street light poles whenever possible. Whenever determined appropriate, street sign posts may be used subject to specifications provided by the Village Engineer.

3 Street name signs shall comply with the specifications attached hereto as Appendix XII.

L. Public Utilities

1. All utility distribution or transmission lines for telephone, electric service, cable and other means of electronic and telephonic transmissions shall be placed underground. Installation of such facilities shall be made in compliance with the applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective and the subdivider shall be responsible for compliance with rules and regulations, now and hereafter effective and filed with said Commission pursuant to the Illinois Public Utilities Act and of any public utility whose service will be required for the subdivision with respect to the provision of such facilities.

2. Underground telephone, electric and gas service shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. Unless provided otherwise in easement provisions on the subdivision plat or other plat note, in language acceptable to the Village, for those subdivisions in which the right-of-ways are not dedicated to the Village, the subdivider or subsequent subdivision property owners shall retain sole responsibility for the cost of electric and gas service and maintenance for common use improvements, including, but not necessarily limited to, street lights.

M. Erosion and Sedimentation Control

1. An erosion and sedimentation control plan shall be provided including but not limited to the following:

   a Erosion and sedimentation control measures necessary to meet the objectives of this ordinance throughout all phases of construction and permanently after completion of development of the site. Plans should include specifications, details, and plan indications of the following;

      1. Inlet protection at all exposed inlets
      2. Silt fence plan
      3. Stabilized construction entrance
      4. Concrete wash-out area
      5. Filter strip locations
      6. Pipe outlet erosion control
      7. Seed establishment note which reads: "All disturbed areas for which work does not take place for 30 days shall be supplemented with topsoil and silt-seeded. The responsible party must ensure that the seed germinates and results in soil stabilization to the satisfaction of the Village Engineer."
      8. Phasing note which reads: "Erosion control must be established prior to the commencement of earthwork activities. All erosion control must be inspected and approved by the Village Engineer prior to the commencement of any other tasks. The contractor/developer is responsible for the continual maintenance of all erosion control. In the event that erosion control is found to be deficient, a Notice of Non-compliance will be issued, after which the responsible party will have five (5) calendar days to resolve the matter to the satisfaction of the Village Engineer. If the matter is not satisfactorily resolved within five (5) days, the Village will authorize the work to be performed at the expense of the responsible party. The Letter of Credit surety will be drawn upon for payment of this work."

   b Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quality of mulching for both temporary and permanent vegetative control measures shall be indicated on the final engineering plans.

   c Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.

   d Identification of the person(s) or entity which will have legal responsibility for maintenance of erosion control structures and measures after development is completed

   e A copy of the IEPA NOI (Notice of Intent) and a copy of the cancelled permit fee check must be submitted to the Village as proof that the NOI Permit has been

procured. (Added by Ordinance A-894-03-08)

2. Except as provided below, no plat of subdivision shall be approved unless the final plat and accompanying materials indicate that measures to be taken for control erosion and sedimentation will be adequate to assure that sediment is not transported from the site by a storm event of ten-year frequency or less, and that the following principles will be applicable to all development activities in the area to be subdivided: (Amended by Ordinance A-894-03-08)

   a Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible and natural contours should be followed as closely as possible.

   b Natural vegetation should be retained and protected wherever possible. Areas immediately adjacent to natural watercourses should be left undisturbed wherever possible.

   c The smallest practical area of land should be exposed for the shortest practical time during development.

   d Silt fencing, sediment basins, debris basins, desilting basins, or silt traps or filters should be installed and maintained to remove sediment from runoff waters from land undergoing development.

   e The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs and benefits involved.

   f In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.

   g Provision should be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development. Drainageways should be designed so that their final gradients and the resultant velocities of discharges will not create additional erosion, and should be protected against erosion and sedimentation during development.

   h Permanent vegetation and structures should be installed as soon as practical during development.

   i The subdivider shall regularly inspect all soil erosion and sedimentation provisions and shall re-set silt fences and other measures as may be needed to ensure compliance with this Ordinance.

N. Record Drawings (As-Built Plans)

   1 Upon completion of the installation of improvements in a subdivision, one set of mylar Record Drawings, which show all improvements as actually installed in the field, shall

be filed with the Village Engineer. Said record drawings must be submitted prior to the acceptance of the subdivision improvements. The purpose of the record drawings is to ensure that such improvements have been installed in accordance with the approved final engineering plans and to provide a permanent record of the improvements. Record drawings shall indicate location (setback from property and easement lines), sizes, dimensions, elevations, and construction materials of all improvements and any other information as may be required by the Village Engineer. An electronic copy of the record drawings (in AutoCad or ArcView format) must also be submitted prior to acceptance of the subdivision improvements. (Amended by Ordinance A-894-03-08)

2 The record drawings shall include all house service connections in distances in feet from side lot lines approved by the Village Engineer.

Table VIII-A Street Composition Standards

Local Residential Streets		**All Arterial, Collector and Non-Residential Streets & Alleys**	
Bituminous Concrete	**Portland Cement Concrete**	**Bituminous Concrete**	**Portland Cement Concrete**
1 1/2" Surface, Class I, Mixture CL, Type 3 [1]	8" P.C.C. Non-reinforced	1 1/2" Surface, Class I, Mixture C, Type 3 [1]	11 1/2" P.C.C. Non-reinforced
2" Binder, Class I, 7 Mixture B, Type 2		2" Binder, Class I, Mixture B, Type [2]	
6" Bituminous Base (Min. M.S. of 1700)		9 1/2" Bituminous Base (Min. M.S. of 1700)	
2" Crushed Limestone Type CA-6 [2]	2" Crushed Limestone Type CA-6 [2]	2" Crushed Limestone Type CA-6 [2]	2" Crushed Limestone Type CA-6 [2]

Table VIII-B Pavement Width

Type of Street	**Residential Zoning: R-2A, R-2B, R-3, R-5**	**Residential Zoning: R-1 or R-2**	**Non-Residential Zoning:**
Arterial	37 Feet *	37 Feet *	48 Feet *
Collector	30 Feet *	Rural: 24 Feet ** Other: 30 feet *	48 Feet *
Local	28 Feet *	Rural: 22 Feet ** Other: 28 feet *	30 Feet *
Cul de Sac Turnaround	90 Feet (Including a 22 foot diameter landscape island and a 34 foot wide pavement)	90 Feet *	100 Feet *
Highways	In accordance with Federal, State, County, or Local requirements.		

* Street width is measured from back of curb to back of curb.
** Street width includes a 2 foot width of bituminous shoulder on each side.