Town of Cortland
Agenda Request

(SUBMIT FORM TO THE TOWN CLERK NO LATER THAN ONE WEEK BEFORE THE SCHEDULED MEETING)

ALL REQUESTS ARE SUBJECT TO THE APPROVAL OF THE MAYOR

☐ RESOLUTION ☒ ORDINANCE ☐ INFORMATION ☐ OTHER

DATE PREPARED: MAY 7, 2020 **FOR MEETING ON:** MAY 11, 2020

DESCRIPTION/TITLE: AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON FARM P.U.D. UNIT 5 RESUBDIVISION OF LOTS 30, 31, AND 32 AND AMENDING A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT BY ADOPTING A FINAL DEVELOPMENT PLAN FOR ROBINSON FARM P.U.D. UNIT 5

REQUIRED ACTION: ADOPT AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON FARM PUD – UNIT 5 RESUBDIVISION AND AMENDING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT BY ADOPTING A FINAL DEVELOPMENT PLAN FOR ROBINSON FARM PUD – UNIT 5

STAFF/COMMITTEE RECOMMENDATION: STAFF HAS REVIEWED THE FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN FOR THE CREATION OF ROBINSON FARM PUD UNIT 5 AND HAVE DETERMINED THAT THESE DOCUMENTS MEET THE TOWN'S REQUIREMENTS. THEREFORE STAFF IS RECOMMENDING THAT THE TOWN APPROVE THESE DOCUMENTS THROUGH THE ADOPTION OF THE ATTACHED ORDINANCE.

STATEMENT OF CONCERN/SUMMARY: ORDINANCE 2012-07, SECTION ONE AMENDS THE SPECIAL USE PERMIT FOR ROBINSON FARM PUD UNIT II (OF WHICH THIS IS PART OF). ONE OF THE PROVISIONS OF THIS ORDINANCE ALLOWS CHANGES TO UNIT II TO BE PROCESSED AS EITHER MAJOR OR MINOR CHANGES. ON SEPTEMBER 4, 2019, THE PRE-APPLICATION COMMITTEE MET WITH THE APPLICANT TO REVIEW THE PROPOSAL AND DETERMINED THAT THE PROPOSED CHANGES WOULD NOT CONSTITUTE A MAJOR CHANGE TO THE PUD AND THEREFORE WOULD BE CONSIDERED TO BE A MINOR CHANGE. PER THE TERMS OUTLINED IN ORDINANCE 2012-07, MINOR CHANGES TO THE PUD DO NOT REQUIRE A PUBLIC HEARING AND THEREFORE THIS PROPOSAL WAS NOT REVIEWED BY THE PLANNING COMMISSION.

AGENDA PLACEMENT:

☐ BOARD REVIEW OF PENDING BUSINESS ☒ NEW BUSINESS ☐ CONCERNS ☐ STAFF REPORTS
☐ COMMITTEE OF THE WHOLE ☐ PRESIDENT'S REPORT ☐ CONSENT AGENDA ☐ UNFINISHED BUSINESS
☐ PUBLIC HEARING

Prepared by: Anna Kurtzman Approved by: Date:

F:\My Documents\W-ZB\ICCI-Anna\Subdivisions\Robinson Farm\Unit 5\Agenda Request Ordinance for RF Unit 5.doc

TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS

TOWN OF CORTLAND
ORDINANCE NO. 2020-XX

AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON FARM P.U.D. UNIT 5 RESUBDIVISION OF LOTS 30, 31, AND 32 AND AMENDING A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT BY ADOPTING A FINAL DEVELOPMENT PLAN FOR ROBINSON FARM P.U.D. UNIT 5 IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS
(ANBR, LLC)

ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE TOWN OF CORTLAND

This ____ day of May, 2020

Effective date: _____, 2020

Published in pamphlet form by the authority of the President and Board of Trustees of the Town of Cortland, DeKalb County, Illinois, this ____ day of May, 2020.

ORDINANCE 2020-XX

AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON FARM P.U.D. UNIT 5 RESUBDIVISION OF LOTS 30, 31, AND 32 AND AMENDING A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT BY ADOPTING A FINAL DEVELOPMENT PLAN FOR ROBINSON FARM P.U.D. UNIT 5 IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS (ANBR, LLC)

WHEREAS, the Town of Cortland (the "Town") has adopted a Subdivision Ordinance (Title 10 of the Town Code) in accordance with the provisions of Illinois Compiled Statutes, to regulate the division of land and specify the minimum requirements for public improvements on land in the Town of Cortland; and

WHEREAS, ANBR, LLC, an Illinois limited liability company is the owner of the property described in the subdivision plat attached hereto as Exhibit A, and made a part hereof by this reference, has petitioned the Town for approval of the Final Plat of Robinson Farm P.U.D. - Unit 5 Resubdivision of Lots 30, 31, and 32 (the "Plat of Resubdivision" or "Plat") in accordance with the requirements of the Special Use Permit for Planned Residential Development granted by the Town Board in Ordinance No. 2003-13; and

WHEREAS, the territory included on the Plat of Resubdivision is part of a planned residential development previously approved by the corporate authorities of the Town in Ordinance No. 2003-13, and amended by Ordinance No. 2005-34, Ordinance No. 2006-32, Ordinance No. 2008-18, Ordinance No. 2012-07, and Ordinance No. 2018-05 and said Plat is in conformance with the approved final development plan for the Robinson Farm Subdivision and the conditions and requirements thereof, heretofore recorded on July 12, 2004, as Document 2004014035 in the Office of the DeKalb County Recorder of Deeds and as amended by Ordinance No. 2005-34, Ordinance No. 2006-32, Ordinance No. 2008-18, Ordinance 2012-07 and Ordinance No. 2018-05; and

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: That the Final Plat of Robinson Farm P.U.D. – Unit 5 Resubdivision of Lots 30, 31, and 32, attached hereto and made a part hereof by this reference, is hereby approved in the form set forth on Exhibit A. Furthermore, that the special use permit for a planned residential development heretofore granted in Ordinance 2003-13, as amended, shall be further amended for the territory described in Exhibit A through adoption of the Final Development Plan for Robinson Farm P.U.D. - Unit 3 attached and incorporated herein as Group Exhibit B.

SECTION TWO: That the Town President and Town Clerk are hereby authorized and directed to execute the Final Plat upon presentment of such proper and sufficient documents as may be necessary to comply with the requirements of Title 10, Land Subdivisions, of the Town Code.

SECTION THREE: That the Town Clerk is hereby authorized and directed to record said plat with the DeKalb County Recorder of Deeds after the plat is properly executed by all of the officers of the Town.

SECTION FOUR: That the special use permit for a planned residential development heretofore granted in Ordinance No. 2003-13, as amended by Ordinance No. 2005-34, Ordinance No. 2006-32, Ordinance No. 2008-18, Ordinance No. 2012-07, and Ordinance No. 2018-05, is hereby affirmed and shall be in full force and effect following adoption of this Ordinance.

SECTION FIVE: That violation of any Section of this Ordinance shall be cause for the revocation of the Special Use Permit herein or previously granted.

SECTION SIX: That the various provisions of this Ordinance are to be considered as severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION SEVEN: That all ordinances or parts of ordinances in conflict or inconsistent with this Ordinance shall be repealed to the extent of any such conflict or inconsistency.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage as provided by law, and pursuant to 65 ILCS 5/1-2-4, this written and foregoing Ordinance is published by authority of the corporate authorities of said Town of Cortland in the within pamphlet form on this date and photocopy of this within Ordinance is deemed in such pamphlet form.

Presented, Passed, Recorded and Published on this _____ day of May, 2020.

Vote among the Trustees of said Town:

AYES:
NAYS:
ABSENT:

APPROVED:

_____
Russell C. Stokes
Town President

ATTEST:

_____
Cheryl Aldis
Town Clerk

EXHIBIT A

ROBINSON FARM P.U.D. – UNIT 5 RESUBDIVISION OF LOTS 30, 31, AND 32

(see next page attached)

Robinson Farm PUD - Unit 5 Resubdivision

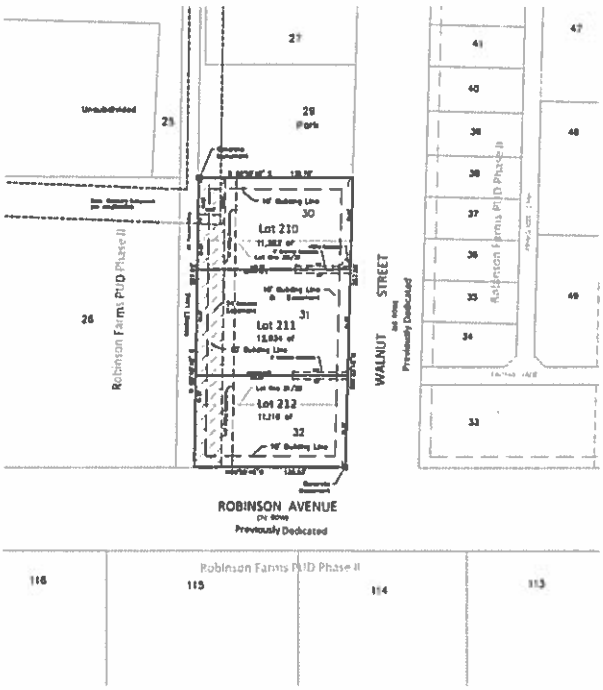
P.I.N.
09-29-231-040
09-29-231-041
09-29-231-042

being a resubdivision of Lots 30, 31 and 32 in Robinson Farm PUD - Unit II a Planned Unit Development recorded July 7, 2006, in Plat Cabinet 9, Slide 191-A, as document number 2006-012375, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East of the Third Principal Meridian, DeKalb County, Illinois.

LEGEND

- CENTERLINE OF R.O.W.
- LOT LINES
- BOUNDARY
- ADJACENT PROPERTY LINES
- SECTION LINES
- BUILDING LINES
- EASEMENT LINES

sf	SQUARE FEET
L =	ARC LENGTH
R =	RADIUS LENGTH
C =	CORD LENGTH
CB =	CORD BEARING
Δ =	CURVE DELTA
P.U.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
BL	BUILDING LINE
m	RECORDED DIMENSION
●	IRON PIPE



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF CORTLAND, ILLINOIS ("TOWN") AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH THE AREA MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID TOWN, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPRESAID USES OR RIGHTS.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE TOWN OF CORTLAND AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACCESS EASEMENT PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY PROVIDED FOR THOSE AREAS DESIGNATED ON THE PLAT AS ACCESS EASEMENTS. SAID EASEMENT IS GRANTED TO ALL LOTS WHICH ACCESS ONTO SAID EASEMENT. THE COMMON DRIVEWAY CONTAINED IN SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF ONE IS NOT ESTABLISHED OR IN EXISTENCE BY ALL OF THE OWNERS OF LOTS WHICH ACCESS SAID EASEMENT AND ALL OWNERS AND SUCCESSOR OWNERS AGREE TO MUTUALLY MAINTAIN THE EASEMENT PREMISES AND EQUALLY SHARE THE MAINTENANCE EXPENSES.

SIDEWALK EASEMENT PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY PROVIDED FOR THOSE AREAS DESIGNATED ON THE PLAT AS SIDEWALK EASEMENTS. SAID EASEMENT IS GRANTED TO ALL LOTS WHICH ACCESS ONTO SAID EASEMENT. THE SIDEWALK ON SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF ONE IS NOT ESTABLISHED OR IN EXISTENCE BY THE LOT OWNER OF THE BUILDING THAT THE SIDEWALK ACCESSES.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

All lot lines and building setback lines as originally dedicated on Robinson Farm P.U.D. Phase II Resubdivision Plat located within the boundary of the property are hereby vacated.

TOWN ENGINEER CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, _____, do hereby certify that the required improvements have been completed or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at Cortland, Illinois, this ____ day of _____, A.D. 2020.

_____ P.E. No. _____

Farr-Graham & Associates, LLC
Design Firm Professional Registration #184003120, Town Engineer

COUNTY CLERK'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

I, Douglas A. Johnson, County Clerk of DeKalb County, in the State of Illinois, do hereby certify that I have examined the records and have found no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments or unpaid current special assessments against the tract of land described and platted hereon.

This ____ day of _____ A.D. 2020.

By _____
Douglas A. Johnson, DeKalb County, Illinois

COUNTY RECORDER'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This plat was filed for record in the Recorder's office of DeKalb County, Illinois, on

this ____ day of _____ 2020 at _____ o'clock ____ M. and recorded in plat cabinet ____ at slide No. _____, as Document No. _____

_____

Douglas A. Johnson
DeKalb County Recorder

OWNER'S AND OWNER'S DRAINAGE CERTIFICATE

State of Illinois }
County of DeKalb } ss

Pursuant to paragraph 2 of 765 ILCS 205/7 (formerly chapter 109, section 2 of the Illinois revised statutes), we hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into other natural areas, public ways or areas or areas over the subdivision has the right to use, and that such surface water will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of construction of the subdivision.

Dated at _____, this ____ day of _____ 2020.

_____
Raymond S. Ulrich
Illinois Professional Engineer No. 062-046213

Dated at _____, this ____ day of _____ 2020.

_____
_____
Owner - ANSR LLC

TOWN OF CORTLAND ACCEPTANCE RESOLUTION

State of Illinois }
County of DeKalb } ss

WHEREAS, _____, Owners of the land shown hereon have caused same to be subdivided and platted as shown, and

WHEREAS, the said land has within the corporate limits of the Town of Cortland, Illinois, DeKalb County, Illinois.

NOW, THEREFORE, BE IT RESOLVED by the Town of Cortland that the plat hereon be accepted and approved subject to the provisions of all applicable ordinances of the Town of Cortland.

Approved this _____ day of _____ A.D. 2020.

_____
President, Russell C. Shaver

_____
Town Clerk, Cheryl L. Aldo

OWNER'S CERTIFICATE

State of Illinois }
County of Kane } ss

This is to certify that ANSR LLC, an Illinois Corporation, is the owner of a portion of the property described in the foregoing surveyor's certificate and has caused the same to be platted and subdivided as indicated on the attached plat for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of Robinson Farm P.U.D. Unit 5 Resubdivision, in the Town of Cortland, DeKalb County, Illinois, and further certify that to the best of our knowledge and belief, it has been hereon to other DeKalb County Illinois plats in the State of Illinois.

Dated this ____ day of _____ A.D. 2020.

By _____

_____

ANSR LLC
555 Bethany Road
DeKalb, IL 60115

NOTARY CERTIFICATE

State of Illinois }
County of Kane } ss

I, the undersigned, a notary Public in and for said County in the State aforesaid, do hereby certify that _____ who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as _____ appeared before me this day in person and acknowledged that he signed the instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____ A.D. 2020.

_____
Notary Public

My commission expires _____

EASEMENT PROVISIONS

For easements for serving the subdivision and other property with electric and communication service, is hereby reserved for and granted to:

Commonwealth Edison Company
and
Frontier NORTH and Mediacom, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, remove, supplement, relocate and replace from time to time, poles, guys, anchors, wires, conduits, pedestals, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, upon, across, along and under the surface of the property shown within the dashed or dotted lines or similar designations on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." or similar designations, the property designated in the Declaration of Condominium under as the plat as "Common Elements" and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to cross adjacent common areas or under the surface of such lot and adjacent lots or areas to serve improvements thereon, or on adjacent lots, and extension poles or anchors, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in areas of over the property within the general or dotted lines or similar designations marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." or similar designations without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

For more "General Easement" shall have the meaning set forth for such term in the "Condominium Property Act" (Chapter 765 ILCS 605), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the buildings and all improvements of which are maintained, owned or to be maintained by the condominium association, persons or areas within the planned development, even though such lot otherwise designated on the plat by terms such as "outlot", "common elements", "open space", "park area", "common ground", "parking" and "common area". The term "dedicated area or areas" and "Common Elements" include real property surfaced with internal driveways and walkways, but excludes real property physically occupied by a building, Common Elements District of structures such as school, municipal zone or municipal department.

Exception of licensee will be done by Grantees in lieu of the Grantees/Lot Owner upon written request.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of DeKalb } ss

This is to certify that I, Raymond S. Ulrich, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

Lots 30, 31 and 32 in Robinson Farm P.U.D. - Unit 2 a Planned Unit Development recorded July 7, 2006 in Plat Cabinet 9, Slide 191-A, as Document No. 2006012375, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East, of the Third Principal Meridian in the Town of Cortland, DeKalb County, Illinois, containing a total area of 6.31 acres more or less, as shown by the annexed plat, which is a true and correct representation of said property. All distances are shown in feet and decimals thereof.

I further certify that the Property shown on the Plat hereon drawn is within the corporate limits of the Town of Cortland which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

I, further certify that a part of the property covered by this subdivision is located within Zone X, which is not a Special Flood Hazard Area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 17037C0275E dated January 2, 2009.

This is also to certify that upon completion of construction, concrete monuments, as shown and not less than 6" of lot corners and points of change in alignment will be set.

All monumentation are shown in feet and decimal parts of a foot.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Sycamore, Illinois, this ____ day of _____ 2020 A.D. 2020.

_____
Raymond S. Ulrich,
Illinois Professional Land Surveyor Number 2874

ILLINOIS
2874
PROFESSIONAL LAND SURVEYOR
RAYMOND S. ULRICH

Taurus Engineering, L.L.C.
5N157 Route 59
Bartlett, IL 60103
630-544-5906
taurusengl@sbcglobal.net

Prepared For:
Worthington Homes
440 Bruegger Dr. Suite 300
South Elgin, IL 60177
630-340-4870
www.worthingtonhomesyourhome.com

Plat submitted for recording by:
Town of Cortland
30 S Somonauk Road
Cortland, IL

Improvement Plans
Robinson Farm P.U.D. - Unit 5
Cortland, IL

Benchmarks

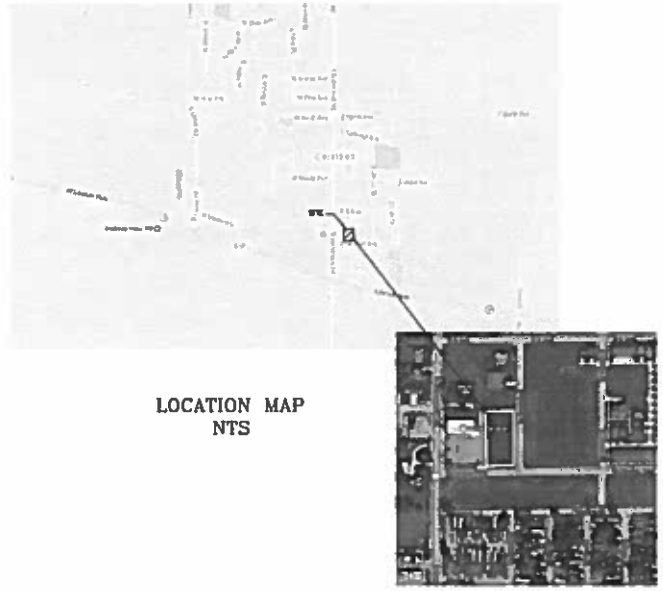
#1 "X" cut in curb in front of Firehydrant at the Southwest Corner of Robinson Ave. & Walnut Street.
Elevation = 803.02

#2 Chiseled "X" on North Tope Flange Bolt +/- 135' North of South Street, East Side of Sumemauk Road
Elevation = 805.80

#3 Shiseled "X" on South Bonnett Bolt of Fire Hydrant at N.E. Quadrant of the intersection of South Street and Llanos Street.
Elevation = 807.33

LEGEND

Existing	Proposed	
		Manhole
		Catchbasin
		Storm Inlet
		Curb Inlet
		Water Valve Vault
		Fire Hydrant
		Watermain
		Sanitary Sewer
		Storm Sewer
		Flared End Sec.
		Contours
		Drainage Flows
		Street Light



LOCATION MAP
NTS

INDEX OF SHEETS

1. Cover Sheet
2. General Notes and Erosion Control
3. Overall Plan
4. Existing Conditions & Grading Plan
5. Site Plan & Utility Plan
6. Details - Storm & Walks
7. Details - Watermain

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig

State of Illinois)
)SS
County of Dupage)

I, Raymond G. Ulreich, do hereby certify that to the best of my knowledge and belief, that these plans have been prepared in accordance with the requirements of the Town of Cortland and all related County and State Requirements.

Dated at Bartlett, Illinois this 13th day of April, 2020.

Raymond G. Ulreich, R. Licensed Professional Engineer No. 062-040213, Expires 11/30/2021

Existing Utility Note:

Existing utilities shown hereon are based on the Record Drawings of Robinson Farm PUD as prepared by Wendler Engineering Services, Inc. Field verification of visible utilities were performed as part of the topographic work by Taurus Engineering LLC.

TOPOGRAPHIC SURVEY BY:

Taurus Engineering LLC

Original Plan Date: February 14, 2020

DATE	REVISION
3-7-20	Building Orientation
3-23-20	Town Review
4-13-20	Town Review

PREPARED FOR:

Worthington Homes
460 Enterprise Drive Suite 500
South Elgin, IL 60177
(630) 340-8070
www.worthingtonenterprisesfd.com

PREPARED BY:

TAURUS ENGINEERING L.L.C.
5N557 Route 59
Bartlett, IL 60103
(630) 540-2300
taurusengl@sbcglobal.net

EARTHWORK, PAVING

1. The Contractor shall familiarize himself with the plans and shall notify the engineer at once of any discrepancies. The contractor shall examine the drainage patterns shown on the plans and make certain that all gutter flags are pitched properly to achieve the drainage pattern.

GENERAL

1. All work shall be performed in accordance with the current edition of the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction."
2. Pavement, curb and gutter, sidewalks, and storm sewer shall conform to Standard Specifications for Road and Bridge Construction, IDOT.
3. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
4. The Contractor will be responsible for notifying each of the utility companies before any work is started. All utilities must be staked prior to construction.
5. The Engineer will be given seventy-two (72) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the contractor negligence shall be paid for by the Contractor at the current hourly rate.
6. No construction or ground disturbance shall commence prior to pre-construction meeting. The Contractor shall inform the Town's Public Works Department Seventy-two (72) hours before work commences on each category of construction, i.e. water main, sanitary, street and drainage improvement. A 72 hour notice shall be given for any road closure and any item that requires final testing and inspection such as water main testing, roadway shutdowns, or sanitary sewers air and mandrel testing.
7. The Contractor is responsible for water main construction, sanitary sewer construction and drainage improvements (underground work) shall dispose of all surplus excavated material from trenches or structure excavations and shall deposit said surplus materials on the site as directed by the Engineer. No additional compensation shall be paid and said work to be incidental to the other items of construction.
8. The underground contractor shall be responsible to place on grade and coordinate with other Contractors all underground structure frames such as catch basins, inlets, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation will be paid and said adjustments shall be considered incidental to other items of construction.
9. The Owner will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The contractor shall call the attention of the Owner's representative to any errors of discrepancies which may be suspected in lines and grades which are established by the Owner and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Owner's representative.
10. Contractors shall keep public street pavements clean of dirt and debris and when necessary, clean pavements on a daily basis.
11. Engineers/Surveyors to provide iron pipe at all property corners.
12. All subgrade and base course shall be inspected and tested in the presence of the Town Engineer or Town Public Works representative. The Developer's representative shall be present at proof rolls to determine the suitability of the subgrade and base course. Compaction tests are required on binder, BAM and surface courses. All reports including curb and gutter cylinder tests shall be submitted within 7 days of completion.
13. All on-site and offsite improvements shall be constructed in accordance with the requirements of the "Town of Cortland".
14. Permits shall be obtained from all governmental agencies having jurisdiction prior to the initiation of construction activity.
15. Town Public Works Department, Town Police Department, and the Fire District shall be notified a minimum of seventy-two (72) hours prior to road or water main shutdowns, all in accordance with pre-construction meeting coordination.
16. An electronic copy, and a reproducible mylar set (signed and sealed by a professional engineer) and two (2) paper copies of "Record Drawings" shall be submitted to the Town prior to any final acceptance. Said "Record Drawings" shall indicate the exact final location and layout of all improvements, including verification of all rim and invert elevations and shall include all field design changes.

CONTACT INFORMATION

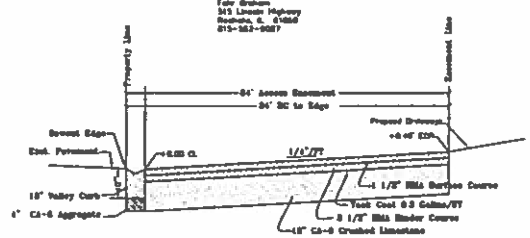
DEVELOPER
Worthington Homes
George Carswell
[illegible] Enterprise Drive, Suite 300
South Elgin, IL 60177
630-[illegible]

ENGINEER
Taurus Engineering LLC
Ray Ulreich
[illegible] Route 38
Bartlett, IL 60103
630-[illegible]
[illegible]

TOWN OF CORTLAND
Director of Operations
John Keeley
230 S Halsted St.
Cortland, IL 60112
815-756-[illegible]

Superintendent of Water/Wastewater
[illegible]
[illegible] South [illegible] St.
Cortland, IL 60112
815-756-[illegible]

Town Engineer
Brandy Williams
Fehr Graham
[illegible] Lincoln Highway
Rochelle, IL 61068
815-[illegible]



Private Access Drive

NTS

EROSION CONTROL NOTES

1) BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE OWNER, CITY, OR OTHER AGENCY HAVING JURISDICTION, THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES WHERE NEEDED.
2) THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT, WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
3) DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DISCHARGE DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.
4) GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY AND AGAIN BEFORE THE END OF EACH WORKDAY.
5) ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND SWEPT WHEN DIRTY AT THE DIRECTION OF THE OWNER, OR CITY.
6) SEDIMENT BAGS SHALL BE INSTALLED AND MAINTAINED IN ALL INTAKE STRUCTURES (I.E. INLETS, CATCH BASINS) AS SHOWN ON THE PLAN.
7) STOCKPILES OF EARTH MATERIAL WILL BE PLACED AT LOCATIONS AS INDICATED ON THE PLANS. A SILT FENCE WILL BE PLACE AROUND THE BASE OF THE STOCKPILE WHERE INDICATED.
8) STOCKPILES NOT BEING ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
9) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
10) AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT NEWLY CONSTRUCTED INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION, WHICH ACTUALLY WOULD ENTER THE STORM SEWER SYSTEM.
11) TEMPORARY DIVERSION DITCHES AND SEDIMENT TRAPS MAY BE REQUIRED BASED ON THE CONSTRUCTION PHASING AND SHALL BE INSTALLED PRIOR TO UPSTREAM TOPSOIL REMOVAL AS DETERMINED BY THE VILLAGE ENGINEER.
12) IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 14 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.
13) ALL TEMPORARY MEASURES SHALL BE REMOVED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION.
14) ANY BERMS SHOWN ON THE GRADING PLANS SHALL BE CONSTRUCTED FROM NON-STRUCTURAL FILL. THE HEIGHT AND SHAPE SHALL FOLLOW THE LIMITS SHOWN IN THEIR RESPECTIVE DETAILS SO THAT THE TOP OF BERM ELEVATION SHALL NOT BE LESS THAN THE MINIMUM REQUIRED AS INDICATED. THE MAXIMUM HEIGHT SHALL BE [illegible] AND NO SIDE SLOPES SHALL BE GREATER THAN 3:1.

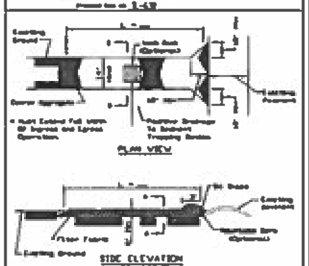
B) INSPECTION AND MAINTENANCE

1) THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
2) THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2 INCH. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
3) AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.
4) ANY TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

VEGETATION NOTES

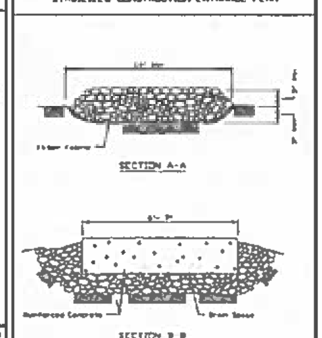
1) All disturbed areas shall have a minimum of 6" [illegible] and shall be Class I seeding in accordance with the mixtures and rates established in the Standard Specifications for Road and Bridge Construction, as published by the Illinois Department of Transportation, the most recent edition.

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification [illegible] and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following [illegible] aggregate gradations, CA-1, CA-2, CA-3 or CA-4 [illegible]
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

STABILIZED CONSTRUCTION ENTRANCE PLAN



PROTECTION OF WATER MAIN AND WATER SERVICE LINES

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

A. Water Mains
1. Horizontal separation:
   a. Water mains shall be laid at least 10' (feet) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
   b. Water mains may be laid closer than 10' (feet) to a sewer line when:
      1. Local conditions prevent a lateral separation of ten feet.
      2. The water main invert is at least 18" (inches) above the crown of the sewer, and
      3. The water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. When it is impossible to meet (a) or (b) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint ductile iron pipe, or the drain or sewer shall be encased with steel pipe or constructed of PVC pipe (meeting water main standards, ASTM D2241) with elastomeric joints per ASTM D3139. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.
2. Vertical Separation:
   a. A water main shall be laid so that its invert is 18" (inches) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for the portion of the water main located within 10' (feet) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
   b. Both the water and drain or sewer shall be constructed of slip-on mechanical joint ductile iron pipe or constructed of PVC pipe (meeting water main standards ASTM D2241) with elastomeric joints per ASTM D3139 or reinforced concrete pipe with C-361 joints (Storm sewers) when it:
      1. It is impossible to obtain the proper vertical separation as described in (a) above, or
      2. The water main passes under a sewer or drain.
   c. Alternatively to item (b) above, when the water main passes under a sewer or drain, the water main shall be encased in steel sleeve extending 10' from the edge of the pipe on each side of the crossing and an 18" (inch) vertical separation shall be maintained between the invert of the sewer or drain and the crown of the water main. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

B. Water Service Lines
1. The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection, shall be the same as water main separation described in (A) above.
2. Water pipe described in (A) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

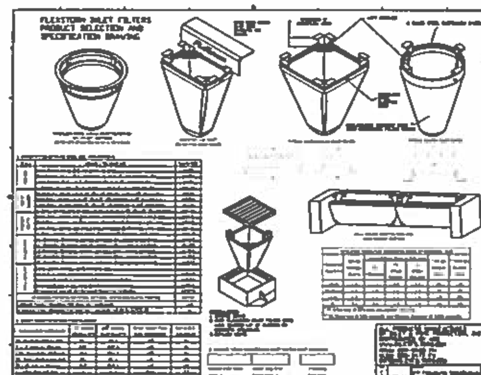
C. Special conditions
Alternate solutions shall be presented to the agency when extreme topographical, geological or existing structural conditions make strict compliance with (A) and (B) above technically and economically impractical. Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main materials is proposed.

D. Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25' (feet).

E. Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

SANITARY SEWER, STORM SEWER, WATER MAIN

1. All sanitary sewer and water main work shall be constructed in accordance with the latest edition of the applicable Standard Specifications for Water and Sewer Main Construction in Illinois and the Town's Ordinances. If a conflict arises, the strictest standard shall govern.
2. The Contractor shall notify all utility companies prior to construction to verify in the field all existing and underground utilities adjacent to the project in Southeast 1/4 Section 4, Township 39N, Range 5 East of the Third Principal Meridian and be responsible for protection of same. The Contractor shall call J.U.L.I.E. (1-800-892-0123) 48 hours prior to construction.
3. The Contractor shall beware of potential conflicts with existing utilities as indicated on the plans. The Contractor shall excavate around utilities to determine elevations before beginning construction.
4. The Contractor shall provide to the Engineer, as-built locations of all water and sewer services, with tie-ins to fixed objects and/or property lines.
5. All existing field drainage tile identified on these plans shall be removed or crushed. The Engineer and Town's Inspector shall be notified if any other field tiles are encountered during construction. These shall be removed, crushed or properly rerouted and/or connected to the storm sewer system as determined by the Engineer and the Town's Inspector. All locations of encountered field drainage tile which are rerouted shall be properly indicated on the record set of as-built drawings.
6. Any existing utility structures requiring adjustment are to be adjusted (up to 6" total adjustment) or reconstructed by the Contractor. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract.
7. Where shown on the plans or directed by the engineer, existing drainage structures and systems shall be cleaned of debris and patched as necessary to ensure integrity of the structure. This work will be paid for at the contract unit price each for structures and contract unit price per lineal foot for systems which shall be payment in full for cleaning, patching, removal and disposal of debris and dirt. Drainage structures and systems constructed as part of this project shall be maintained by the contractor at his expense. No payment will be made for cleaning structures or systems constructed as part of this project.
8. Connections to the existing sanitary, storm and water systems shall be considered incidental to the contract.
9. All existing utilities or improvements, including walks, curbs, pavement and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
10. Sanitary sewers and water main services shall have a minimum of 5.5' (feet) of cover and shall be run in straight alignment unless specifically shown on the plans.
11. All utility trenches under proposed or existing improved surfaces shall be water jetted or mechanically compacted.
12. Granular trench backfill, CA 6 shall be used in all locations where the proposed underground utility is to be constructed under permanent type pavements, in any utility trench over which another utility will pass or as directed by the engineer. Trench backfill shall be extended 2' (feet) on each side of the permanent type surface.
13. All manhole, valve vault, or catch basin adjustment of frames shall be made with precast concrete adjusting rings set in preformed butyl mastic rub-R-nek or approved equal, and no more than 8" of adjusting rings will be permitted.
14. All water mains shall be cement lined ductile iron pipe, class 52 conforming to AWWA C-150 with push-on or mechanical joints, conforming to ASTM 21.8, AWWA C-111 and C-600. All water mains to have minimum 5.5' (feet) cover.
15. Water services shall include the necessary length of type "K" Copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, excavation and backfill, for a complete installation as shown on the plans.
16. All ductile iron watermain, including fire hydrant leads shall be encased in polyethylene film in accordance with AWWA C-105-82.
17. "Band Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.
18. P.V.C. sanitary sewers and services shall be subject to deflection testing in accordance with the Illinois Recommended Standards for Sewerage Works, Current Edition.

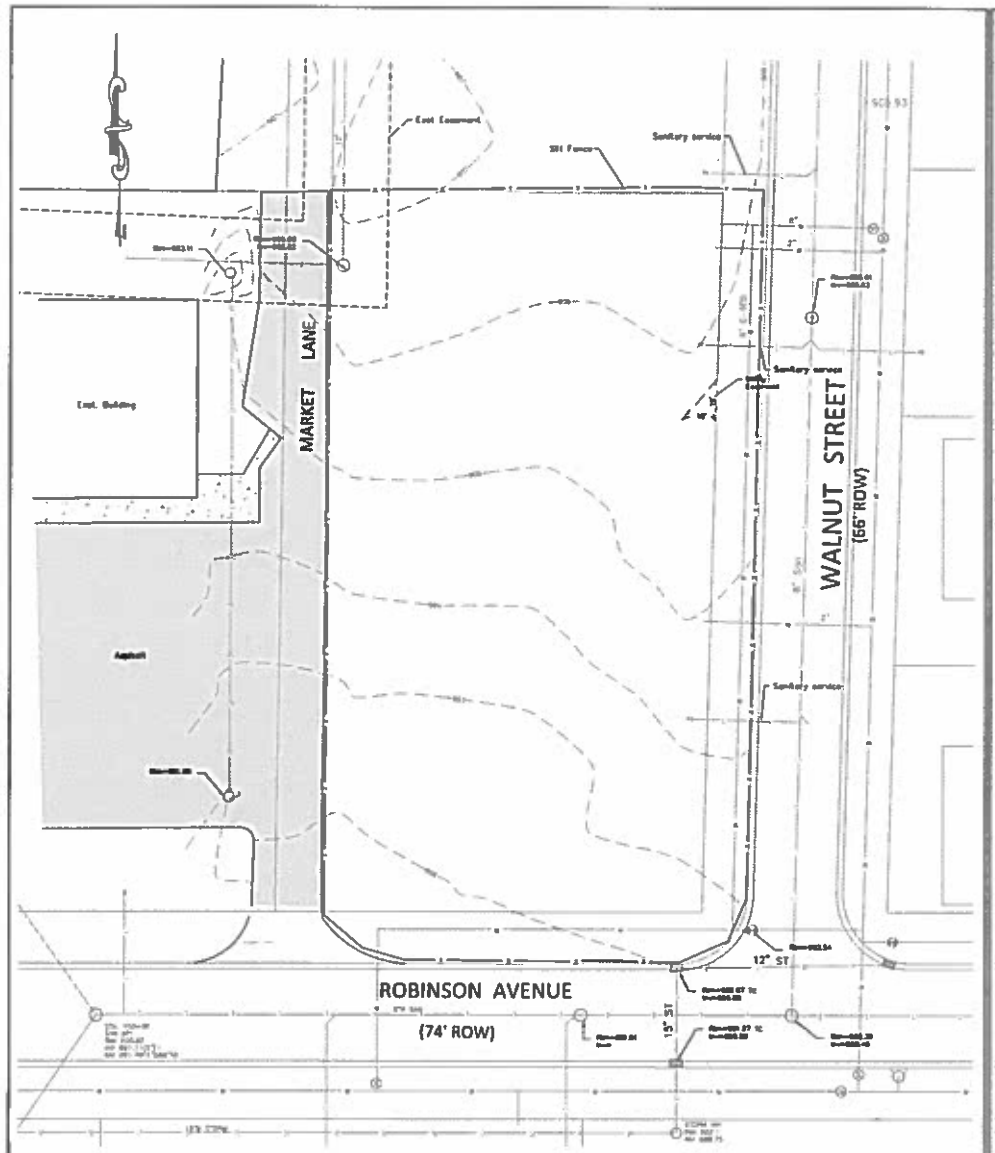


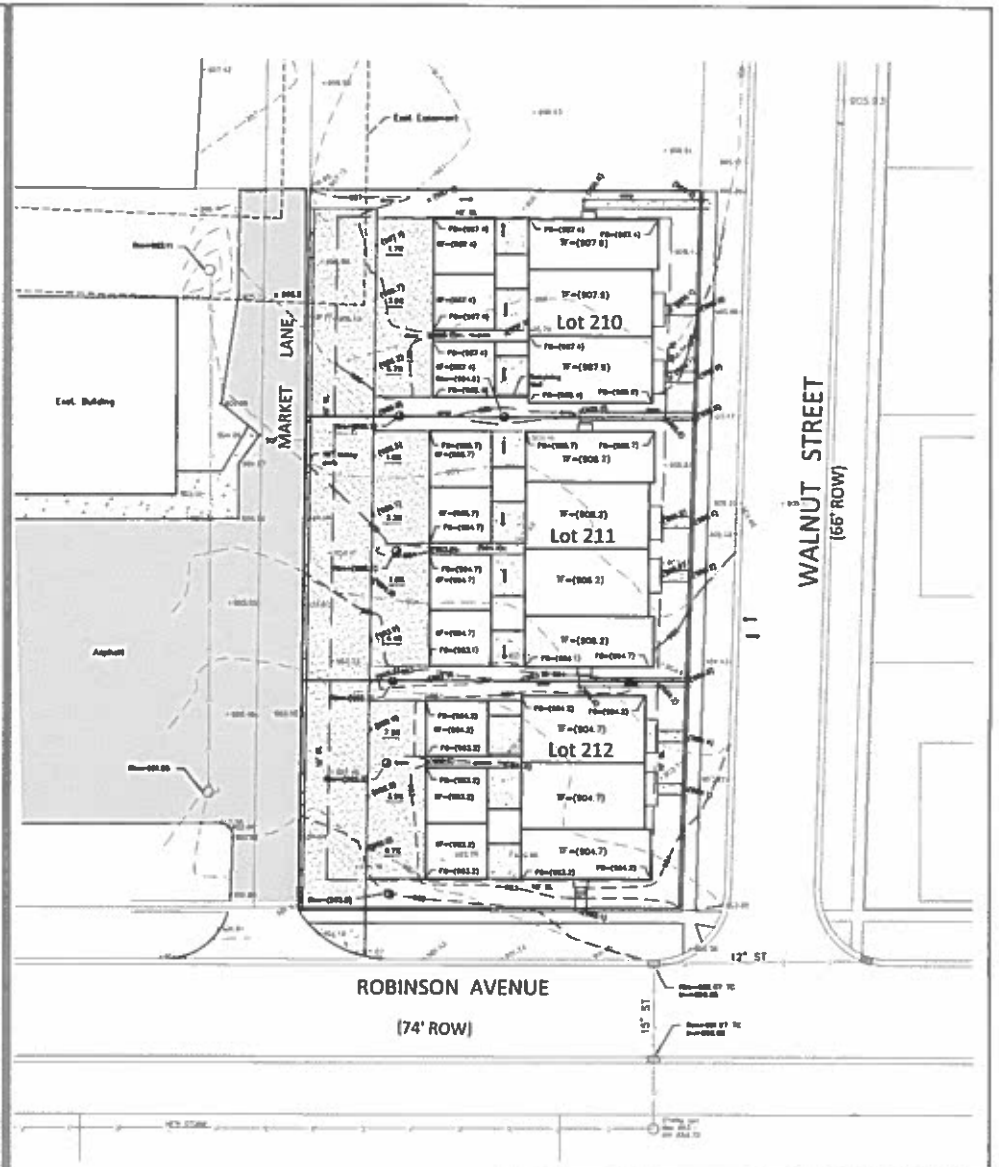
			General Notes & Erosion Control Details
			Robinson Farm P.U.D. - Phase 5 Cortland, Illinois
2	3-23-20	Valley Curb	RGU
1	3-9-20	Drive Detail	RGU
NO.	DATE	DESCRIPTION	BY

DATE: 2-6-2020
SCALE: NTS
SHEET NUMBER 2 OF 7

GRAPHIC SCALE

No	Date	Revisions	Overall Development Plan
1	3-7-20	Building setbacks	Robinson Farm P.U.D. - Unit 5
			Cortland, Illinois
			Date 3-16-2020
			Sheet #1 of 7





Prepared For	Prepared By:
Northington Homes 440 Bourgaie Dr. Suite 500 South Elgin, IL 60177 630.260.6070 www.northingtonenterprises.com	Tauren Engineering LLC 3N537 Route 59 Bartlett, IL 60103 630.540-5100 tauraeng2@cglobal.net

No	Date	Revision
2	5-7-20	Grading amendment
1	3-23-20	per Engineering review

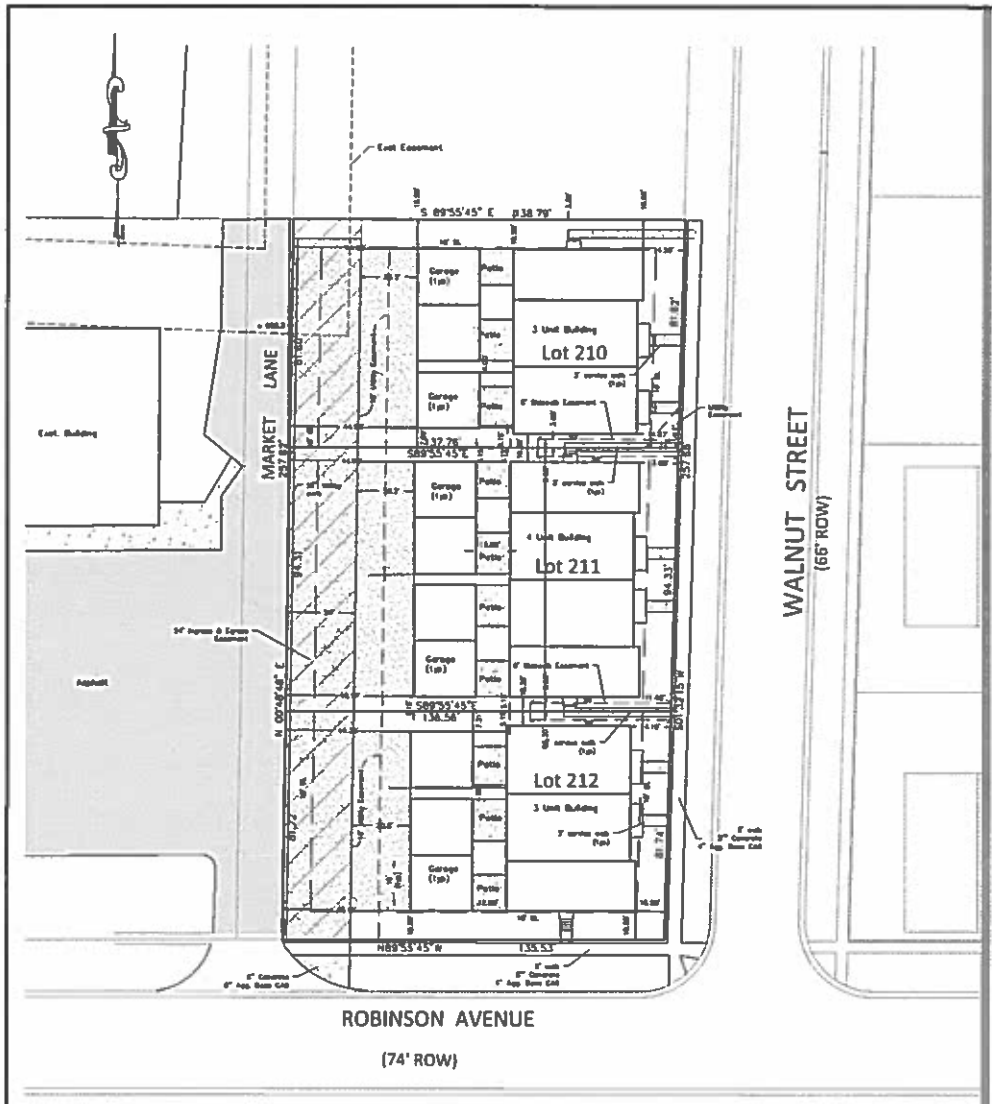
Existing Conditions & Grading Plan

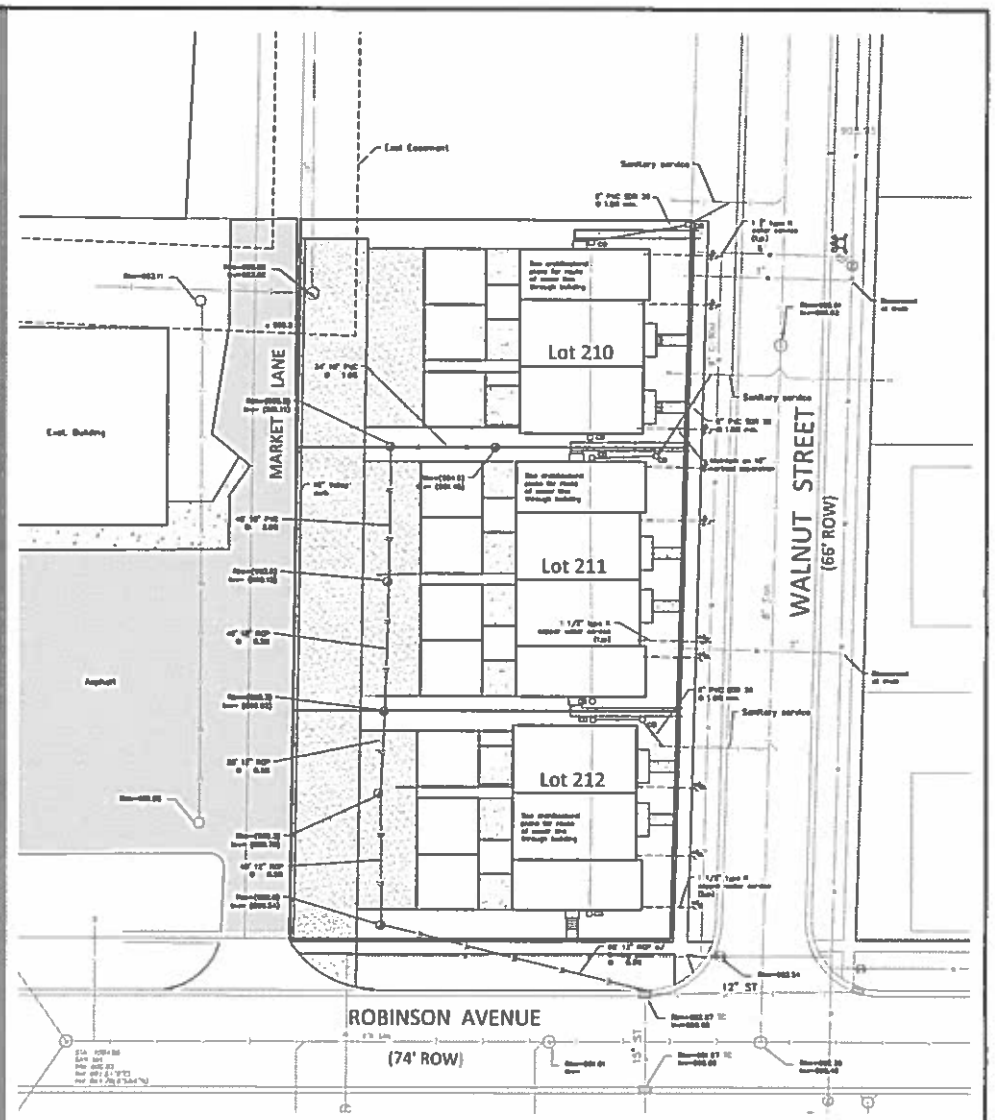
Robinson Farm P.U.D. - Unit 5

Cortland, Illinois

Field Date:	Drawn: 3-4-2020
Drawn BY: BGJ	Job No. 20-009
DRW BY: BGJ	Scale: 1"=20'

Sheet #4 of 7





Prepared For:	Prepared By:
Worthington Homes 460 Brunyale Dr. Suite 500 South Elgin, IL 60177 630-260-6870 www.worthingtonmasterpiecebuild.com	Tarone Engineering LLC 594S17 Route 59 Bartlett, IL 60103 630-549-5506 tarone@sbcglobal.net

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

No.	Date	Revision
1	3-7-20	Building commission
2	3-23-20	per Engineering review
3	4-6-20	Sub. 20' Driveway length

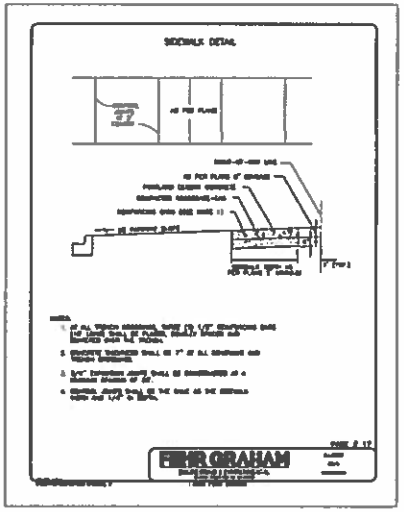
Site Plan & Utility Plan

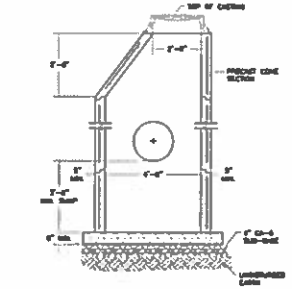
Robinson Farm P.U.D. - Unit 5

Cortland, Illinois

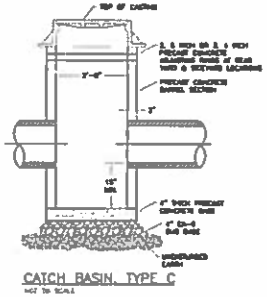
File Name	Dated 3-14-2020
DRAWN BY: BKG	Job No. 20-009
CHKD BY: BKG	Scale 1"=30'

Sheet #5 of 7

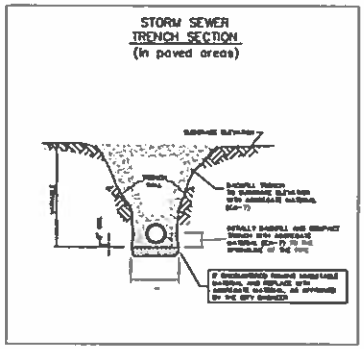


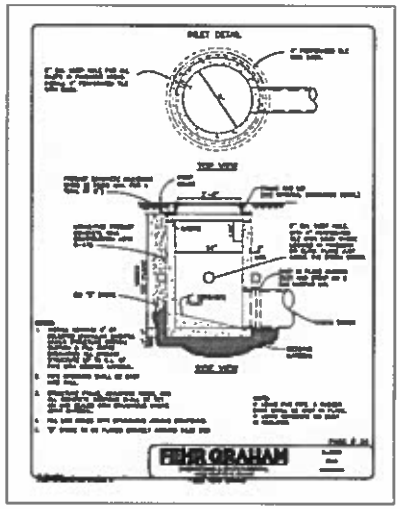


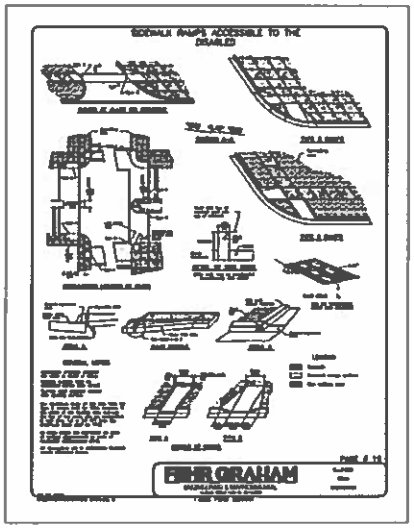
CATCH BASIN, TYPE A

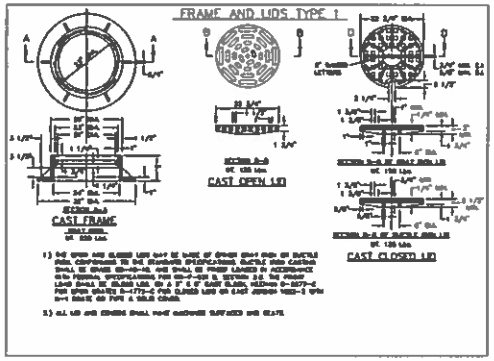


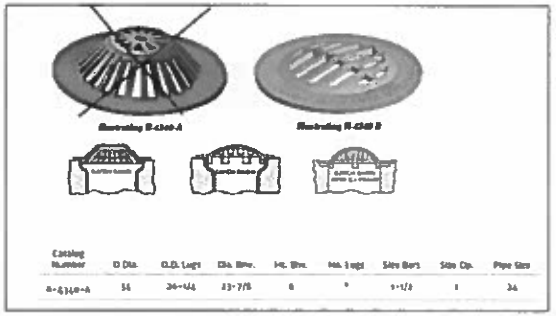
CATCH BASIN, TYPE C











Catalog Number	O Dia.	O.D. Leg1	Dia Bw.	Ht. Bw.	Ht. Leg1	Side Bar1	Side Cp.	Pipe Size
R-4340-A	34	34-1/4	23-7/8	6	9	9-1/2	1	24

CATCH BASIN – GRATE 37 M.
NEENAH – R-4340-A

NO.	DATE	DESCRIPTION	BY

Storm Sewer & Walk Details

Robinson Farm P.U.D. – Phase 5

Cortland, Illinois

DATE: 2-8-2020

SCALE: NONE

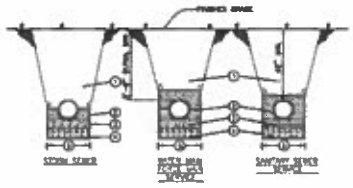
SHEET NUMBER 6 OF 7

WATER / SANITARY / STREET MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL) (FACTORY RED COATED PAINT)	AFC-MARCHAN FLOW CONTROL MUELLER CENTURION OR 5 1/4 WATERGUS PACER	A-423 A-423 PM200
GATE VALVES (SPECIFY SIZE) NON-RISING STEM, 2" NUT,	MUELLER (TEXAS) WATERGUS (AFC)	A-2360-NRL RESILIENT WEDGE 2000 (VALVE DEPENDENT)
VALVE BOXES 2 PIECE	AFC TRENCH ADAPTER	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD BRASS AY MCDONALD	300 BALL VALVE (CC THREAD) COMPRESSION
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD BRASS AY MCDONALD OR VALVE VAULT (SANITARY, NO PICK)	H-15000 (CC THREAD) COMPRESSION
MANHOLES/CATCHBASINS/INLETS (SELF-SEALING LID W/PROPER UTILITY MARKING)	NEENAH CLOSED LID OPEN LID IN SLAB (SWALE AND DITCHES)	R-1772 R-1772 C R-4340 B
CURB FRAME & GRATES (BICYCLE SAFE)	NEENAH R6.12 CURB	R-3261A "-3261-AL
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE FULL CIRCLE STAINLESS STEEL)	FORD OR CHICAGO	
B-BOX (AS LEAST 1 1/4" TOP SECTION) WITH PATTERN PLUG STYLE LID	MUELLER	
LOCATION WIRE	#10 COPPER	
PIPE C-900 OR CL 52 DI		TY 2 1" (MIN) SDR 7 POLY @ DIRECTOR'S DISCRETION
PIPE SDR 26 + 26		4" (MIN) SCH 6" (MIN) CONN

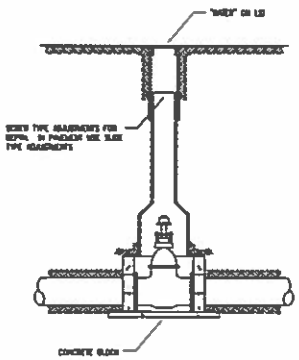
FEHR GRAHAM

PIPE BEDDING DETAIL



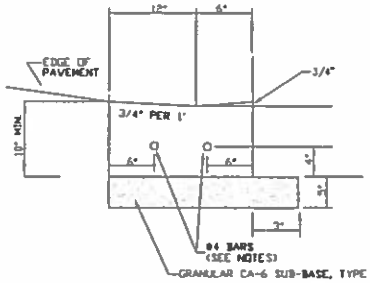
1. MECHANICALLY COMPACTED TRENCH MATERIAL PLACED IN ACCORDANCE WITH THE SPECIFICATIONS WHERE OR WITHIN 3 FEET OF ANY PAVEMENT, CURB, GUTTER AND SIDEWALK, MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS SHALL BE ALLOWED.
2. BEDDING & FOUNDATION
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF BARREL FOR PIPE ALL.
   CA-7 CRUSHED STONE TO 6" ABOVE TOP OF PVC PIPE.
   STORM SEWER
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE.
   SANITARY SEWER
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO 12" ABOVE TOP OF PIPE.
3. 6" MIN MECHANICALLY COMPACTED CA-7 CRUSHED STONE.
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH STONE CA-7 OR 3/4" CHIPS.
5. TRENCH WIDTH = DIAMETER DIAMETER + 18".

FEHR GRAHAM



TYPICAL VALVE BOX INSTALLATION

VALLEY CONCRETE CURB & GUTTER



Notes:

Curb and Gutter to be constructed using Portland Cement Concrete, Class X 6 bag mix, and shall have a minimum compressive strength of 4,000 psi after 14 days

The minimum Gutter flag thickness shall be 10 inches adjacent to flexible pavement and 8 inches adjacent to Rigid Pavement

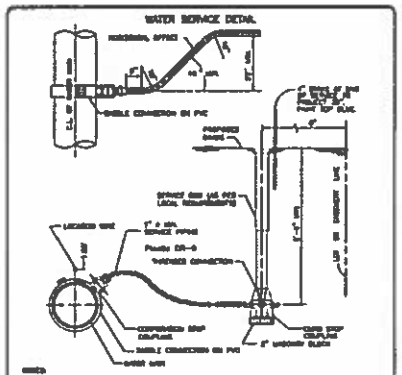
Two continuous No. 4 reinforcing bars between Expansion Joints are to be constructed in the curb and gutter section.

Aggregate Base Material, CA-6, is to be placed under the Curb and Gutter Section a minimum of 3 inches or to the adjacent pavement's subgrade elevation whichever is the greater.

Sawed Contraction Joints, 2 1\2 inches in depth, shall be provided in the finished surface within 7 days after placement at 10 foot intervals between Expansion Joints.

Sprayed with curing compound.

WATER SERVICE DETAIL

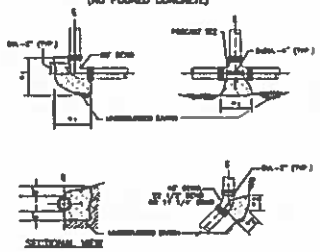


NOTES

1. SERVICE PIPE TO BE LAYED IN TRENCH IN ALLOW AT LEAST ONE (1) PIECE (20ft LENGTH) IN PLAN TO BLOCKED.
2. AFTER COMPLETION OF WATER SERVICE CONSTRUCTION ALL SERVICE LINE TO BE FULLY EXTENDED AND LEFT PROPERLY ABOVE THE PROPERTY LINE.
3. BACKFILL TO BE PLACED UNDER PAVEMENT AS SPECIFIED (SEE DETAIL).
4. "W" SHALL BE STAMPED IN THE CURB.

FEHR GRAHAM

THRUST BLOCKING DETAIL BLOCKING CONCRETE ONLY (NO POURED CONCRETE)



NOTES

1. BLOCKING SHALL BE APPLIED FOR ALL TEES, PLUG, CAPS, & 11 1/4° OR MORE BENDS BEARING CAPACITY OF 3000 P.S.F.
2. THRUST BLOCKS TO BE CLASS "B" CONCRETE.
3. BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 P.S.F.
4. BEARING AREA OF SOIL BASED ON 50 P.S.I. WATER MAIN PRESSURE.

*1 1'-0" MIN. FOR 12" OR SMALLER DIA.
2'-0" MIN. FOR 16" DIA.
4'-0" MIN. FOR 24" DIA.

*2 1'-0" MIN. FOR 12" OR SMALLER DIA.
2'-0" MIN. FOR 16" DIA.
2'-10" MIN. FOR 20" DIA.

FEHR GRAHAM

NO.	DATE	DESCRIPTION	BY
2	3-23-20	valley curb	RGJ
1	3-7-20	service detail	RGJ

Watermain Details

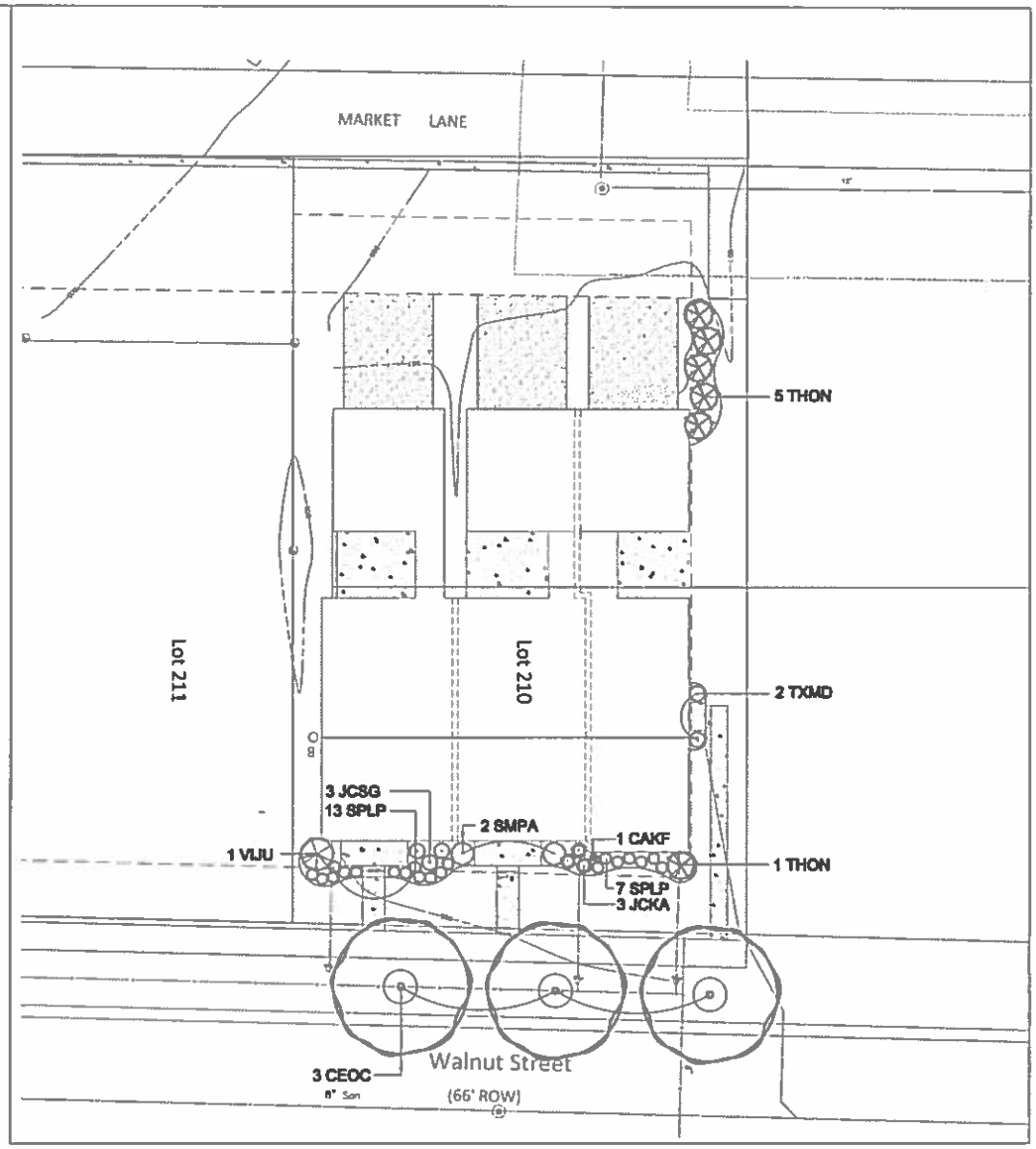
Robinson Farm P.U.D. – Phase 5

Cortland, Illinois

DATE: 2-8-2020

SCALE: NONE

SHEET NUMBER 7 OF 7



TYPICAL RANCH TOWN HOME DESIGN
1" = 10'

PLANT SCHEDULE:

SHADE TREES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
CEOC	3	2.0" cal.	Celtis occidentalis	Hackberry

EVERGREEN TREES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
THON	5	6' ht.	Thuja occidentalis 'Nigra'	Dark Green Arborvitae

LARGE DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
VIJU	1	36"	Viburnum x Juddii	Judd Viburnum

MEDIUM DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
SMPA	2	24"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac

SMALL DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
SPLP	20	18"	Spiraea japonica 'Little Princess'	Little Princess Spirea

EVERGREEN SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
JCKA	3	18"	Juniperus chinensis 'Kaltey'	Kaltey Compact Juniper
JCSG	3	24"	Juniperus chinensis 'Sea Green'	Sea Green Juniper
TXMD	2	24"	Taxus x media 'Densiformis'	Dense Yew

GRASSES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
CAKF	1	1 gal.	Calamagrostis 'Karl Foerster'	Feather Reed Grass

LANDSCAPE PLAN PREPARED BY:
GIOVANNA ZAFFINA, PLA
5732 BREEZELAND RD.
CARPENTERSVILLE, IL 60110
(847) 404-4609
giannazaffina@gmail.com

LANDSCAPE PLAN PREPARED FOR:
WORTHINGTON HOMES - CAMBRIA, INC.
460 BRIARGATE DRIVE, SUITE 500
SOUTH ELGIN, ILLINOIS 60177
630.240.6070

PROJECT:
ROBINSON FARM

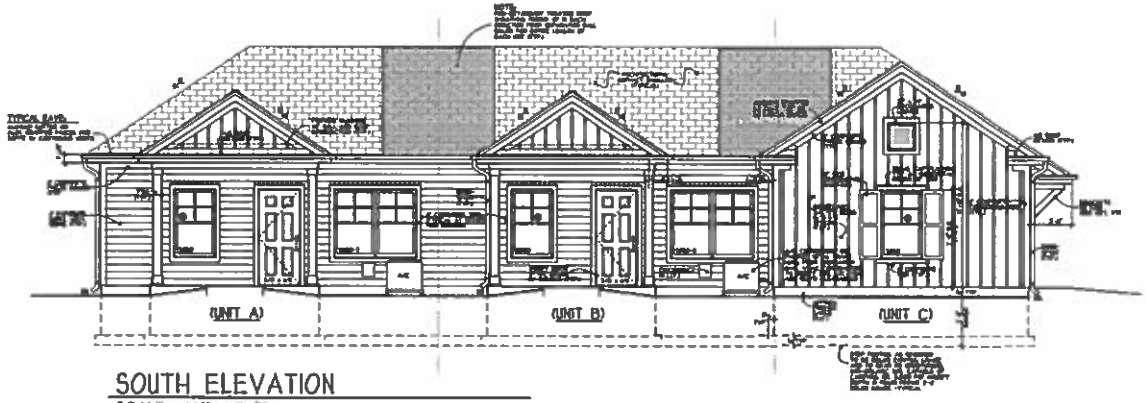
LOCATED AT:
CORTLAND, IL 60112

ISSUE DATE:
APRIL 10, 2020

REVISIONS
1. PER CLIENT COMMENT EMAIL 04/28/2020
2.
3.
4.
5.
6.
7.
8.
9.
10.

SHEET SET TITLE:
LANDSCAPE PLAN

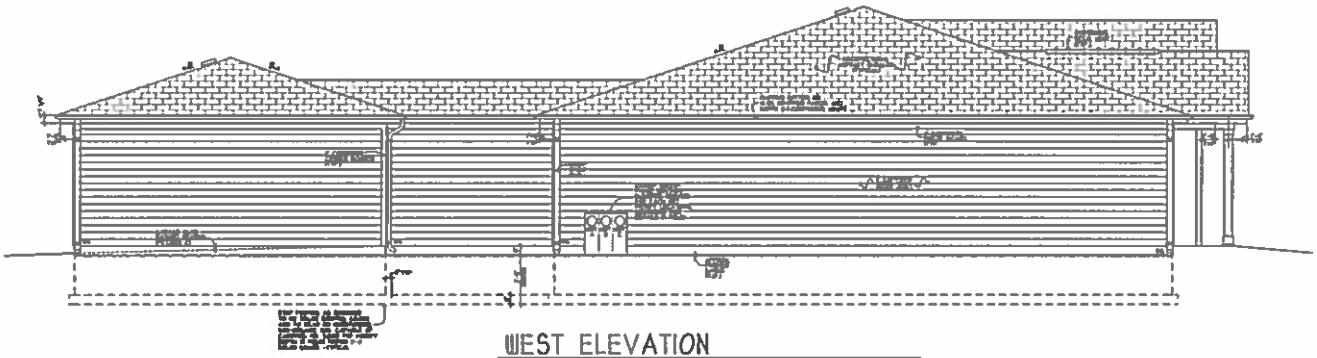
SHEET NUMBER
L1.0



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:

TYPICAL ELEVATION GENERAL NOTES:



WEST ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF ILLINOIS
CORPORATE FIRM
REGISTRATION NUMBER
184.001081

3-UNIT

RANCH TOWNHOMES UNIT 5 ROBINSON FARM
TYPICAL ELEVATIONS
CORTLAND, ILLINOIS
WORTHINGTON PROPERTIES, LTD.

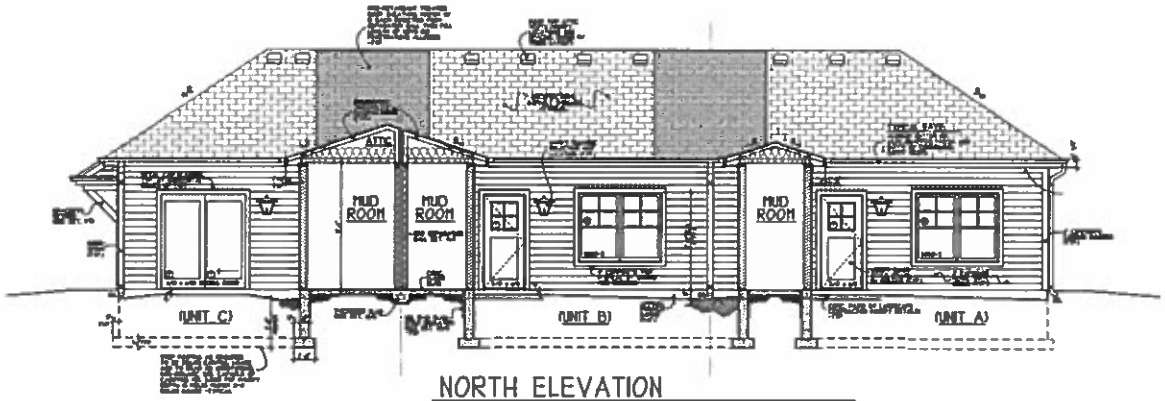
Revisions

Issue Date:

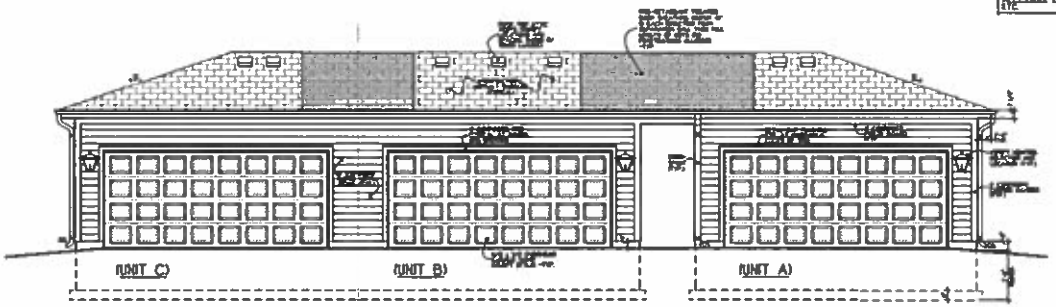
Drawn By:
SOUTH AND WEST ELEVATIONS

Sheet:
1
of 2

PLOTTED: 5/17/2010



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER

3-UNIT

RANCH TOWNHOMES UNIT 5 ROBINSON FARM
TYPICAL ELEVATIONS
CORTLAND, ILLINOIS
WORTHINGTON PROPERTIES, LTD.

Revisions

Comment
Issue Date
Drawn By
NORTH AND EAST ELEVATIONS

PLOTTED: 1/7/2020

Sheet
2
of 2

GROUP EXHIBIT B

ROBINSON FARM P.U.D. – UNIT 5 RESUBDIVISION OF LOTS 30, 31, AND 32 FINAL DEVELOPMENT PLAN

(see next 11 pages attached)

Improvement Plans
Robinson Farm P.U.D. - Unit 5
Cortland, IL

Benchmarks
#1 "X" cut in curb in front of Firehydrant at the Southwest Corner of Robinson Ave. & Walnut Street.
Elevation = 903.02

#2 Chiseled "X" on North Tope Flange Bolt +/- 138' North of South Street, East Side of Somonauk Road
Elevation = 905.50

#3 Shiseled "X" on South Bonnatt Bolt of Fire Hydrant at N.E. Quadrant of the intersection of South Street and LLanes Street.
Elevation = 897.33

LOCATION MAP
NTS

INDEX OF SHEETS

1. Cover Sheet
2. General Notes and Erosion Control
3. Overall Plan
4. Existing Conditions & Grading Plan
5. Site Plan & Utility Plan
6. Details - Storm & Walks
7. Details - Watermain

LEGEND

Existing	Proposed	
		Manhole
		Catchbasin
		Storm Inlet
		Curb Inlet
		Water Valve Vault
		Fire Hydrant
		Watermain
		Sanitary Sewer
		Storm Sewer
		Flared End Sec.
		Contours
		Drainage Flows
		Street Light

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

State of Illinois)
)SS
County of Dupage)

I, Raymond G. Ulreich, do hereby certify that to the best of my knowledge and belief, that these plans have been prepared in accordance with the requirements of the Town of Cortland and all related County and State Requirements.

Dated at Bartlett, Illinois this 13th day of April, 2020.

RAYMOND G. ULREICH
040213
REGISTERED PROFESSIONAL ENGINEER OF
STATE OF ILLINOIS

Raymond G. Ulreich
Raymond G. Ulreich, IL Licensed Professional
Engineer No. 062-040213, Expires 11/30/2021

Existing Utility Note:

Existing utilities shown hereon are based on the Record Drawings of Robinson Farm PUD as prepared by Wendler Engineering Services, Inc. Field verification of visible utilities were performed as part of the topographic work by Taurus Engineering LLC.

TOPOGRAPHIC SURVEY BY:

Taurus Engineering LLC

Original Plan Date: February 14, 2020

DATE	REVISION
3-7-20	Building Orientation
3-23-20	Town Review
4-13-20	Town Review

PREPARED FOR:
Worthington Homes
460 Briargate Drive Suite 500
South Elgin, IL 60177
(630) 240-8070
www.worthingtonenterprisesltd.com

PREPARED BY:
TAURUS ENGINEERING L.L.C.
5N557 Route 59
Bartlett, IL 60103
(630) 548-5308
taurusengr@sbcglobal.net

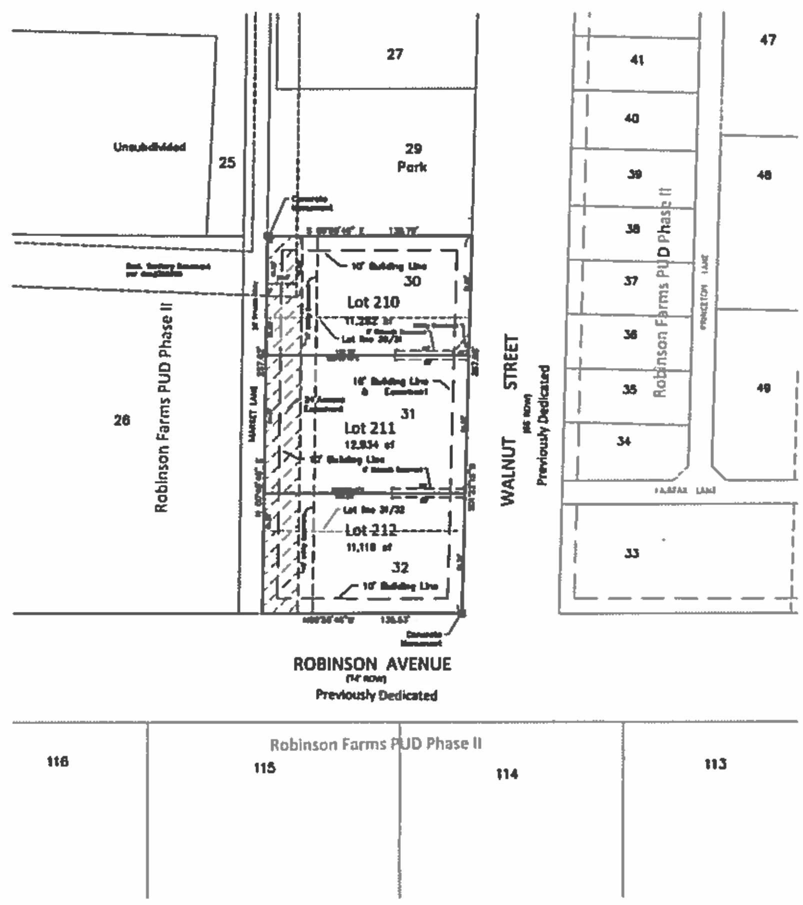
Robinson Farm PUD - Unit 5 Resubdivision

P.I.N.
09-29-251-040
09-29-251-041
09-29-251-042

being a resubdivision of Lots 30, 31 and 32 in Robinson Farm PUD - Unit II a Planned Unit Development recorded July 7, 2006, in Plat Cabinet 9, Slide 191-A, as document number 2006-012375, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East of the Third Principal Meridian, DeKalb County, Illinois.

LEGEND

———	CENTERLINE OF R.O.W.
———	LOT LINES
———	BOUNDARY
———	ADJACENT PROPERTY LINES
———	SECTION LINES
– – – –	BUILDING LINES
———	EASEMENT LINES
sf	SQUARE FEET
L=	ARC LENGTH
R=	RADIUS LENGTH
C=	CORD LENGTH
CB=	CORD BEARING
D=	CURVE DELTA
P.U.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
BL	BUILDING LINE
rec	RECORD/DEED DIMENSION
●	IRON PIPE



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF CORTLAND, ILLINOIS ("TOWN") AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH THE AREA MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID TOWN, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE TOWN OF CORTLAND AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACCESS EASEMENT PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY PROVIDED FOR THOSE AREAS DESIGNATED ON THE PLAT AS ACCESS EASEMENTS. SAID EASEMENT IS GRANTED TO ALL LOTS WHICH ACCESS ONTO SAID EASEMENT. THE COMMON DRIVEWAY CONTAINED IN SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF ONE IS NOT ESTABLISHED OR IN EXISTENCE BY ALL OF THE OWNERS OF LOTS WHICH ACCESS SAID EASEMENT AND ALL OWNERS AND SUCCESSOR OWNERS AGREE TO MUTUALLY MAINTAIN THE EASEMENT PREMISES AND EQUALLY SHARE THE MAINTENANCE EXPENSES.

SIDEWALK EASEMENT PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY PROVIDED FOR THOSE AREAS DESIGNATED ON THE PLAT AS SIDEWALK EASEMENTS. SAID EASEMENT IS GRANTED TO ALL LOTS WHICH ACCESS ONTO SAID EASEMENT. THE SIDEWALK ON SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF ONE IS NOT ESTABLISHED OR IN EXISTENCE BY THE LOT OWNER OF THE BUILDING THAT THE SIDEWALK ACCESSES.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

All lot lines and building setback lines as originally dedicated on Robinson Farm P.U.D. Phase II Resubdivision Plat located within the boundary of this property are hereby vacated.

TOWN ENGINEER CERTIFICATE
State of Illinois }
County of DeKalb } ss

I, ______________ do hereby certify that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at Cortland, Illinois, this ____ day of __________ A.D. 2020.

______________ P.E. No. __________

____

Fehr-Graham & Associates, LLC
Design Firm Professional Registration #184003023, Town Engineer

TOWN OF CORTLAND ACCEPTANCE RESOLUTION
State of Illinois }
County of DeKalb } ss

WHEREAS, ______________, Owners of the land shown hereon have caused same to be subdivided and platted as shown, and

WHEREAS, the said land lies within the corporate limits of the Town of Cortland, Illinois, DeKalb County, Illinois.

NOW, THEREFORE, BE IT RESOLVED by the Town of Cortland that the plat hereon be accepted and approved subject to the provisions of all applicable ordinances of the Town of Cortland.

Approved this ______ day of ______________ A.D. 2020.

____
President, Russell C. Stokes

____
Town Clerk, Cheryl L. Aldis

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
Frontier, SBC and MediaCom, Grantees,

[illegible]

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

[illegible]

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

COUNTY CLERK'S CERTIFICATE
State of Illinois }
County of DeKalb } ss

I, Douglas J. Johnson, County Clerk of DeKalb County, in the State of Illinois, do hereby certify that I have examined the records and have found no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments or unpaid current special assessments against the tract of land described and platted hereon.

This ____ day of __________ A.D.2020.

By: ______________
Douglas J. Johnson, DeKalb County, Illinois

COUNTY RECORDER'S CERTIFICATE
State of Illinois }
County of DeKalb } ss

This plat was filed for record in the Recorder's office of DeKalb County, aforesaid on this ____ day of ________, 2020 at ________ O'clock ___M. and recorded in plat cabinet ______ at slide No. ________, as Document No. ______________.

____

Douglas J. Johnson
DeKalb County Recorder

OWNER'S CERTIFICATE
State of Illinois }
County of Kane } ss

This is to certify that AMBR LLC an Illinois Corporation, is the owner of a portion of the property described in the foregoing surveyor's certificate and has caused the same to be surveyed and subdivided as indicated on the attached plat for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of Robinson Farm P.U.D. Unit 5 Resubdivision, in the Town of Cortland, DeKalb County, Illinois, and further certify that to the best of our knowledge and belief, all lots shown hereon lie within DeKalb School District #428 in the State of Illinois.

Dated this ____ day of ______________ A.D. 2020.

By: ______________

____

AMBR LLC
333 Bethany Road
DeKalb, IL 60115

NOTARY CERTIFICATE
State of Illinois }
County of Kane } ss

I, the undersigned, a notary Public in and for said County in the State aforesaid, do hereby certify that ______________ who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as ______________ appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of __________ A.D., 2020.

____
Notary Public

My commission expires ______________.

SURVEYOR'S CERTIFICATE
State of Illinois }
County of DuPage } ss

This is to certify that I, Raymond G. Ulreich, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

Lots 30, 31 and 32 in Robinson Farm P.U.D.– Unit II a Planned Unit Development recorded July 7, 2006 in Plat Cabinet 9, Slide 191–A, as Document No. 2006012375, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East, of the Third Principal Meridian in the town of Cortland, DeKalb County, Illinois, containing a total area of 0.81 acres more or less, as shown by the Annexed plat, which is a true and correct representation of said property. All distances are shown in feet and decimals thereof.

I further certify that the Property shown on the Plat hereon drawn is within the corporate limits of the Town of Cortland which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

I, further certify that a part of the property covered by this subdivision is located within Zone X, which is not a Special Flood Hazard Area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 17037C0275E dated January 2, 2009.

This is also to certify that upon completion of construction, concrete monuments, as shown and iron pipes at all lot corners and points of change in alignment will be set.

All measurements are shown in feet and decimal parts of a foot.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Bartlett, Illinois, this ____ the day of __________, 2020.
A.D. 2020.

____
Raymond G. Ulreich,
Illinois Professional Land Surveyor Number 2874

ENGINEER'S AND OWNER'S DRAINAGE CERTIFICATE
State of Illinois }
County of DeKalb } ss

Pursuant to paragraph 2 of 765 ILCS 205/2 (formerly chapter 109, section 2 of the Illinois revised statutes), we hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas or drains which the subdivider has the right to use, and that such surface water will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of construction of the subdivision.

Dated at ______________ this ____ day of ______ 2020.

____
Raymond G. Ulreich
Illinois Professional Engineer No. 062-040213

Dated at ______________ this ______ day of __________ 2020.

____

____
Owner AMBR LLC

RAYMOND G. ULREICH 2874 PROFESSIONAL LAND SURVEYOR BARTLETT STATE OF ILLINOIS

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5506
taurusmg@sbcglobal.net

Prepared For:

Worthington Homes
460 Briargate Dr. Suite 500
South Elgin, IL 60177
630-240-6070
www.worthingtonenterprisesltd.com

Plat submitted for recording by:
Town of Cortland
59 S Somonauk Road
Cortland, IL

EARTHWORK, PAVING

1. The Contractor shall familiarize himself with the plans and shall notify the engineer at once of any discrepancies. The contractor shall examine the drainage patterns shown on the plans and make certain that all gutter flags are pitched properly to achieve this drainage pattern.

GENERAL

1. All work shall be performed in accordance with the current edition of the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction."
2. Pavement, curb and gutter, sidewalks, and storm sewer shall conform to Standard Specifications for Road and Bridge Construction, IDOT.
3. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
4. The Contractor will be responsible for notifying each of the utility companies before any work is started. All utilities must be staked prior to construction.
5. The Engineer will be given seventy-two (72) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the contractor negligence shall be paid for by the Contractor at the current hourly rate.
6. No construction or ground disturbance shall commence prior to pre-construction meeting. The Contractor shall inform the Town's Public Works Department Seventy-two (72) hours before work commences on each category of construction, i.e. water main, sanitary, street and drainage improvement. A 72 hour notice shall be given for any road closure and any item that requires final testing and inspection such as water main testing, roadway shutdowns, or sanitary sewers air and mandrel testing.
7. The Contractor is responsible for water main construction, sanitary sewer construction and drainage improvements (underground work) shall dispose of all surplus excavated material from trenches or structure excavations and shall deposit said surplus materials on the site as directed by the Engineer. No additional compensation shall be paid and said work be incidental to the other items of construction.
8. The underground contractor shall be responsible to place on grade and coordinate with other Contractors all underground structure frames such as catch basins, inlets, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation will be paid and said adjustments shall be considered incidental to other items of construction.
9. The Owner will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The contractor shall call the attention of the Owner's representative to any errors of discrepancies which may be suspected in lines and grades which are established by the Owner and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Owner's representative.
10. Contractors shall keep public street pavements clean of dirt and debris and when necessary, clean pavements on a daily basis.
11. Engineers/Surveyors to provide iron pipe at all property corners.
12. All subgrade and base course shall be inspected and tested in the presence of the Town Engineer or Town Public Works representative. The Developer's representative shall be present at proof rolls to determine the suitability of the subgrade and base course. Compaction tests are required on binder, BAM and surface courses. All reports including curb and gutter cylinder tests shall be submitted within 7 days of completion.
13. All on-site and offsite improvements shall be constructed in accordance with the requirements of the "Town of Cortland".
14. Permits shall be obtained from all governmental agencies having jurisdiction prior to the initiation of construction activity.
15. Town Public Works Department, Town Police Department, and the Fire District shall be notified a minimum of seventy-two (72) hours prior to road or water main shutdowns, all in accordance with pre-construction meeting coordination.
16. An electronic copy, and a reproducible mylar set (signed and sealed by a professional engineer) and two (2) paper copies of "Record Drawings" shall be submitted to the Town prior to any final acceptance. Said "Record Drawings" shall indicate the exact final location and layout of all improvements, including verification of all rim and invert elevations and shall include all field design changes.

CONTACT INFORMATION

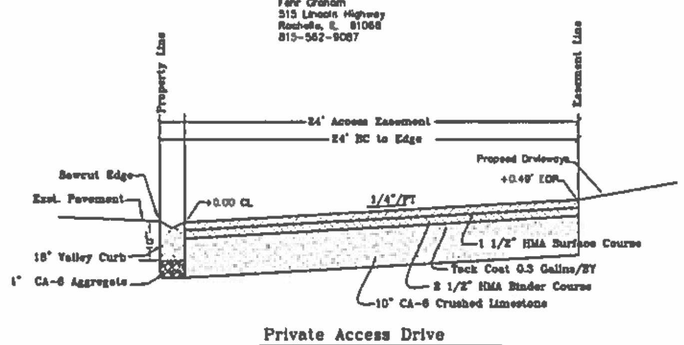
DEVELOPER
Worthington Homes
George Carowill
460 Briargate Drive, Suite 300
South Elgin, IL 60177
630-240-6070

ENGINEER
Taurus Engineering LLC
Ray Ulreich
3N357 Route 59
Bartlett, IL 60103
630-549-5506
taurusengr@sbcglobal.net

TOWN OF CORTLAND
Director of Operations
John Kocher
250 S Halwood St.
Cortland, IL 60112
815-756-6469

Superintendent of Water/Wastewater
Joel Summerhill
100 South Llenos St.
Cortland, IL 60112
815-756-9684

Town Engineer
Brandy Williams
Fehr Graham
315 Lincoln Highway
Rochelle, IL 61068
815-562-9087



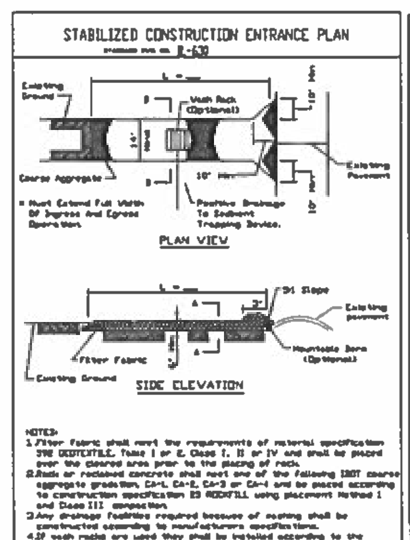
Private Access Drive
NTS

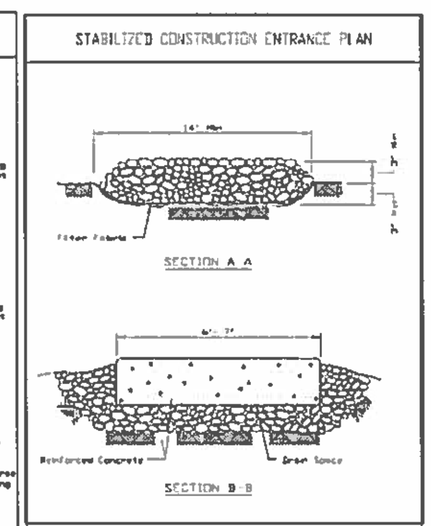
EROSION CONTROL NOTES

[illegible]

VEGETATION NOTES

[illegible]





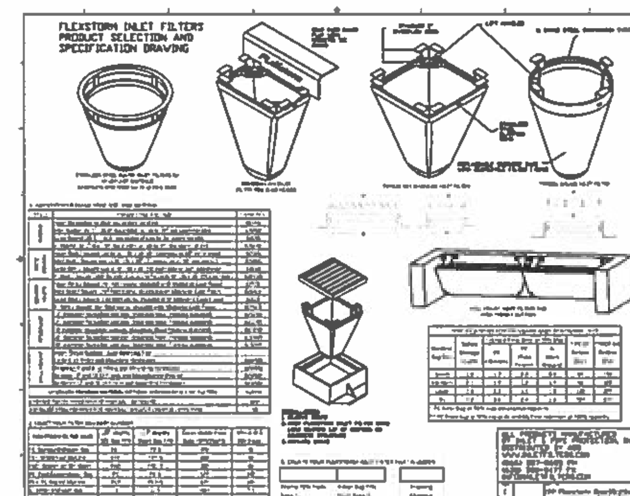
PROTECTION OF WATER MAIN AND WATER SERVICE LINES

[illegible]

SANITARY SEWER, STORM SEWER, WATER MAIN

1.–6. [illegible]

7. Where shown on the plans or directed by the engineer, existing drainage structures and systems shall be cleaned of debris and patched as necessary to assure integrity of the structure. This work will be paid for at the contract unit price each for structures and contract unit price per lineal foot for systems which shall be payment in full for cleaning, patching, removal and disposal of debris and dirt. Drainage structure and systems constructed as part of this project shall be maintained by the contractor at his expense. No payment will be made for cleaning structures or systems constructed as part of this project.
8. Connections to the existing sanitary, storm and water systems shall be considered incidental to the contract.
9. All existing utilities or improvements, including walks, curbs, pavement and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
10. Sanitary sewers and water main services shall have a minimum of 5.5' (feet) of cover and shall be run in straight alignment unless specifically shown on the plans.
11. All utility trenches under proposed or existing improved surfaces shall be water jetted or mechanically compacted.
12. Granular trench backfill, CA 6 shall be used in all locations where the proposed underground utility is to be constructed under permanent type pavements, in any utility trench over which another utility will pass or as directed by the engineer. Trench backfill shall be extended 2' (feet) on each side of the permanent type surface.
13. All manhole, valve vault, or catch basin adjustment of frames shall be made with precast concrete adjusting rings set in preformed butyl mastic rub-R-nek or approved equal, and no more than 8" of adjusting rings will be permitted.
14. All water mains shall be cement lined ductile iron pipe, class 52 conforming to AWWA C-150 with push-on or mechanical joints, conforming to ASTM 21.6, AWWA C-111 and C-600. All water mains to have minimum 5.5' (feet) cover.
15. Water services shall include the necessary length of type "K" Copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, excavation and backfill, for a complete installation as shown on the plans.
16. All ductile iron watermain, including fire hydrant leads shall be encased in polyethylene film in accordance with AWWA C-105-82.
17. "Band Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.
18. P.V.C. sanitary sewers and services shall be subject to deflection testing in accordance with the Illinois Recommended Standards for Sewerage Works, Current Edition.



General Notes & Erosion Control Details

Robinson Farm P.U.D. - Phase 5
Cortland, Illinois

NO.	DATE	DESCRIPTION	BY
2	3-23-20	Valley Curb	RGU
1	3-7-20	Drive Detail	RGU

DATE: 2-8-2020
SCALE: NTS
SHEET NUMBER 2 OF 7

GRAPHIC SCALE

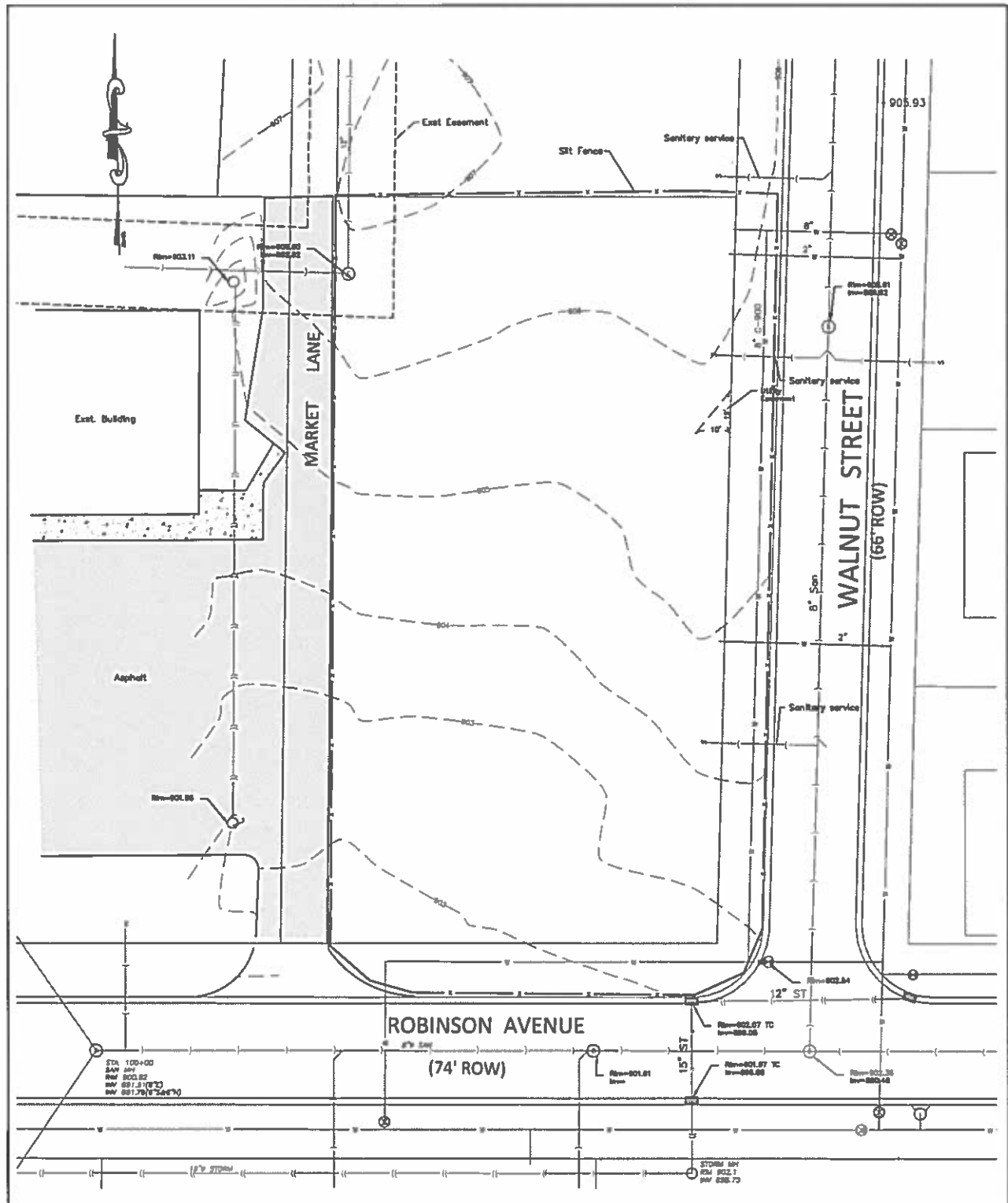
(IN FEET)
1 inch = 60 ft.

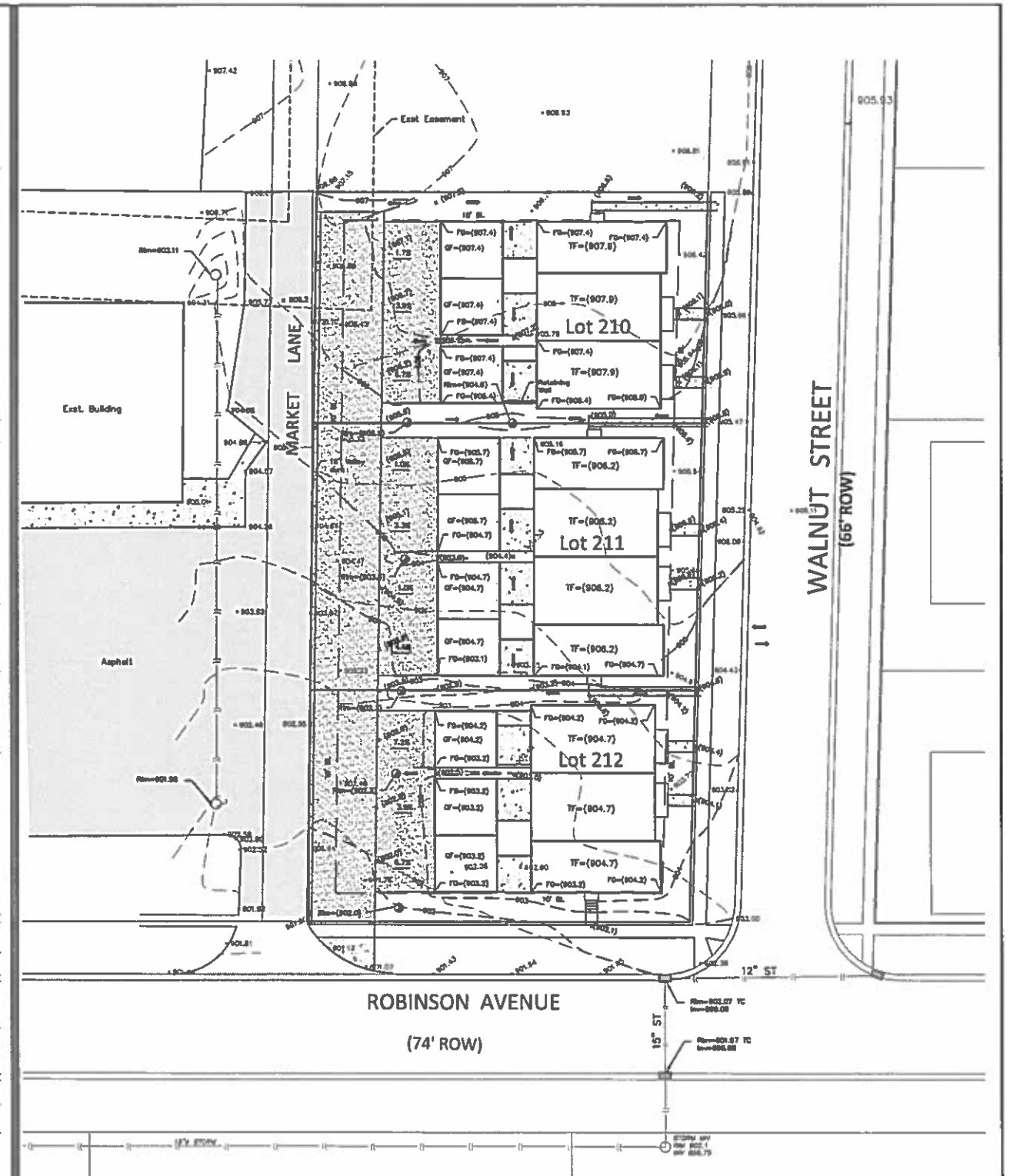
No.	Date	Revision
1	5-3-20	Including orientations

Overall Development Plan

Robinson Farm P.U.D. - Unit 5
Cortland, Illinois

File Name: | Dated: 3-10-2020
DSGN BY: ROU | Job No.20-009 | Sheet #3 of 7
DRN BY: ROU | Scale: 1"=50'





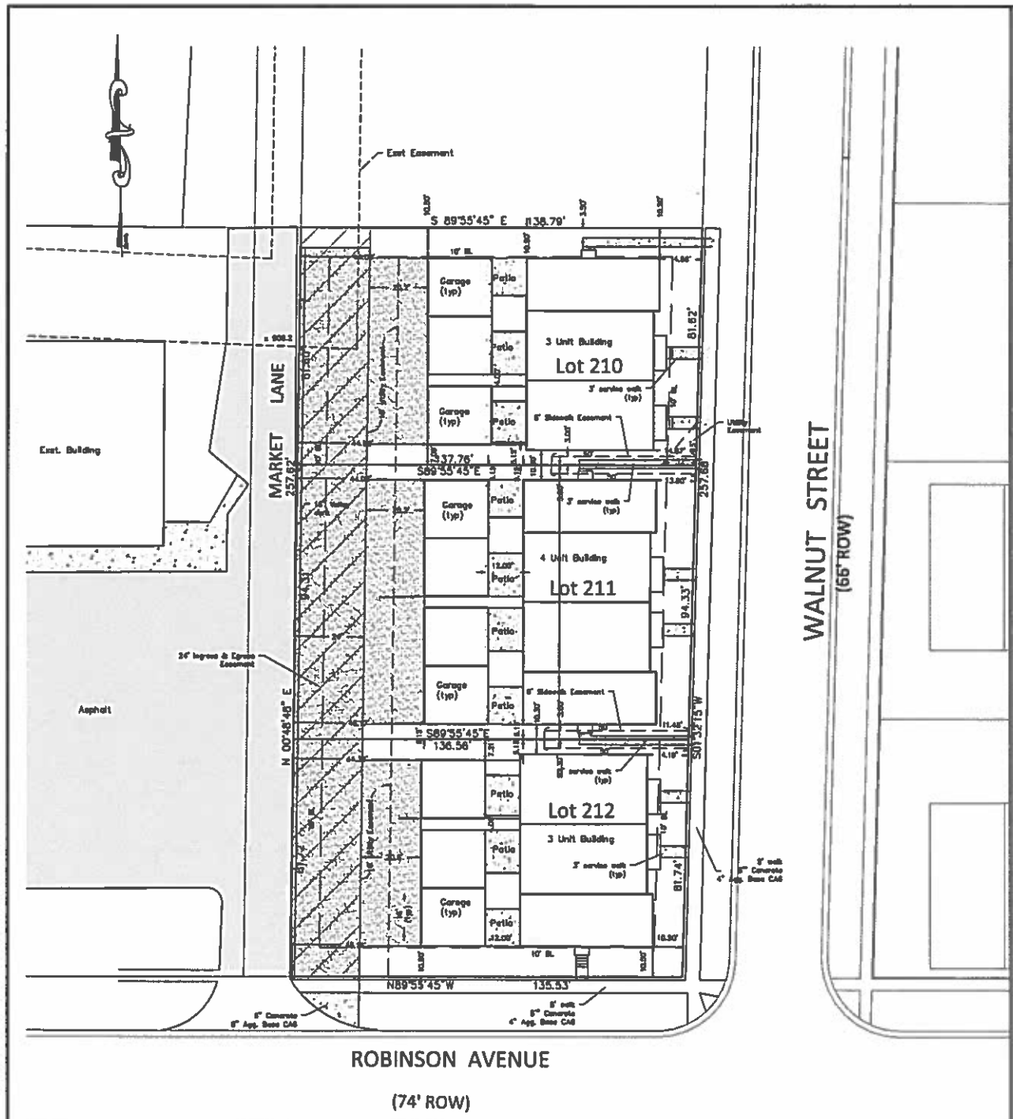
Prepared For:	Prepared By:
Worthington Homes 460 Briargate Dr. Suite 500 South Elgin, IL 60177 630-240-6070 www.worthingtonenterprises.biz.com	Taurus Engineering LLC 3N557 Route 59 Bartlett, IL 60103 630-549-5506 taurusengl@sbcglobal.net

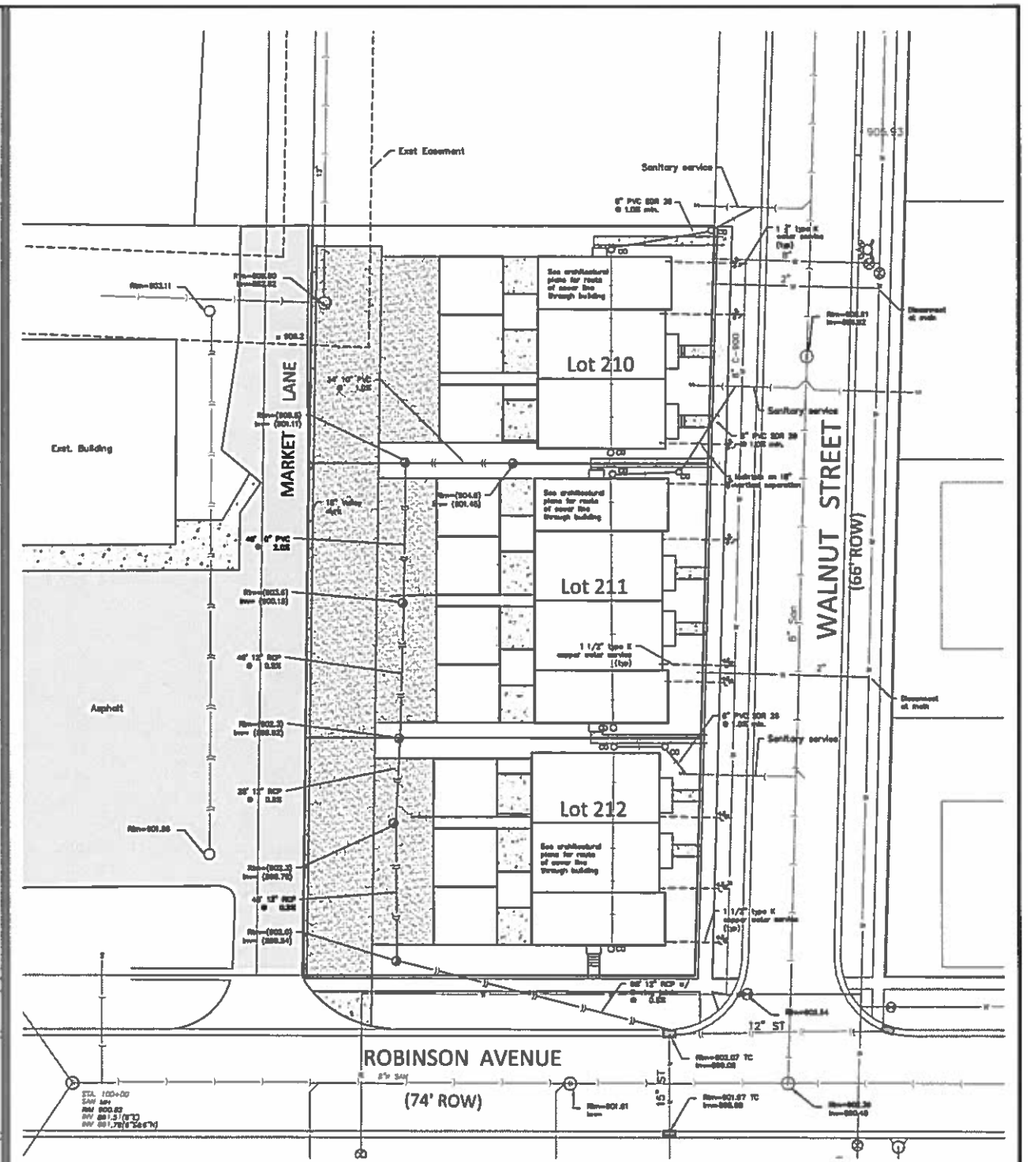
No.	Date	Revision
1	5-1-20	building orientation
2	5-23-20	per Engineering review

Existing Conditions & Grading Plan

Robinson Farm P.U.D. - Unit 5
Cortland, Illinois

File Name:		Dated: 2-14-2020
DSGN BY: RGU	Job No 20-009	Sheet #4 of 7
DRN BY: RGU	Scale: 1"=20'	





Prepared For:	Prepared By:
Worthington Homes 460 Briargate Dr. Suite 500 South Elgin, IL 60177 630-240-6070 www.worthingtonenterprisesltd.com	Taurus Engineering LLC 5N557 Route 59 Bartlett, IL 60103 630-549-5506 taurusengl@sbcglobal.net

GRAPHIC SCALE

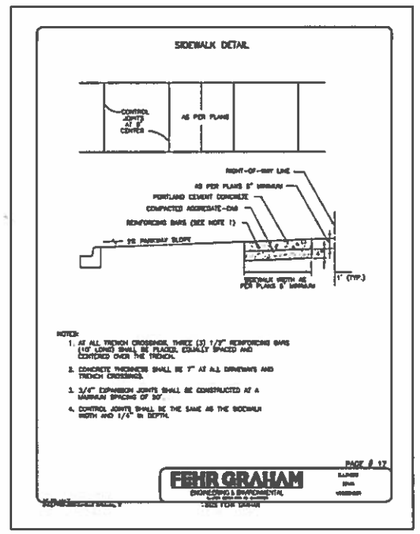
(IN FEET)
1 inch = 20 ft.

No.	Date	Revisions
1	3-7-20	building orientation
2	3-23-20	per Engineering review
3	4-6-20	max. 20' driveway length

Site Plan & Utility Plan

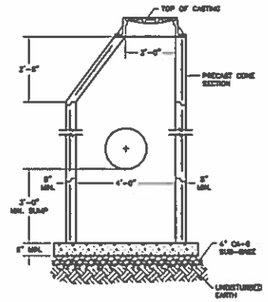
Robinson Farm P.U.D. - Unit 5
Cortland, Illinois

File Name:		Dated: 2-14-2020
DSGN BY: RGU	Job No:20-009	Sheet #5 of 7
DRN BY: RGU	Scale: 1"=20'	

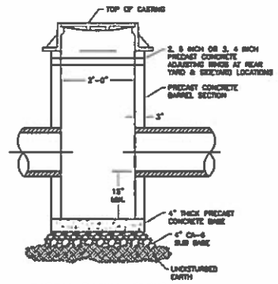


NOTES:

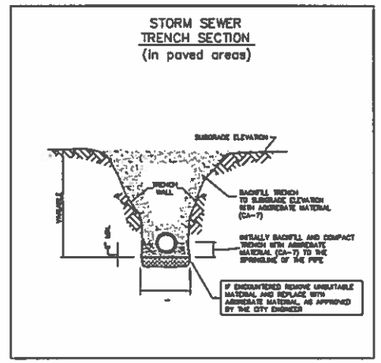
1. PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH – A.S.T.M. C-76. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
2. MINIMUM WALL THICKNESS SHALL BE 5" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
3. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES OR ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING RUBYL RUBBER JOINT SEALANTS CONCRETE PRODUCTS SUPPLY CO. – (X2 STAR STEEL HAMILTON-KENT GASKET CO. – (KENT SEAL), OR EQUAL, AS APPROVED BY VILLAGE ENGINEER, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.
4. ALL DRAINAGE STRUCTURES LOCATED IN REAR OR SIDE YARD AREAS SHALL BE INSTALLED WITH 2, 6 INCH OR 3, 4 INCH ADJUSTING RINGS. THIS WILL PROVIDE FOR A FUTURE MAXIMUM ADJUSTMENT OF 12 INCHES.

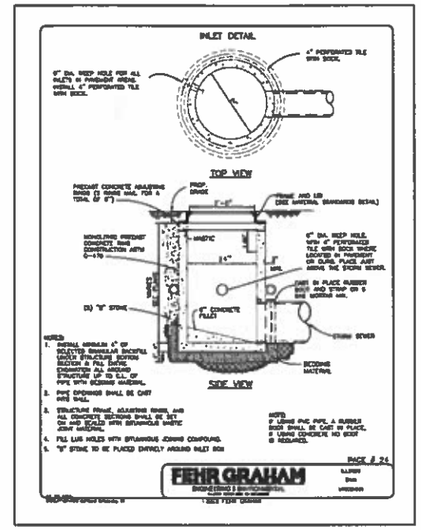


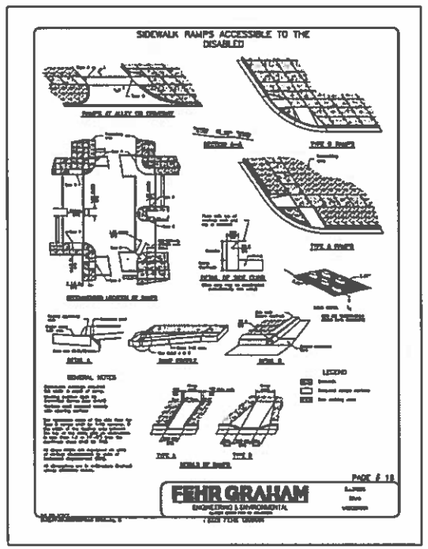
CATCH BASIN, TYPE A
NOT TO SCALE

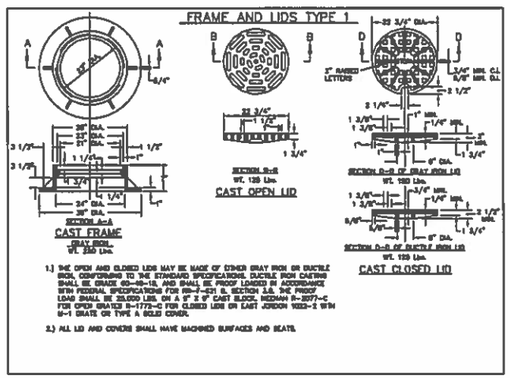


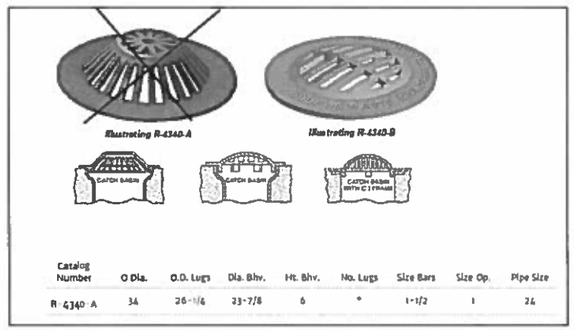
CATCH BASIN, TYPE C
NOT TO SCALE











Catalog Number	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size
R-4340-A	34	26-11/4	23-7/8	6	*	1-1/2	1	24

CATCH BASIN – GRATE 37 M.
NEENAH – R-4340-A
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

Storm Sewer & Walk Details

Robinson Farm P.U.D. – Phase 5
Cortland, Illinois

DATE: 2-8-2020
SCALE: NONE

SHEET NUMBER 6 OF 7

WATER / SANITARY / STREET MATERIAL STANDARDS

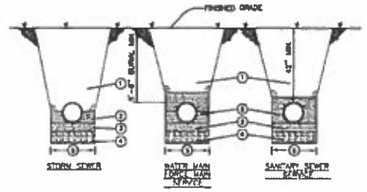
ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL) /FACTORY RED COATED PRIMED	AFC-AMERICAN FLOW CONTROL MUELLER CENTURION OR 5 1/4 WATEROUS PACER	AL14J A-423 PACER
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT,	MUELLER (SIZE) WATEROUS (AFC)	A-2370-20L RESILIENT WEDGE 3500 (SIZE DEPENDENT)
VALVE BOXES 3 PIECE	AFC TRENCH ADAPTER	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD BRASS AY McDONALD	300 BALL VALVE (CC THREAD) COMPRESSION
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD BRASS AY McDONALD OR VALVE VAULT (CANITARY, NO PICK)	H-15000 (CC THREAD) COMPRESSION
MANHOLES/CATCHBASINS/INLETS (SELF-SEALING LID W/PROPER UTILITY MARKINGS)	NEENAH CLOSED LID [OPEN LID IN BLVD SWALE AND DITCHES]	R-1772 R-1772 C R-4340 B
CURB FRAME & GRATES (BICYCLE SAFE)	NEENAH R6.12 CURB	R-3281A *-3281-AL
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE FULL CIRCLE (STAINLESS STEEL)	FORD OR CASCADE	
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	MUELLER	
LOCATION WIRE	#10 COPPER	
MAIN C-900 OR CL 52 DI		TY K 1" (MIN) SDR 7 POLY Φ DIRECTOR'S DISCRETION
MAIN SDR 28 + 35		4" (MIN) PCS 6" (MIN) CDAM

PAGE # 6

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL

© 2023 FEHR GRAHAM

PIPE BEDDING DETAIL

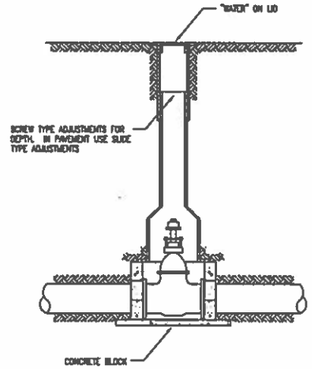


1. MECHANICALLY COMPACTED TRENCH/BACKFILL PLACED IN ACCORDANCE WITH IDOT SPECIFICATIONS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER AND SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAINS
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE ALL.
   CA-7 CRUSHED STONE TO 6" ABOVE TOP OF PVC PIPE.
   STORM SEWER:
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE.
   SANITARY SEWER:
   CA-7 CRUSHED STONE TAMPED INTO PLACE TO 12" ABOVE TOP OF PIPE.
3. 4" BED MECHANICALLY COMPACTED CA-7 CRUSHED STONE.
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH EITHER CA-7 OR 5/8" CHIPS.
5. TRENCH WIDTH = OUTSIDE DIAMETER + 18".

PAGE # 5

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL

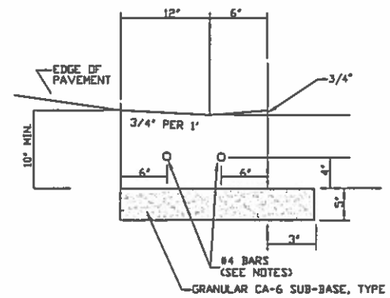
© 2023 FEHR GRAHAM



TYPICAL VALVE BOX INSTALLATION

STANDARD DRAWING NO.14

VALLEY CONCRETE CURB & GUTTER



Notes:

Curb and Gutter to be constructed using Portland Cement Concrete, Class X 6 bag mix, and shall have a minimum compressive strength of 4,000 psi after 14 days

The minimum Gutter Flag thickness shall be 10 inches adjacent to flexible pavement and 8 inches adjacent to Rigid Pavement

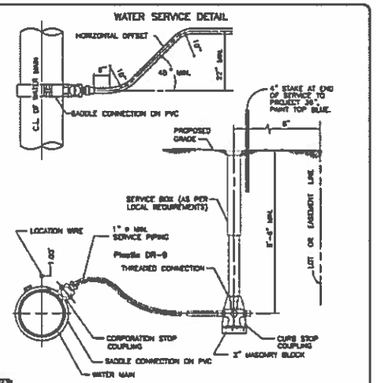
Two continuous No. 4 reinforcing bars between Expansion Joints are to be constructed in the curb and gutter section.

Aggregate Base Material, CA-6, is to be placed under the Curb and Gutter Section a minimum of 5 inches or to the adjacent pavement's subgrade elevation whichever is the greater.

Sawed Contraction Joints, 2 1\2 inches in depth, shall be provided in the finished surface within 7 days after placement at 10 foot intervals between Expansion Joints.

Sprayed with curing compound.

WATER SERVICE DETAIL



NOTES:

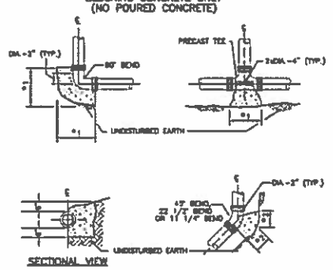
1. SERVICE PIPE TO BE SNAKED IN TRENCH TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH IN RUN TO BUILDING.
2. UPON COMPLETION OF WATER SERVICE CONSTRUCTION ALL BOXES ARE TO BE FULLY EXTENDED AND LEFT PROTRUDING ABOVE THE PROPOSED GRADE.
3. BACKFILL TO BE PLACED UNDER PAVEMENT AS SPECIFIED (SEE DETAIL).
4. "W" SHALL BE STAMPED IN THE CURB.

PAGE # 10

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL

© 2023 FEHR GRAHAM

THRUST BLOCKING DETAIL BLOCKING CONCRETE ONLY (NO POURED CONCRETE)



NOTES

1. BLOCKING SHALL BE APPLIED FOR ALL TEES, PLUG, CAPS, & 11 1/4° OR MORE BENDS BEARING CAPACITY OF 2000 P.S.F.
2. THRUST BLOCKS TO BE CLASS "SI" CONCRETE.
3. BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 P.S.F.
4. BEARING AREA OF SOIL BASED ON 85 P.S.I. WATER MAIN PRESSURE.

*1 1'-9" MIN. FOR 12" OR SMALLER DIA.
2'-8" MIN. FOR 16" DIA.
4'-0" MIN. FOR 24" DIA.

*2 1'-3" MIN. FOR 12" OR SMALLER DIA.
1'-0" MIN. FOR 16" DIA.
2'-10" MIN. FOR 20" DIA.

PAGE # 9

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL

© 2023 FEHR GRAHAM

NO.	DATE	DESCRIPTION	BY
2	3-23-20	valley curb	RGU
1	3-7-20	service detail	RGU

Watermain Details

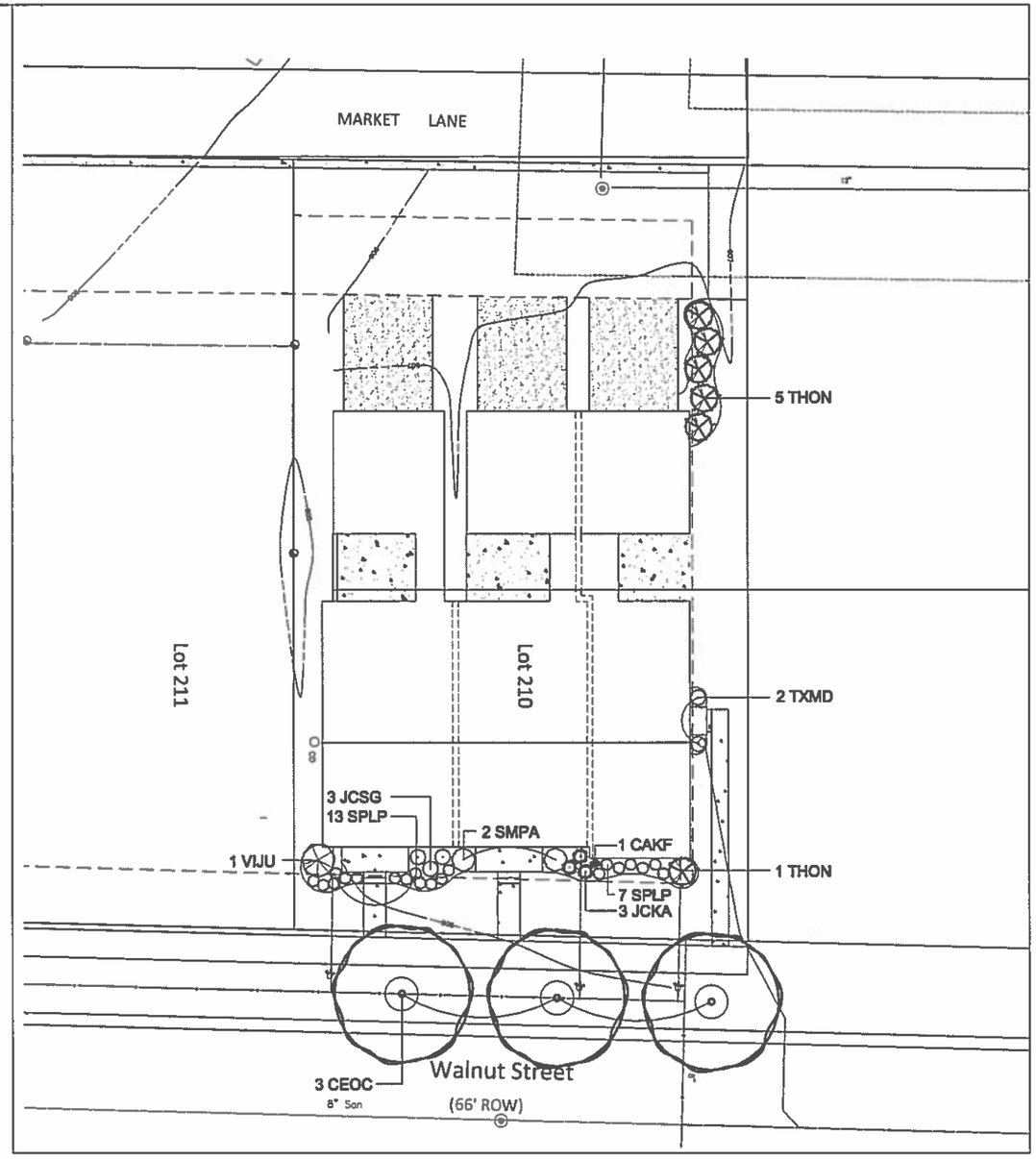
Robinson Farm P.U.D. – Phase 5

Cortland, Illinois

DATE: 2-8-2020

SCALE: NONE

SHEET NUMBER 7 OF 7



TYPICAL RANCH TOWN HOME DESIGN
1" = 10'

PLANT SCHEDULE:

SHADE TREES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
CEOC	3	2.0" cal.	Celtis occidentalis	Hackberry

EVERGREEN TREES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
THON	5	5' ht.	Thuja occidentalis 'Nigra'	Dark Green Arborvitae

LARGE DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
VIJU	1	36"	Viburnum x Juddii	Judd Viburnum

MEDIUM DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
SMPA	2	24"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac

SMALL DECIDUOUS SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
SPLP	20	18"	Spiraea japonica 'Little Princess'	Little Princess Spirea

EVERGREEN SHRUBS

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
JCKA	3	18"	Juniperus chinensis 'Kallay'	Kallay Compact Juniper
JCSG	3	24"	Juniperus chinensis 'Sea Green'	Sea Green Juniper
TXMD	2	24"	Taxus x media 'Densiformus'	Dense Yew

GRASSES

CODE	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
CAKF	1	1 gal.	Calamagrostis 'Karl Foerster'	Feather Reed Grass

LANDSCAPE PLAN PREPARED BY:
GIOVANNA ZAFFINA, PLA
5732 BREEZELAND RD.
CARPENTERSVILLE, IL 60110
(847) 404-4609
glannazaffina@gmail.com

LANDSCAPE PLAN PREPARED FOR:
WORTHINGTON HOMES - CAMBRIA, INC.
460 BRIARGATE DRIVE, SUITE 500
SOUTH ELGIN, ILLINOIS 60177
630-240-6070

PROJECT:
ROBINSON FARM

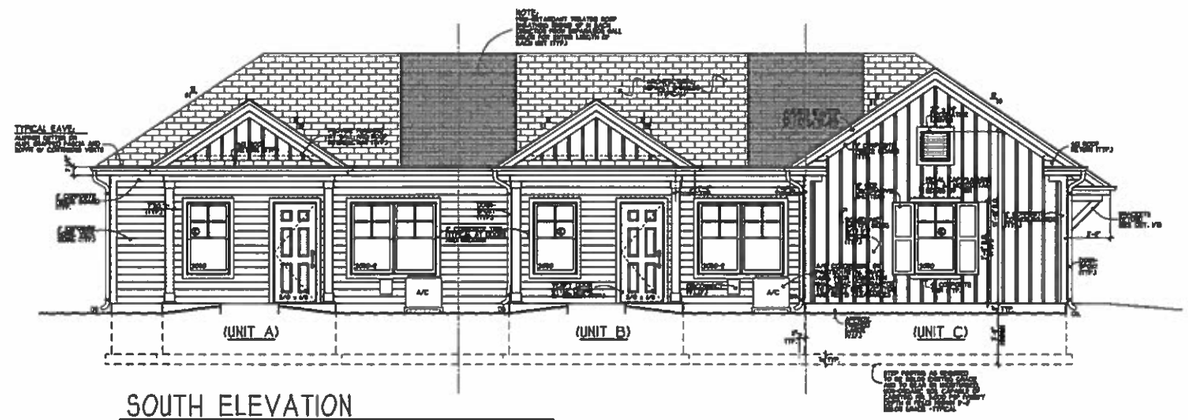
LOCATED AT:
CORTLAND, IL 60112

ISSUE DATE:
APRIL 10, 2020

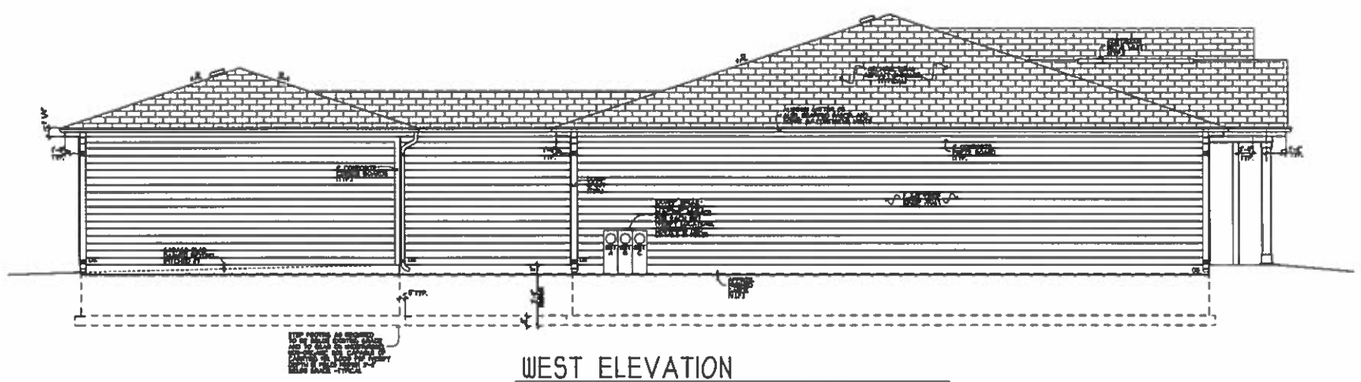
REVISIONS
1. PER CLIENT COMMENT EMAIL 04/30/2020
2.
3.
4.
5.
6.
7.
8.
9.
10.

SHEET SET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL ELEVATION GENERAL NOTES:

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER
184-001561

3-UNIT

RANCH TOWNHOMES UNIT 5 ROBINSON FARM
TYPICAL ELEVATIONS
CORTLAND, ILLINOIS
WORTHINGTON PROPERTIES, LTD.

Revisions:

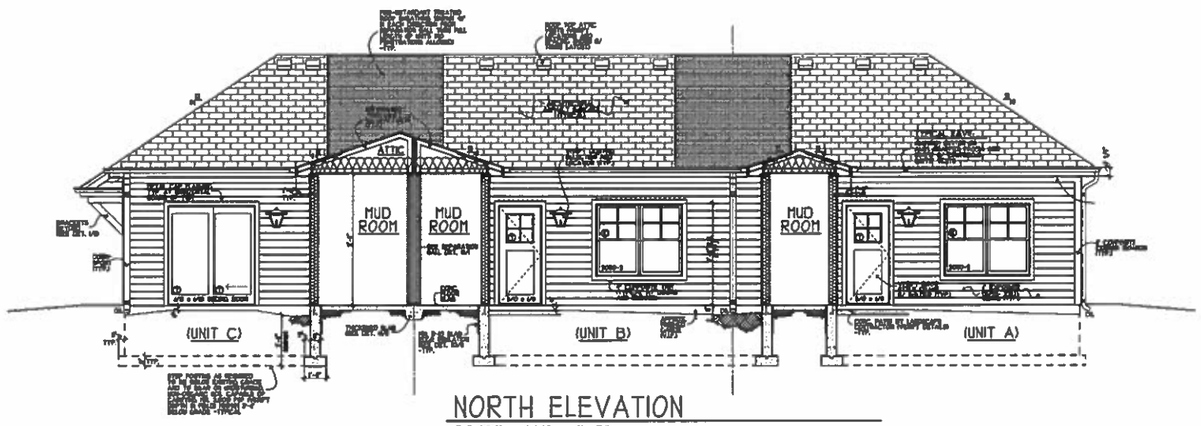
Comments:

Issue Date:

Drawn By:
SOUTH AND WEST ELEVATIONS

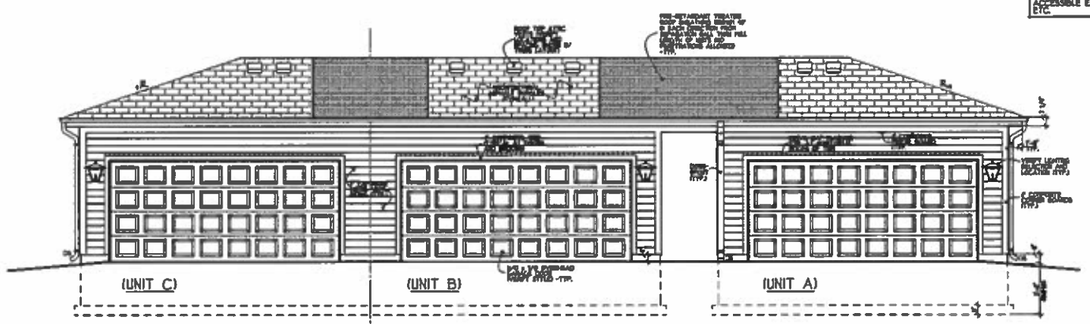
Sheet:
1
of: 2

PLOTTED: 5/1/2020



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
VERIFY ALL FINISHED GRADE ELEVATIONS
DRAIN OF INDUSTRIAL GRADE PLAN
AND ROUGH FINISH GRADES, FOR SALES
ACCESSIBLE ENTRIES, DOOR THRESHOLDS
ETC.



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER
184.001561

3-UNIT

RANCH TOWNHOMES UNIT 5 ROBINSON FARM
TYPICAL ELEVATIONS
CORTLAND, ILLINOIS
WORTHINGTON PROPERTIES, LTD.

Revisions

Comments
Issue Date:
Drawn By:
NORTH AND EAST ELEVATIONS

PLOTTED: 1/7/2020

Sheet:
2
of: 2