For additional resources and details, please see:

"Code of Ordinances Village of Bradley, Illinois" with specific attention to Chapter 10 – Buildings and Building Regulations, Chapter 38 - Signs, Chapter 44 - Streets, Sidewalks, Other Public Places, Chapter 46 – Subdivisions, and Chapter 54 – Utilities”


SECTION 1 - Subdivision

1. General standards and required improvements

   a. **Character.** The plan commission shall have the right to agree with the subdivider regarding the type and character of development that will be permitted in the subdivision, and may require that certain regulations ensuring minimum standards of development be properly recorded and enforced. The regulations shall be intended to protect the character and value of the surrounding development and shall tend to secure the most appropriate character of development in the property which is to be subdivided.

   b. **Re-subdivision of lots.** Subdivided residential lots may not be further subdivided unless the intention to do so is recorded by agreement with the village at the time of the original subdivision. Subdivided commercial lots may be further subdivided if consideration has been given to the street and lot arrangement of the original subdivision so that a logical arrangement of smaller lots is achieved.

   c. **Blocks.** No blocks shall be longer than fifteen hundred (1,500) feet between street lines or intersections. The length of blocks, except for special reasons,
should be not less than two hundred twenty (220) feet.

d. **Lots.** All side lot lines shall be, as near as possible, at right angles to straight street lines, or radial to curved street lines, unless a variation to this guideline will give a better street and lot plan. Lots with double frontage should be avoided. In the case where double frontage lots will give a better street and lot plan, one of the lot frontages shall be considered a rear frontage and be screened from the street by a landscape berm.

e. **Lot size.** The minimum dimensions for lots located in the village shall be as required by the regulations for the zoning district in which the property is located.

f. **Easements, general.** Easements shall be as required by the village engineer when land is subdivided.

g. **Easements, waterways.** Whenever any stream or important surface watercourse is located in an area that is being subdivided, the subdivider shall establish an easement or dedicate lands to the public for the purpose of accommodating the widening, improving or protecting the stream for recreational use. In no case shall the easement be less than the Flood Plain Limits or area inundated by the High Water Level as defined by the village’s Ordinance Adopting Standards for Storm Water Management, Sediment and Erosion Control.

h. **Arrangement of streets in relation to adjoining streets systems and the village’s transportation plan.** The arrangement of streets in new subdivisions shall make provisions for the continuation of the adjoining principal existing streets or the proper projection or planned projection where adjoining property is not subdivided.

i. **Two accesses provided for residential subdivisions.** Each new residential subdivision shall contain two (2) paved ingress and egress street access points to existing streets prior to the approval of any occupancy permit for a building located within. One of the street access points may be temporary.

j. **Required improvements**

Subdivision improvements, whether public or private shall be constructed in accordance with the applicable ordinances, guidelines, plans, and policies of the Village of Bradley and all other applicable rules, laws, and regulations governing the proposed improvements.

1) **Monuments.** Monuments shall be placed in accordance with Illinois Law (commonly referred to as the “Plat Act”).
2) **Telephone, electric, and gas service.** Telephone, electric, and gas service shall be provided. Preference shall be shown for the telephone and electric service lines being placed in rear yard easements. Preference shall be shown for the gas service lines being placed in the road right-of-way or a front yard easement.

3) **Cable TV.** Cable television service may be required. When required preference shall be shown for cable television service lines being placed in rear yard easements.

4) **Internal Access.** All lots shall have access to an appropriate public roadway or private drive. Certain roadways, such as state and county highways and collector and neighborhood collector roadways may not provide appropriate access. In this case, access shall be provided by local road or private drive and direct access to the highway or collector shall be prohibited.

5) **Adjacent Roadways.** Roads adjacent to a subdivision shall be improved in accordance with the applicable Design Standards found in this ordinance. For example, an adjacent Collector shall be improved to meet the applicable design standards for a Collector where it is adjacent to the subdivision.

6) **External Access.** All subdivisions shall be accessed by a roadway that meets or exceeds the Design Standards for local roads found in this ordinance. In many cases this will require improvements to existing roadways that are outside of the subdivision limits.

7) **Sidewalks and multi-use paths.** Sidewalks are required in all subdivisions. Required sidewalks and multi-use paths shall be constructed by the subdivider, except that construction of sidewalks adjacent to one unit, single family residential lots may be delayed for up to three (3) years from recording the subdivision or until certificate of occupancy, whichever comes first.

No subdivision shall be approved unless it shall contain a provision set out in full as follows: “**Owner(s), in addition to the provisions set forth on this final plat, hereby declares and imposes an affirmative covenant, the express purpose of which is to benefit all of the lands described herein and which shall be considered a covenant running with the land. Owner(s) or any subsequent owner(s) of any lot or tract of land contained herein, or any contractor placing improvements on such lot or tract shall, at the time of three (3) years from the subdivision of the land or prior to the issuance by the Village of Bradley of any certificate of occupancy, whichever comes first, shall construct sidewalks which shall be placed adjacent to or abutting all**
8) **Public sanitary sewer.** Public sanitary waste collection is required in all subdivisions with the exception that in proposed conservation type subdivisions where lots are greater than 40,000 square feet in area and have a density less than 0.5 lots per acre and public sanitary waste collection is not reasonably accessible the developer may be allowed to install individual sewage disposal systems.

9) **Public water supply.** A public water supply is required in all subdivisions with the exception that in proposed conservation type subdivisions where lots are greater than 40,000 square feet in area and have a density less than 0.5 lots per acre and public water supply service is not reasonably accessible the developer may be allowed to install individual water supply wells.

10) **Storm sewer, drainage, and detention.** An effective storm water management, sediment, and erosion control system is required in all subdivisions. This system shall be planned, constructed, and maintained in accordance with the village’s *Ordinance Adopting Standards for Storm Water Management, Sediment and Erosion Control*. This system shall include provisions for discharge from sump pumps.

11) **Landscaping.** All subdivisions shall be landscaped in accordance with a landscape plan that is designed, constructed, and maintained in accordance with the village’s *Ordinance Adopting Landscape Standards for New Developments*.

2. **Residential Districts (R1, R2, R3, R4, R5, & R6)**

The R1, R2, R3, R4, R5, & R6 districts are listed in the current zoning code in order to allow administration of existing districts in the Village of Bradley. It is the village’s pattern of practice to not approve zoning amendments which would redistrict any property within its jurisdiction limits to R1, R2, R3, R4, R5, or R6.

a. **R1 – Single Family Residence District.** Existing R1 – General Residence Districts that have not been subdivided should be designed, subdivided, and improved in accordance with the village’s provisions for the NR1 – Single Family Residence District or Planned Developments.

b. **R6 – General Residence District.** Existing R6 – General Residence Districts that have not been subdivided should be designed, subdivided, and improved...
in accordance with the village’s provisions for Planned Developments.

3. **Estate Residential District (ER)**

Preference shall be shown for ER – Estate Residence district subdivisions that are planned using conservation design principles and improved in accordance with village’s provisions for Planned Developments.

a. **Special Uses.** Special uses that have a commercial character, such as, churches, libraries, and schools, shall be design in accordance with the guidelines for Business Districts below.

4. **Single Family Residence Districts (NR1, NR2, & NR3)**

Preference shall be shown for Residence District subdivisions that are planned in a manner that provides a separate and distinct neighborhood character. Neighborhood character is often defined by building setbacks, use of landscaping, building materials, traffic calming features, pedestrian ways, and public spaces.

a. **Special Uses.** Special uses that have a commercial character, such as, churches, libraries, and schools, shall be design in accordance with the guidelines for Business Districts below.

5. **Multi-Unit Residential Districts (NR4 & NR5)**

a. **NR4 – Two-Family Residence District.** Preference shall be shown for Residence District subdivisions that are planned in a manner that provides a separate and distinct neighborhood character. Neighborhood character is often defined by building setbacks, use of landscaping, building materials, traffic calming features, pedestrian ways, and public spaces.

b. **NR5 – Townhome Residence District.** Townhome Residence District subdivisions shall be planned in a manner that provides a separate and distinct neighborhood character. Neighborhood character is often defined by building setbacks, use of landscaping, building materials, traffic calming features, pedestrian ways, and public spaces. Preference shall be shown for developments in this district that are improved in accordance with village’s provisions for Planned Developments.

c. **Special Uses.** Special uses that have a commercial character, such as, churches, libraries, and schools, shall be design in accordance with the guidelines for Business Districts below.

6. **Business Districts (B1, B2, & B3)**
The village has identified three (3) business districts. These districts distinguish between local or “neighborhood” services (B1), roadside commercial uses (B2), and shopping centers (B3). The village’s plan has identified two “Down Town” areas along Broadway.

a. **B1 – Local Business District.** The subdivision of land in the B1 district will often be in concert with the subdivision of residence districts. In this case, the character of the neighborhood shall be considered in the planning and development of this commercial district. Similarly, subdivision and development of all business districts adjacent to existing residential subdivisions shall complement and enhance the character of the neighborhood.

b. **B2 – Commercial District.** Many lands in the B2 district are relatively shallow parcels fronting on arterial or collector roadways. Preference shall be shown for subdivisions that provide shared vehicular access in order to minimize direct access to arterial and collector roadways. Preference shall be shown for commercial subdivision and development that establishes or enhances a distinctive and attractive character for the vicinity.

c. **B3 – Village Center Shopping District.** Preference shall be shown for shopping center subdivisions that are planned in a manner that provides a separate and distinct shopping center character. This character may be defined by signage, use of landscaping, building materials, traffic calming features, pedestrian ways, and public spaces.

d. **Downtown Areas.** There are two special “Down Town” areas identified in the village’s comprehensive plan. Preference shall be show for re-subdividing and redeveloping these areas in a manner that preserves and enhances a down town shopping and service character. Utilizing the Planned Development provisions of the village’s zoning code to plan and develop mixed commercial-residential uses in down town areas may be appropriate.

e. **Vicinity to residential uses.** Subdivision and development of all business districts adjacent to or in the immediate vicinity of existing residential subdivisions shall minimize negative impacts from design features and operations, such as, lighting, parking, loading, and trash. In many cases these impacts may be minimized by platting landscape easements, recording restrictive covenants and conditions, and added building set back requirements.

7. **Industrial Districts (M)**

Subdivision and development of all industrial districts adjacent to or in the immediate vicinity of existing residential subdivisions shall minimize negative impacts from design features and operations, such as, lighting, parking, loading,
and trash. In many cases these impacts may be minimized by platting landscape easements, recording restrictive covenants and conditions, and added building setback requirements.

8. **Planned Development**

   a. **General.** The Planned Development section of the Village of Bradley Zoning Ordinance sets out the policies and procedures whereby the subdivision and development of land may be exempted from the provisions of the subdivision regulations and zoning ordinance. The purpose of these exemptions being to enhance the value and character of the subdivision or development.

   b. **ER – Estate Residence Districts.** Preference shall be shown for developments in these districts that are subdivided and improved in accordance with village’s provisions for Planned Developments. The provisions of the Planned Development should be utilized in order to provide for improved development design, preserve natural resources, provide common spaces and amenities, and define the home owner’s role in managing common spaces and amenities. Development in ER districts may be particularly suited to Conservation Design and Low Impact Design principles.

   c. **R6 – General Residence Districts and NR5 – Townhome Residence Districts.** Preference shall be shown for developments in these districts that are subdivided and improved in accordance with village’s provisions for Planned Developments. The provisions of the Planned Development should be utilized in order to provide for improved development design and provide adequate common recreational space.

   d. **B3 – Village Center Shopping District.** The provisions of the Planned Development may be beneficial when subdividing and developing in the B3 – Village Center Shopping District.

   e. **Multi-Use Development.** The provisions of the Planned Development may be used to encourage harmonious architecture, provide pedestrian access, and buffer residential uses from commercial activity.


9. **Low Impact Development**

   Preference shall be shown for residential, commercial, and industrial subdivision and site development designs which include the use of Low Impact Development principles. Examples of these principles are cluster housing, use of recycled
materials, re-use and remodeling of existing buildings or developed areas, intentional energy and water conservation, minimizing impervious surfaces, storm water runoff protection and treatment, access to mass transit, and provisions for pedestrian and bicycle traffic.

The Environmental Protection Agency, along with numerous other governmental units and agencies and private organizations have published strategies and practices for implementing Low Impact Design. Developers and builders may contact the Village’s Department of Building Standards or the Village Engineer for help in locating and accessing these resources.

In some cases, the provisions of the Planned Development section of the Village of Bradley Zoning Ordinance may be beneficial in order to implement Low Impact Development.

SECTION 2 - Multi-family, Commercial & Industrial Site Development Plan

Approval of a Site Development Plan is required for all multi-family, commercial, and industrial site improvements. For additional resources and details, please see:

”Code of Ordinances Village of Bradley, Illinois” with specific attention to Chapter 10 – Buildings and Building Regulations, Chapter 38 - Signs, Chapter 44 - Streets, Sidewalks, Other Public Places, Chapter 46 – Subdivisions, and Chapter 54 – Utilities”


1. General Standards and Required Improvements

a. Character. The plan commission shall have the right to agree with the developer, owner, or builder regarding the type and character of proposed multi-family, commercial, and industrial buildings and associated site development, and may require that certain regulations ensuring minimum standards of development be properly recorded and enforced. The regulations
shall be intended to protect the character and value of the surrounding development and shall tend to secure the most appropriate character of development in the property which is to be improved.

b. **Easements, general.** Easements shall be recorded as deemed beneficial by the village when land is developed.

c. **Easements, waterways.** Whenever any stream or important surface watercourse is located in an area that is being developed, the owner shall establish an easement or dedicate lands to the public for the purpose of accommodating the widening, improving or protecting the stream for recreational use. In no case shall the easement be less than the Flood Plain Limits or area inundated by the High Water Level as defined by the village’s *Ordinance Adopting Standards for Storm Water Management, Sediment and Erosion Control*.

d. **Required improvements**

Site improvements, whether public or private shall be constructed in accordance with the applicable ordinances, guidelines, plans, and policies of the Village of Bradley and all other applicable rules, laws, and regulations governing the proposed improvements.

1) **Monuments.** Monuments shall be placed in accordance with Illinois Law (commonly referred to as the “Plat Act”).

2) **Subdivided Lot.** Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

3) **Telephone, electric, and gas service.** Telephone, electric, and gas service shall be provided. Preference shall be shown for the telephone and electric service lines being placed in rear yard easements. Preference shall be shown for the gas service lines being placed in the road right-of-way or a front yard easement.

4) **Cable TV.** Cable television service may be required. When required preference shall be shown for cable television service lines being placed in rear yard easements.

5) **Internal Access.** All sites shall have access to an appropriate public roadway or private drive. Certain roadways, such as state and county highways and collector and neighborhood collector roadways may not provide appropriate access. In this case, access shall be provided by a local road or private drive and direct access to the highway or collector...
shall be prohibited.

6) **Parking and Loading.** Parking and loading facilities shall be provided in accordance with the applicable provisions of the village’s zoning code and landscape standards and guidelines and standards of this chapter. The guidelines and standards of this chapter shall take precedence over the village’s zoning code.

7) **Adjacent Roadways.** Roads adjacent to a site to be developed shall be improved in accordance with the applicable Design Standards found in this ordinance. For example, an adjacent Collector shall be improved to meet the applicable design standards for a Collector where it is adjacent to the site.

8) **External Access.** All sites to be developed shall be accessed by a roadway that meets or exceeds the Design Standards for local roads found in this ordinance. In many cases this will require improvements to existing roadways that are outside of the site limits.

9) **Sidewalks and multi-use paths.** Sidewalks are required along all roadways adjacent to a site to be developed. Sidewalks may be required within a lot to be developed to provide adequate pedestrian access. Required sidewalks and multi-use paths shall be constructed when the site is developed unless already completed.

10) **Public sanitary sewer.** Public sanitary waste service is required.

11) **Public water supply.** A public water service is required.

12) **Storm sewer, drainage, and detention.** An effective storm water management, sediment, and erosion control system is required on all sites. This system shall be planned, constructed, and maintained in accordance with the village’s *Ordinance Adopting Standards for Storm Water Management, Sediment and Erosion Control.*

13) **Landscaping.** All sites shall be landscaped in accordance with a landscape plan that is designed, constructed, and maintained in accordance with the village’s *Ordinance Adopting Landscape Standards for New Development.*

2. **Multi-Unit Residential Districts (NR4 & NR5)**

   a. **NR4 – Two-Family Residence District.** The Site Plan for a two-family residence is typically included in the approved final engineering plans for the subdivision (Neighborhood Drainage Plan). Otherwise, a Site Development Plan is required.
b. **NR5 – Townhome Residence District.** Preference shall be shown for developments in this district that are improved in accordance with village’s provisions for Planned Developments (Zoning Ordinance). If a Planned Development is not recorded a Site Development Plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

3. **Business Districts (B1, B2, & B3)**

   a. **B1 – Local Business District.** A site development plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

   b. **B2 – Commercial District.** A site development plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

   c. **B3 – Village Center Shopping District.** The provisions of the Planned Development may be beneficial when developing in the B3 – Village Center Shopping District. If a Planned Development is not recorded a site development plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

   d. **Downtown Areas.** There are two special “Down Town” areas identified in the village’s comprehensive plan. Preference shall be show for re-subdividing and redeveloping these areas in a manner that preserves and enhances a down town shopping and service character. Utilizing the Planned Development provisions of the village’s zoning code to plan and develop mixed commercial-residential uses in down town areas may be appropriate. If a Planned Development is not recorded a site development plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

4. **Industrial Districts (M)**

   A site development plan is required. Proposed primary structures shall be constructed one each on a lot within a recorded subdivision or a building site defined on a Final Plat of Planned Development.

5. **Low Impact Development**

   Preference shall be shown for residential, commercial, and industrial subdivision and site development designs which include the use of Low Impact Development principles. Examples of these principles are cluster housing, use of recycled...
materials, re-use and remodeling of existing buildings or developed areas, intentional energy and water conservation, minimizing impervious surfaces, storm water runoff protection and treatment, access to mass transit, and provisions for pedestrian and bicycle traffic.

The Environmental Protection Agency, along with numerous other governmental units and agencies and private organizations have published strategies and practices for implementing Low Impact Design. Developers and builders may contact the Village’s Department of Building Standards or the Village Engineer for help in locating and accessing these resources.

In some cases, the provisions of the Planned Development section of the Village of Bradley Zoning Ordinance may be beneficial in order to implement Low Impact Development.

6. Site Development Plan

a. General. The Site Development Plan shall include adequate information, such as, notes, specifications, plan views, cross sections, profiles, and typical details, in order to reasonably demonstrate the proposed building site improvements shall be constructed in accordance with this chapter and all other applicable codes and ordinances of the Village of Bradley. A Site Development Plan check list is published in the village’s Ordinance Adopting Standards for Storm Water Management, Sediment and Erosion Control.

b. Single-Family Residences. In most cases the final plans and specifications for a subdivision in single-family residence districts include adequate information for location of structures to be constructed, grading of the yard area, and the control of storm water. In this case, these plans shall be considered the Site Development Plan. The Superintendent of Building Standards can however, require an individual Site Development Plan for a particular home if it is determined to be beneficial.

c. Planned Development. In many cases the Final Development Plan for a Planned Development includes adequate information for location of structures to be constructed, grading of yard areas, installation of improvements, and the control of storm water. In this case, the Final Development Plan shall be considered the Site Development Plan. The Superintendent of Building Standards can however, require an individual Site Development Plan for each or a particular structure if it is determined to be beneficial.

SECTION 3 - Design standards

1. Streets, alleys, and private drives

   For additional resources and details, please see:


a. **Arterial.** Requires detailed design study.

b. **Collector.** (example: Armour Road, North Street, Cardinal Drive) Collector road standards generally apply to Section Line Roads and some County Highways, and State Highways. The Collector geometry and cross-section varies depending on current and projected traffic use and volume. The following minimum standards generally apply to Collector Roads within the Village of Bradley (a detailed study may be required).

   1) **Minimum Right-of-way:** 100 feet
   2) **Landscape Buffer:** 30’
   3) **Minimum Structure:** Commercial: 4” Agg/ 7”BAM/ 3 ½ ” Bnd & Surf  
      Residential: 14” Agg/ 3 ½ ”Binder & Surface
   4) **Roadway Width:** Varies - 36’ to 60’ EOP - EOP
   5) **Curb type:** Barrier
   6) **Access:** Minimized/ No residential drives
   7) **Traffic Lanes:** 3 to 5 Lanes
   8) **Parking:** Not Allowed
   9) **Pedestrian Lanes:** PCC sidewalk 5’W & 10’ W MUP
   10) **Street Lights:** Required

c. **Neighborhood Collector.** (Example: Christine Drive, Northfield Meadows Drive) The neighborhood collector system provides circulation within residential neighborhoods and commercial and industrial areas. Neighborhood collectors should generally be separated by ¼ to ½ mile. Most new subdivisions should have a neighborhood collector road. The Neighborhood Collector geometry and cross-section varies depending on current and projected traffic use. All roads in commercial and industrial areas must be constructed to meet the expected geometric and loading demands. The following minimum standards generally apply to Neighborhood Collector Roads within the Village of Bradley.

   1) **Minimum Right-of-way:** 80 feet
   2) **Minimum Structure**
      - **Commercial:** 4” Agg/ 7”BAM/ 3 ½ ”Bnd & Surf
      - **Residential:** 14” Agg/ 3 ½ ”Binder & Surface
   3) **Roadway Width:** 34’ to 38’ EOP - EOP
   4) **Curb type:** Varies (Typically Barrier)
   5) **Access:** Minimized
6) Traffic Lanes: 2 to 3  
7) Parking: Varies  
8) Pedestrian Lanes: PCC sidewalk 5’ Wide  
   (10’ Wide Multi-Use Path planned in some locations)  
9) Street Lights: Required  

d. Local Road. The Village of Bradley’s local road system is comprised of all of the village’s public roads that are not Collectors or Arterials. These roads provide direct access from the collectors and arterials to individual homes and properties. Local Roads in multifamily, commercial and industrial areas must be constructed to meet the expected geometric, loading, and parking demands. The Local Road geometry and cross-section shall generally meet the following minimum standards.

1) Minimum Right-of-way: 60 feet  
2) Minimum Structure:  
   o Residential: 10” Agg/ 3 ½ ” Binder & Surface  
   o Commercial: 4” Agg/ 7” BAM/ 3 ½ “ Bnd & Surf  
3) *Roadway Width: 26’ to 34’ EOP - EOP  
4) Curb type:  
   o Commercial: Barrier (B6.12/24)  
   o Residential Mountable (M3.12)  
5) Traffic Lanes: 2  
6) Parking: Varies  
7) Pedestrian Lanes: PCC sidewalk 5’ Wide  
8) Street Lights: Required  

*Typical village streets in residential areas constructed in the past several years have been 32 feet from EOP to EOP of the curb. Roads of lesser width may be appropriate in developments with low density.

e. Cul-de-sac. The Village of Bradley’s local road system includes cul-de-sacs at various locations. Cul-de-sacs are often desired by land developers. They are frequently proposed to provide reasonable use of the land because of the size and shape of the parcel. Lots on cul-de-sacs may be valued higher because of the limited access and privacy provided. Cul-de-sacs create special conditions for service providers, including schools, emergency responders, and the village. School buses and emergency vehicles can have difficulty negotiating turns in a cul-de-sac. The cost of maintaining, cleaning, and clearing cul-de-sacs is higher on a per lot basis than other local roads. The village’s Plan Commission evaluates proposed cul-de-sacs on a case by case basis when Preliminary Plats are considered. Local Roads in multifamily, commercial and industrial areas must be constructed to meet the expected geometric, loading, and parking demands. The Cul-de-sac geometry and cross-section shall generally meet the following minimum standards.
1) Minimum Right-of-way: 60 feet radius
2) Minimum Structure: Match approach roadway
3) Minimum Paved Area: 50’ radius to EOP
4) Curb type:
   - Commercial Barrier (B6.12 / B6.24)
   - Residential Mountable (M3.12)
5) Traffic Lanes: 2
6) Parking: Varies
7) Pedestrian Lanes: PCC sidewalk 5’ Wide
8) Street Lights: Required

The maximum cul-de-sac length allowed in residential areas is 750 feet. The maximum cul-de-sac length allowed in all other areas is 1000 feet. The cul-de-sac length shall be measured from the center of the intersection to the center point used to define the cul-de-sac radius.

f. Alley. Although alleys may be required in the rear of commercial and industrial districts, the Village of Bradley no longer recommends alleys in new single family residential districts. However, in the case alleys are constructed, the Alley geometry and cross section shall meet the following minimum standards.

   1) Minimum Right of Way: 40’
   2) Minimum Structure: 8” Aggregate/ 3” Binder & Surface
   3) Minimum Paved Area: 20’, edge to edge
   4) Curb type:
      - Commercial varies
      - Residential varies
   5) Traffic Lanes: varies
   6) Parking: varies
   7) Pedestrian Lanes: varies
   8) Street Lights: varies

g. Private Drive. Private drives typically share similar requirements as local roads. Although pavement composition and thicknesses are similar, improvements such as curb, pedestrian lanes, and street lights aren’t required. Private Drives in multifamily, commercial and industrial areas must be constructed to meet the expected geometric, loading, and parking demands.

   1) Minimum Right of Way: not applicable
   2) Minimum Structure: 8” Aggregate/ 3” Binder & Surface
      or 4” leveling course/5” PCC
   3) Minimum Paved Area: 20’, edge to edge
   4) Curb type:
      - Commercial varies
      - Residential varies
5) Traffic Lanes: varies
6) Parking: varies
7) Pedestrian Lanes: varies
8) Street Lights: varies

h. Roadways in conservation and “green” type developments. Special consideration may be made for Neighborhood Collector, Local Road and Cul-de-sac design in conservation and “green” type developments. These road designs may be allowed with reduced width and no curb and sidewalk requirements. Curbs may be replaced with alternate drainage schemes that are found to provide water quality benefits and acceptable maintenance procedures. Sidewalks may be replaced with an approved community walk-path plan.

2. Street lighting

a. A plan indicating street light locations shall be approved by the Village Engineer and the Village of Bradley Fire Department.
b. All street light wiring shall be buried.
c. All street lights shall be installed by the developer in accordance with Village of Bradley standard details for street lighting and wiring.

3. Intersection, entrances & driveways

All entrances and driveways shall be constructed with a heavy duty depressed curb, except those single family and duplex residential driveways crossing an existing mountable curb. Depressed curb may also be required at intersections where indicated by drainage.

For additional resources and details, please see:


a. Intersections

1) Roadways within the Village of Bradley shall be laid out as nearly as possible to right angles.
2) Off-set intersections shall be avoided.
3) Special considerations to sight distance and access shall be taken at intersections less than 90 degrees.
4) Intersections less than 75 degrees shall not be acceptable.
b. **Entrances**

1) Entrances to residential, commercial, and industrial developments shall be designed to allow maneuverability for delivery and emergency vehicles.

2) Entrances shall be constructed in accordance with the applicable Local Road Standard and may require submittal of a Traffic Study and Intersection Design Study.

3) Entrances shall be located to provide sufficient sight distance.

4) Entrance layouts shall be approved by the Bradley Fire Department as well as the Village Engineer.

c. **Driveways**

1) **PCC Driveways.** All concrete driveways shall consist of a 4” compacted aggregate leveling base and an appropriate portland cement concrete mix surface. The PCC pavement shall be 5” thick for single family and duplex residential driveways and a minimum of 6” thick for multi-family, commercial and other heavy uses.

2) **Bituminous Concrete Driveways.** Bituminous driveways are not allowed for single family residential driveways. Multifamily, commercial and industrial driveways shall be constructed in accordance with the appropriate Local Road or Private Drive Standard.

4. **Off street parking**

For additional resources and details, please see:

“An Ordinance Amending the Village of Bradley’s Zoning Ordinance Regarding the Zoning Classification for Annexed Territory.”
Village of Bradley Board of Trustees, adopted November 27, 2006.

“An Ordinance Adopting Landscape Standards for New Developments.”
Village of Bradley Board of Trustees, adopted September 25, 2006. (Now Code of Ordinances Chapter 56 – Vegetation)

a. Regulations for off street parking are found in the Village of Bradley Zoning Ordinance.

b. See standards PKG 6010-6050 for typical pavement cross section details matching zoning ordinance requirements.

c. See standard PKG 6060 for an exhibit of typical parking geometry matching a similar exhibit in the zoning ordinance.

d. Brick pavers, porous concrete, alternate drainage schemes, and other construction materials and design elements meant to reduce storm
water runoff, improve water quality, and reduce heat absorbance are encouraged and should be presented as a proposed variance to the zoning ordinance.

5. **Sidewalks & multi-use paths**

For additional resources and details, please see:


a. **Public sidewalks**

1) All public sidewalks shall be a minimum of 5’ in width.
2) All public sidewalks shall consist of a 4” aggregate leveling base and 5” thick appropriate portland cement concrete mix surface.
3) ¾” expansion joints material shall be installed between all sidewalks and driveways.
4) ST 1150 is an exhibit showing the preferred geometry of sidewalks at roadway intersections.

b. **Private sidewalks**

Private sidewalks shall meet or exceed the standards set forth for public sidewalks.

c. **Public multi-use paths**

1) All public multi-use paths shall be either 8’ or 10’ in width. Path width shall be determined by the Village of Bradley Plan Commission or Village Engineer.
2) All PCC concrete paths shall consist of a 4” compacted aggregate leveling base and a 5” thick appropriate portland cement concrete mix surface.
3) All bituminous paths shall have a minimum of an 6” compacted aggregate base and 2” bituminous surface.
4) The grading along public multi-use paths shall ensure positive drainage away from the path.
5) ST 1152 is an exhibit showing the preferred geometry of multi-use paths at roadway intersections.

d. **Private multi-use paths**

Private multi-use paths shall meet or exceed the standards set forth for public
multi-use paths.

6. **Pavement, sidewalk and curb restoration**

All pavements, sidewalks, and curbs shall be restored in accordance with the attached standards and typical details when disturbed or damaged by utility installation or any other construction activity. This includes pavement structure, cold milling, and patching standards.

7. **Sewage collection and treatment**

For additional resources and details, please see:


a. **Private sewage disposal.**
   1) In proposed conservation type subdivisions where lots are greater than 40,000 square feet in area and have a density less than 0.5 lots per acre and sanitary sewer service is not reasonably accessible the developer may be allowed to install individual sewage disposal systems.
   2) All individual sewage disposal systems shall be constructed in accordance with regulations and requirements of the state and county health department and approved by the village engineer.

b. **Public sewage disposal**
   1) All commercial and multi-family sanitary sewer service laterals shall be connected to the main using a wye type connection with a minimum diameter of six (6) inches and PVC SDR 40 sewer service pipe with solvent welded joints.
   2) All single-family residential sanitary sewer service laterals shall be connected to the main using a wye type connection and service pipe as directed by the department of building standards.
   3) All sanitary sewer service laterals shall extend to the relevant property line at a 1% minimum slope.
   4) Sanitary services installed prior to use shall be terminated with a 90° bend and riser pipe extending minimum 2’ above ground and capped with glued PVC caps.
   5) All sanitary sewer piping shall be gasket joint type and approved by the Village Engineer.
   6) All sanitary sewers shall be air tested to conform to “Standard Specifications for Water and Sewer Main Construction in Illinois”.
   7) All sanitary sewers shall be tested for deflection in accordance with the “Standard Specifications for Water and Sewer Main Construction in Illinois”, current edition, and witnessed by the Village of Bradley Department of Utilities.
8) All sanitary sewer manholes shall be spaced at a maximum of 400 feet apart.
9) All sanitary manholes shall have “A-Lok” type gaskets, waterproof frame and covers as well as chimney seals and MacWrap type external joint bands around the barrel section joints. Chimney seals shall be external type chimney seals.

8. **Water supply and distribution**

For additional resources and details, please see:


a. **Private water supply**

   In proposed conservation type subdivisions where lots are greater than 40,000 square feet in area and have a density less than 0.5 lots per acre and public water supply service is not reasonably accessible the developer may be allowed to install individual water supply wells.

b. **Public water supply**

   Public water supply and distribution in the Village of Bradley is currently provided by a public utility company. The guidelines and standards for water supply and distribution infrastructure in the Village of Bradley are published by the public utility company.

c. **Water Services**

   Commercial and Industrial water service locations and performance shall be approved by the Village of Bradley Fire Department. Separate potable and fire services are typically required along with a post indicator valve for the fire service.

d. **Fire hydrants**

   1) The technical specifications for fire hydrants are published by the public utility company.
   2) The minimum allowable spacing for fire hydrants is 500 feet. This distance must be measured along a permanently clear route, such as a roadway, alley, or private drive.
   3) The Village of Bradley Fire Department shall review all final engineering plans and specifications for subdivisions and site development plans and make a recommendation regarding fire hydrant locations.
9. **Storm sewers and Drain Tiles**

For additional resources and details, please see:

“*Standard Specifications for Road and Bridge Construction.*”


Various ordinances adopted and enforced by the Manteno-Bourbonnais Union Drainage District Number 6, Kankakee County, Illinois.

a. All storm sewers within Village of Bradley road right-of-way shall be an appropriate class reinforced concrete pipe with O-Ring joints.
b. All public storm sewers shall have a minimum diameter of 12” with the exception of storm sewers servicing a single parcel.
c. All public storm sewers shall be located in a public road right-of-way or public utility or drainage easement of sufficient size to maintain and re-construct the sewer.
d. All lots within a proposed residential subdivision shall have a sump pump service connection and public sump pump discharge collection system.
e. The performance and function of existing field (farm) drain tiles must be protected and maintained. The cross connection of storm sewers and field drain tiles is discouraged and in many cases not allowed.

10. **Storm water control facilities**

For additional resources and details, please see:


Various ordinances adopted and enforced by the Manteno-Bourbonnais Union Drainage District Number 6, Kankakee County, Illinois.
a. All storm water control facility 100-year design high water levels shall be contained within platted lots, easements, or combination of the two. The normal water level of the facility shall be located a minimum of 20 feet from the lot or easement limits.

b. Access for maintenance, public safety, and patrol for all storm water control facilities shall be dedicated to the Village of Bradley. The village generally requires a clear view of public storm water control facilities from a public roadway.

c. Lots, utility easements, and other design features located near storm water control facilities shall be graded at least 1’ above the high water level of the detention facility.

d. Storm water control facility restricted flow outlets shall be constructed of reinforced concrete pipe with a minimum 12” inside diameter. Further restriction of flow may be provided by use of a restrictor plate upstream of the outlet.

e. Allowable release rates for detention facilities are: 0.04 cfs/acre (2-year) and 0.15 cfs/acre (100-year).

f. Provisions shall be made to reduce the impact to down stream lands caused by low flow discharges from storm water control facilities that may persist for an extended period of time after a rain fall event or because of sump pump discharge from individual homes.

g. Provisions shall be made to reduce the impact to down stream lands caused by concentrated flow discharges from storm water control facilities.

h. Temporary erosion and sedimentation control measures and temporary vegetative cover shall be used as required to ensure protection of the storm water control facility function and protection of down stream lands.

11. Overland drainage

For additional resources and details, please see:


a. Overland flow paths shall adequately convey the entire peak runoff from a 100-year flood event, assuming all storm sewers are blocked.

b. Ponding along overland flow paths shall not exceed 9” before flowing over local highpoints.

c. As a general rule, drainage easements and detailed design calculations shall be provided for overland drainage paths with a tributary area equivalent to 10 single family rear yards (NR-3 district).

d. Final grading in accordance to the approved neighborhood drainage plan of all overland flow paths in a residential subdivision, located within a rear or side
yard area and drainage or public utility easement, shall be completed along with all other required public improvements.

12. Waterways

For additional resources and details, please see:


Various ordinances adopted and enforced by the Manteno-Bourbonnais Union Drainage District Number 6, Kankakee County, Illinois.

a. All erosion and sedimentation control measures shall be properly installed prior to disturbing waterways or constructing waterway improvements.

b. New and relocated waterways shall be designed, constructed, and landscaped in a manner that balances storm water control and storm water quality function, maintenance cost, recreation, and wildlife habitat.

c. Improvements to existing waterways within proposed developments may be required to provide a reasonably stable and maintainable condition and meet the village water quality objectives.

d. A minimum 25 feet wide buffer and 12 feet wide access and maintenance easement is required for all waterways with a tributary of 20 acres or more.

13. Floodplains & other areas subject to periodic inundation


a. Newly developed subdivisions and developments shall not increase flood or drainage hazards to others. Detailed flood elevation and flood limits
calculations are required for all areas subject to periodic inundation, including waterways, with a tributary area of 100 acres or more.

b. All floodplain areas encroached upon by new development shall have the existing 100-year base flood elevation calculated and mapped before approval of final engineering plans.

c. Floodplain improvements and channel modifications are prohibited without approval in the form a permit by the Village of Bradley. Permits from the Illinois Department of Natural Resources and Army Corps of Engineers may also be required.

d. Proposed changes to a Special Flood Hazard Area should be and may be required to be presented to FEMA in the form an application for a conditional letter of map change

14. Wetlands

For additional resources and details, please see:


a. All erosion and sedimentation control measures shall be properly installed prior to wetland improvements or construction in the vicinity of a wetland.

b. Where permissible, wetland areas within new developments shall be improved in a manner that balances storm water control and storm water quality function, maintenance cost, and wildlife habitat.

c. The Army Corps of Engineers or a qualified wetland expert should be consulted whenever construction is proposed in or near a wetland or when the presence of a wetland is suspected on or near a construction site. A permit may be required or the proposed activity may be prohibited and subject to penalty and other enforcement actions.

15. Open lands dedicated for public use or shared use by an association of home owners.

For additional resources and details, please see:

a. All erosion and sedimentation control measures shall be properly installed prior to open land improvements.
b. Open lands shall be improved in a manner that balances recreation, storm water quality function, maintenance cost, and wildlife habitat.
c. Access for maintenance, public safety, and patrol for all open lands dedicated for public use shall be dedicated to the Village of Bradley. The village generally requires a clear view of public lands from a public roadway.

16. Erosion and sediment control

For additional resources and details, please see:


a. A Storm Water Pollution Prevention Plan shall be prepare and submitted with improvement plans for work requiring a Class 2 Grading and Drainage Permit.
b. When applicable, care shall be taken to satisfy all IEPA permit requirements for storm water discharge, including: certification, posting of the permit and SWPPP for public view, maintenance of all control measures, and preparation of required reports.

SECTION 4 - Format, data, and certification requirements for plats of subdivision, easement, and dedication

1. A plat of subdivision shall be prepared in accordance with:
   a. Standard engineering and survey practice.
   b. Policies and guidelines of the Kankakee County Recorders office.
   c. Applicable statutes of the State of Illinois (esp. the “Plat Act”)
   d. All applicable ordinances, guidelines, and policies of the Village of Bradley.

2. Certificates on a plat of subdivision:
   a. Required Certificates. Certificates required on a plat of subdivision include the following: Owners, School District, Surveyor, Village Board, Village Plan Commission, Village Engineer, County Clerk, Topography (Flood Hazard)
   b. Road Authority Certificates. A plat of subdivision may require certification by a road authority, such as, the Illinois Dept of Transportation, Kankakee
County Highway Department, and Township Highway Commissioner

c. **Sidewalks.** No subdivision plat shall be recorded unless it contains a certificate set out in full as follows: “Subdivider, in addition to the provisions set forth on this final plat, hereby declares and imposes an affirmative covenant, the express purpose of which is to benefit all of the lands described herein and which shall be considered a covenant running with the land. Subdivider or any subsequent owner of any lot or tract of land contained herein, or any contractor placing improvements on such lot or tract shall, at the time of completion of construction on such lot or tract, and prior to the issuance by the Village of Bradley of any certificate of occupancy or acceptance of drainage or other public facility, construct sidewalks and multi-use paths which shall be placed adjacent to or abutting all lot or tract lines bordered by a street easement and extend a minimum of five (5) feet in width onto the street easement or right-of-way.”

3. **Easements on a plat of subdivision or otherwise granted.**

A plat of subdivision will likely include various easements. Specific easements, such as, “Drainage”, “Waterman”, “Ingress/Egress”, and “Street Lights” may be allowed or required. Specific easements such as these should be accompanied by provisions explaining and defining the easement grantee, purpose, and rights and responsibilities of the grantee.

Public utility easements shall include those provisions required by likely utility providers and the following provision for the Village of Bradley and in general:

**PUBLIC UTILITY EASEMENT**

A perpetual public utility easement is hereby granted to the Village of Bradley, an Illinois municipal corporation, the Public, Commonwealth Edison Company, Illinois Bell Telephone Company (Ameritech), Northern Illinois Gas Company, Aqua Illinois Water Company, and their respective successors and assigns, for the full and free right and authority to install, construct and otherwise establish, relocate, remove, replace, operate, inspect, repair, and maintain (a) sanitary sewer pipes, sanitary force mains, manholes, sewer connections, (b) storm sewer pipes, manholes, inlets, catch basins, connections and appliances, (c) water mains, valves, water service facilities and connections, (d) telephone and cable television lines and wires, (e) natural gas supply lines, connections, and appliances, (f) facilities for underground transmissions and distribution of electricity, sounds and signals, and (g) such other utilities, appurtenances and facilities as may be necessary or conveniently related thereto, in, on, upon, across, and under the property described hereon.

**GENERAL EASEMENT**
A perpetual easement is hereby granted to the Village of Bradley, a Municipal Corporation of Illinois, Its successors and assigns, for the full and free right and authority to install, construct, and otherwise establish, relocate, remove, renew, replace, operate, inspect, repair, and maintain water mains, fire hydrants, valves, and water service facilities, sanitary sewer pipes, manholes, lift stations, and sanitary sewer service connections, storm sewer pipes, manholes, inlets, and storm sewer service connections, surface drainage ways, storm water management facilities, storm water detention, electric transmission and distribution wires, street lights, and such other appurtenances and facilities as may be necessary or conveniently related to said water mains, sanitary sewer pipes, storm sewer pipes, storm water detention, electric transmission and distribution wires, and street lights, in, on, upon, over, through, across, and under all of that real estate hereon described and designated within a public utility, sanitary sewer, storm sewer, street light, water main, drainage, storm water detention, and/or flood plain easements. Said easements being designated by the dashed lines and designations of width. Obstructions and materials shall not be placed over such easements without prior written consent of the Village of Bradley and shall in no case be allowed to interfere with the easements or their use reserved and granted hereby.

4. Easements dedicated to the Village of Bradley shall be recorded within a plat of subdivision or appropriate easement agreement that has been written in a format approved by the Village Attorney and approved and adopted by the Village Board in ordinance form.

5. Road right-of-way dedicated to the Village of Bradley shall be recorded within a plat of subdivision or appropriate road right-of-way dedication agreement that has been written in a form approved by the Village Attorney and approved and adopted by the Village Board in ordinance form.

6. No easements shall be granted within 40 feet of an existing or planned roadway centerline unless approved by the Village Board. This includes public and private utility easements. It is in the Village of Bradley’s interest to prevent the construction of utilities within 40 feet of a roadway centerline until a road right-of-way has been dedicated to the Village and a comprehensive road and utility location plan is adopted for the roadway vicinity.

7. All lands dedicated to the Village of Bradley shall be recorded within a plat of subdivision or appropriate agreement that has been written in a format approved by the Village Attorney and approved and adopted by the Village Board in ordinance form. This includes open lands, parks, stormwater management facilities, and lands for other public uses. In addition to dedication by subdivision plat or agreement, these lands shall be deeded to the Village of Bradley.

SECTION 5 - Development in Special Flood Hazard Areas
SECTION 6 - Permit Required for Construction within Village Roadways, Road Right-of-ways, and easement areas

1. Construction within roadways and adjacent drainage ditches, dedicated road right-of-ways, and easements benefiting the Village of Bradley or its residents is prohibited without a permit. This includes the installation of public and private utilities.

2. Permission to construct improvements within roadways and adjacent drainage ditches, dedicated road right-of-ways, and easements may be granted in the form of a Building Permit, Grading and Drainage Permit, or upon approval of the final engineering plans and specifications for an approved subdivision as is appropriate for the work proposed.

3. All construction within roadways and adjacent ditches, dedicated road right-of-ways, and easements shall be in accordance with the applicable provisions of this Chapter.

SECTION 7 - Review and Approval

The Village of Bradley, Village Board, reserves the authority to make a comprehensive review of all subdivisions, grading and drainage permit applications, and building permit applications. The Village Board further reserves its authority to make a comprehensive review of all proposed construction within a village roadway and adjacent ditch, dedicated road right-of-way, or easement area benefiting the Village. The Village Board may refer review questions to the Plan Commission, the Village Engineer, the Village Attorney, and other commissions, committees, or individuals that may provide assistance with such review.

SECTION 8 - Typical Details

The Typical Details are available for inspection in the office of the Village clerk.
Village of Bradley Index of Standards

Detention Standards
DTN-9015-MANHOLE RESTRICTOR
DTN-9017-CONTROLLED RELEASE RESTRICTOR PIPES
DTN-9050-REAR-SIDE YARD OVERLAND FLOW
DTN-9060-EXISTING CHANNEL IMPROVEMENTS
DTN-9065-PROPOSED NEW CHANNEL
SWC-9010-STORMWATER CONTROL PLANTING SPECS
SWC-9020-STORMWATER CONTROL PLANTING SPECS
SWC-9030-STORMWATER CONTROL PLANTING SPECS
SWC-9040-STORMWATER WET BOTTOM PLANTINGS
SWC-9050-STORMWATER WETLAND BOTTOM PLANTINGS
SWC-9060-STORMWATER DRY BOTTOM PLANTINGS

Lighting Standards
LGT-1000-METAL LIGHT POLE
LGT-1020-LIGHT POLE BASE
LGT-1030-LIGHT POLE ROAD FOUNDATION

Parking Lot Standards
PKG-6010-HANDICAP PARKING DETAIL
PKG-6020-FLEXIBLE PAVEMENT RES. OFF-STREET
PKG-6030-FLEXIBLE PAVEMENT BUS. OFF-STREET
PKG-6040-RIGID PAVEMENT RES. OFF-STREET
PKG-6050-RIGID PAVEMENT BUS. OFF-STREET
PKG-6060-PARKING GEOMETRY OFF-STREET

Right of Way Standards
ROW-1010-ALLEY CROSS SECTION
ROW-1020-LOCAL RD. CROSS SECTION
ROW-1030-COMMERCIAL RD. CROSS SECTION
ROW-1040-CUL-DE-SAC DETAIL
ROW-1050-NEIGHBORHOOD COLLECTOR
ROW-1060-COLLECTOR STREET
ROW-1070-M3.12 CURB & GUTTER
ROW-1075-LOCAL RD. UTILITY LOCATIONS
ROW-1080-B6.12 CURB & GUTTER
ROW-1090-B6.24 CURB & GUTTER
ROW-1091-CURB & GUTTER RESTORATION
ROW-1092-CURB & GUTTER OVER TRENCH
ROW-1093-CONCRETE CURB AND GUTTER REMOVE AND REPLACE
ROW-1095-SIDEWALK RESTORATION OVER TRENCH
ROW-1100-SIDEWALK ADJACENT TO CURB
ROW-1101-SIDEWALK RESTORATION
ROW-1102-MONOLITHIC CURB & GUTTER
ROW-1110-HEAVY DUTY DEPRESSED CURB
ROW-1115-LIGHT DUTY DEPRESSED CURB
ROW-1116-LIGHT DUTY DEPRESSED CURB 3 CAR GARAGE
ROW-1118-LIGHT DUTY DEPRESSED CURB W ADJACENT SIDEWALK
ROW-1120-SHARED USE PATH
ROW-1130-LOCAL RD. TRENCH RESTORATION
ROW-1140-COLLECTOR ST. TRENCH RESTORATION
ROW-1143-LIGHT DUTY PAVEMENT PATCH
ROW-1144-MED. DUTY PAVEMENT PATCH
ROW-1145-HEAVY DUTY PAVEMENT PATCH
ROW-1146-MINOR PCC PAVEMENT PATCH
ROW-1150-HMA PATCH FULL DEPTH
ROW-1160-COLD MILLING BUTT JOINT
ROW-1161-HMA SURFACE REMOVAL EDGE MILLING
ROW-1162-HMA SURFACE REMOVAL

Sewer Standards
SWR-2010-TRENCH BACKFILL FOR SEWERS
SWR-2020-CURB INLET ENCASEMENT TYPE A
SWR-2025-PIPE INLET
SWR-2080-SUMP PUMP CONNECTION
SWR-3020-SANITARY MANHOLE
SWR-3030-SANITARY LATERAL INSTALLATION
SWR-3031-SANITARY SHUT OFF
SWR-3032-SANITARY TEMPORARY LATERAL INSTALLATION
SWR-3035-SANITARY REPAIR - CONNECTION TO MAIN
SWR-3050-EXTERNAL DROP CONNECTION
SWR-3060-INTERNAL DROP CONNECTION
SWR-5000 LIST OF FRAME-GRATE
RESTRICTOR SCHEDULE

POND I
2 YEAR RESTRICTOR
DIAMETER = 4" @ EL. ______

100 YEAR RESTRICTOR
DIAMETER = 6" @ EL. ______

100 YEAR HW = ______

SECTION A-A

(2) PROPOSED EJW #1050 FR. (SEE SCHEDULE)

PROPOSED MANHOLE TYPE A

100 YR RESTRICTOR ORIFICE
(SEE RESTRICTOR SCHEDULE)

10" CUT-OUT IN CONCRETE FOR
2 YR RESTRICTOR ORIFICE PLATE
(SEE RESTRICTOR SCHEDULE)

SECTION B-B

CONCRETE WALL
6" THICKNESS
(CAST-IN-PLACE)

PROPOSED MANHOLE TYPE A
6" DIAMETER W/ STEPS
PROVIDED ON BOTH SIDES OF
THE CONCRETE WALL FOR ACCESS.

PLAN VIEW

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
TYPICAL MANHOLE
RESTRICTOR DETAIL

N.T.S.

STANDARD# 9015

JAN 2014
NOTE:
OVERLAND FLOW PATHS IN EASEMENTS
SHOULD BE FINAL GRADED PRIOR TO
UTILITY INSTALLATION.

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
TYPICAL REAR YARD / SIDE
YARD OVERLAND FLOW PATH
OVERLAND FLOW PATH DETAIL
N.T.S.

TYPICAL REAR YARD / SIDE YARD
OVERLAND FLOW PATH DETAIL
N.T.S.

SECTION | SWALE SLOPE | A (FEET) | B (FEET) | C (FEET) | D (FT:FT)
---------|-------------|---------|---------|---------|--------
AA       |             |         |         |         |        
BB       |             |         |         |         |        

0.50% MIN | 2’ MIN | CALCULATED | 12’ MIN | 5:1 MIN.
---------|--------|------------|---------|----------
NOTE:
1) SEE STANDARDS FOR CHANNEL PLANTINGS
2) SEED OR OTHERWISE STABILIZE AS SOON AS POSSIBLE
3) PROVIDE EFFECTIVE MEANS TO PREVENT SEDIMENTATION AND DEGRADATION OF DOWNSTREAM AREAS PRIOR TO BEGINNING WORK

EXISTING CHANNEL IMPROVEMENT DETAIL
N.T.S.
NOTE:
1) SEE STANDARDS FOR CHANNEL PLANTINGS
2) BUILD NEW CHANNEL IN THE DRY AND
   ESTABLISH VEGETATIVE COVER PRIOR TO USE
3) PROVIDE EFFECTIVE MEANS TO PREVENT
   SEDIMENTATION AND DEGRADEDATION OF
   DOWNSTREAM AREAS PRIOR TO BEGINNING
   WORK

NOTE:
CHANNELS THAT HAVE CONSTANT FLOW
SHALL BE PLANTED WITH LOW MAINTENANCE AND
NATIVE PLANTINGS TO 0.5' ABOVE N.W.L.

PROPOSED NEW CHANNEL
N.T.S.

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
PROPOSED NEW CHANNEL

STANDARD# 9065
STORM WATER CONTROL FACILITY
PLANTING SPECIFICATIONS

1. UPPER SHORELINE ZONE - WET PRAIRIE & UPLAND BUFFER ZONE - MESIC PRAIRIE (SEED AND PLUG)

A. ZONE BORDERS
The border between the Wet Prairie Zone and the Emergent Zone may be identified by any area below the normal water level but not normally more than 18 inches below water. Areas above the normal water level that remain saturated because of capillary rise may also be part of the Emergent Zone.

The border between the Wet Prairie Zone and Mesic Prairie Zone may be approximated by reviewing the storm water control facility calculations. The approximate border location may be the calculated 2 Year frequency (50% probability) high water level. This border may vary throughout the 3 Year and Long Term Management of the facility based on success experience.

B. BED PREPARATION
Existing vegetative growth should be removed or killed with an approved herbicide. Till surface of seedbed to 2"-4" and till as close as possible to waterline. Lightly compact soil with roller, cultipacker, or similar implement. Omit tilling if using a no-till seed drill.

C. SEEDING
The seed must be of wild ecotype. No hybrids or cultivars may be included. Mix seed with an equal volume of coarse sand, vermiculite or peat. Seed mixes shall contain at least 70% of the species listed and no one species shall constitute more than 10% of the total seed mix by weight. Any deviation from the plant list is to be submitted to the Village for review and approval prior to installation.

Broadcast seeds evenly either by hand or no-till drill, seeder, cyclone spreader, or shoulder mount sprayer. Spread seeds in different directions to cover evenly. If not included in seed mix, plant nurse crop of seed oats at 40 lbs/acre with seed mix. Roll seed into soil to 1/8" depth with cultipacker or similar implement.

No seeding should occur until N.W.L. is reached and sustained within Detention Pond.

D. SEEDING DATES
May 15 ----- June 30
July 1 ------- October 31 (irrigation twice per week for 60 days)
November 1 ---- December 1 (dormant seeding)

E. FABRIC INSTALLATION
Install erosion control blanket, Install North American Green DS 75 (or equal) from limits of SC250 installed along shoreline. (See 3.3B)

F. PRODUCT
Plugs shall have a minimum size of 2" diameter and 4" depth and shall be thoroughly rooted through the container. Four 1" diameter plugs may be used in the place of each 2" diameter plug.

G. PLUG INSTALLATION
Cut through fabric and install plants at 18" o.c., staggered. Evenly distribute each species around pond, planting in groups of 3 to 5 plants of each species.

H. PLUGGING DATES
May 15 ------ June 30
July 1 ------- October 31 (irrigation twice per week for 60 days)

2. LOWER SHORELINE & SATURATED WETLAND ZONE - EMERGENT

A. BED PREPARATION
Prior to planting, pump down or drain pond level to facilitate installation of erosion fabric.

B. FABRIC INSTALLATION
Center of 5.00 erosion control blanket North American Green, SC 250 or equal shall be placed at normal water level and rolled along entire shoreline. Install as per manufacturer’s guidelines.

C. PLUG PRODUCT

D. PLUG INSTALLATION
Emergent plant plugs shall be installed on the safety ledge of open water facilities and to depths of six (6) to twelve (12) inches on the shoreline. Emergent plants may be planted on the shore line of open water facilities and bottom of wet land type facilities in areas that remain saturated 72 hours after the storm water control facility returns to normal water level after a rainfall event. Cut through fabric and install plants at 18" o.c., staggered. Evenly distribute each species around pond, planting in groups of 3 to 5 plants of each species.

E. PLUGGING DATES
May 15 ------- June 30
July 1 -------- October 31 (irrigation twice per week for 60 days)

3. TREES AND SHRUBS

A. QUANTITY
Twenty plant units are required for every 100 linear feet of perimeter as measured at the planned high water level.

B. PRODUCT
Plants shall be native to Illinois:
2" sapling shade tree --- 15 units
6' height evergreen tree -- 10 units
6' height deciduous tree --- 5 units
18' height evergreen shrub - 2 units
18' height deciduous shrub - 3 units

4. TURF AREA

A. BED PREPARATION
Existing vegetative growth should be removed or killed with an approved herbicide (Rodeo). Till surface of seedbed to 2'-4" and till as close as possible to waterline. Lightly compact soil with roller, cultipacker, or similar implement. Omit tilling if using a no-till seed drill.

B. SEEDING
The seed mix should be as is appropriate to establish a Kentucky Bluegrass lawn.

C. SEEDING DATES
May 15 ------ June 30
July 1 ------- October 31 (irrigation twice per week for 60 days)
November 1 ---- December 1 (dormant seeding)
STORM WATER CONTROL FACILITY
PLANTING SPECIFICATIONS (CONTINUED)

5. EXPECTED PROGRESS

A. SEEDED AREAS
At the beginning of the second growing season, the following conditions are expected:

- COVERAGE: 25% of each plant community shall be covered with vegetation
- PRESENCE: 40% of the species shall be alive and present
- ABUNDANCE: 60% of the vegetation should be native species of the permanent matrix

At the beginning of the third growing season, and from that time forward, the following conditions are expected:

- COVERAGE: 50% of each plant community shall be covered with vegetation
- PRESENCE: 60% of the species shall be alive and present
- ABUNDANCE: 80% of the vegetation should be native species of the permanent matrix

B. PLUGGED AREAS
At the end of the first growing season, the following conditions are expected:

1. 90% of the plugs shall be alive and thoroughly rooted
2. 50% of the shoreline shall be covered within three (3) years.

C. PLANT UNITS
75% of plantings shall be alive and thoroughly rooted at end of three (3) years.

D. REMEDIATION
Seed and plugged areas not meeting the expected coverage, presence, and abundance criteria shall be re-seeded and re-plugged as needed to meet expectations.

6. MAINTENANCE

1st YEAR:
Mow at 6" when the oats set seed heads. Mow again when competitive weeds are at 8"-12" in height. Cut back to 6" with flail type mower two or three times during the first season.

2nd YEAR:
Keep area mowed at 12" to control weed competition. Mow in late May and late June. Maintain goose barrier control for 2 years. Then remove fencing, lath, and monofilament.

3rd YEAR:
Prescribed/controlled burn the area in mid-Spring. If burning is not an option, mow again to control weeds but remove the clippings. Do not burn or mow after new plant growth has reached 12" or taller.

LONG-TERM MANAGEMENT:
Employ the services of a qualified company to manage prairie plantings and control species deemed detrimental such as Purple Loosestrife, Canada Thistle, Redroot Pigweed, Queen Anne's Lace, Sweet Clover, Cattails, Common Teasel, Ragworts, Buckthorn and Sandbar Willow. Long-term management should include implementing recommended remedies for areas not meeting or exceeding expectations. (See 7: Monitoring and Inspecting)

7. MONITORING AND INSPECTING
Storm water control facility should be inspected as specified in the Villages Code regarding "Trees, Shrub & Landscaping" and "Standards for Storm water Management, Sediment & Erosion Control".

The Village requires submittal of an annual report of monitoring and inspection activities and results. The report should include recommended remedies in the case where landscaping does not meet or exceed expectations (5.C.)
## TYPICAL PLANTS BY LOCATION

### STREAM BANK STABILIZATION

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carex Vulpinoides</td>
<td>FOX SEDGE</td>
</tr>
<tr>
<td>Glycyrrhiza Sericea</td>
<td>FOUL MANNA GRASS</td>
</tr>
<tr>
<td>Sporobolus Pectinata</td>
<td>PRAIRIE CORDGRASS</td>
</tr>
<tr>
<td>Verbena hastata</td>
<td>BLUE VERVAIN</td>
</tr>
</tbody>
</table>

### UPLAND BUFFER ZONE - MESIC PRAIRIE

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aster Novae-Angliae</td>
<td>NEW ENGLAND ASTER</td>
</tr>
<tr>
<td>Coreopsis Tripteris</td>
<td>TALL COREOPSIS</td>
</tr>
<tr>
<td>Monarda Fistulosa</td>
<td>WILD BERGAMOT</td>
</tr>
<tr>
<td>Pymeauchtherum Virginianum</td>
<td>COMMON MOUNTAIN MINT</td>
</tr>
<tr>
<td>Rudbeckia Hirta</td>
<td>BLACK-EYED SUSAN</td>
</tr>
<tr>
<td>Silphium Laciniatum</td>
<td>COMPASS PLANT</td>
</tr>
<tr>
<td>Silphium Terebinthinaceum</td>
<td>PRAIRIE DOCK</td>
</tr>
<tr>
<td>Solidago Rigida</td>
<td>STIFF GOLDENROD</td>
</tr>
<tr>
<td>Spartina Pectinata</td>
<td>PRAIRIE CORDGRASS</td>
</tr>
<tr>
<td>Tradescantia Ohiensis</td>
<td>SPIDERWORT</td>
</tr>
<tr>
<td>Vernonia Fasciculata</td>
<td>COMMON IRON WOOD</td>
</tr>
</tbody>
</table>

### UPPER SHORELINE ZONE - MESIC WET PRAIRIE (Saturated)

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aster Novae-Angliae</td>
<td>NEW ENGLAND ASTER</td>
</tr>
<tr>
<td>Carex Crisataelia</td>
<td>CRESTED OVAL SEDGE</td>
</tr>
<tr>
<td>Carex Siqua</td>
<td>AWL-BRUITED SEDGE</td>
</tr>
<tr>
<td>Carex Vulpiastrae</td>
<td>FOX SEDGE</td>
</tr>
<tr>
<td>Cyperus Escentulus</td>
<td>FIELD NUT SEDGE</td>
</tr>
<tr>
<td>Eupatorium Maculatum</td>
<td>SPOTTED JOE PYE WEEED</td>
</tr>
<tr>
<td>Eupatorium Perfoliata</td>
<td>COMMON BONESET</td>
</tr>
<tr>
<td>Glycera Striata</td>
<td>FOWL MANNA GRASS</td>
</tr>
<tr>
<td>Helianthus Grosseserratus</td>
<td>SAWTOOTH SUNFLOWER</td>
</tr>
<tr>
<td>Juncus Nitens</td>
<td>COMMON RUSH</td>
</tr>
<tr>
<td>Juncus Torreyi</td>
<td>TORREY'S RUSH</td>
</tr>
<tr>
<td>Pymeauchtherum Virginianum</td>
<td>COMMON MOUNTAIN MINT</td>
</tr>
<tr>
<td>Spartina Pectinata</td>
<td>PRAIRIE CORDGRASS</td>
</tr>
<tr>
<td>Verbena Hastata</td>
<td>BLUE VERVAIN</td>
</tr>
<tr>
<td>Vernonia Fasciculata</td>
<td>COMMON IRON WOOD</td>
</tr>
<tr>
<td>Viburnum Lentago</td>
<td>NANNYBERRY</td>
</tr>
</tbody>
</table>

### LOWER SHORELINE ZONE - EMERGENT

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cyperus Escentulus</td>
<td>FIELD NUT SEDGE</td>
</tr>
<tr>
<td>Iris Virginica</td>
<td>BLUE FLAG IRIS</td>
</tr>
<tr>
<td>Juncus Nitens</td>
<td>COMMON RUSH</td>
</tr>
<tr>
<td>Sagittaria Latifolia</td>
<td>BROADLEAF ARROWHEAD</td>
</tr>
</tbody>
</table>

## ACTUAL PROPOSED SEED MIX AND PLUG SCHEDULE BY ZONE

### NOTE:
The typical plants by location lists are suggestions only (native plant guide for streams and storm water facilities in northern Illinois). Alternate material may be proposed. All plant materials specified should be tolerant of expected hydraulic conditions.

### NOTE:
This exhibit is meant to be a guideline only and should not be considered a substitute for any requirements of other regulating agencies.

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VILLAGE OF BRADLEY, IL CONSTRUCTION STANDARDS FOR STORM WATER CONTROL FACILITY PLANTINGS STANDARD SWC-9030

JAN 2014
WET BOTTOM (OPEN WATER)
STORM WATER CONTROL FACILITY
SCHEMATIC CROSS-SECTION
WETLAND BOTTOM
STORM WATER CONTROL FACILITY
SCHEMATIC CROSS-SECTION
PROPOSED ALUMINUM TAPERED POLE:
#RTA3080G
W/ 8" ARM
(30' MOUNTING HEIGHT)

THE LUMINAIREs SHALL BE LED, GENERAL ELECTRIC ERL 1006E 140AGRAYG OR APPROVED EQUAL W/ PHOTO CONTROL

2-1/C #10 XLP-USE CABLES TO LUMINAIRE AND
1-1/C #8 XLP-USE CABLE TO GROUND LUMINAIRE

4" X 6" HANDHOLE

SEE LIGHT POLE BASE WIRING DIAGRAM (STANDARD # LGT-1020)

10' COIL (TO BE CONNECTED BY COM. ED)

COMMONWEALTH EDISON OWNED SERVICE PEDESTAL

TO BE SERVED INDIVIDUALLY (NOT IN A SERIES)

MARCH 2018

1" POLYETHYLENE UNIT DUCT
W/ 2-1/C #6 600V XLP-USE DIRECT BURIAL AND 1-#6 BARE COPPER WIRE (BURIED IN TRENCH)

TYPICAL LIGHT POLE
N.T.S.

VILLAGE OF BRADLEY, IL CONSTRUCTION STANDARDS FOR TYPICAL LIGHT POLE

STANDARD # LGT-1000
LIGHT POLE BASE WIRING DIAGRAM
N.T.S.

1#8 XLP-USE TO GROUND LUMINAIRE (STRIP 12" TO ATTACH TO POLE/ARM GROUNDING LUG ON WAY TO LUMINAIRE)

2#10 XLP-USE CABLES TO LUMINARES

BREAKAWAY (PLUG TYPE) FUSE HOLDERS W/15 AMP. FUSE

BREAK AWAY TERMINAL END CONNECTORS INSULATED (PLUG TYPE) NON FUSED

HAND HOLE (4" x 6" REQ'D)

LOOP GROUND WIRE THROUGH LUG CONNECTOR

8'-COPPER CLAD GROUNDING ROD

1" UNIT DUCT SERVICE FROM POWER SOURCE

CONCRETE FOUNDATION

VILLAGE OF BRADLEY, IL CONSTRUCTION STANDARDS FOR LIGHT POLE BASE WIRING DIAGRAM STANDARD # LGT-1020

JUNE 2014
POLE ANCHOR BOLTS AS PER STREET LIGHT POLE MANUFACTURER’S SPECIFICATIONS

PROPOSED CLASS "SI" CONCRETE FOUNDATION

3" DIA. FIBER OR POLYETHYLENE DUCT WIREWAY – 2 EACH (IN & OUT)

FOUNDATION DEPTH – SEE NOTES

UNDISTURBED SOIL

24" DIA.

1/2" DIA. SPIRAL ROD @ 6" PITCH AND 3 HOOPS MIN. TOP & BOTTOM

#5 BAR 4 EACH

SPIRAL REINFORCEMENT

3" DIA. WIREWAY

GROUNDING ROD 1/2" X 8' COPPER

3 1/2"

2"

1 1/2" – 45' CHAMFER

NOTES:

6' FOUNDATION DEPTH FOR MOUNTING HEIGHT LESS THAN OR EQUAL TO 30 FEET WITH MAXIMUM 8’ ARM LENGTH.

8' FOUNDATION DEPTH FOR MOUNTING HEIGHT OF 30 FEET – 40 FEET WITH MAXIMUM 10’ ARM LENGTH.

TYPICAL LIGHT POLE FOUNDATION

VILLAGE OF BRADLEY, IL

CONSTRUCTION STANDARDS

TYPICAL LIGHT POLE FOUNDATION

JUNE 2014

STANDARD # LGT-1030
HANDICAPPED PARKING
SIGN LOCATION MOUNTED
ON 2" SQ. TELESCOPING POST
SIGNS: R7-8 & R7-1101 ($250 FINE)
SEE ILLINOIS ACCESSIBILITY
CODE FOR SIGN DETAILS

YELLOW REFLECTIVE TRAFFIC
PAINT 4" LINE (2 COATS)

YELLOW REFLECTIVE TRAFFIC
PAINT 6" LINE (2 COATS)

4'-0"

8'-0"

16'-0"

TYPICAL OFF STREET HANDICAPPED PARKING
N.T.S.

NOTES:
1. ALL PAVEMENT STRIPING TO BE YELLOW REFLECTIVE
   TRAFFIC PAINT 4" LINE (2 COATS)
2. CURRENT STATE AND FEDERAL POLICIES
   IMPLEMENTING THE AMERICANS WITH DISABILITIES ACT
   TAKE PRECEDENCE OVER THIS STANDARD.

VILLAGE OF BRADFORD, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL OFF STREET
HANDICAPPED PARKING

STANDARD# PKG-6010

JAN 2014
TYPICAL FLEXIBLE PAVEMENT — RESIDENTIAL OFF-STREET PARKING
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION — CURRENT EDITION

NOTES:

1. SOIL CONDITIONS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.

2. HMA SURFACE IS NOT ALLOWABLE IN SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICTS

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
TYPICAL FLEXIBLE PAVEMENT RESIDENTIAL OFF-STREET PARKING

STANDARD # PKG-6020
TYPICAL FLEXIBLE PAVEMENT – BUSINESS, COMMERCIAL, INDUSTRIAL
OFF-STREET PARKING

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. SOIL CONDITIONS, EXPECTED USES, OR LOADING REQUIREMENTS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL FLEXIBLE PAVEMENT BUSINESS, COMMERCIAL, INDUSTRIAL OFF-STREET PARKING

STANDARD # PKG–6030

JAN 2015
NOTES:
1. Soil conditions, expected uses, or loading requirements may indicate additional pavement structure is required.
TYPICAL RIGID PAVEMENT – BUSINESS, COMMERCIAL,
INDUSTRIAL OFF STREET PARKING

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. SOIL CONDITIONS, EXPECTED USES, OR LOADING REQUIREMENTS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.
2. WELDED WIRE FABRIC SHALL BE INSTALLED A MINIMUM OF 2" ABOVE AGGREGATE
### TABLE DIMENSIONS (IN FEET)

<table>
<thead>
<tr>
<th></th>
<th>0'</th>
<th>30°</th>
<th>45°</th>
<th>60°</th>
<th>90°</th>
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</thead>
<tbody>
<tr>
<td>PARALLEL PARKING</td>
<td>9.0</td>
<td>18.0</td>
<td>19.1</td>
<td>18.0</td>
<td>9.0</td>
</tr>
<tr>
<td>ANGLE PARKING</td>
<td>16.8</td>
<td>12.7</td>
<td>18.1</td>
<td>10.4</td>
<td>--</td>
</tr>
<tr>
<td>PERPENDICULAR PARKING</td>
<td>1.0</td>
<td>20.1</td>
<td>44.7</td>
<td>16.0</td>
<td>18.0</td>
</tr>
</tbody>
</table>

### Diagram Description:
- **4' GAP @ MAX 5 STALL SPACES**
- **CONCRETE SECURED OR CURBED**
- **WHEEL CURB OFFSET**
- **2.5' HEAD IN**
- **"NO BACK IN"**
- **PROPERTY LINE**

**OFF STREET PARKING GEOMETRY CHART**

**N.T.S.**

**VILLAGE OF BRADLEY, IL. CONSTRUCTION STANDARDS FOR OFF-STREET PARKING GEOMETRY CHART**

**STANDARD # PKG-6060**
TYPICAL ALLEY / PRIVATE DRIVE CROSS SECTION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. IF SURFACE COURSE IS NOT PLANNED TO BE PLACED WITHIN 60 DAYS AFTER BINDER THEN INCREASE BINDER THICKNESS TO TWO (2) INCHES. (KEEP SURFACE @ 1 1/2 INCHES).

2. SOIL CONDITIONS AND EXPECTED USES AND LOADINGS MAY INDICATED ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR TYPICAL ALLEY / PRIVATE DRIVE CROSS SECTION

STANDARD # ROW-1010

JAN 2014
MINIMUM 60’ ROAD RIGHT-OF-WAY

TYPICAL 32’ E-E (MAY VARY)

1’
5’
@ 2.00%

1/4” PER FOOT SLOPE

1’
5’
@ 2.00%

P.C.C SIDEWALK - 5” W/ SUB-BASE
GRANULAR MATERIAL TY B - 4” MIN.
EDGE OF SIDEWALK @ 4” ABOVE TOP
OF CURB (TYP.)

HOT MIX ASPHALT SURFACE COURSE, MIX “D”, N-50 - 1 1/2”

HOT MIX ASPHALT BINDER COURSE, IL-19.0, N-50 - 2”

AGGREGATE BASE COURSE, TYPE B - 10” CA# 6

GEOTEXTILE FABRIC FOR GROUND STABILIZATION (WOVEN)

STABILIZED SUB-GRADE

M3.12 CURB & GUTTER

TYPICAL LOCAL ROAD CROSS SECTION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. CLEANING AND TACK COAT IS REQUIRED IF SURFACE COURSE IS PLACED MORE THAN ONE WEEK AFTER BINDER COURSE.

2. SOIL CONDITIONS MAY INDICATED ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED

JAN 2014

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
TYPICAL LOCAL ROAD CROSS SECTION

STANDARD # ROW-1020
TYPICAL COMMERCIAL ROAD CROSS SECTION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION - CURRENT EDITION

NOTES:

1. IF SURFACE COURSE IS NOT PLANNED TO BE PLACED WITHIN 60 DAYS AFTER BINDER THEN INCREASE BINDER THICKNESS TO TWO(2) INCHES. (KEEP SURFACE @ 1 1/2 INCHES).

2. SOIL CONDITIONS AND EXPECTED USES AND LOADINGS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.
NOTES:
1. PAVEMENT STRUCTURE SHALL MATCH ROADWAY APPROACH

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
TYPICAL CUL-DE-SAC

STANDARD # ROW-1040
TYPICAL NEIGHBORHOOD COLLECTOR CROSS SECTION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. IF SURFACE COURSE IS NOT PLANNED TO BE PLACED WITHIN 60 DAYS AFTER BINDER THEN INCREASE BINDER THICKNESS TO TWO(2) INCHES. (KEEP SURFACE @ 1 1/2 INCHES).

2. SOIL CONDITIONS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED

3. A MULTI-USE PATH MAY BE SUBSTITUTED FOR THE SIDEWALK WHERE PLANNED

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
TYPICAL NEIGHBORHOOD COLLECTOR STREET CROSS SECTION

STANDARD # ROW-1050
TYPICAL COLLECTOR STREET CROSS SECTION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. THE VILLAGE OF BRADLEY MAY REQUEST STUDIES TO DETERMINE APPROPRIATE COLLECTOR STREET GEOMETRY AND STRUCTURE

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
TYPICAL COLLECTOR STREET CROSS SECTION
STANDARD # ROW-1060
COMBINATION CONCRETE CURB & GUTTER — TYPE M3.12
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION — CURRENT EDITION

NOTES:

1. PROVIDE 3" DEEP SAW CUT AT 20’ ON CENTER AND 1" THICK FULL DEPTH EXPANSION JOINT AT 200’ ON CENTER

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
COMBINATION CONCRETE CURB & GUTTER
TYPE M3.12
STANDARD # ROW-1070
LOCAL ROAD PREFERRED UTILITY LOCATIONS
N.T.S.

NOTES:
1. PREFERENCE SHALL BE SHOWN FOR TELEPHONE AND ELECTRIC SERVICE LINES BEING PLACED IN REAR YARD PUBLIC UTILITY EASEMENT AREAS.
* GUTTER PAN DEPTH INCREASE TO 12" WHEN
ADJACENT TO COLLECTOR & ARTERIAL STREETS

COMBINATION CONCRETE CURB AND GUTTER — TYPE B6.12
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION — CURRENT EDITION

NOTES:
1. THE VILLAGE OF BRADLEY MAY REQUEST STUDIES TO
   DETERMINE APPROPRIATE COLLECTOR STREET
   GEOMETRY AND STRUCTURE

2. PROVIDE 3" DEEP SAW CUT AT 20' ON CENTER AND
   1" THICK EXPANSION JOINT AT 200' ON CENTER

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS
FOR
COMBINATION CONCRETE
CURB & GUTTER
TYPE B6.12
STANDARD # ROW-1080
* GUTTER PAN DEPTH INCREASE TO 12" WHEN ADJACENT TO COLLECTOR & ARTERIAL STREETS

COMBINATION CONCRETE CURB AND GUTTER – TYPE B6.24

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. THE VILLAGE OF BRADLEY MAY REQUEST STUDIES TO DETERMINE APPROPRIATE COLLECTOR STREET GEOMETRY AND STRUCTURE.

2. PROVIDE 3" DEEP SAW CUT AT 20’ ON CENTER AND 1" THICK EXPANSION JOINT AT 200’ ON CENTER

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS FOR
COMBINATION CONCRETE
CURB & GUTTER
TYPE B6.24

STANDARD # ROW-1090
TYPICAL CONCRETE CURB AND GUTTER RESTORATION

CONSTRUCTION IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION - CURRENT EDITION

NOTES:

1. SAW CUT CONTRACTION JOINTS IF CURB SECTION IS LONGER THAN 20 FEET AT NO GREATER THAN 20° O/C.

2. NO EXPANSION JOINT REQUIRED UNLESS SECTIONS REMOVED INCLUDED EXISTING EXPANSION JOINT. A MINIMUM 3/4" MATERIAL TO FULL SHAPE OF REQUIRED CURB & GUTTER.

3. SEE VILLAGE OF BRADLEY STANDARD # ST-1092 FOR TYPICAL CONCRETE CURB & GUTTER REINFORCEMENT OVER TRENCH.

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS FOR
TYPICAL CONCRETE CURB & GUTTER RESTORATION

STANDARD # ROW-1091
TYPICAL CONCRETE CURB AND GUTTER RESTORATION OVER TRENCH

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. SAW CUT CONTRACTION JOINTS IF CURB SECTION IS LONGER THAN 20 FEET AT NO GREATER THAN 20’ O/C.

2. NO EXPANSION JOINT REQUIRED UNLESS SECTIONS REMOVED INCLUDED EXISTING EXPANSION JOINT. A MINIMUM 3/4” MATERIAL TO FULL SHAPE OF REQUIRED CURB & GUTTER.
NOTES:

1. SIDEWALK OR DRIVEWAY PAVEMENT SHALL BE SIMILAR TO THE MATERIAL BEING REMOVED AND WILL BE PAID FOR SEPARATELY. TURF RESTORATION SHALL BE INCLUDED IN THE COST OF CONCRETE CURB & GUTTER REMOVE AND REPLACE.

2. HMA SURFACE (OVERLAY), PAVEMENT PATCHING FULL DEPTH 4", AND PAVEMENT PATCHING COMPLETE WILL BE PAID FOR SEPARATELY.

3. CURB & GUTTER SHALL MATCH THE SHAPE OF THE EXISTING CURB & GUTTER UNLESS OTHERWISE SPECIFIED.


5. THE LOCATIONS OF REMOVAL AND REPLACEMENT OF EXISTING CURB & GUTTER SHALL BE DETERMINED BY THE RESIDENT ENGINEER AT THE TIME OF CONSTRUCTION.

CONCRETE CURB AND GUTTER REMOVE AND REPLACE

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS FOR
TYPICAL CONCRETE CURB & GUTTER REMOVE AND REPLACE

STANDARD # ROW-1093

JAN 2017
TYPICAL SIDEWALK RESTORATION OVER TRENCH

MATCH EXISTING SIDEWALK WIDTH

SECTION A–A

SECTION B–B

TYPICAL SIDEWALK RESTORATION OVER TRENCH

NOTES:

1. SEE VILLAGE OF BRADLEY STANDARD # ST-1101 FOR TYPICAL SIDEWALK RESTORATION
TYPICAL SIDEWALK ADJACENT TO CURB

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS FOR
TYPICAL SIDEWALK
ADJACENT TO CURB

STANDARD # ROW-1100
TYPICAL SIDEWALK RESTORATION
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1) NO EXPANSION JOINT REQUIRED UNLESS SECTIONS REMOVED INCLUDED EXISTING EXPANSION JOINT.

2) SEE DETAIL STANDARD #ST-1095 FOR SIDEWALK REINFORCEMENT OVER TRENCHED CROSSING

VILLAGE OF BRADLEY, IL.
CONSTRUCTION STANDARDS FOR
TYPICAL SIDEWALK RESTORATION

STANDARD # ROW-1101

JAN 2014
TYPICAL MONOLITHIC CURB & SIDEWALK

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. CONCRETE JOINTS SHALL BE TOOL FORMED & SAW CUT TO A DEPTH NOT LESS THAN 1 1/2 INCHES
TYPICAL HEAVY DUTY DEPRESSED CURB
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION - CURRENT EDITION

NOTES:

1. FOR USE AT THRU STREET INTERSECTIONS AND COMMERCIAL OR INDUSTRIAL ENTRANCES.
TYPICAL LIGHT DUTY DEPRESSED CURB

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1. EXISTING FULL CURB & GUTTER TO BE REMOVED. SAW CUT ENDS OF REMAINING CURB & GUTTER TO PROVIDE CLEAN SMOOTH VERTICAL ENDS.

2. IF SIDEWALK ADJACENT TO BACK OF CURB, THEN CURB HEIGHT TAPER SHALL BE ADA ACCESSIBLE.

3. ANY DAMAGE TO STREET PAVEMENT SHALL BE SAW CUT 2' WIDE FROM EOP AND REPLACED.

4. CURB SHALL BE PORTLAND CEMENT CONCRETE CLASS SI AND INSTALLED ON A MINIMUM 4 INCH AGGREGATE BASE – CA#6

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
TYPICAL LIGHT DUTY DEPRESSED CURB
STANDARD # ROW-1115
TYPICAL LIGHT DUTY DEPRESSED CURB – 3 CAR GARAGE
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. EXISTING FULL CURB & GUTTER TO BE REMOVED. SAW CUT ENDS OF REMAINING CURB & GUTTER TO PROVIDE CLEAN SMOOTH VERTICAL ENDS.
2. IF SIDEWALK ADJACENT TO BACK OF CURB, THEN CURB HEIGHT TAPER SHALL BE ADA ACCESSIBLE.
3. ANY DAMAGE TO STREET PAVEMENT SHALL BE SAW CUT 2’ WIDE FROM EOP AND REPLACED.
4. CURB SHALL BE PORTLAND CEMENT CONCRETE CLASS SI AND INSTALLED ON A MINIMUM 4 INCH AGGREGATE BASE – CA#6
TYPICAL LIGHT DUTY DEPRESSED CURB
WITH ADJACENT SIDEWALK

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL LIGHT DUTY
DEPRESSED CURB
W/ ADJACENT SIDEWALK

STANDARD # ROW-1118

NOTES:
1. EXISTING FULL CURB & GUTTER TO BE REMOVED.
   SAW CUT ENDS OF REMAINING CURB & GUTTER TO PROVIDE CLEAN SMOOTH VERTICAL ENDS.
2. SIDEWALK SHALL BE ADA ACCESSIBLE.
3. STREET PAVEMENT SHALL BE SAW CUT 2’ WIDE FROM EOP AND REPLACED TO MATCH EXISTING CROSS SECTION.
4. CURB SHALL BE PORTLAND CEMENT CONCRETE CLASS SI AND INSTALLED ON A MINIMUM 4 INCH AGGREGATE BASE – CA#6
5. SEE VILLAGE OF BRADLEY STANDARD "PKG 6040" FOR SIDEWALK CROSS SECTION AT DRIVEWAY

JAN 2015
2' TYP. EARTH SHOULDER

10' TYP.

2' TYP. EARTH SHOULDER

2.0% MAX

4.0% MAX

HOT MIX ASPHALT SURFACE COURSE, MIX "D", N-50 - 2"
AGGREGATE BASE COURSE (CA #5) - 6"
OR
PORTLAND CEMENT CONCRETE (CLASS SI) - 5"
AGGREGATE BASE COURSE (CA #6) - 4"

TYPICAL SHARED USE PATH CROSS SECTION
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION - CURRENT EDITION
HOT MIX ASPHALT SURFACE COURSE – 1 1/2"
HOT MIX ASPHALT BINDER COURSE – 4” (TWO 2” LIFTS)
AGGREGATE BASE COURSE TYPE B. – 10” (CA #6)

TYPICAL LOCAL ROAD TRENCH RESTORATION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1) SAW CUT AND REPLACE FULL DEPTH OF PAVEMENT
   12” OUTSIDE OF TRENCH EDGE.
2) BACKFILL TRENCH WITH CONTROLLED LOW
   STRENGTH MATERIAL (FLOWABLE FILL) UP TO
   BOTTOM OF PROPOSED PAVEMENT DEPTH.
3) MILL OR SAW CUT DAMAGED PAVEMENT EDGES
   BEFORE PLACING SURFACE COURSE.
4) IF EDGE OF TRENCH IS WITHIN 5’ OF CURB,
   REMOVE AND REPLACE FULL DEPTH OF PAVEMENT
   AND BASE TO CURB LINE. MILL SURFACE TO
   CENTERLINE OF ROAD OR AS REQUIRED BY
   VILLAGE. MINIMUM PATCH WIDTH IS 4’.

MARCH 2019

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL LOCAL ROAD
TRENCH RESTORATION

STANDARD # ROW–1130
TYPICAL COLLECTOR STREET TRENCH RESTORATION

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. HMA BINDER & HMA BASE COURSE SHALL BE INSTALLED SAME DAY IN REQUIRED LIFTS. SURFACE COURSE SHALL BE PLACED ON SEPARATE DAY TO ALLOW BINDER AND BASE COURSE TO COOL. (STEEL PLATE ENTIRE PATCH UNTIL SURFACE COURSE IS PLACED).
2. BACKFILL TRENCH WITH CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL) UP TO BOTTOM OF PROPOSED PAVEMENT DEPTH.
3. MILL OR SAW CUT DAMAGED PAVEMENT EDGES BEFORE PLACING SURFACE COURSE
4. IF EDGE OF TRENCH IS WITHIN 5’ OF CURB, REMOVE AND REPLACE FULL DEPTH OF PAVEMENT AND BASE TO CURB LINE. MILL SURFACE TO CENTERLINE OF ROAD OR AS REQUIRED BY VILLAGE. MINIMUM PATCH WIDTH IS 6’.

MARCH 2019

VILLAGE COLLECTOR STREETS
NORTH ST.
BROADWAY
CARDINAL DR.
LARRY POWER RD.
CHRISTINE DR.

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL COLLECTOR STREET TRENCH RESTORATION

STANDARD # ROW-1140
VARIABLE (SEE PLAN)

ALL EXISTING EDGES SHALL BE SAWCUT/MILLED TO PROVIDE TRUE VERTICAL EDGES

EXISTING HMA PAVEMENT

EXISTING AGGREGATE BASE

EXISTING HMA PAVEMENT TO REMAIN

COLD MILL EXISTING PAVEMENT – 2"
CLEAN ALL LOOSE DEBRIS AND APPLY BITUMINOUS MATERIAL (PRIME COAT)
RC#70 FOR FULL COVERAGE OF PATCH AREA AND VERTICAL EDGES.
REPLACE WITH 2" INCHES OF HOT MIX ASPHALT SURFACE COURSE, MIX "C",
N-50 TO MATCH THE EXISTING PAVEMENT SURFACE

TYPICAL LIGHT DUTY PAVEMENT PATCH
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTE:
FOR DESIGNATED VILLAGE COLLECTOR STREETS
- SEE STANDARD DETAIL # ROW-1140
ALL EXISTING EDGES SHALL BE SAWCUT/MILLED TO PROVIDE TRUE VERTICAL EDGES

EXISTING HMA PAVEMENT

COLD MILL EXISTING PAVEMENT – 2 1/2”
CLEAN ALL LOOSE DEBRIS AND APPLY BITUMINOUS MATERIAL (PRIME COAT) RC#70 FOR FULL COVERAGE OF PATCH AREA AND VERTICAL EDGES. THE PAVEMENT SHALL BE REPLACED WITH 2 1/2” INCHES OF HOT MIX ASPHALT SURFACE COURSE, MIX "C", N-50 TO MATCH THE EXISTING PAVEMENT SURFACE

EXISTING AGGREGATE BASE

EXISTING HMA PAVEMENT TO REMAIN

TYPICAL MEDIUM DUTY PAVEMENT PATCH
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTE:
FOR DESIGNATED VILLAGE COLLECTOR STREETS
– SEE STANDARD # ROW-1140
TYPICAL HEAVY DUTY PAVEMENT PATCH

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTE:
FOR DESIGNATED VILLAGE COLLECTOR STREETS
SEE STANDARD DETAIL #ST-1140
TYPICAL PORTLAND CEMENT CONCRETE PAVEMENT PATCH

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

* UNLESS REPLACING CURB WITH PATCH
** SIZE AS REQUIRED

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
TYPICAL PORTLAND CEMENT CONCRETE PAVEMENT PATCH

STANDARD # ROW-1146
TYPICAL HOT MIX ASPHALT PAVEMENT PATCH, FULL DEPTH
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:

1) SAW CUT AND REPLACE HMA PAVEMENT 6" OUTSIDE OF FULL DEPTH EXCAVATION.

2) REMOVE EXISTING PAVEMENT AND AGGREGATE BASE TO WIDTHS SHOWN. COMPACT AGGREGATE BASE. APPLY BITUMINOUS MATERIAL (PRIME COAT) SS-1 FOR FULL COVERAGE OF PATCH AREA AND VERTICAL EDGES. INSTALL HOT MIX ASPHALT.

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
TYPICAL HMA PAVEMENT PATCH, FULL DEPTH

STANDARD # ROW-1150
HOT MIX ASPHALT SURFACE REMOVAL — BUTT JOINT

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION — CURRENT EDITION

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS FOR
HOT MIX ASPHALT SURFACE REMOVAL — BUTT JOINT

STANDARD # ROW-1160

JAN 2014
HOT MIX ASPHALT SURFACE REMOVAL
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

NOTES:
1. MILLING WIDTH MAY BE EOP TO EOP OR A VARIABLE WIDTH OF THE STREET MILLED AT DESIGNATED UNIFORM DEPTH.
2. PROPER CROWN SHALL BE MAINTAINED DURING MILLING PROCESS.
TYPICAL TRENCH BACKFILL FOR SEWERS

NOTES:

1. TRENCH BACKFILL SHOULD BE USED ON ALL TRENCHES UNDER AND WITHIN 2 ft. OF PAVED AREAS AND IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"

2. TRENCH BOX SHALL NOT EXTEND BELOW TOP OF PIPE, AND NOT EXCEED 2.0' FROM THE BOTTOM OF THE TRENCH
CONCRETE ENCASEMENT OF FRAME, ADJUSTING RINGS, ETC. POURED MONOLITHICALLY W/ CURB

CROSS SECTION

POUR CONCRETE 6" BELOW E.O.P. ON PAVEMENT SIDE OF INLET

FRAME TO BE SET TO FINISH GRADE ON INLET STRUCTURE IN MORTAR BASE OR ON 1"-4" CONCRETE ADJUSTING RINGS W/ MASTIC SEALED JOINTS TO REQUIRED FINISH GRADE PRIOR TO POURING CURB & GUTTER ENCASEMENT (NO SHIMMING OF FRAME WILL BE ALLOWED)

TYPICAL CURB INLET
CONCRETE ENCASEMENT
INLET TYPE A

CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

PROFILE

EXPANSION JOINT (2" MIN.) & DOWEL BARS PER IDOT STANDARD SPECIFICATIONS.

TRENCH BACKFILL CA#7 AS REQUIRED

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL CURB CONCRETE ENCASEMENT
INLET TYPE A

STANDARD # SWR-2020

JAN 2015
TYPICAL PIPE INLET
CONSTRUCTION IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION – CURRENT EDITION

VILLAGE OF BRADLEY, IL
CONSTRUCTION STANDARDS
FOR
TYPICAL PIPE INLET
STANDARD # SWR-2025

JAN 2014
Lateral Pipe-to-Pipe Connectors

Pipe to pipe connector designed for lateral connections in concrete pipe. Must provide a flexible, watertight seal. Connector must meet or exceed applicable ASTM specifications.

Reference Kor-N-Tee Connectors Web Page (http://www.npc.com/kor_n_tee.htm)
NOTES:
1) SANITARY MANHOLES SHALL HAVE A RAISED (VERTICAL) TOP EDGE ON THE CONE TO ALLOW PROPER INSTALLATION OF THE CHIMNEY SEAL.
IN-LINE WYE 6" PVC-SDR#26 CONNECTION @ 45° TO MAIN AND 45° BEND

SANITARY SEWER MAIN

2'-6" TRENCH WIDTH

CLEANOUT

VARIABLE AS PER PLANS OR PROJECT ENGINEER'S LOCATION

STRUCTURE

LATERAL DESIGN

PROPOSED FINISHED GRADE

3"-6" ABOVE FINISHED GRADE

REDUCE TO 4" PVC SCH#40 OR SCH#80

WALL OF STRUCTURE

NOTES:

1) FOR CONNECTION TO EXISTING SANITARY SEWER MAIN (SEE VILLAGE STANDARD SWR-3035)

2) ALL BACKFILL MATERIAL TO BE CA-11 OR FA-6 SAND 1' OVER PIPE AND MAIN

3) ANY TEMPORARY RISERS SHALL BE REMOVED FROM SERVICE LINE PRIOR TO FINAL CONNECTION.

AUGUST 2014

VILLAGE OF BRADLEY, IL CONSTRUCTION STANDARDS FOR SANITARY SERVICE LATERAL INSTALLATION

STANDARD # SWR-3030
ALTERNATE LOCATION
IT MAY NOT BE PRACTICAL TO PLACE SANITARY SERVICE SHUTOFF IN VILLAGE OF BRADLEY RIGHT OF WAY. IF SO, THE SANITARY SERVICE SHUTOFF MAY BE PLACED ON PRIVATE PROPERTY WITHIN A PROPERLYRecordED SANITARY SEWER OR PUBLIC UTILITY EASEMENT.

(SEE STANDARD # SAN-3030 FOR GENERAL SANITARY SERVICE LATERAL INSTALLATION.)

A 6" UNIVERSEL SEWUR PLUG VALVE AND RETRIEVAL HOOK SHALL BE SUPPLIED TO THE VILLAGE.
NOTES:
1) FOR CONNECTION TO EXISTING SANITARY SEWER MAIN.
   (SEE VILLAGE STANDARD SWR-3035)
2) ALL BACKFILL MATERIAL TO BE CA-11 OR FA-6 SAND 1' OVER PIPE AND MAIN
SAW CUT & REMOVE SECTION OF SANITARY MAIN AS NEEDED

6" PVC-SDR#26 OR HEAVIER PIPE SECTION - DIAMETER SAME AS EXISTING MAIN

12" MIN.

FLOW

STAINLESS STEEL - SHEAR PROOF COUPLING (TYP.)

12" MIN.

GASKETED JOINTS

45° BEND - 6" PVC-SDR#26

IN-LINE WYE FITTING - 6" PVC-SDR#26 MATCH BARREL TO EXISTING MAIN SIZE WITH 6" WYE FOR 6" PVC-SDR#26 SERVICE LATERAL CONNECTION

6" PVC-SDR#26 SERVICE LATERAL @ 1.0% MINIMUM SLOPE

TOP VIEW

45° BEND - 6" PVC-SDR#26 SERVICE LATERAL @ 1.0% MINIMUM SLOPE

45° TO MAIN

6" PVC-SDR#26 PIPE AS NEEDED

GASKETED JOINT 6" PVC-SDR#26 WYE & 45° BEND

SIDE ELEVATION VIEW

NOTES:
1. NO SADDLE TAP TYPE CONNECTION ALLOWED.

2. NO TEE OR WYE/TEE TYPE FITTINGS ALLOWED.

3. ALL BACKFILL MATERIAL TO BE CA-11 OR FA-6 SAND 1' OVER PIPE AND MAIN

JUNE 2014

VILLAGE OF BRADLEY, IL CONSTRUCTION STANDARDS FOR SANITARY SERVICE REPAIR/CONNECTION TO SEWER MAIN

STANDARD # SWR-3035
FOR INCOMING SEWER SMALLER THAN 12", USE VERTICAL PIPE OF THE SAME DIAMETER. FOR INCOMING SEWER 12" TO 18" USE 12" VERTICAL PIPE

PVC SDR 26 SEWER PIPE

FLOW

NON-SHEER OR SOLID SLEEV FOR PVC AND DUCTILE IRON CONNECTION AT 18" BEYOND UNDISTURBED EARTH

18" MIN

CONCRETE ENCASEMENT OF VERTICAL PIPE

18" MAX

A-LOCK TYPE FLEXIBLE RUBBER CONNECTOR CONFORMING TO ASTM C-923

GENERAL NOTES

1. SEE STANDARD # SWR 3020 FOR SANITARY MANHOLE REQUIREMENTS.
RELINER INSIDE DROP BOWL SECURED WITH STAINLESS STEEL FASTENERS

EXTERNAL PIPE COUPLER

RELINER STAINLESS STEEL PIPE BRACKET SECURED TO STRUCTURE WITH TWO STAINLESS BOLTS (4’ INTERVALS MINIMUM TWO BRACKETS)

INLET SANITARY LINE

PVC DROP PIPE

CONCRETE BACKFILL

RELINER PLASTIC COMPOSITE MANHOLE CHANNEL SYSTEM CAST INTO BASE
VILLAGE OF BRADLEY, ILLINOIS
LIST OF STANDARD FRAMES WITH LIDS & GRATES:

STORM SEWER STRUCTURES:

PAVEMENT INLETS: (MINIMUM, SUBJECT TO CAPACITY REQUIREMENTS)
EAST JORDAN IRON WORKS (EJIW) 1050 FRAME WITH M1 GRATE

YARD INLETS: (MINIMUM, SUBJECT TO CAPACITY REQUIREMENTS)
EJIW 1050 FRAME WITH M1 GRATE OR EJIW 6489

MANHOLES: (MINIMUM, SUBJECT TO CAPACITY REQUIREMENTS)
EJIW 1050 FRAME WITH M1 GRATE

CURB INLETS:
TYPE M3.12 CURB & GUTTER EJIW 7525 FRAME WITH GRATE
TYPE B6.12 CURB & GUTTER EJIW 7210 FRAME WITH M1 GRATE
TYPE B6.24 CURB & GUTTER EJIW 7210 FRAME WITH M1 GRATE

SANITARY SEWER STRUCTURES:

MANHOLES:
EJIW 1050 FRAME WITH TYPE A SOLID COVER AND GASKET SEAL

NOTES:
1. ALL STORM SEWER STRUCTURES TO BE PROVIDED WITH GRATE UNLESS LOCATED IN PEDESTRIAN WALKWAY AREAS, I.E. SIDEWALKS, SHARED PATHS ETC. WHERE SOLID LIDS OR ADA GRATES WILL BE REQUIRED.
2. EQUALS MAY BE ALLOWED IF APPROVED BY THE VILLAGE
3. SANITARY SEWER LIDS SHALL HAVE “SANITARY SEWER” ON THE COVER