
DIVISION 4
REQUIREMENTS FOR IMPROVEMENTS,
RESERVATIONS, AND DESIGN

14-4-1 GENERAL IMPROVEMENTS

- A. ***Conformance to Applicable Rules and Regulations.*** In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations:
1. All applicable statutory provisions.
 2. The *Ogle County Amendatory Zoning Ordinance, Flood Damage Prevention Ordinance, Comprehensive Storm water Management Ordinance* and all other applicable laws of the appropriate jurisdictions.
 3. The *Ogle County Amendatory Comprehensive Plan*.
 4. The special requirements of these regulations and any rules of the Health Department and/or appropriate state or substate agencies.
 5. The rules of the Illinois Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connecting street.
 6. The standards and regulations adopted by the County Engineer and all boards, commissions, agencies, and officials of the County of Ogle.
 7. Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations established in Section 14-1-3 of this Chapter.
- B. ***Adequate Public Facilities.*** No preliminary plat shall be approved unless the Committee determines that public facilities will be adequate to support and service the area of the proposed subdivision. The applicant shall, at the request of the Committee, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public facilities and services to be examined for adequacy will include, but are not necessarily limited to, roads and public transportation facilities, sewerage, water service, schools, police and fire protection.
1. The applicant for a preliminary plat must, at the request of the Committee, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.
 2. ***Wastewater.*** All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and/or treatment.
 3. ***Storm water Management.*** Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding pursuant to the *Ogle County, Illinois Comprehensive Storm water Management Ordinance* adopted February 22, 1999. The County may require the use of control methods such as retention or detention, and/or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments.

4. *Roads.* Proposed roads shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation, and shall be appropriate for the particular traffic characteristics of each proposed development.
 5. *Extension Policies.* All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines, and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. The County may require the applicant of a subdivision to extend offsite improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval.
- C. ***Self-Imposed Restrictions.*** If the owner places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions may be required to be indicated on the subdivision plat, or the Committee may require that restrictive covenants be recorded with the Ogle County Recorder in a form to be approved by the Ogle County State's Attorney.
- D. ***Monuments.*** The applicant shall place permanent reference monuments in the subdivision as required in these regulations and as approved by a Registered Professional Land Surveyor.
1. Monuments shall be located on street right-of-way lines, at street intersections, angle points of curve and block corners. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the street limits.
 2. The external boundaries of a subdivision shall be monumented in the field by monuments of stone or concrete, not less than thirty inches (30") in length, not less than four inches (4") square or five inches (5") in diameter, and marked on top with a cross, brass plug, iron rod, or other durable material securely embedded; or by iron rods or pipes at least thirty inches (30") long and one-half inch (0.5") in diameter. These monuments shall be placed not more than one thousand four hundred feet (1,400') apart in any straight line and at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line, and at all angle points along the meander line, those points to be not less than twenty feet (20') back from the bank of any river or stream, except that when such corners or points fall within a street, or proposed future street, the monuments shall be placed in the side line of the street.
 3. All internal boundaries and those corners and points not referred to in the preceding paragraph shall be monumented in the field by like monuments as described above. These monuments shall be placed at all block corners, at each end of all curves, at a point where a river changes its radius, and at all angle points in any line.
 4. The lines of lots that extend to rivers or streams shall be monumented in the field by iron pipes at least thirty inches (30") long and seven-eighths inch (7/8") in diameter or by round or square iron bars at least thirty inches (30") long. These monuments shall be placed at the point of intersection of the river or stream lot line, with a meander line established not less than twenty feet (20') back from the bank of the river or stream.
 5. All monuments required by these regulations shall be set flush with the ground and planted in such a manner that they will not be removed by frost.
 6. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor prior to recordation of the final plat.

- E. ***Character of the Land.*** Land that the Committee finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Committee, upon recommendation of the County Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare.
- F. ***Subdivider to Provide and Install.*** The subdivider shall provide and install all public improvements as required by these regulations. Improvements shall be provided and installed in accordance with the standards and engineering requirements established by these regulations as well as any and all standards and requirements adopted by other local, state and/or federal authorities which may have jurisdiction of the area being subdivided.
- G. ***Engineering Drawings Required.*** The subdivider shall prepare and file engineering drawings of the subdivision in accordance with the regulations of Section 14-3-5 of this Chapter.
- H. ***Minimum Standards and Specifications.*** All construction of improvements covered by these regulations shall be in accordance with, and materials used shall be in compliance with, the methods and materials required in the appropriate sections of the latest editions, amendments or revisions of the following:
1. “Standard Specifications for Road and Bridge Construction”, Illinois Department of Transportation;
 2. “Design Manual”, Illinois Department of Transportation;
 3. “Highway Standards”, Illinois Department of Public Works and Building Division;
 4. “Culvert Manual”, Illinois Department of Transportation;
 5. “Manual on Uniform Traffic Control Devices”, U.S. Department of Transportation and Illinois Department of Transportation Supplement;
 6. “Bureau of Local Roads and Streets Administrative Policies”, Illinois Department of Transportation;
 7. “Standard Specifications for Water and Sewer Main Construction in Illinois”, Illinois Society of Professional Engineer, et al;
 8. “Illinois Design Standards for Sewage Works”, Illinois Environmental Protection Agency, Division of Public Water Pollution Control;
 9. “Technical Policy Statements”, Illinois Environmental Protection Agency, Division of Public Water Supply;
 10. “Recommended Standards for Water Works”, Great Lakes Upper Mississippi River Board of State Sanitary Engineers (“10 States Standards”);
 11. “Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois”, The Urban Committee of the Association of Illinois Soil and Water Conservation Districts (“Green Book”);

12. “Standards and Specifications for Soil Erosion and Sediment Control”, Illinois Environmental Protection Agency (“Yellow Book”);
 13. “U.S. Soil Conservation Service (Natural Resources Conservation Service) Field Engineering Handbook”, United States Department of Agriculture, Natural Resources Conservation Service;
 14. County standards and specifications as adopted.
- I. **Inspections.** Unless otherwise excepted herein, all public improvements proposed to be made under the provisions of these regulations shall be inspected during the course of construction by the County Engineer or his designee.

14-4-2 LOT IMPROVEMENTS

- A. **Lot Arrangement.** The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing zoning permits and septic system installation permits to build on all lots in compliance with the Zoning Ordinance and Health Regulations and in providing driveway access to buildings on the lots from an approved street.
- B. **Lot Dimensions.** Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the zoning district, the Committee may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Zoning Ordinance and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum required building setback from both streets. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Ordinance.
- C. **Lot Orientation.** The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.
- D. **Double Frontage Lots and Access to Lots.**
 1. **Double Frontage Lots.** Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantage of topography and orientation.
 2. **Access from Major and Secondary Arterials.** Lots shall not, in general, derive access exclusively from a major or secondary street. Where driveway access from a major or secondary street may be necessary for several adjoining lots, the Committee may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on major and secondary arterials.
- E. **Lot Drainage.** Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

- F. ***Debris and Waste.*** No cut trees, timber, debris, rocks, stones, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of expiration of any subdivision improvement agreement or dedication of public improvements, whichever is sooner.
- G. ***Waterbodies and Watercourses.*** If a tract being subdivided contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the water body among the fees of adjacent lots. The Committee may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a local government responsibility. No more than twenty-five percent (25%) of the minimum area of a lot required under the Zoning Ordinance may be satisfied by land that is under water. Where a watercourse separates the buildable area of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure, of design approved by the County Engineer.
- H. ***Reduced Building Envelopes.***
1. Reduced building envelopes should be used:
 - a. In any subdivision that contains natural areas, steep slopes, wetlands, floodplains or other areas that should not be disturbed;
 - b. In any subdivision that will utilize private, on-site sewage disposal systems.
 2. Reduced building envelopes shall restrict the area that the dwelling may be located to the most suitable location on the lot, avoiding the area(s) of the lot that contain soils most suitable for sewage treatment, steep slopes, wetlands, floodplains, or other areas that should not be disturbed.
 3. When reduced building envelopes are used, the lines that define the reduced building envelope shall become the required building setback and yard area lines that shall not be encroached upon by lot development.
 4. When reduced building envelopes are utilized, the required building setback may be reduced up to, but not more than, 25%.

14-4-3 ROADS

- A. ***General Requirements.***
1. ***Frontage on Improved Roads.*** Wherever the area to be subdivided is to utilize existing road frontage, the road shall be suitably improved as required by the County Engineer.
 2. ***Grading and Improvement Plan.*** Roads shall be graded and improved and conform to the County construction standards and specifications and shall be approved as to design and specifications by the County Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.
 3. ***Classification.*** All roads shall be classified as either arterial (state or federal highways), major collector, minor collector or local. In classifying roads, the County shall consider projected traffic demands after 20 years of development.

4. *Topography and Arrangement.*

- a. Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many building sites as possible at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.
- b. All streets shall be properly integrated with the existing and any proposed systems of thoroughfares and dedicated rights-of-way as established by the County.
- c. All collectors shall be properly related to special traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- d. Minor or local streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
- e. The use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
- f. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the County Engineer such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.
- g. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

5. *Blocks.*

- a. *Width.* Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, or waterways.
- b. *Length.* The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed two thousand two hundred feet (2,200') or twelve (12) times the minimum lot width required in the zoning district, nor be less than four hundred feet (400') in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand feet (1,000') in length.
- c. *Easements.* In long blocks the Committee may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.

- d. *Pedestrianways.* Pedestrian ways or crosswalks, not less than ten feet (10') wide, may be required by the Committee through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the Committee for prospective use.
- e. *Access to Primary Arterials.* Where a subdivision borders on or contains an existing or proposed collector, the Committee may require that access to such streets be limited by one of the following means:
 - (1) The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street; no access shall be provided from the primary arterial, and screening shall be provided from the primary arterial, and screening shall be provided in a strip of land along the rear property line of such lots.
 - (2) A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the primary arterial.
 - (3) A marginal access or service road (separated from the primary arterial by a planting or grass strip and having access at suitable points).
- f. *Road Regulatory Signs.* The subdivider shall install all road signs. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which to be approved by the County Engineer.
- g. *Street Lights.* Installation of street lights may be required in accordance with design and specification standards approved by the County Engineer.
- h. *Reserve Strips.* The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to the street.
- i. *Construction of Roads and Dead-End Roads.*

- (1) Construction of Roads.

The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when the continuation is necessary for convenient movement of traffic, effective fire protection for efficient provision of utilities, and where the continuation is in accordance with any County traffic plan. If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way shall be extended to the property line. A temporary dead-end street, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued.

The Committee may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

(2) Dead-End Roads (Permanent).

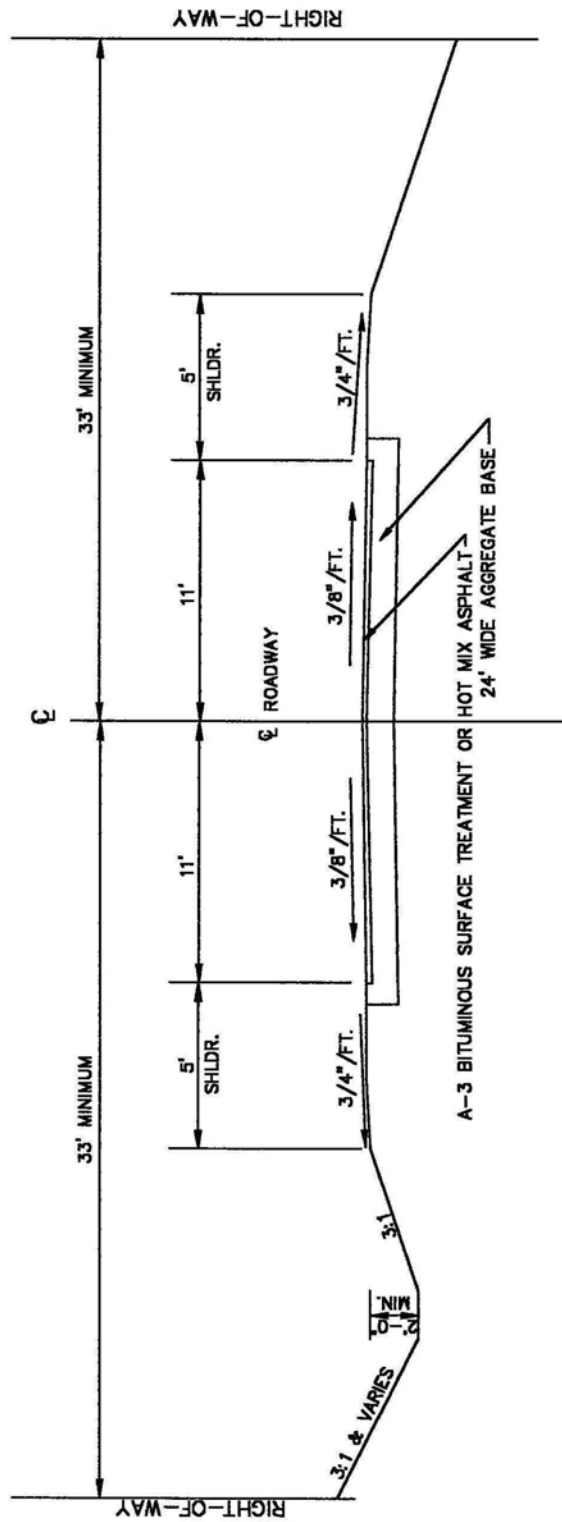
Where a road does not extend beyond the boundary of the subdivision and its continuation is not required by the Committee for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty feet (50'). However, the Committee may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turn-around shall be provided at the end of a permanent dead-end street in accordance with County construction standards and specifications. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, serve no more than twenty (20) lots or be designed to accommodate a maximum two hundred (200) average daily traffic (ADT).

B. *Design Standards.*

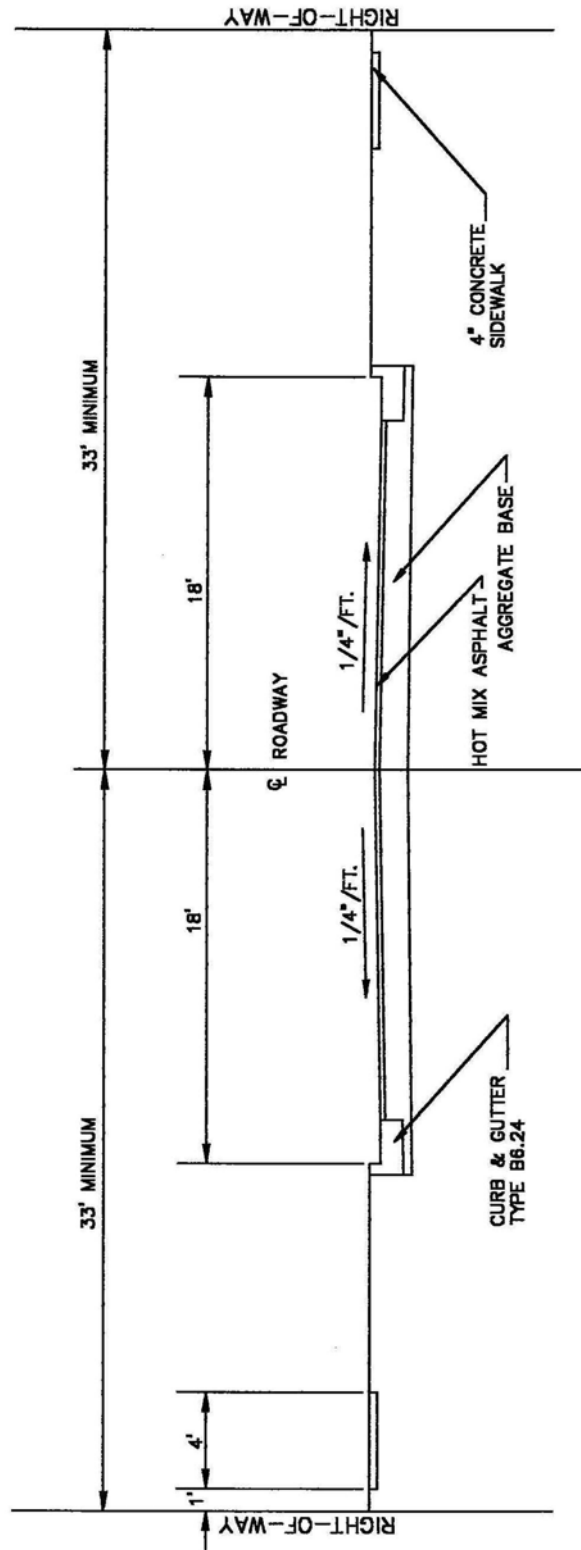
1. *General.* In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire fighting and other emergency vehicles, snow removal, sanitation, and road-maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standard for roads are hereby required.
2. *Road Surfacing and Improvements.*
 - a. All new roads/streets which are created and dedicated for use within a subdivision shall be graded, drained and surfaced in accordance with the minimum requirements herein set forth and in a manner which will provide complete and adequate drainage of all streets, alleys and public grounds in the entire subdivision, including any such work which may be necessary in order to provide adequate and satisfactory drainage along the side of any existing street which is adjacent to the subdivision. In general, all such new streets within the subdivision and all work to be undertaken thereon shall be designed and constructed according to the specifications adopted by the Division of Highways of the Illinois Department of Transportation, as the same are in effect at the time of the preliminary plat and plans for such improvement work are submitted for approval.
 - b. The roadway shall be considered to be that part of the improvement which lies within the right-of-way and shall be constructed substantially in accordance with the typical cross-section as found below.

(see following pages)

TYPICAL ROADWAY SECTION ROAD WITHOUT CURB & GUTTER



TYPICAL ROADWAY SECTION ROADWAY WITH CURB & GUTTER



c. The type of roadway surface used in the development may be influenced by the type of roadway surface of the road being accessed by the development. Should the accessed road be planned for improvement within four (4) years of approval of the development, the County Engineer will consider the surface of the road being accessed to be that of the higher surface type. The highway agency ultimately responsible for maintenance of the constructed roads may request the County Engineer to require the higher surface type be constructed.

3. *Street Construction Standards.* All streets shall be constructed in conformance with the “Minimum Standards for Street Construction” Tables A, B and C of this Section.

MINIMUM STANDARDS FOR STREET DESIGN AND CONSTRUCTION TABLE “A” STREETS WITH CURB AND GUTTER (*1 &*2)						
<i>Street</i>	<i>R.O.W. Width</i>	<i>Pavement Width (*3)</i>	<i>Radius of Horizontal Curves</i>	<i>Ditch Slopes</i>	<i>Length of Vertical Curves</i>	<i>Tangents Between Reverse Curves</i>
Express-ways	N/A	8' Median	N/A	N/A	N/A	N/A
Major	100'	48' (*4)	546'	4:1	200'	200'
Collector	66-80'	36'	400'	4:1	200'	150'
Minor for Single-Family Residence	66'	36'	250'	3:1	100'	100'
Cul-De-Sac	128'	108'	N/A	3:1	N/A	N/A
Marginal Access (*5)	60'	30'	250'	3:1	100'	100'
Business and Industrial Districts	80-100' (*6)	48' (*6)	500'	4:1	200'	200'

- *1 All roadways shall be improved with a minimum of a 2.5 inch bituminous wearing surface over a ten inch (10") compacted base of aggregate surface course, Type-B in accordance with the “Standard Specifications for Road and Bridge Construction” published by the Illinois Department of Transportation. Final design of pavement shall be determined by pavement design procedures published by the Illinois Department of Transportation.
- *2 Minimum standards for these streets shall be as indicated or as determined by the County Engineer.
- *3 Pavement width (pavement surface) is face-to-face of curb where curb and gutter is provided.
- *4 Or two, 24-foot wide roadways, divided by a median strip.
- *5 Where the ditch of the adjoining highway is utilized the right-of-way width may be reduced to fifty feet (50') if deemed feasible by the County Engineer.
- *6 May be reduced upon review of the use by the County Engineer.

MINIMUM STANDARDS FOR STREET DESIGN AND CONSTRUCTION
TABLE "B"
STREETS WITHOUT CURB AND GUTTER
(*1 &*2)

<i>Street</i>	<i>R.O.W. Width</i>	<i>Road-way Width</i>	<i>Pavement Width</i> (*3 & *5)	<i>Radius of Horizontal Curves</i>	<i>Ditch Slopes</i>	<i>Length of Vertical Curves</i>	<i>Tangents Between Reverse Curves</i>
Major	80'	48' (*4)	24'	546'	4:1	200'	200'
Minor for Single-Family Residence	66'	32'	22'	250'	3:1	100'	100'
Cul-De-Sac	128'	98'	88'	N/A	3:1	N/A	N/A
Marginal Access (*4)	60'	30'	22'	250'	3:1	100'	100'
Business and Industrial Districts	80-100' (*6)	N/A	48'	500'	4:1	200'	200'

- *1 All roadways shall be improved with a minimum of a bituminous surface treatment, Class A-3 Surface over a twelve-inch (12") compacted aggregate base course or hot-mix asphalt surface over a ten-inch (10") compacted aggregate base course (base shall be two feet [2'] wider than surface), Type-B in accordance with the "Standard Specifications for Road and Bridge Construction" published by the Illinois Department of Transportation. Final design of pavement shall be determined by pavement design procedures published by the Illinois Department of Transportation.
- *2 Minimum standards for these streets shall be as indicated or as determined by the County Engineer.
- *3 Pavement width is pavement surface.
- *4 Where the ditch of the adjoining highway is utilized the right-of-way width may be reduced to fifty feet (50') if deemed feasible by the County Engineer.
- *5 Pavement width may be reduced to a minimum of twenty feet (20') if acceptable to the Township road Commissioner and County Engineer.
- *6 May be reduced upon review of the use by the County Engineer.

MINIMUM STANDARDS FOR STREET DESIGN AND CONSTRUCTION
TABLE "C"

<i>Street</i>	<i>Maximum Gradient</i>	<i>Minimum Gradient</i>	<i>Clear Sight Distance</i>	<i>Tangent Property Line at Street Intersection</i>
Major	6%	0.5%	650'	20'
Collector (*1)	6%	0.5%	525'	20'
Minor for Single-Family Residences	8%	0.5%	310'	15'
Cul-De-Sacs	5% (*2)	0.5%	310'	15'
Marginal Access	6%	0.5%	310'	15'
In Business Districts	2%	0.5%	525'	N/A

*1 Minimum standards for these streets shall be as indicated or as determined by the County Engineer.

*2 The maximum gradient for the closed end of the cul-de-sac shall not exceed 4% or as determined by the County Engineer.

4. *Excess Right-of-Way.* Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of two-to-one.

5. *Railroads and Limited Access Highways.* Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:
 - a. In residential districts a buffer strip at least twenty five feet (25') in depth in addition to the normal area of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening. The placement of structure on this land is prohibited."
 - b. In districts zoned for business, commercial, or industrial uses the nearest street extending parallel or approximately parallel to the railroad right-of-way shall, wherever practicable, be at a sufficient distance from the railroad right-of-way to ensure suitable depth for commercial or industrial sites.
 - c. When streets parallel to the railroad right-of-way intersect a street which crosses the railroad right-of-way at grade, they shall, to the extent practicable, be at a distance of at least one hundred fifty feet (150') from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

6. *Intersections.*
 - a. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved

approaching an intersection and should be approximately at right angles for at least one hundred feet (100') therefrom. Not more than two (2) streets shall intersect at any one point unless specifically approved by the County Engineer.

- b. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than one hundred fifty feet (150') shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where local streets intersect major streets, their alignment shall be continuous. Intersection of major streets shall be at least eight hundred feet (800') apart.
- c. Minimum curb radius at the intersection of two (2) local streets shall be in accordance with current design standards of the Illinois Department of Transportation. Alley intersections and abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.
- d. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two percent (2%) rate at a distance of sixty feet (60'), measured from the nearest right-of-way line of the intersecting street.
- e. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.
- f. The cross-slopes on all streets, including intersections, shall be three percent (3%) or less.

C. *Road Dedications and Reservations.*

- 1. *New Perimeter Streets.* Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half-streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the subdivider. The Committee may authorize a new perimeter street where the subdivider improves and dedicates the entire required street right-of-way width within its own subdivision boundaries.
- 2. *Widening and Realignment of Existing Roads.* Where a subdivision borders an existing narrow road or when any highway authority plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate at its expense those areas for widening or realignment of those roads. Frontage roads and streets as described above shall be improved and dedicated by the applicant at its own expense to the full width as required by these regulations when the applicant's development activities contribute to the need for the road expansion. Land reserved for any road purposes may not be counted in satisfying yard or area requirements of the Zoning Ordinance whether the land is to be dedicated to the County in fee simple or an easement is granted to the County.

- D. **Private Roads.** Private roads and streets may be permitted only if the final (ultimate) development will contain not more than three (3) lots. Provisions for ownership and maintenance of said road shall accompany the plat.

14-4-4 DRAINAGE AND STORM SEWERS

- A. **General Requirements.** The Committee shall not recommend for approval any plat of subdivision that does not make adequate provision for storm and flood water runoff channels or basins pursuant to the *Ogle County, Illinois Comprehensive Storm water Management Ordinance* adopted February 11, 1999 as amended. The storm water drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed by methodology required by the *Comprehensive Storm water Management Ordinance*, or other methods as approved by the County Engineer, and a copy of design computations shall be submitted along with plans. Inlets shall be provided so that surface water is not carried across or around any intersection, nor for a distance of more than six hundred feet (600') in the gutter. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.
- B. **Nature of Storm Water Facilities.**
1. **Location.** The applicant may be required by the Committee to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications.
 2. **Accessibility to Public Storm Sewers.**
 - a. Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm waters, subject to the specifications of the County Engineer. However, in subdivisions containing lots less than 15,000 square feet in area and in business and industrial districts, underground storm sewer systems shall be constructed throughout the subdivision and be constructed to an approved out-fall. Inspection of facilities shall be conducted by the County Engineer or his designee.
 - b. If a connection to a public storm sewer will be provided eventually, as determined by the County Engineer and the Committee, the developer shall make arrangements for future storm water disposal by a public utility system at the time the plat received final approval. Provision for such connection shall be incorporated by inclusion in the subdivision improvement agreement required for the subdivision plat.
 3. **Accommodation of Upstream Drainage Areas.** A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The County Engineer shall approve the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the Zoning Ordinance.

4. *Special Flood Hazard Areas and Areas of Poor Drainage.* Whenever a plat is submitted for an area that is subject to flooding, whether indicated as being a “Special Flood Hazard Area” by the Ogle County, IL Flood Insurance Rate Maps or not, the Committee may approve such subdivision provided that the applicant fills the affected area of the subdivision to an elevation sufficient to place the elevation of streets and lots at a minimum of twelve inches (12”) above the elevation of the one hundred (100) year floodplain, as determined by the County Engineer. Any and all development activity proposed to be located in an area designated as a “Special Flood Hazard Area” shall be subject to the requirements of the *Ogle County, IL Flood Damage Prevention Ordinance* and any applicable State and/or Federal requirements. The Committee may, when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the subdivision of any portion of the property that lies within the floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps, except at the discretion of the Committee.

C. *Dedication of Drainage Easements.*

1. *General Requirements.* When a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
2. *Drainage Easements.*
 - a. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements at least fifteen feet (15') in width for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.
 - b. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
 - c. The applicant shall dedicate, either in fee or by a drainage or conservation easement, land on both sides of existing watercourses to a distance to be determined by the County Engineer.
 - d. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for average density procedures nor for computing the area requirement of any lot.

14-4-5 WATER FACILITIES

A. **General Requirements.**

1. When a public water main is not accessible, the developer shall take necessary action to extend or create a water-supply district for the purpose of providing a water-supply system capable of providing for domestic water use and fire protection.
2. When a public water main is accessible, the developer shall install adequate water facilities (including fire hydrants) subject to the specifications of state or local authorities. All water mains shall be at least six inches (6") in diameter.
3. Water main extensions shall be approved by the officially designated agency of the state or local government.
4. The location of all fire hydrants, all water supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the preliminary plat, and the cost of installing same shall be borne by the developer and included in the subdivision improvement agreement and security to be furnished by the developer.

B. **Individual Wells and Central Water Systems.**

1. When a public water system is not accessible in the discretion of the Committee, individual wells may be used or a central water system provided in a manner so that an adequate supply of potable water will be available to every lot in the subdivision. Water samples shall be submitted to the Health Department for its approval, and individual wells and central water systems shall be approved by the appropriate health authorities. Approvals shall be submitted to the Committee prior to final subdivision plat approval.
2. If the Committee requires that a connection to a public water main be eventually provided as a condition to approval of an individual well or central water system, the applicant shall make arrangements prior to receiving final plat approval for future water service, including a private well abandonment plan. Performance or cash bonds may be required to ensure compliance.

C. **Fire Hydrants.** Fire hydrants shall be required for all subdivisions except those coming under paragraph B of this Section. Fire hydrants shall be located no more than one thousand feet (1,000') apart and within five hundred feet (500') of any structure and shall be approved by the applicable fire protection district.

To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

14-4-6 SEWERAGE FACILITIES

- ##### A. **General Requirements.** The applicant shall install sanitary sewer facilities in a manner prescribed by the County construction standards and specifications where public sewage treatment facilities are reasonably accessible. All plans shall be signed and approved in accordance with the rules, regulations, and standards of the County Engineer, Health Department, and any and all other appropriate local and/or state agencies. Necessary action shall be taken by the applicant to extend or create a sanitary sewer district for the purpose of providing sewerage facilities to the subdivision when no district exists for the land to be subdivided.

- B. ***Individual and Central Sewage Systems.*** When public sanitary sewerage systems are not reasonably accessible but will become available within a reasonable time (not to exceed ten [10] years), the applicant may choose one of the following alternatives.
1. Central sewerage system with the maintenance cost to be assessed against each property benefitted. Where plans for future public sanitary sewerage systems exist, the applicant shall install the sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public sewer mains; or
 2. Private (individual) sewage disposal systems in accordance with paragraph A of this Section, provided the applicant shall install sanitary sewer lines, laterals, and mains from the street curb to a point in the subdivision boundary where a future connection with the public sanitary sewer main shall be made. Sanitary sewer lines shall be laid from the house to the street line. A connection shall be available in the home to connect to the sewer system when the public sewers become available. Such sanitary sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sanitary sewer system, where such exist, and shall be ready for connection to such public sanitary sewer main.
- C. ***Individual (Private) Sewage Disposal Systems.***
1. ***No Facilities Accessible.*** Where no public sewage treatment facilities are reasonably accessible, individual sewage disposal systems may be installed provided:
 - a. All requirements of the Ogle County Health Department are complied with.
 - b. As soon as public sewers are located within two hundred feet (200') from the external boundaries of the subdivision, connections to the public sewer(s) will be made within one (1) year at the property owners' expense, and owners shall bear their fair proportionate share of the cost of public sewer as determined by agreement, special assessment proceedings or other means authorized to finance construction of sewer systems.
Private covenants/restrictions shall be filed with the final plat and incorporated in each deed reflecting this requirement.
 2. ***Determining Reasonable Accessibility.*** For the purposes of determining reasonable accessibility of public sewage treatment facilities, a number of factors shall be considered including, but not necessarily limited to, the following:
 - a. Local and/or regional plans for the sewage treatment facilities' use and development relative to its existing and anticipated capacity.
 - b. Distance of existing sewage treatment facilities from the external boundary of the proposed property development.
 - c. Scope and proposed land uses of the proposed property development.
 - d. Existence of man-made or natural barriers between the subject sewage treatment facilities and the proposed subdivision.
 - e. Topographic features of the immediate and surrounding area.
 3. ***Reserved Areas for Primary and Secondary Individual (Private) Sewage Disposal Systems.*** When individual (private) sewage disposal systems are proposed for the treatment of private sewage, every lot shall have one area, or not more than two areas, of

contiguous, suitable soil reserved for the installation of a primary subsurface absorption system and a secondary (replacement) subsurface absorption system. Said area(s) shall be clearly delineated and labeled on the Preliminary Plat. Suitable soils are those soils classified as Category 1, 1A or 2 pursuant to the Ogle County Health Code. Those soils with moderate, severe or very severe limitations for subsurface absorption systems (Category 3 and 4) shall not be included in the reserved areas for subsurface absorption systems. Class I or Class II aerobic treatment systems shall not be substituted for subsurface absorption systems in soils with moderate or severe limitations for subsurface absorption systems.

- a. The soil types listed below (Category 1 and 1A) are suitable for installation of subsurface absorption systems and require a reserved area of not less than nine thousand (9,000) square feet, or not more than two reserved areas of not less than four thousand five hundred (4,500) square feet in area each.

Category 1 Soil Types					
21B	36B	243C2	363C2	412C2	570C2
21C2	36C2	280B	386A	416B	570D2
21D2	105B	280C2	386B	416C2	728C2
22C2	199A	280D2	387A	440A	
22D2	199B	361B	387B	440B	
24B	199C2	361C2	398A	440C2	
24C2	243A	361D2	398B	570A	
36A	243B	363B	412B	570B	

Category 1A Soil Types					
87B	175B	327B	742C	919C	939E
87C	175C	727B	779B	919E	
88B	290B	742B	779D	939C	

- b. The soil types listed below (Category 2) require a reserved area of not less than eighteen thousand (18,000) square feet in area, or not more than two reserved areas of not less than nine thousand (9,000) square feet in area each.

Category 2 Soil Types					
27B	60C2	154A	221B	233C2	294B
27C2	61	171A	221C2	242A	294C2
27D2	102	171B	223B	259B	414B
27E2	119C2	171C2	223C2	259C2	419B

Category 2 Soil Types					
41	145B	198	223D2	278A	419C2
55B	145C2	219B	233B	279A	490

- c. The use of conventional subsurface absorption systems shall not be permitted in soils that have moderate (restricted) or severe limitations and very severe limitations for that intended use except when the limitations of the soils have been overcome, if possible. Soils with moderate or severe limitations and very severe limitations for subsurface absorption systems shall not be included in the reserved areas for conventional subsurface absorption systems. Class I or Class II aerobic treatment systems shall not be substituted for subsurface absorption systems in soils with moderate or severe limitations for subsurface absorption systems.

The soil types listed below (Category 3) possess moderate or severe limitations.

Category 3 Soil Types					
29D2	397D	411C2	504D	509C2	761B
	397F	429B	504F	509D2	761D
324B	410B	429C	505C2	509E2	761F
324C2	410C2	503B	505E2	661B	6506B
397B	411B	503C2	509B	661C2	6506C

The Soil (Category 4) Types listed below possess very severe limitations for the use of conventional subsurface absorption systems.

Category 4 Soil Types				
68	82	125	415	864
73	103	152	451	865
74	107	321	776	1776
77	123	347	802	4776

4. If the applicant proposes privately owned sewage treatment facilities, provisions shall be made for the maintenance and operations of such facilities and shall be stated on the final plat and incorporated in the deed. Additionally, there shall be compliance with Section 14-3-9 of this Chapter.

D. Design Criteria for Sanitary Sewers.

1. *General Guidelines.* These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances when considered justified by the County Engineer.

2. *Design Factors.* Sanitary sewer systems should be designed for the ultimate tributary population. Due consideration should be given to current zoning regulations and approved planning and zoning reports where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. The unit design flows presented below should be adequate in each case for the particular type of development indicated. Sewers shall be designed for the total tributary area using the following criteria:

One-and Two-Family Dwellings .02 cubic feet per second (c.f.s./acre)

Apartments

One and Two Story .02 c.f.s./acre
 Three through Six Story .03 c.f.s./acre

Commercial

Small Stores, Offices, and
 Miscellaneous Business .02 c.f.s./acre
 Shopping Centers .02 c.f.s./acre
 High Rise As directed by County Engineer

Industrial As directed by County Engineer

These design factors shall apply to watersheds of three hundred (300) acres or less. Design factors for watersheds larger than three hundred (300) acres and smaller than one thousand (1,000) acres shall be computed on the basis of a linear decrease from the applicable design factor for an area of three hundred (300) acres to a design factor of .01 c.f.s./acre for an area of one thousand (1,000) acres unless otherwise directed by the County Engineer. Design factors for watersheds larger than one thousand (1,000) acres shall be .01 c.f.s./acre unless otherwise directed by the County Engineer.

- 3. *Maximum Size.* The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by the County Engineer.
- 4. *Minimum Size.* No public sewer shall be less than eight inches (8") in diameter.
- 5. *Minimum Slope.* All sewers shall be designed to give mean velocities when flowing full of not less than 2.7 feet per second. All velocity and flow calculations shall be based on the Manning Formula using an N value of 0.013. The design slopes shall be evenly divisible by four (4). The slopes shall be minimum for the size indicated. Exceptions to these minimum slopes shall be made at the upper end of lateral sewers serving under thirty (30) houses. Sewers at the upper end shall have a minimum slope of 0.76 percent. When lateral sewers serve less than ten (10) houses, the minimum slope shall be not less than one (1) percent. (See table below.)

MINIMUM SLOPES FOR SEWER SIZE INDICATED

Sewer Size (inches)	Minimum Slope (Feet per 100 feet)
8	0.60
10	0.44
12	0.36
15	0.28
18	0.24
21	0.20
24	0.16

6. *Alignment.* All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by the County Engineer.
7. *Manhole Location.* Manholes shall be installed at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than four hundred feet (400') for sewers fifteen inches (15") and smaller, and five hundred feet (500') for sewers eighteen inches (18") in diameter and larger.
8. *Manholes.* The difference in elevation between any incoming sewer and the manhole invert shall not exceed twelve inches (12") except where required to match crowns. The use of drop manholes will require approval by the County Engineer. The minimum inside diameter of the manholes shall conform to those specified by the County Engineer. Inside drop manholes will require special considerations; however, in no case shall the minimum clear distance be less than that indicated above. When a smaller sewer joins a larger one, the crown of the smaller sewer shall not be lower than that of the larger one. The minimum drop through manholes shall be 0.2 feet.
9. *Sewerage Locations.* Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. When located in easements on private property, access shall be to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley right-of-way when possible. Imposed loading shall be considered in all locations. Not less than six feet (6') of cover shall be provided over the top of pipe in street and alley rights-of-way or three feet (3') in all other areas.
10. *Cleanouts and Lampholes.* Cleanouts and lampholes will not be permitted.
11. *Water Supply Interconnections.* There shall be no physical connection between a public or private potable water supply system and a sewer which will permit the passage of any sewage or polluted water into the potable supply. Sewers shall be kept removed from water supply wells or other water supply sources and structures.
12. *Relation of Sewers to Water Mains.* A minimum horizontal distance of ten feet (10') shall be maintained between parallel water and sewer lines. At points where sewers cross water mains, the sewer shall be constructed of cast iron pipe or encased in concrete for a distance of ten feet (10') in each direction from the crossing, measured perpendicular to the water line. This will not be required when the water main is at least two feet (2') above the sewer.

14-4-7 UTILITIES

- A. *Location.* All utility facilities, including but not limited to gas, electric power, telephone, and CATV cables, shall be located underground throughout the subdivision. Whenever existing utility

facilities are located above ground, except when existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense. At the discretion of the Committee, the requirement for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use.

B. *Easements.*

- a. Easements centered on rear lot lines shall be provided for utilities and such easements shall be at least ten feet (10') wide. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements established in adjoining properties.
- b. When topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least ten feet (10') in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.
- c. Conduit shall be placed during the roadway excavation for installation of utility crossings.

14-4-8 PRESERVATION OF NATURAL FEATURES AND AMENITIES

- A. ***General.*** Existing features that would add value to residential development or to the community as a whole, such as trees, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted. All trees on the plat required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The preliminary plat shall indicate all trees marked for retention and the location of all proposed shade trees required along the street side of each lot as required by these regulations.

B. *Shade Trees Planted by Developer.*

1. As a requirement of subdivision approval the applicant shall plant shade trees on the property of the subdivision. Such trees are to be planted within five feet (5') of the right-of-way of the road or roads within and abutting the subdivision, or, at the discretion of the Committee with the advice and consent of the County Engineer, within the right-of-way of such roads. One (1) tree shall be planted for every sixty feet (60') of frontage along both sides of each road unless the Committee, upon recommendation of the County Engineer, shall grant a waiver. The waiver shall be granted only if there are trees growing along the right-of-way or on the abutting property which, in the opinion of the Committee, comply with these regulations.
2. All trees shall have a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2"). Only Oak, Honey Locust, Sugar Maple, Red Maple, Ginkgo, Ash or other long-lived shade trees, acceptable to the Committee, shall be planted.

14-4-9 NONRESIDENTIAL SUBDIVISIONS

- A. ***General.*** If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to the land shall make provision as the Committee may require. A nonresidential subdivision shall also be subject to all the requirements

of site plan approval set forth in the Zoning Ordinance. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Committee. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Committee, and shall conform to the proposed land use and standards established in the Comprehensive Plan and Zoning Ordinance.

B. **Standards.** In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Committee that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

1. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
2. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
3. Special requirements may be imposed by the local government with respect to street, curb, gutter, and sidewalk design and construction.
4. Special requirements may be imposed by the County with respect to the installation of public utilities, including water, sewer, and storm water drainage.
5. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
6. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential areas.