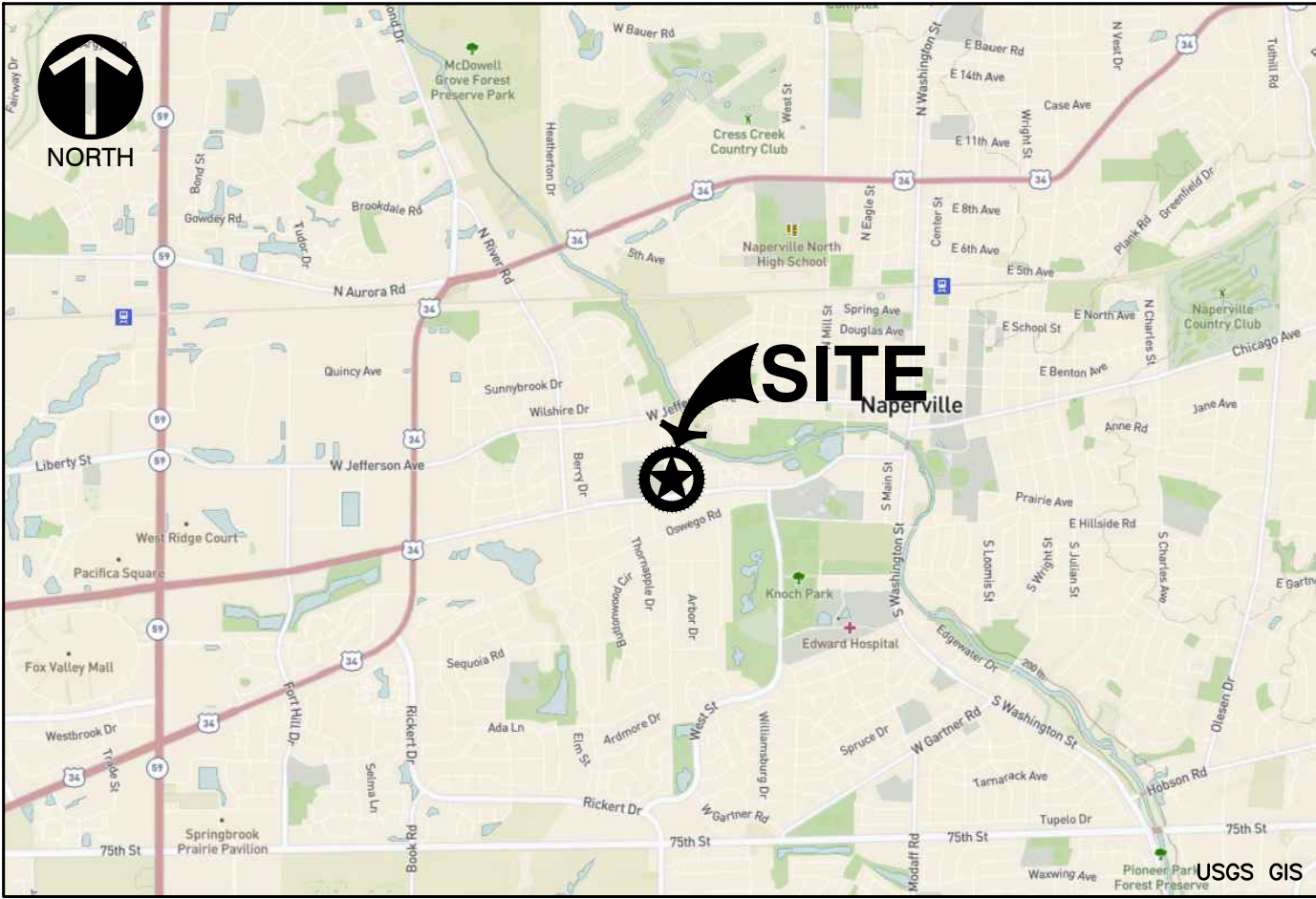


FINAL ENGINEERING PLANS  
CHARLESTON PLACE  
1103 AURORA AVENUE,  
NAPERVILLE, ILLINOIS 60540

LEGEND

PROPOSED	EXISTING	DESCRIPTIONS
---	---	BOUNDARY PROPERTY LINE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	UNDERLYING PROPERTY LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	SETBACK LINE
---	---	SECTION LINE
---715---	---715---	INDEX (MAJOR) CONTOUR
---711---	---711---	INTERMEDIATE (MINOR) CONTOUR
-X-X-X-X-	-X-X-X-X-	EXISTING FENCE LINE
-/-/-/-/-	-/-/-/-/-	EXISTING WOOD FENCE LINE
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	PAVEMENT SHOULDER
ST	ST	STORM PIPE
---	---	STORM LINE
W	W	WATER LINE
---	---	SANITARY SEWER LINE
FM	FM	PROPOSED FORCEMAIN
G	G	GAS LINE
OH-W	OH-E	OVERHEAD WIRE
E	E	ELECTRIC LINE
C	C	CABLE LINE
FO	FO	FIBER OPTIC LINE
T	T	TELEPHONE LINE
---	---	GUIDE RAIL
---	---	TREELINE
---	---	PROPOSED TRENCH BACKFILL
---	---	PROPOSED CONCRETE
---	---	PROPOSED PAVEMENT
---	---	PROPOSED RIPRAP
---	---	PROPOSED STRIPING
---	---	BUILDING
---	---	PROPOSED SLOPE LABEL
---	---	PROPOSED SPOT ELEVATION
---	---	TOP OF WALL ELEVATION
---	---	BOTTOM OF WALL ELEVATION
---	---	TOP OF CURB ELEVATION
---	---	FLOWLINE ELEVATION
---	---	SANITARY MANHOLE
---	---	CLEANOUT
---	---	FLARED END SECTION
---	---	STORM MANHOLE
---	---	STORM CATCH BASIN (ROUND LID)
---	---	STORM CATCH BASIN (CURB LID)
---	---	STORM CURB INLET
---	---	STORM INLET (CIRCULAR)
---	---	STORM INLET (SQUARE)
---	---	STORM BEEHIVE INLET
---	---	STORM DRAIN OR DOWNSPOUT
---	---	WATER VALVE VAULT
---	---	WATER VALVE BOX
---	---	FIRE HYDRANT
---	---	ELECTRIC CONTROL CABINET (ABOVE GRADE)
---	---	ELECTRIC HANDHOLE
---	---	TRANSFORMER
---	---	ELECTRIC METER
---	---	LIGHT STANDARD
---	---	UTILITY POLE
---	---	TRAFFIC MANHOLE
---	---	TELEPHONE PULL BOX (FLUSH WITH GRADE)
---	---	TELEPHONE BOX/CABINET (ABOVE GRADE)
---	---	CABLE MANHOLE
---	---	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
---	---	FIBER OPTIC MANHOLE
---	---	GAS LINE MARKER
---	---	MANHOLE (UNKNOWN)



SITE MAP  
N.T.S.

BENCHMARKS:

REFERENCE BENCHMARK:

- BERNTSEN 3D TOP SECURITY MONUMENT IN 6" PVC PIPE WITH BMAC 6" ALUMINUM ACCESS COVER SOUTH SIDE OF AURORA AVENUE BETWEEN WILD CHERRY ROAD AND DEVONSHIRE AVENUE (STATION #19)

ELEVATION=707.72 (NAVD88)

SITE BENCHMARKS:

- 'X' IN TC SOUTH SIDE OF AURORA AVENUE ±3' WEST OF EASTERLY PROPERTY LINE OF SUBJECT SITE EXTENDED.

ELEVATION=708.34 (NAVD88)

- 'X' IN TC SOUTH SIDE OF AURORA AVENUE ±58' EAST OF WESTERLY PROPERTY LINE OF SUBJECT SITE EXTENDED.

ELEVATION=707.94 (NAVD88)

PROJECT TEAM

OWNER

CHARLESTON DEVELOPMENT GROUP, INC.  
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CONTACT: ERIK VAN SOMEREN

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CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
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NAPERVILLE, ILLINOIS 60563  
PH: (630) 963-6026  
CONTACT: JIM CANEFF, P.E.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE }SS

I, JAMES G. CANEFF, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184-004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF MARCH, 2025.

*James G. Caneff*

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225  
REGISTRATION VALID THROUGH NOVEMBER 30, 2025  
(NOT VALID WITHOUT ORIGINAL SIGNATURE)

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COVER SHEET

DATE:	DECEMBER 18, 2024	DRAWN BY:	MAJ/MEO
DWG SCALE:	NONE	CHECKED BY:	JGC
PROJECT NO:	333-244	APPROVED BY:	*JGC

CHARLESTON INVESTMENTS, LLC  
CHARLESTON PLACE  
1103 AURORA AVENUE  
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REVISION RECORD

NO	DATE	DESCRIPTION
1	03/07/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
2	03/10/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

DRAWING NO.:

C000

CITY PROJECT NO. 24-10000142

SHEET 1 OF 27



## 1. GENERAL NOTES

### A. DEFINITIONS

- ## B. GOVERNING REGULATIONS

- ### C. REFERENCE STANDARDS AND SPECIFICATIONS

- #### D. CONTRACT GENERAL CONDITIONS

- ### E. QUALITY CONTROL OF MATERIALS

- ## 2. EXISTING CONDITIONS & SITE PREPARATION

### A. EXISTING CONDITIONS

- ### B. EXISTING UTILITIES

- ### C. EROSION / SEDIMENTATION CONTROL

- #### D. CONSTRUCTION ACCESS

- ### E. TRAFFIC CONTROL

- #### F. TEMPORARY CONSTRUCTION FENCING

- ## G. TREE AND LANDSCAPE PROTECTION

- ## H. MATERIAL DISPOSAL

- ### 3. EARTHWORK OPERATIONS

### A. GENERAL

- ## B. SITE CLEARING

- ### C. TOPSOIL AND ROOTMAT REMOVAL

- #### D. EXCAVATION

- ### E. FILL PLACEMENT

- (6) Unsuitable Subgrade Conditions:

- ## F. FILL COMPACTION

- ### G. MOISTURE CONTROL

- ## H. GRADING TOLERANCES

- ## I. RESTORATION

- ## J. TOPSOIL PLACEMENT

- ## K. DISPOSAL OF MATERIALS

- (1) Surplus soil materials remaining after completion of fill placement and construction of berms shall be removed from the site and disposed of in legal manner, unless directed by the Owner to stockpile on-site for future use. Stockpile locations shall be as authorized by the Owner.
- (2) Removal and disposal of existing utility pipes and structures, construction debris, or other obstructions which impede construction and which are not indicated in the Agreement between Owner and Contractor as a separate pay item shall be considered incidental to the earthwork operations.
- (3) Contractor shall be responsible for finding locations and obtaining approvals for the off-site disposal of demolition and construction debris, rubbish, pavement materials, shrubs, trees, and surplus, unsuitable excavated soil materials. Owner shall be advised, in writing, of the specific locations of all off-site disposal sites.

#### 4. SANITARY SEWERS, STORM DRAINAGE AND WATER SUPPLY SYSTEMS

### A. GENERAL

- ### B. SEPARATION OF WATER MAINS AND SEWERS

- ### C. SANITARY SEWERS SYSTEMS

- (1) See City of Naperville Department of Public Utilities (DPU) Water/Wastewater General Notes.

#### D. STORM DRAINAGE SYSTEMS

- (1) See City of Naperville - Transportation, Engineering, and Development (TED) Business Group Plan Notes for Development Projects.

### E. WATER SUPPLY SYSTEMS

- (1) See City of Naperville - Department of Public Utilities (DPU) Water/Wastewater General Notes

## 5. PAVEMENT CONSTRUCTION

### A. GENERAL

- (1) All roadway, driveway, parking area, storage area, and sidewalk pavements (including curbs and shoulders) shall be constructed in accordance with the material and installation requirements of the current edition of the IDOT Standard Specifications, except where said requirements are modified by the following Project Technical Specifications.
  - (2) Pavement markings and markers, and traffic control signs and devices, shall be provided, installed, and removed in accordance with the requirements of the IDOT Standard Specifications, except where said requirements are modified by the following Project Technical Specifications.
- B. PAVEMENT REPLACEMENT/REPAIR**
- (1) Existing pavements removed for excavation purposes or damaged by construction operations shall be removed and replaced in conformance to the material and construction requirements of the IDOT Standard Specifications and the requirements of the subsequent portions of this specification section.

[illegible]







## GENERAL NOTES

- ### STORM SEWER NOTES (GENERAL)

- STORM SEWER NOTES (STORM SEWER WORK IN PLANS)**

2. BEDDING, OTHER THAN NON-CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-7 OR CA-11 OF THE STANDARD SPECIFICATIONS.
3. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-6 OF THE STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. JOINTS CONNECTING DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH SEWER CLAMP NON-SHEAR TYPE COUPLINGS; CANDEJO CSS, ROMAC LSS, FERRO, INC. SHEAR RING, OR APPROVED EQUAL. WHEN AVAILABLE, A STANDARD JOINT WITH A TRANSITION GASKET MAY BE USED. THE NAME OF THE MANUFACTURER, CLASS, AND DATE OF ISSUE SHALL BE CLEARLY IDENTIFIED ON ALL SECTIONS OF PIPE. THE CONTRACTOR SHALL ALSO SUBMIT BILLS OF LADING, OR OTHER QUALITY ASSURANCE DOCUMENTATION WHEN REQUESTED BY THE CITY ENGINEER. ALL NUTS AND BOLTS FOR COUPLINGS SHALL BE STAINLESS STEEL.
5. MANHOLES FOR STORM SEWERS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL MANHOLES SHALL BE WATER-TIGHT. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.
6. MANHOLES SHALL BE FURNISHED WITH A SELF-SEALING FRAME AND SOLID COVER (EAST JORDAN IRON WORKS 1022 WITH TYPE A SOLID COVER, OR APPROVED EQUAL) WITH THE WORD "STORM" IMPRINTED ON THE COVER IN RAISED LETTERS. ALL FRAMES AND LIDS SHALL MEET OR EXCEED A 20 TO 1 LOAD TO DEFLECTION RATIO. FRAMES SHALL BE SURFACE PAINTED WITH ASPHALTIC BASE PAINT. BOTH THE MANHOLE FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. INVERTED MANHOLE FRAMES ARE NOT ALLOWED. PICK HOLES SHALL NOT CREATE OPENINGS IN THE MANHOLE COVER.
7. MANHOLE STEPS ON MAXIMUM 16 INCH CENTER SHALL BE FURNISHED WITH EACH MANHOLE. SECURELY ANCHORED IN PLACE, TRUE TO VERTICAL ALIGNMENT IN ACCORDANCE WITH THE NAPERVILLE STANDARD DETAILS. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1/2 INCH A615/A615M-05A (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C 478-05 (OR LATEST EDITION) AND OSHA STANDARDS.

- ### EROSION CONTROL AND DRAINAGE NOTES (GENERAL)

- ### EROSION CONTROL AND DRAINAGE NOTES (PROJECT SPECIFIC)

- ## GEOMETRIC AND PAVING NOTES (GENERAL)

1. THE DEVELOPER AND CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO ADEQUATELY PROTECT THE PAVEMENT AND PROPERTY, CURB AND GUTTER AND OTHER RIGHT-OF-WAY IMPROVEMENTS, WHETHER NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE. SUFFICIENT MEANS SHALL BE EMPLOYED BY THE CONTRACTOR TO PROTECT AGAINST SUCH DAMAGE TO THE SATISFACTION OF THE CITY ENGINEER.
2. ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED IN A MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.
3. THE CONTRACTOR AND/OR DEVELOPER SHALL SECURE ALL NECESSARY RIGHTS AND PERMISSIONS TO PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN THE OWNERSHIP RIGHTS OF THE DEVELOPER. THE DEVELOPER SHALL BEAR THE SOLE RESPONSIBILITY FOR DAMAGES THAT MAY OCCUR AS A RESULT OF WORK PERFORMED UNDER CONTRACTS THEY INITIATE.
4. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) ON THE PROPERTY UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.
5. WHEREVER NEW WORK WILL MEET EXISTING CONDITIONS OTHER THAN LAWN AREAS, REGARDLESS OF WHETHER THE NEW OR EXISTING WORK IS ASPHALT OR CONCRETE, THE EXISTING ADJACENT SIDEWALK, DRIVEWAYS, PAVEMENT OR CURB SHALL BE NEATLY SAW CUT. THE SAW CUT SHALL BE IN A NEAT STRAIGHT LINE SUFFICIENTLY DEEP SO THAT IT RENDERS A SMOOTH VERTICAL FACE TO MATCH TO. IF THE CONTRACTOR IS NOT CAREFUL OR DOES NOT SAW DEEP ENOUGH AND THE CUT LINE BREAKS OUT OR CHIPS TO AN IMPERFECT EDGE, THEN THE EXISTING SIDE MUST BE RE-CUT SQUARE AND DONE OVER UNTIL IT IS CORRECT.

### TRAFFIC CONTROL AND PROTECTION NOTES (GENERAL)

1. ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. TRAFFIC CONTROL MUST BE PROVIDED FOR ANY ACTIVITY THAT IMPACTS TRAFFIC FLOW. THIS INCLUDES, BUT IS NOT LIMITED TO, ROAD CLOSURES, TRUCKS, AND OTHERS, SINGLE LANE CLOSURES, LONG TERM LANE CLOSURES, NARROW LANES, AND CONSTRUCTION VEHICLES ENTERING AND EXITING THE PUBLIC ROADWAY. ALL TRAFFIC CONTROL SET-UPS MUST BE INSPECTED BY THE CITY OF NAPERVILLE TO ENSURE THAT THEY ARE PROVIDING POSITIVE GUIDANCE TO MOTORISTS AND ARE NOT IN THEMSELVES PRESENTING A HAZARDOUS SITUATION. A REPRESENTATIVE OF THE DEVELOPER OR CONTRACTOR MUST PROVIDE PHONE NUMBERS AT WHICH THEY CAN BE REACHED 24 HOURS A DAY AND ON WEEKENDS SO THAT THEY CAN MAINTAIN TRAFFIC CONTROL DEVICES.
2. PEDESTRIANS MUST BE PROVIDED WITH A SAFE ALTERNATE ROUTE IF PEDESTRIAN FACILITIES ARE TO BE CLOSED AS A RESULT OF CONSTRUCTION ACTIVITIES. GUIDANCE MUST BE PROVIDED TO PEDESTRIANS SO THAT THEY MAY AVOID THE WORK ZONE. SAID PEDESTRIAN DETOUR PLAN (WITH SIGNAGE) IS TO BE REVIEWED AND ACCEPTED BY THE CITY IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK.
3. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SUCH THAT THE SAFETY OF VEHICLES, AND PEDESTRIANS IS PRESERVED AT ALL TIMES. THE ERECTION AND MAINTENANCE OF THE TRAFFIC CONTROL DEVICES SHALL BE TO THE SATISFACTION OF THE AGENCY OF JURISDICTION AND THE CITY ENGINEER.
4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.
5. A MINIMUM 72 HOUR NOTICE IS REQUIRED FOR TRAFFIC CONTROL, THAT REDUCES THE WIDTH OF A TRAVEL LANE LESS THAN 12 FEET OR CLOSES A LANE. APPROVAL FROM THE CITY ENGINEER WILL BE REQUIRED PRIOR TO THE IMPLEMENTATION OF SUCH TRAFFIC CONTROL LAYOUT.
6. LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-9AM AND 3PM-7PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. LANE CLOSURES ON ARTERIAL STREETS ARE PERMITTED BETWEEN 7AM AND 7PM ON WEEKENDS, UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER. ARTERIAL ROADWAYS ARE DEFINED AS BOTH MAJOR AND MINOR ARTERIAL ROADWAYS AS DESIGNATED ON THE CITY'S MASTER THOROUGHFARE PLAN, LATEST EDITION.
7. ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROWBOARD AS PART OF THE TRAFFIC CONTROL.
8. AT THE END OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY REOPENED TO TRAFFIC. ANY OPEN HOLES MUST BE PLATED OR COLD PATCHED; THE CITY WILL NOT ALLOW THE HOLES TO BE FILLED WITH GRAVEL.

**DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES**

1. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING. DPU-E REQUIRES 30 WORKING DAYS ADVANCE WRITTEN NOTICE PRIOR TO PAVEMENT INSTALLATION TO ALLOW FOR THE INSTALLATION OF ELECTRIC FACILITIES. GRADE ELEVATION MUST BE WITHIN 4" OF FINAL GRADING BEFORE ELECTRIC FACILITIES CAN BE INSTALLED.
2. ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
3. AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4)' FEET OF THE FRONT AND TWO (2)' FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
4. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION. NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA. TRANSFORMER PAD SHALL MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. PER DPUE SPECIFICATIONS C10-2130 AND C30-0016.
5. DPU-E REQUIRES A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS, STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES.
6. APPROVAL OF METERING EQUIPMENT BY DPU-E DOES NOT REMOVE YOUR RESPONSIBILITY TO COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE CITY OF NAPERVILLE. DETERMINATION OF COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE WILL BE MADE BY THE TRANSPORTATION, ENGINEERING AND DEVELOPMENT DEPARTMENT.
7. A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DPU-E DISTRIBUTION EQUIPMENT.

### SITE SPECIFICATIONS - 3

DRAWING NO.:  
**C**

**SHEET 4 OF 27**

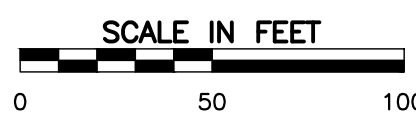
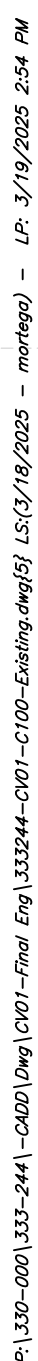
<b>SITE SPECIFICATIONS - 3</b>		<b>CHARLESTON INVESTMENTS, LLC</b> <b>1103 AURORA AVENUE</b> <b>NAPERVILLE, ILLINOIS 60540</b>	
DRAWING NO.: <b>C003</b>		DATE: <b>DECEMBER 19, 2024</b> DRAWN BY: <b>MAJ/MEO</b>	
DWG SCALE: <b>1"=50'</b> CHECKED BY: <b>JGC</b>		PROJECT NO: <b>333-244</b>	
APPROVED BY:		*JGC	

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**CHARLESTON INVESTMENTS, LLC  
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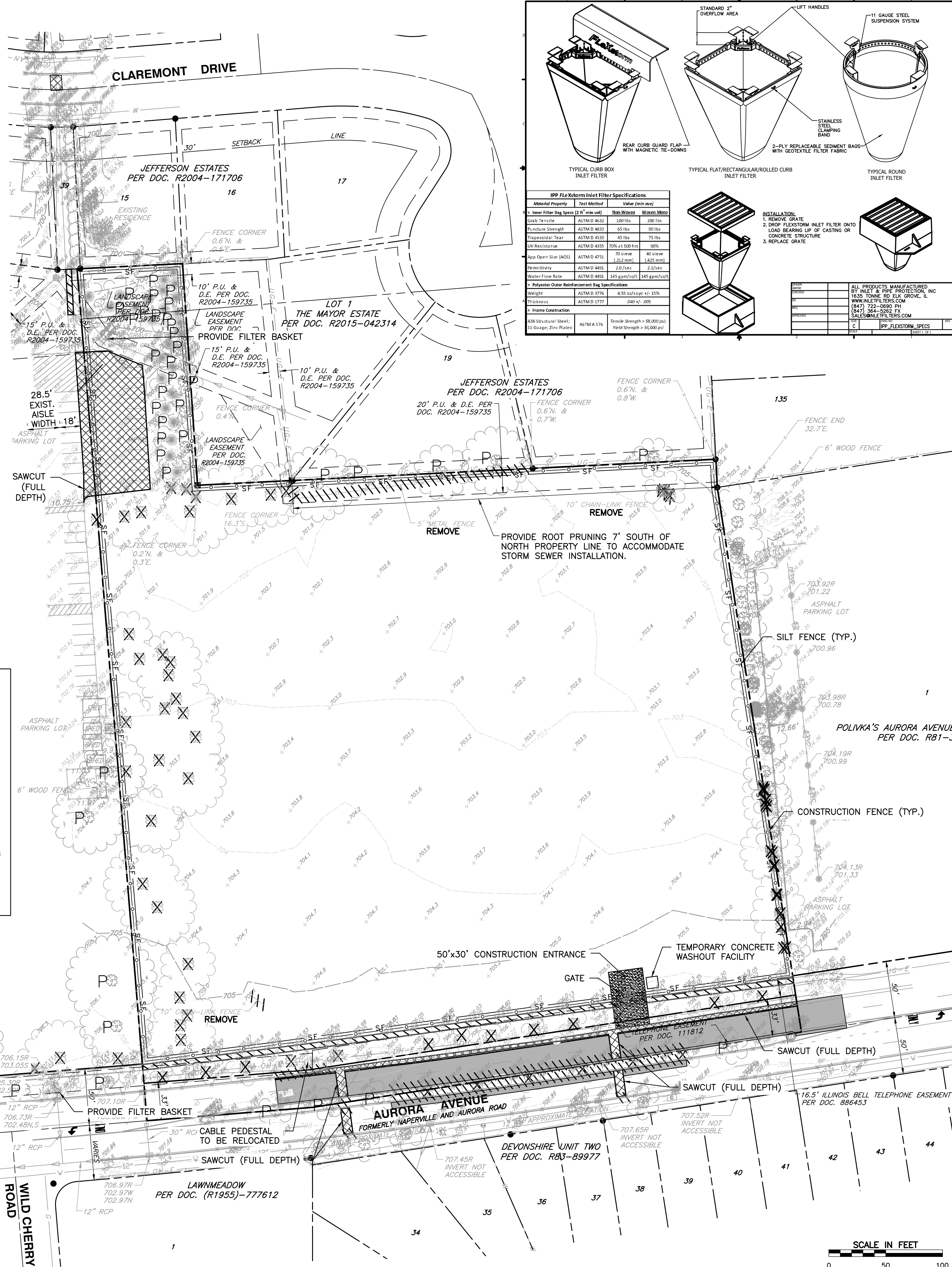
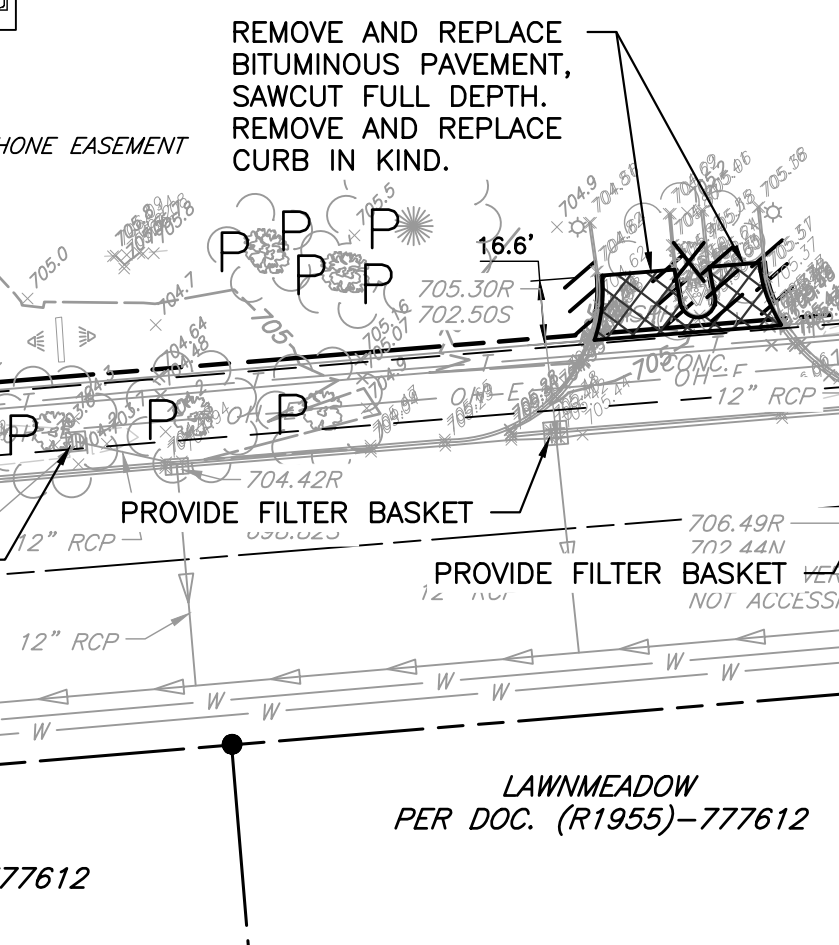
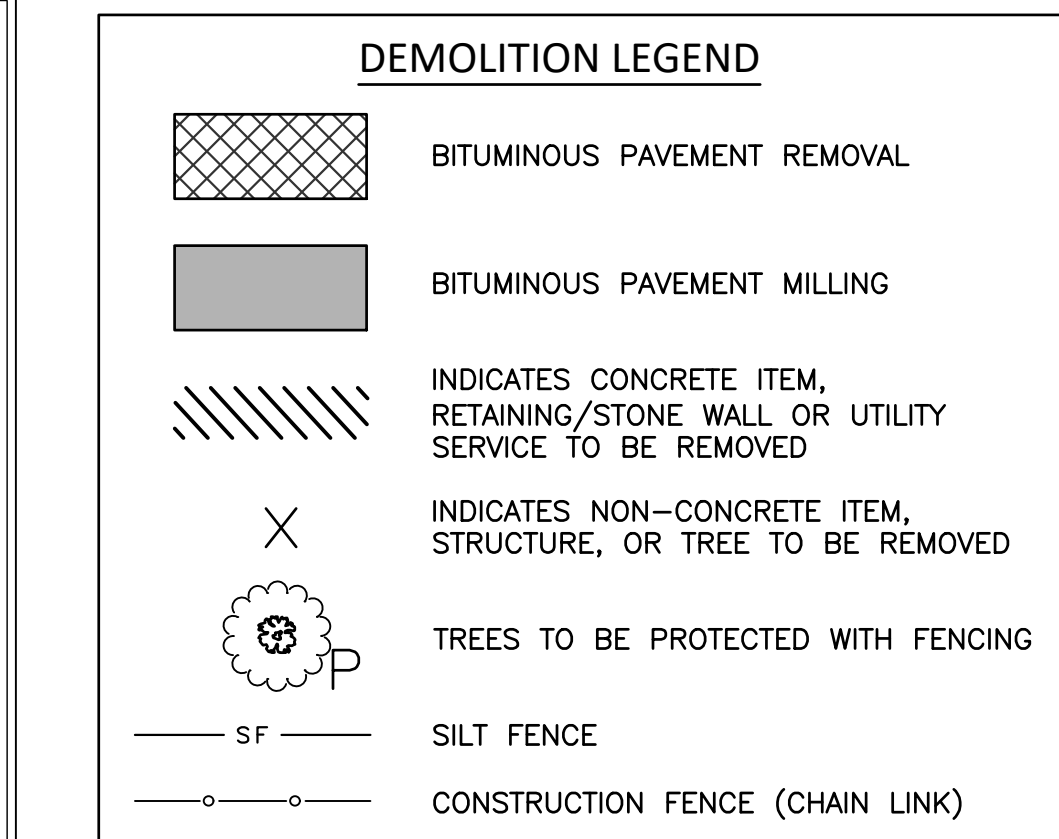
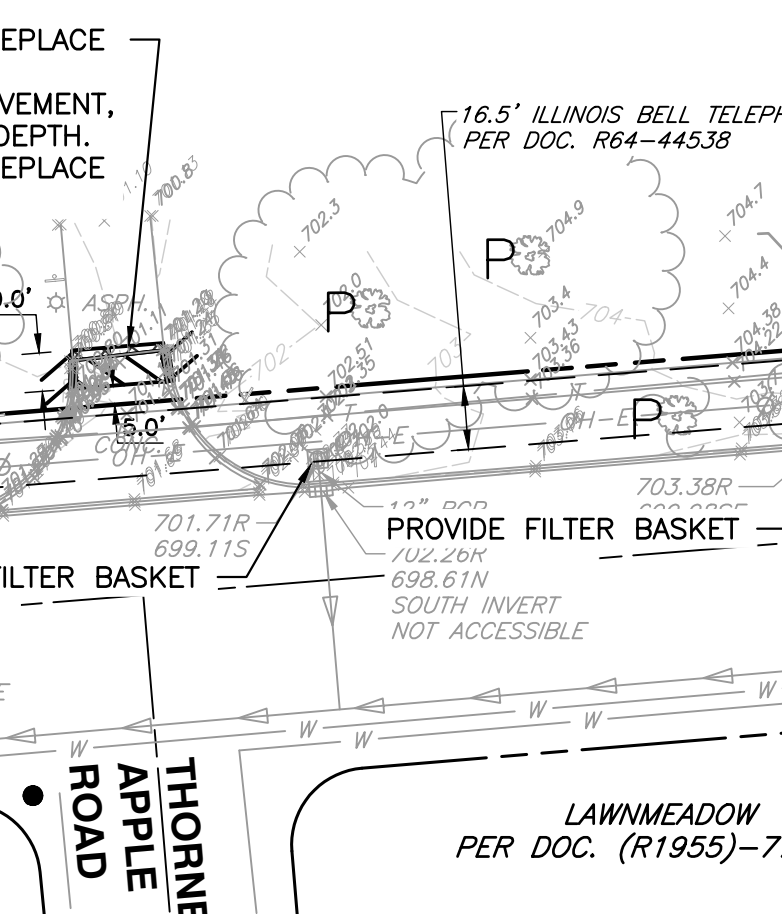
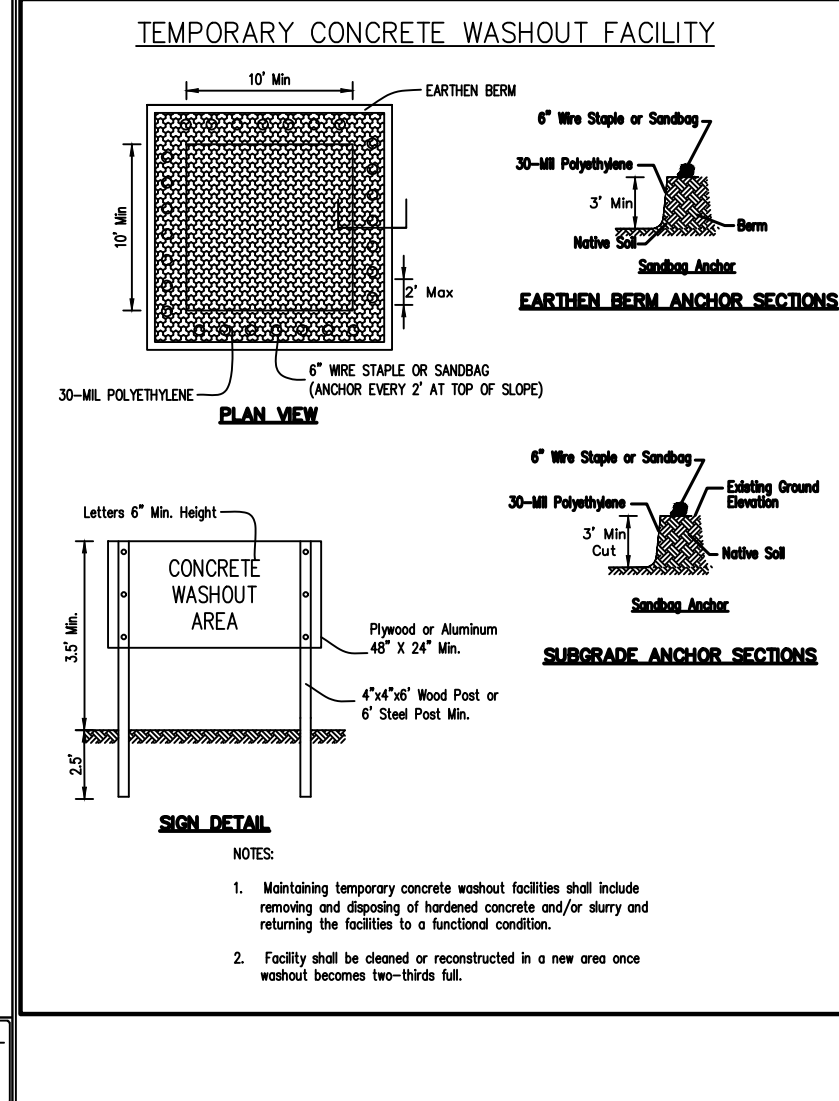
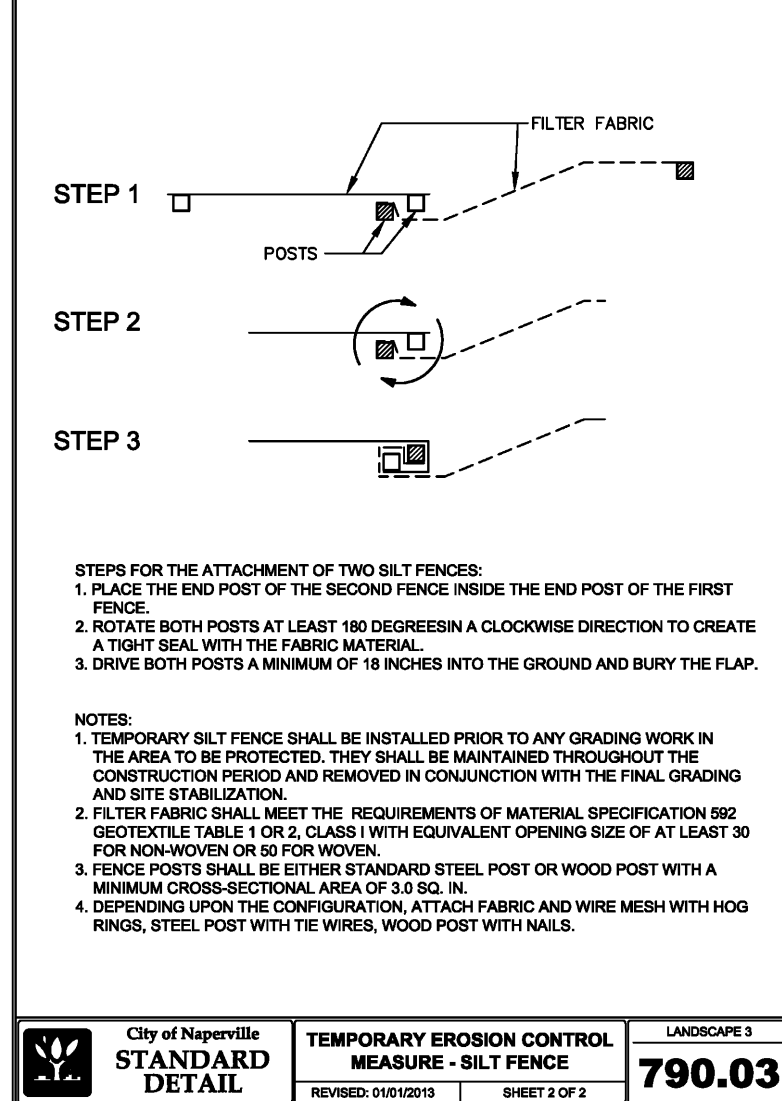
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1. ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE COMPLETELY REMOVED. REMOVAL ITEMS SHOWN OUTSIDE OF THE PROPERTY LIMITS ARE APPROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO CONSTRUCT THE PROJECT. REMOVAL OF PUBLIC SIDEWALKS, ROADWAYS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE CITY OF NAPERVILLE STAFF.
2. TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS, INCLUDING BITUMINOUS PAVEMENT, DRIVEWAYS, CONCRETE SLABS, AND SIDEWALKS SHALL BE COMPLETELY REMOVED. AGGREGATE MATERIALS APPROVED AS SUITABLE FILL BY THE SOILS ENGINEER SHALL BE SET ASIDE FOR FUTURE PLACEMENT.

2. TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS, INCLUDING BITUMINOUS PAVEMENT, DRIVEWAYS, CONCRETE SLABS, AND SIDEWALKS SHALL BE COMPLETELY REMOVED. AGGREGATE MATERIALS APPROVED AS SUITABLE FILL BY THE SOILS ENGINEER SHALL BE SET ASIDE FOR FUTURE PLACEMENT.
4. ALL TREES, LANDSCAPE MATERIALS AND BRUSH WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED. TREE STUMPS AND/OR ROOT BALLS SHALL BE COMPLETELY REMOVED. TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID FOR TREE REMOVAL.
5. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS OR NOT. THIS SHALL INCLUDE PRIVATE SERVICES AS WELL.
6. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
7. ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE MUNICIPAL "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, CONSTRUCTION ENTRANCE, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. DURING DETOURING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
9. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
10. A TEMPORARY CHAINLINK CONSTRUCTION FENCE AND GATE ARE SHOWN AT THE PROPOSED CONSTRUCTION ENTRANCE. THE FENCE WILL BE REMOVED AND REPLACED AS REQUIRED TO ALLOW FOR UTILITY INSTALLATIONS, ROADWAY WORK, ETC. DURING WORKING HOURS BUT SHALL BE REINSTALLED AT THE END OF EACH DAY TO PROVIDE A SECURE CONSTRUCTION SITE.



IPP FlexTorm Inter Filter Specifications			
Material Property	Test Method	Value (min/avg)	
2. Inher Filter Bar Space (H) (in.)		Non/Woven	Woven/Woven
Grav Test/Inle	ASTM D 602	100 lbs/in	200 lbs/in
Puncture Strength	ASTM D 603	65 lbs/in	90 lbs/in
Trapezoidal Tear	ASTM D 633	45 lbs	75 lbs
Use Resistance	ASTM D 635	750 x 500 lbs	90 lbs
App Open Area (AOS)	ASTM D 674	20 in/air (212 in <sup>2</sup> )	40 in/air (421 in <sup>2</sup> )
Permeability	ASTM D 691	230 cfm	2.2 cfm
Water Flow Rate	ASTM D 691	145 gpm/cft	145 gpm/cft
3. Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/yd <sup>2</sup> +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
4. Frame Construction			
AlG Structural Steel:	ASTM A 576	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi	
AlG Grating:	ASTM A 578	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi	

**INSTALLATION**  
 1. REMOVE  
 2. DROP FLE  
 LOAD BEA  
 CONCRETE  
 3. REPLACE

## REVISION RECORD

[illegible]

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CHARLESTON PLACE  
1103 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540**

## DEMOLITION PLAN

DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/MEO
DWG SCALE:	1" = 50'	CHECKED BY:	JGC
PROJECT NO:		333-244	

DRAWING NO.

# C101

**SHEET 6 OF 27**



A:\30-000\332-241-C200\DWG\DWG C200-Dimension.dwg[7] LSCJ 18/2/2025 - morning - Ls 3/18/2025 2:54 PM



#### SITE DATA

GROSS BOUNDARY AREA = 319,192 SQUARE FEET (7.328± ACRES)  
NET BOUNDARY AREA = 290,231 SQUARE FEET (6.663± ACRES)

EXISTING ZONING = R1A (LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT)  
PROPOSED ZONING = TU (TRANSITIONAL USE DISTRICT)

#### REQUIRED SETBACKS:

FRONT YARD SETBACK = 15 FEET  
INTERIOR SIDE YARD SETBACK = 6 FEET  
CORNER SIDE YARD SETBACK = 10 FEET  
REAR YARD SETBACK = 25 FEET

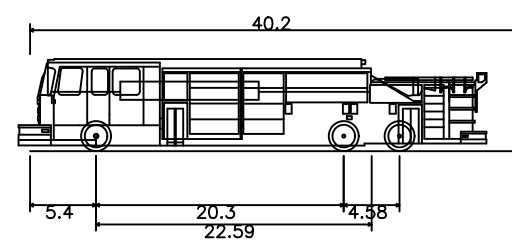
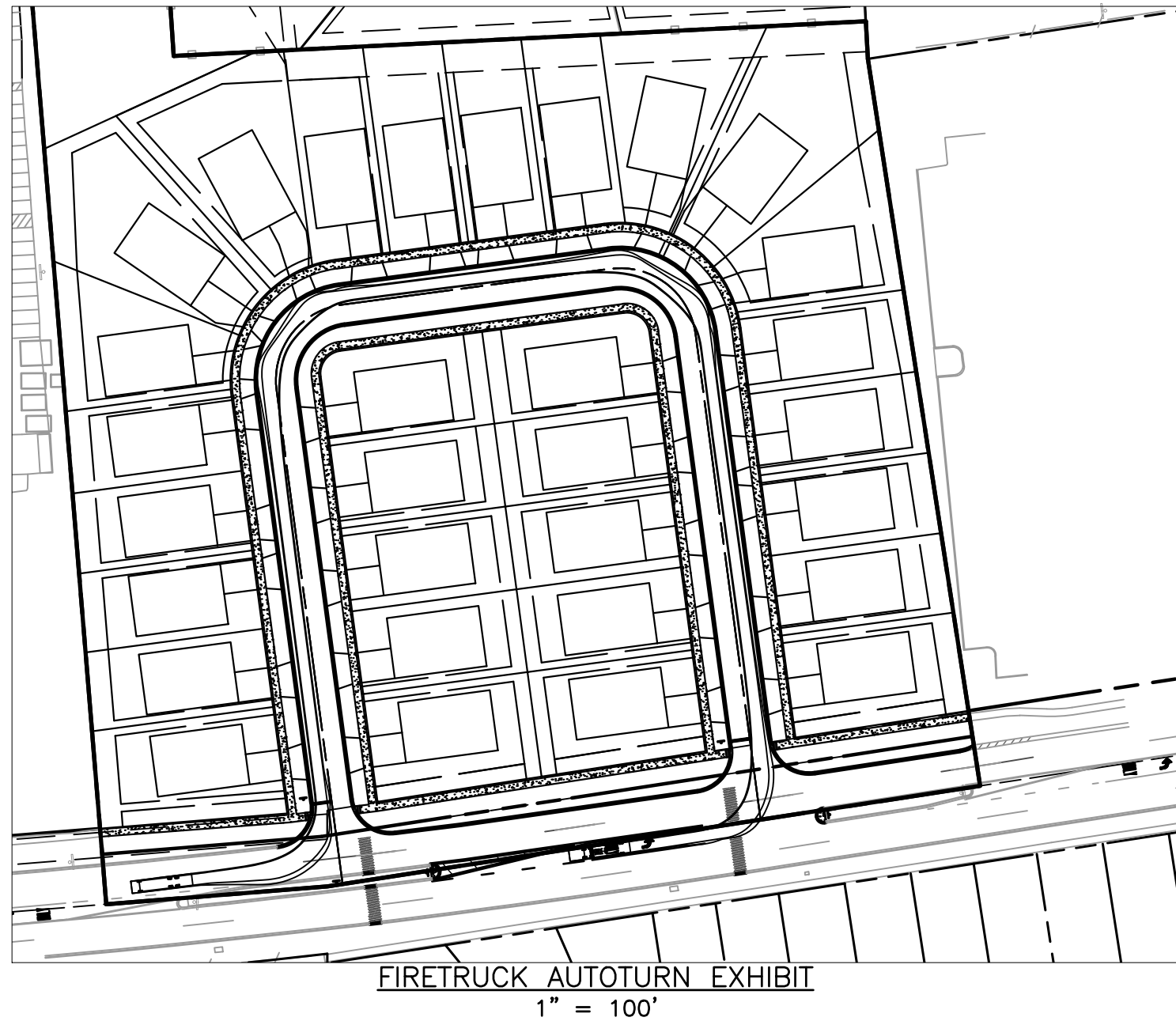
#### PROPOSED SETBACKS:

FRONT YARD SETBACK = 22 FEET  
INTERIOR SIDE YARD SETBACK = 6 FEET  
CORNER SIDE YARD SETBACK = 15 FEET  
REAR YARD SETBACK = 25 FEET

PROPOSED SINGLE-FAMILY LOTS = 30  
MINIMUM LOT AREA = 6,000 SQUARE FEET  
MINIMUM LOT FRONTAGE (AT PROPOSED FRONT YARD) = 52 FEET

#### DIMENSION NOTES:

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF WALK OR PROPERTY LINE.
- FOR PAVEMENT SECTIONS, AURORA AVENUE DIMENSION PLAN, GRADING PLAN, PAVEMENT MARKINGS AND SIGNAGE PLAN SEE SHEETS C302 AND C303.
- FOR CITY OF NAPERVILLE STANDARD DETAILS FOR PUBLIC WALK SIDEWALK COMPOSITION AND INSTALLATION, SEE DETAIL 590.30, SHEET C803.
- PROPOSED PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE STANDARD DETAIL 590.13 "UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS).



NAPERVILLE-FD  
Overall Length 40.200ft  
Overall Width 8.000ft  
Overall Body Height 7.540ft  
Min Body Ground Clearance 9.452ft  
Track Width 7.000ft  
Lock-to-lock time 5.00s  
Max Wheel Angle 32.00°



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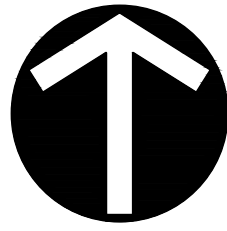
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#### DIMENSION PLAN



DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/MEC
DWG SCALE:	1"=30'	CHECKED BY:	JGC
PROJECT NO:	333-244	APPROVED BY:	JGC

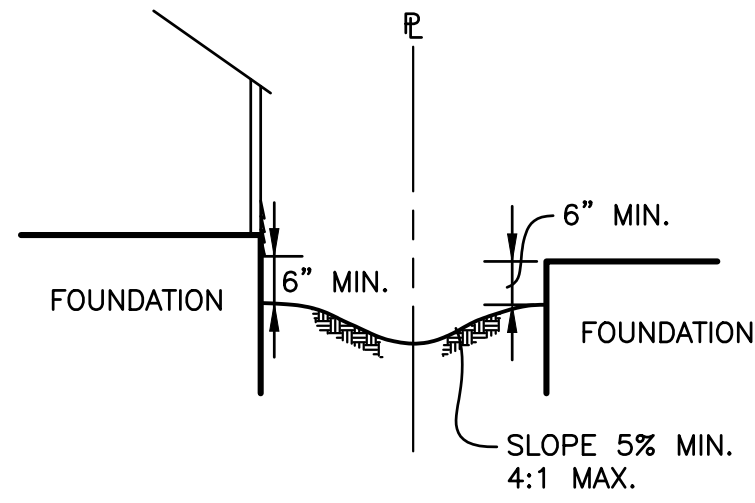
DRAWING NO.:  
**C200**  
SHEET 7 OF 27





### DRAINAGE AND GRADING NOTES

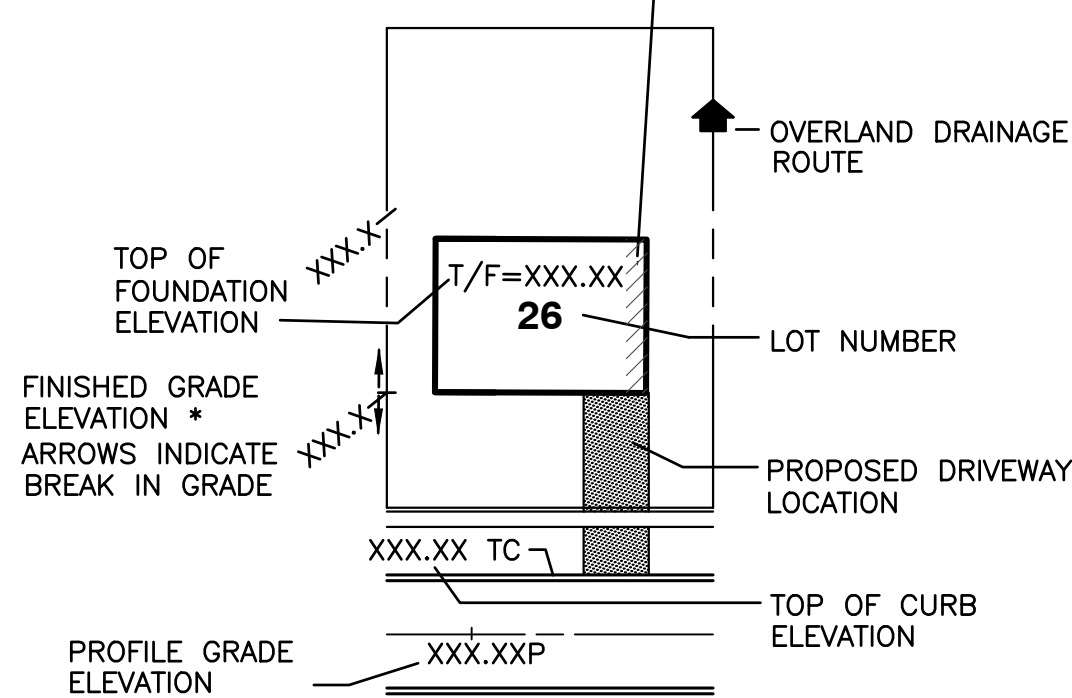
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TO THE TOP OF CURB.
- ALL CURBS SHALL BE BACKFILLED TO WITHIN SIX (6) INCHES OF THE TOP OF CURB.
- ALL BACK YARD SWALES SHALL BE CUT OR FILLED SIX (6) INCHES BELOW FINISHED GRADE. ALL COMMON LANDSCAPED AREAS, INCLUDING THE STORMWATER MANAGEMENT AREA (OUTLOT A) SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF PULVERIZED TOPSOIL.
- TOPSOIL SHALL BE REMOVED FROM ALL AREAS THAT RECEIVE CLAY FILL.
- TF= INDICATES PROPOSED TOP OF FOUNDATION ELEVATION AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
- GF= INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE/DRIVEWAY IS SUGGESTED WHERE SHOWN ON THE PLAN BASED ON REDUCED DRIVEWAY SLOPES OR WATER AND SANITARY SERVICE LOCATIONS.
-  ACCENTED SIDES OF PROPOSED HOUSE FOUNDATION INDICATES THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD AND REAR YARD GRADIENTS (E.G. DROPPED SIDING, SLOPED SIDING, ETC.)
- THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN SIX (6) INCHES BELOW THE TOP OF FOUNDATION ELEVATION (TF). WINDOW WELL ELEVATIONS FOR LOT 14, 15, 16, 17, AND 18 SHALL NOT BE LOWER THAN 705.6. WINDOW WELLS CAN NOT ENCROACH INTO THE PROPOSED SIDEYARD PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE SIX (6) INCHES BELOW THE TOP OF FOUNDATION ELEVATION, UNLESS INDICATED OTHERWISE.
-  INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND DRAINAGE ROUTE THAT MUST BE RESERVED IN ALL FINAL GRADING OPERATIONS.
- DRIVEWAY WIDTH SHALL NOT EXCEED 20 FEET WIDE AT THE RIGHT OF WAY LINE AND 24 FEET WIDE AT THE BACK OF CURB (2 FOOT FLARE PER SIDE).
- FOR AURORA AVENUE PROPOSED PAVING GRADES, SEE SHEET C302.
- FOR OUTLOT 'A' GRADING AND PERVIOUS/IMPERVIOUS CALCULATIONS, SEE SHEET C301.



WHEN TOP OF FOUNDATION IS MORE THAN 6"± ABOVE FINISHED GRADE, SIDING MATERIAL SHALL BE EXTENDED DOWN TO WITHIN 6" OF FINISHED GRADE.

### SECTION AT SIDEYARD

DROP SIDING SHOULD BE PROVIDED WHERE PROPOSED GRADE AT FOUNDATION IS GREATER THAN 6"

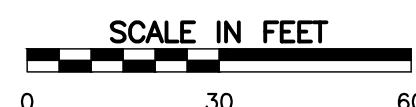


\*-SLOPE BETWEEN ANY TWO POINTS MARKED ON GRADING PLAN MUST BE UNIFORM. THERE SHOULD NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS ON THE GRADING PLAN

### LEGEND

### REFERENCE

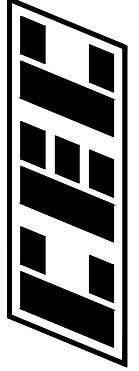
- EXISTING CONDITIONS ARE BASED ON CIVIL & ENVIRONMENTAL, INC. FIELD DATA OBTAINED NOVEMBER 7-15, 2024.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) - U.S. SURVEY FOOT.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS ON NOVEMBER 7-15, 2024 AND AVAILABLE UTILITY ATLASES.



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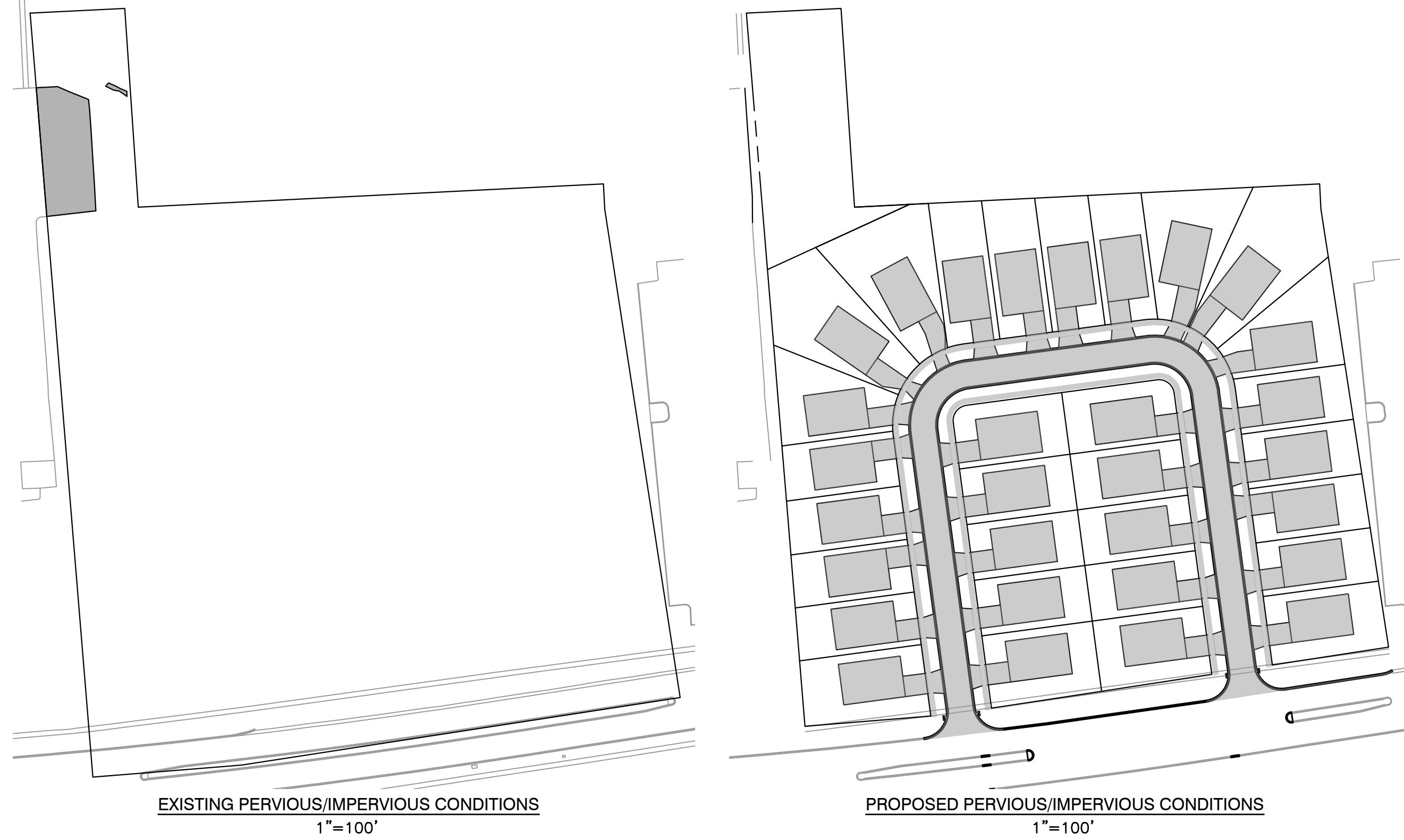
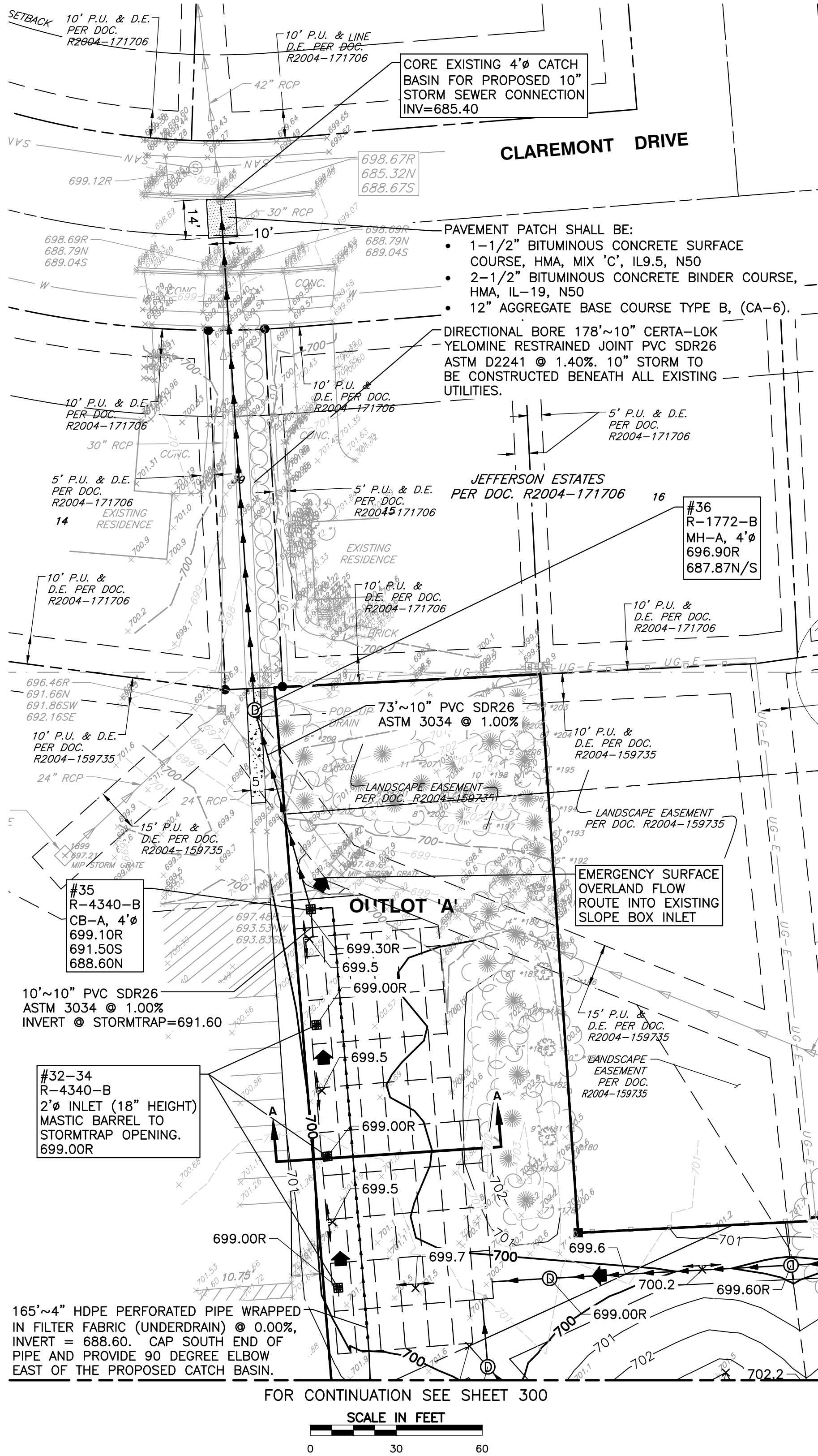
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### GRADING PLAN - SITE

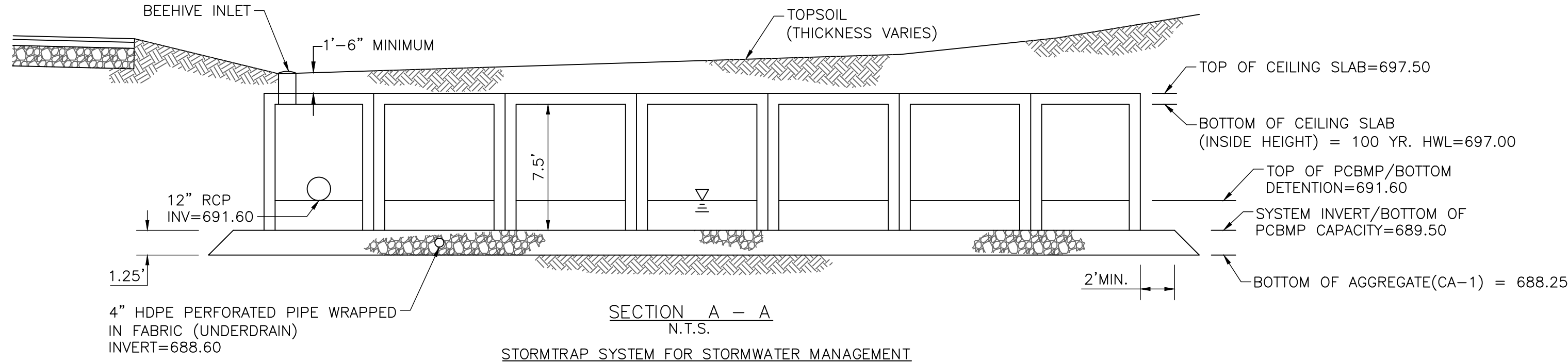
DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/MEC
DWG SCALE:	1"=30'	CHECKED BY:	JGC
PROJECT NO:		APPROVED BY:	JGC

DRAWING NO:  
**C300**

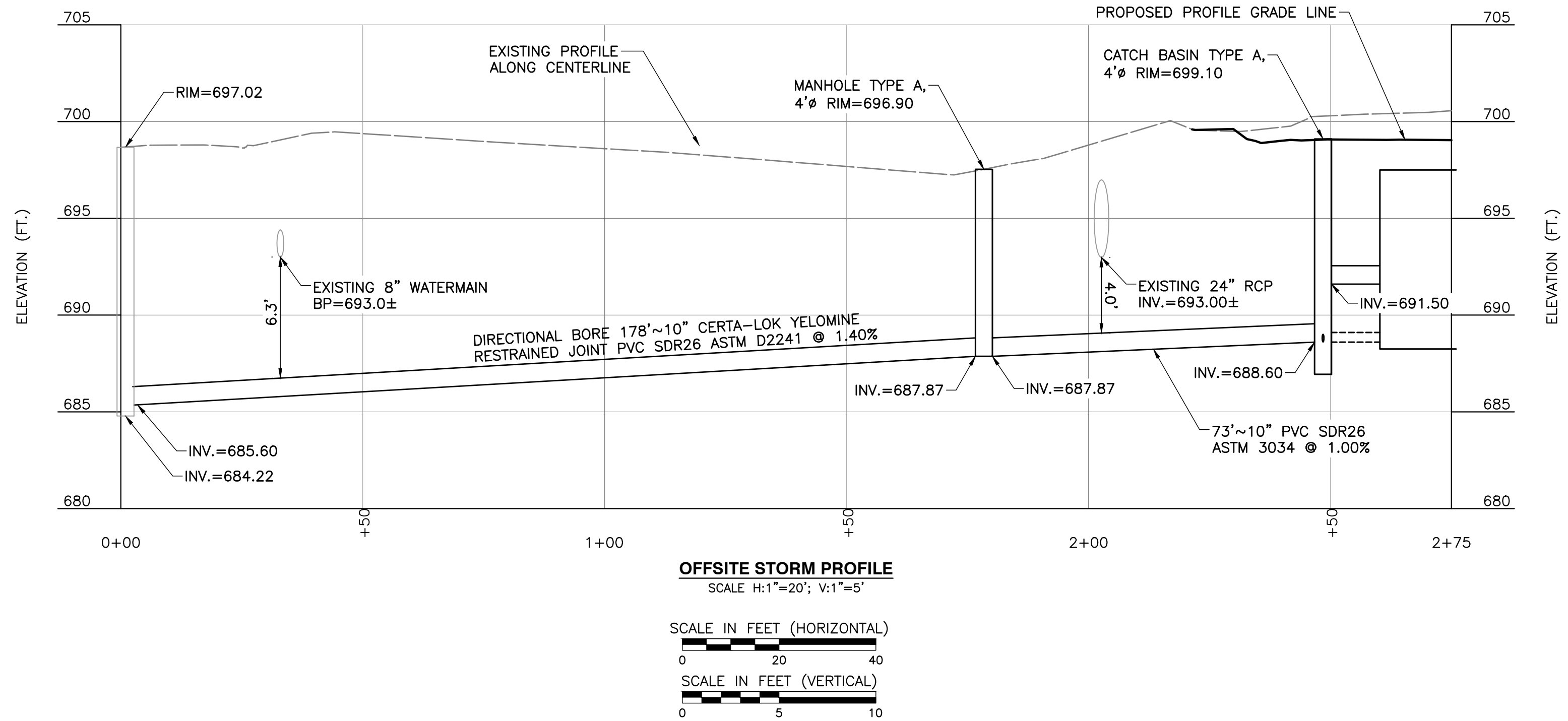




PERVIOUS/IMPERVIOUS CALCULATIONS			
	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	6,075 S.F.	284,156 S.F.	290,231 S.F.
PROPOSED	130,130 S.F.	160,101 S.F.	290,231 S.F.
DIFFERENCE	124,055 S.F.		
130,130 S.F. x 1.25 IN. x (1FT./12IN.)= 13,555 CU.FT. OF RUNOFF			
BASED ON THE INCREASE IN IMPERVIOUS AREA, POST CONSTRUCTION BEST MANAGEMENT PRACTICES AND DETENTION IS REQUIRED FOR THE PROPOSED DEVELOPMENT.			



PCBMP VOLUME CALCULATION:		DETENTION VOLUME CALCULATION:	
• TOTAL PCBMP STORAGE REQUIRED = 13,555 CU. FT.		• TOTAL RUNOFF STORAGE REQUIRED = 35,284 CU. FT.	
• PCBMP STORAGE PROVIDED = 13,557 CU. FT. (ELEV 689.50 - ELEV 691.60, 100% IN SYSTEM)		• RUNOFF STORAGE PROVIDED = 35,327 CU. FT. (ELEV 691.58 - ELEV 697.00, 100% IN SYSTEM)	
• TOTAL PCBMP STORAGE PROVIDED = 13,557 CU. FT.		• TOTAL RUNOFF STORAGE PROVIDED = 35,327 CU. FT.	
TOTAL STORAGE PROVIDED = 13,557 + 35,327 = 48,884 (1.12 AC. FT.)			
*NOTE THAT NO CREDIT WAS TAKEN FOR VOIDS IN THE AGGREGATE BASE			



- REFERENCE**
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  - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) - U.S. SURVEY FOOT.
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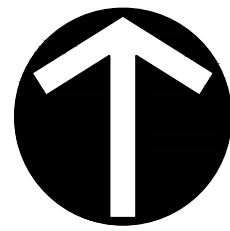
DATE: DECEMBER 19, 2024 | DRAWN BY: MAJ/MEC  
DWG SCALE: AS SHOWN | CHECKED BY: JGC  
PROJECT NO: 333-244  
APPROVED BY: JGC

GRADING AND UTILITY PLAN - OFFSITE

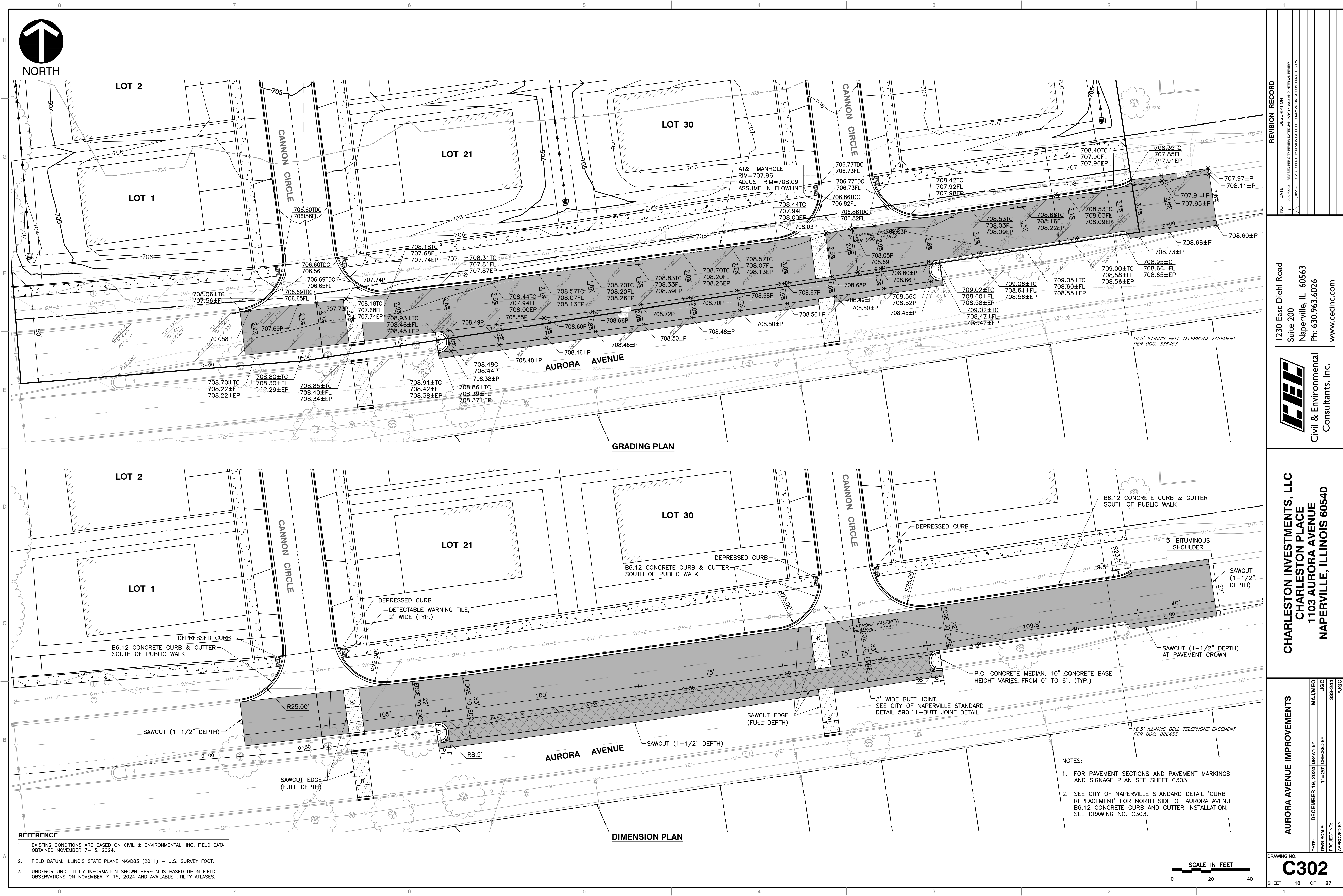
**C301**

SHEET 9 OF 27





NORTH



GRADING PLAN

DIMENSION PLAN

- REFERENCE**
- EXISTING CONDITIONS ARE BASED ON CIVIL & ENVIRONMENTAL, INC. FIELD DATA OBTAINED NOVEMBER 7-15, 2024.
  - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) - U.S. SURVEY FOOT.
  - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS ON NOVEMBER 7-15, 2024 AND AVAILABLE UTILITY ATLASES.

- NOTES:**
- FOR PAVEMENT SECTIONS AND PAVEMENT MARKINGS AND SIGNAGE PLAN SEE SHEET C303.
  - SEE CITY OF NAPERVILLE STANDARD DETAIL "CURB REPLACEMENT" FOR NORTH SIDE OF AURORA AVENUE B6.12 CONCRETE CURB AND GUTTER INSTALLATION, SEE DRAWING NO. C303.



REVISION RECORD	
NO.	DATE
1	02/07/2025
2	02/11/2025
3	03/10/2025

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**AURORA AVENUE IMPROVEMENTS**  
DATE: DECEMBER 19, 2024 | DRAWN BY: MAJ/MEO  
DWG SCALE: 1"=20' | CHECKED BY: JGC  
PROJECT NO: 333-244  
APPROVED BY: JGC

DRAWING NO:  
**C302**

SHEET 10 OF 27





LOT 2

LOT 1

LOT 21

LOT 30

CANNON CIRCLE

CANNON CIRCLE

AURORA AVENUE

PAVEMENT MARKINGS AND SIGNAGE PLAN

PAVEMENT MARKING LEGEND

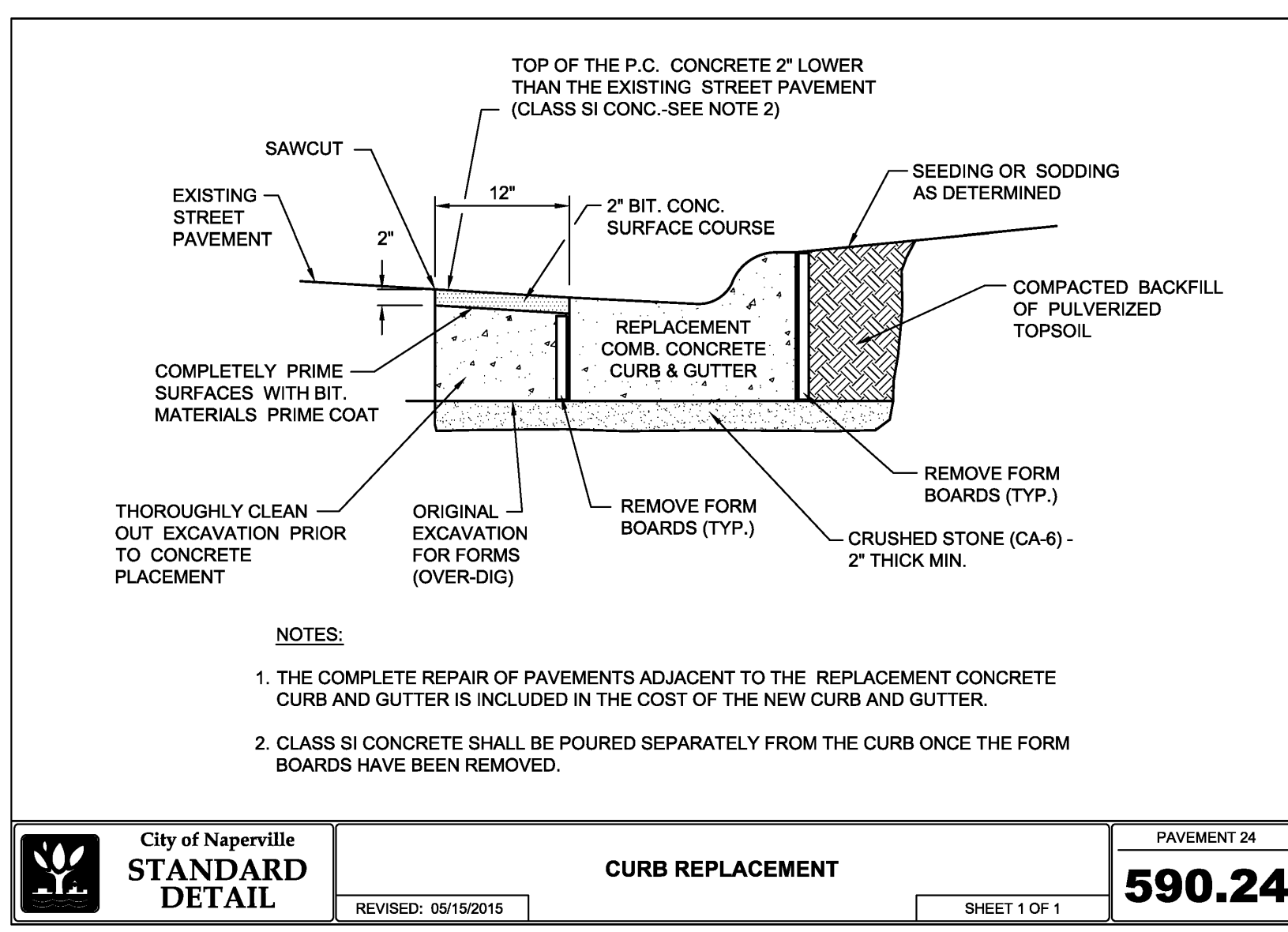
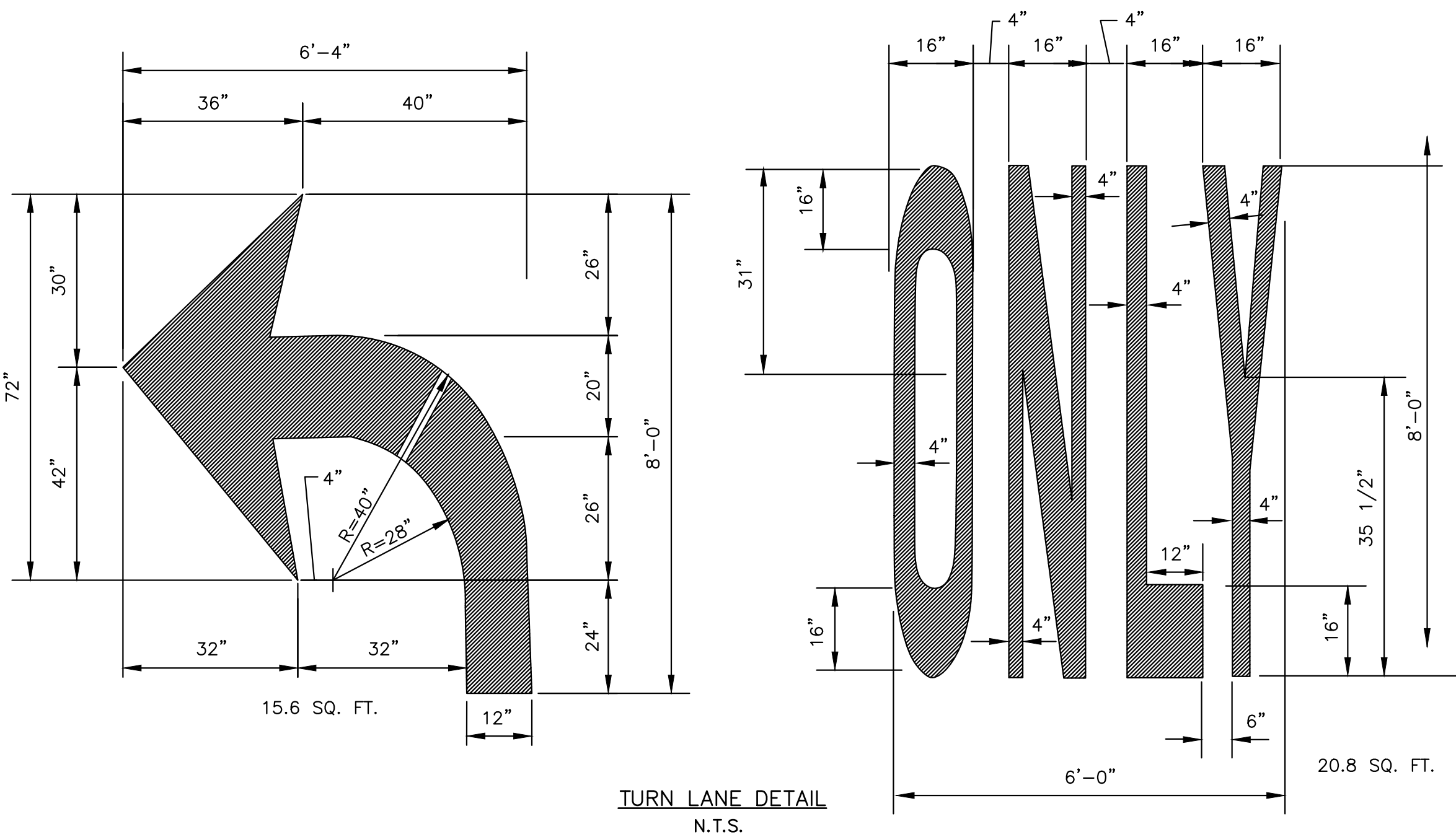
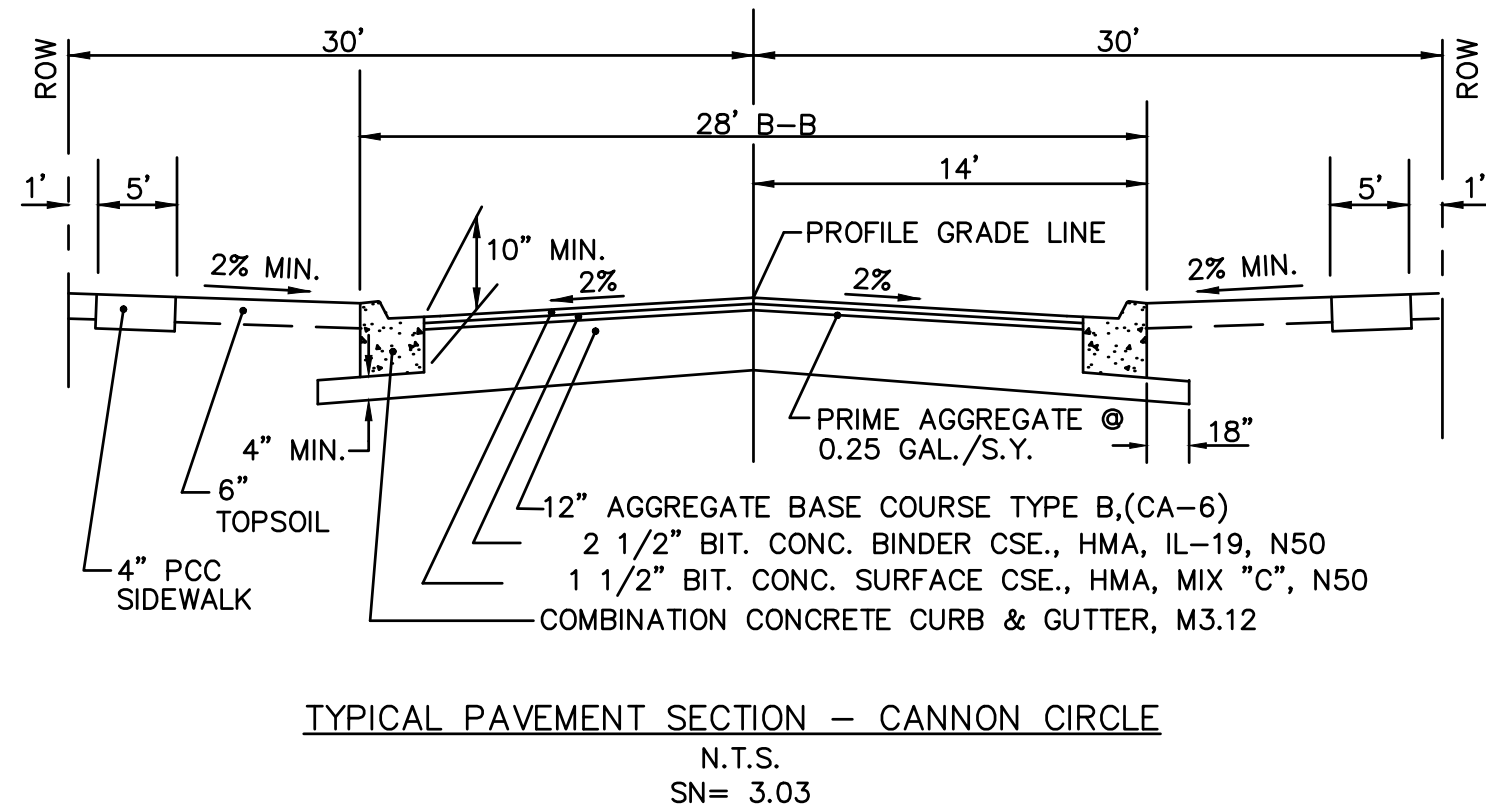
- ① STOP LINE - 24" SOLID, WHITE
- ② TURN LANE LINE, 6" SOLID, WHITE
- ③ DOTTED LINE - 6" SKIP DASH, WHITE (2' LINE WITH 6' SPACE)
- ④ 2 - 4" SOLID, YELLOW (11" C.C.)
- ⑤ LANE LINE - 4" SKIP DASH, WHITE (10' LINE WITH 30" SPACE)
- ⑥ EDGE LINE - 4' SOLID, WHITE
- ⑦ PAINTED MEDIAN - 2-4" SOLID, YELLOW (11" C-C) WITH 12" SOLID DIAGONAL YELLOW (20' C-C) @ 45'
- ⑧ TURN LANE MARKINGS - 8' SOLID WHITE SYMBOLS (SEE TYPICAL TURN LANE MARKING DETAIL)

PAVEMENT LEGEND

- LIMITS OF PAVEMENT TO BE MILLED AND OVERLAYED. MILLING SHALL BE 1-1/2 INCH MINIMUM AND VARY TO A MAXIMUM DEPTH OF 4-INCHES (NORTH EDGE OF PAVEMENT). USE LEVELING BINDER AS REQUIRED TO ACHIEVE PROPOSED GRADES.
- LIMITS OF PAVEMENT PATCH. SEE "UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS)", 590.013, THIS SHEET.
- LIMITS OF FULL-DEPTH PAVEMENT. PAVEMENT SECTION SHALL BE:
- 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, HMA, MIX 'E', IL9.5, N70 (NON-SLAG MIX)
  - 2-1/2" BITUMINOUS CONCRETE BINDER COURSE, HMA, IL-19, N90
  - 9-1/2" HMA BASE COURSE, N90
  - 4" AGGREGATE BASE COURSE TYPE B (CA-6)
- LIMITS OF BITUMINOUS SHOULDER PAVEMENT SECTION SHALL BE::
- 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, HMA, MIX 'E', IL9.5, N70
  - 2-1/2" BITUMINOUS CONCRETE BINDER COURSE, HMA, IL-19, N90
  - 8" AGGREGATE BASE COURSE TYPE B (CA-6)

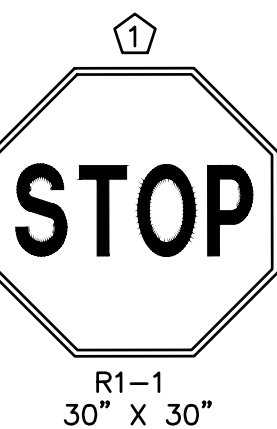
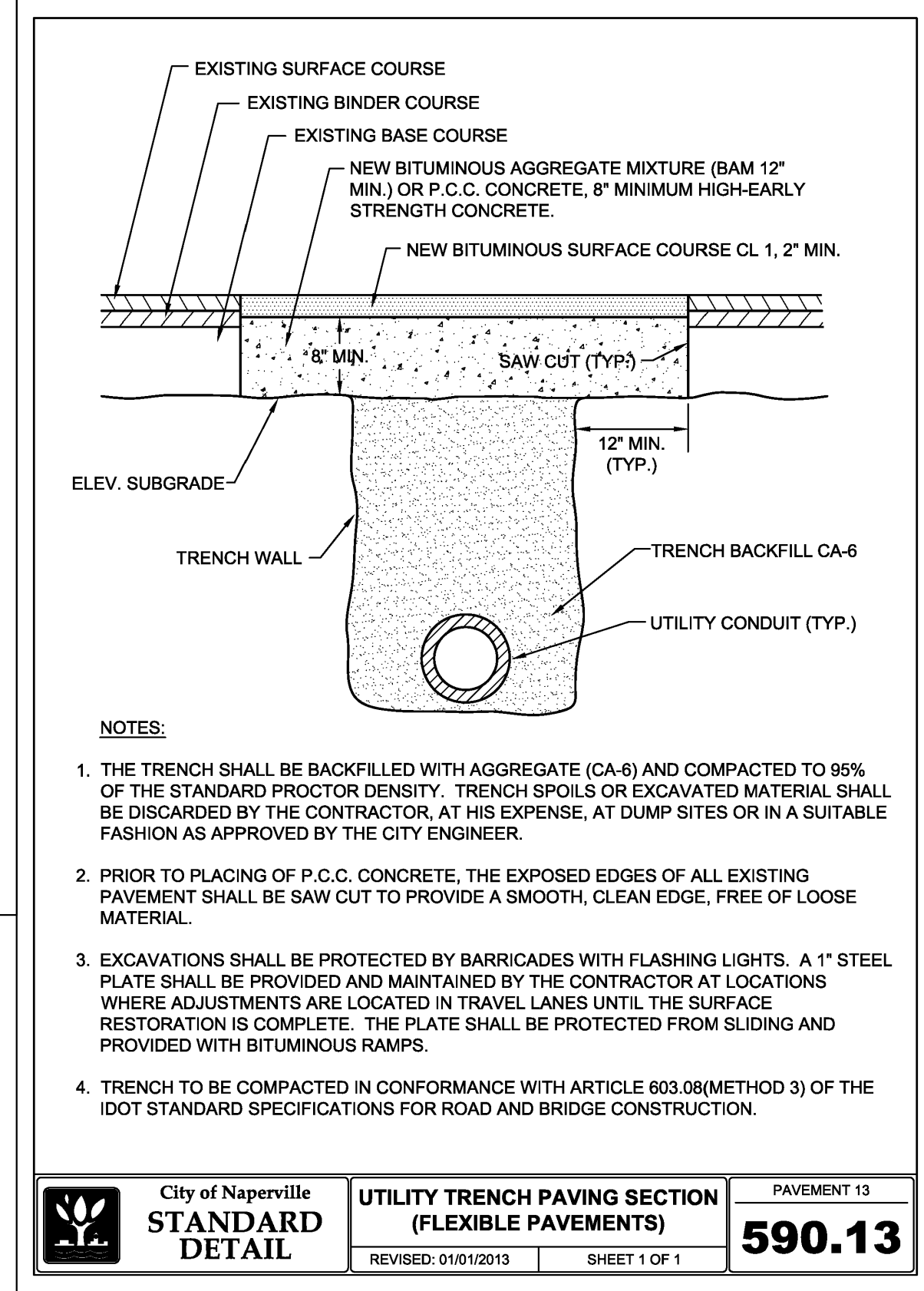
REFERENCE

- EXISTING CONDITIONS ARE BASED ON CIVIL & ENVIRONMENTAL, INC. FIELD DATA OBTAINED NOVEMBER 7-15, 2024.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) - U.S. SURVEY FOOT.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS ON NOVEMBER 7-15, 2024 AND AVAILABLE UTILITY ATLASES.



NOTES:

- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR AND ENGINEER SHALL REVIEW EXISTING PAVEMENT MARKINGS AND SIGNING ON ALL APPROACHES AND DEPARTURES OF THE CONSTRUCTION ZONE. ANY PAVEMENT MARKING OR SIGN IN CONFLICT SHALL BE REMOVED AT THE DIRECTION OF THE ENGINEER. THIS SHALL INCLUDE EXISTING LANE LINES WHERE AUXILIARY LANES ARE BEING PROPOSED.
- LARGE SYMBOLS SHALL BE USED FOR PAVEMENT MARKINGS.
- ALL SIGN FACES SHALL BE HIGH INTENSITY.
- SIGN POST ARE TO BE SQUARE METAL POSTS CONFORMING TO SPECS T20-91. SIGNS OR COMBINATION OF SIGNS TOTALING MORE THAN 9 SQUARE FEET OF SURFACE AREA SHALL BE DOUBLE POSTED.
- ANY EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED MARKINGS SHALL BE REMOVED PER IDOT REQUIREMENTS.



SIGN LEGEND



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NO.	DATE
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2	02/10/2025

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1103 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**AURORA AVE - PAVEMENT MARKING PLAN**

DRAWING NO: **C303**

SHEET 11 OF 27

DATE: DECEMBER 15, 2024 | DRAWN BY: MAJ/NEO  
DWG SCALE: 1"=30' | CHECKED BY: JGC  
PROJECT NO: 333-244  
APPROVED BY: JGC









LEGEND

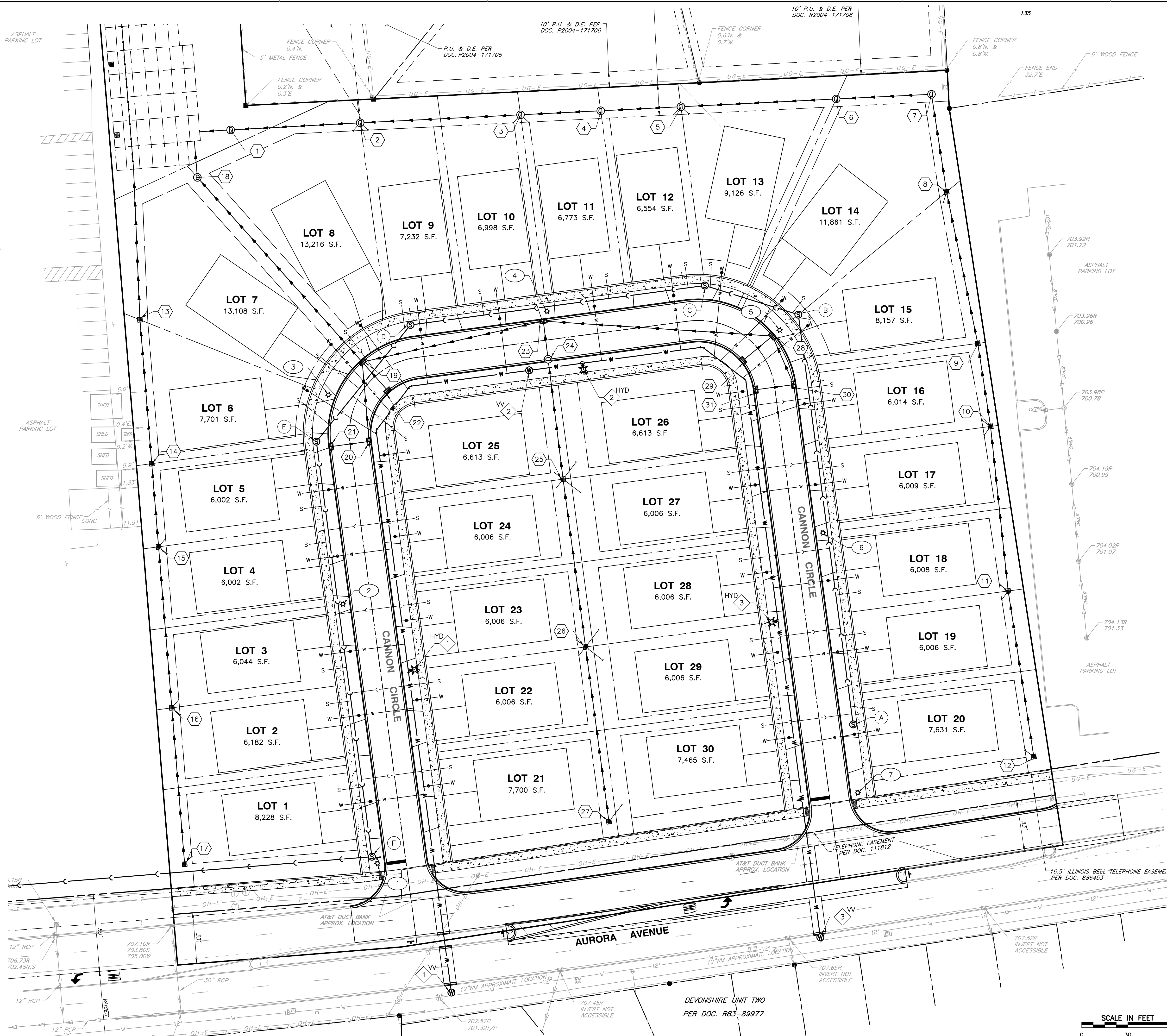
- WATER STRUCTURE
- 14 STORM STRUCTURE
- A SEWER STRUCTURE
- 5 STREET LIGHT

UTILITY NOTES (APPLICABLE FOR DRAWING C500, C600, C601, C602, AND C603):

- "\*" INDICATES STORM SEWER TO BE CONSTRUCTED WITH PREFORMED FLEXIBLE RUBBER GASKETS. JOINTS SHALL CONFORM TO THE SPECIFICATIONS OUTLINED IN ASTM C-361 OR C443.
- OFFSETS FOR ALL STRUCTURES LOCATED IN THE CURBLINE ARE TO THE BACK OF CURB, OFFSETS FOR ALL OTHER STRUCTURES ARE TO THE CENTER OF STRUCTURE.
- ALL DUCTILE IRON PIPE, FITTINGS, ETC., SHALL BE POLYWRAPPED.
- ALL WATER SERVICES SHALL BE 1-1/2" TYPE "K" COPPER AND TERMINATE WITH A B-BOX. ALL WATER SERVICES SHALL TERMINATE WITH A 4"x4" WOODEN POST.
- ALL SANITARY SERVICES SHALL BE 6" PVC SDR 26 @ 1.00% MINIMUM AND HAVE BEEN DESIGNED TO CROSS BENEATH THE PROPOSED WATER MAIN. ALL SANITARY SERVICES SHALL TERMINATE 5 FEET OUTSIDE OF THE RIGHT OF WAY AND BE MARKED BY A 4"x4" WOODEN POST. THE MAXIMUM DEPTH OF THE SERVICE STUB SHALL BE 8 FEET AS MEASURED FROM FINISHED GRADE TO STUB FLOW LINE. THE CONTRACTOR SHALL NOTE THAT RISERS WILL BE REQUIRED AT SOME LOCATIONS. ALL RESIDENCE SHALL HAVE OVERHEAD SEWERS.
- THE CONTRACTOR SHALL PROVIDE INLET FILTER BASKETS BENEATH ALL OPEN LID STRUCTURES TO MINIMIZE INTRUSION OF DEBRIS/SILT INTO THE STORM SEWER SYSTEM.
- UPON COMPLETION OF THE UTILITY INSTALLATIONS, THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO 6 INCH TOPSOIL PLACEMENT, HYDROSEED, DRIVEWAY REMOVAL AND REPLACEMENT, AND LANDSCAPING REMOVAL AND REPLACEMENT.
- WHERE SUMP PUMP CONNECTIONS ARE TO CONNECT TO PROPOSED DRAINAGE STRUCTURES, A 6" PVC SDR 35 STUB SHALL BE CAST INTO THE STRUCTURE AT A MINIMUM DEPTH OF 3 FEET (RIM-INVERT). PROVIDE WATERTIGHT PLUG ON STUB.
- ALL YARD MANHOLES AND TYPE 'B' INLETS WITH R-4340-B GRATES SHALL HAVE A 12-INCH ADJUSTING RING IF THEY ARE FABRICATED WITH A FLAT SLAB TOP.
- THE CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHILE PERFORMING EXCAVATION NEAR AMERITECH FIBER OPTIC DUCT BANK. THIS IS A CRITICAL COMMUNICATION FACILITY. IT IS ASSUMED THAT THE PROPOSED 8" WATER MAIN WILL CROSS BENEATH THE EXISTING DUCT BANK.
- FOR PROPOSED SIZES (DIAMETER) FOR WATERMAIN, SANITARY SEWER, AND STORM SEWER, SEE DRAWING C600, C601, C602, AND C603.

REFERENCE

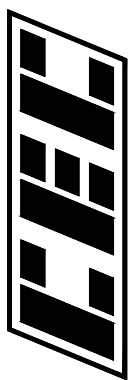
- EXISTING CONDITIONS ARE BASED ON CIVIL & ENVIRONMENTAL, INC. FIELD DATA OBTAINED NOVEMBER 7-15, 2024.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) - U.S. SURVEY FOOT.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS ON NOVEMBER 7-15, 2024 AND AVAILABLE UTILITY ATLASES.



REVISION RECORD

NO.	DATE	DESCRIPTION
1	03/07/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
2	03/10/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

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1103 AURORA AVENUE  
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UTILITY PLAN - SITE

DRAWING NO.:

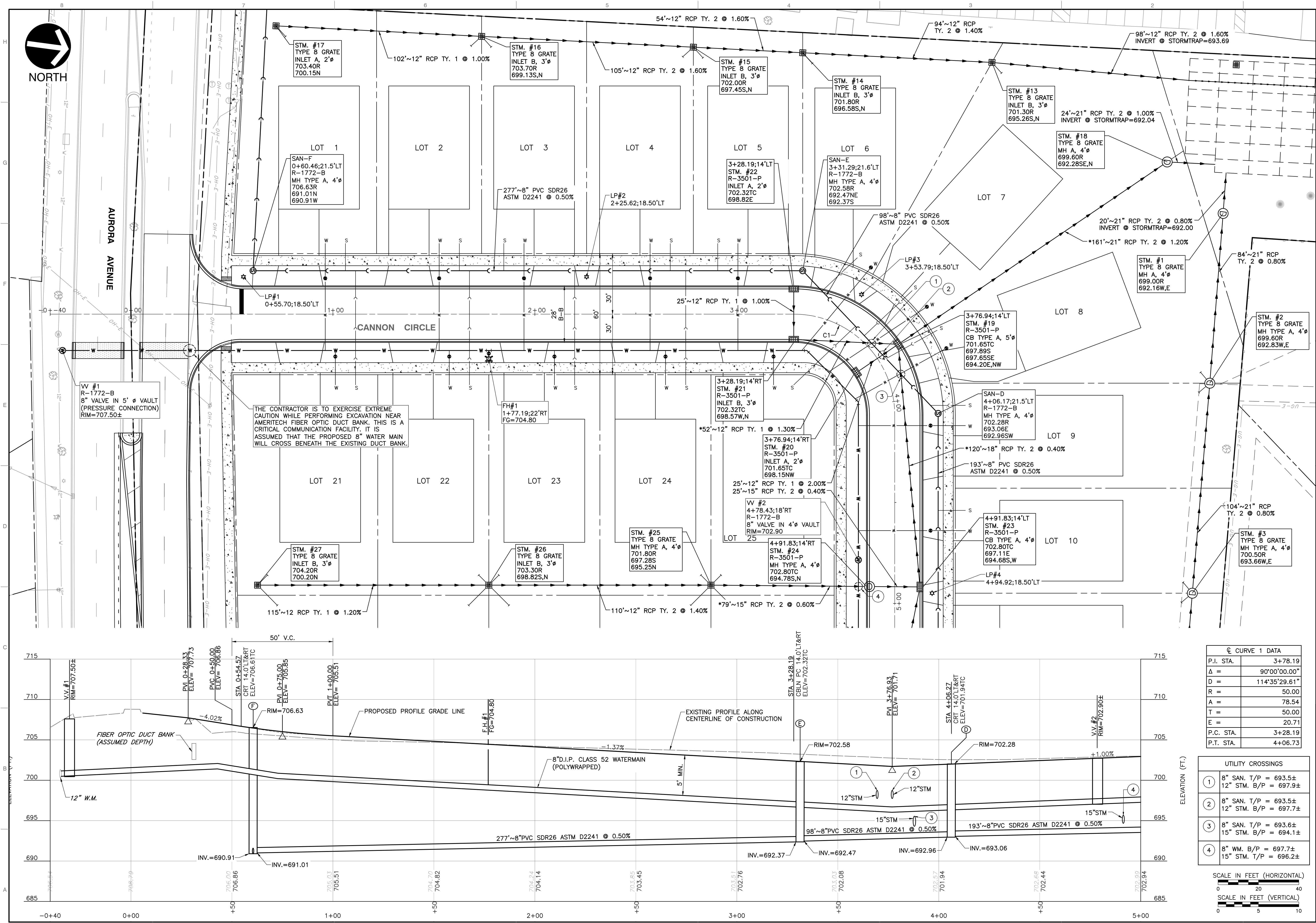
C500

SHEET 13 OF 27

DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/IEO
DWG SCALE:	1"=30'	CHECKED BY:	JGC
PROJECT NO.:		APPROVED BY:	*JGC

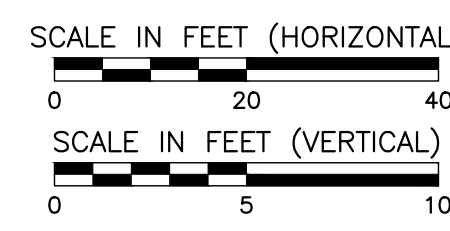


A:\30-000\332-241-C600\DWG\DWG1-Final Eng\332241-C600-Plan and Profile.mxd 15/03/2025 - morago - LP 3/19/2025 2:55 PM



C CURVE 1 DATA	
P.I. STA.	3+78.19
Δ =	90°00'00.00"
D =	114°35'29.61"
R =	50.00
A =	78.54
T =	50.00
E =	20.71
P.C. STA.	3+28.19
P.T. STA.	4+06.73

UTILITY CROSSINGS	
①	8" SAN. T/P = 693.5± 12" STM. B/P = 697.9±
②	8" SAN. T/P = 693.5± 12" STM. B/P = 697.7±
③	8" SAN. T/P = 693.6± 15" STM. B/P = 694.1±
④	8" WM. B/P = 697.7± 15" STM. T/P = 696.2±



REVISION RECORD

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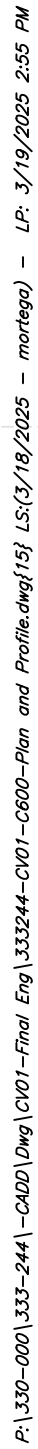
DRAWING NO.:  
**C600**


CHARLESTON PLACE PLAN AND PROFILE-WEST

DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/MEO
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO.:	333-244	APPROVED BY:	*JGC

SHEET 14 OF 27





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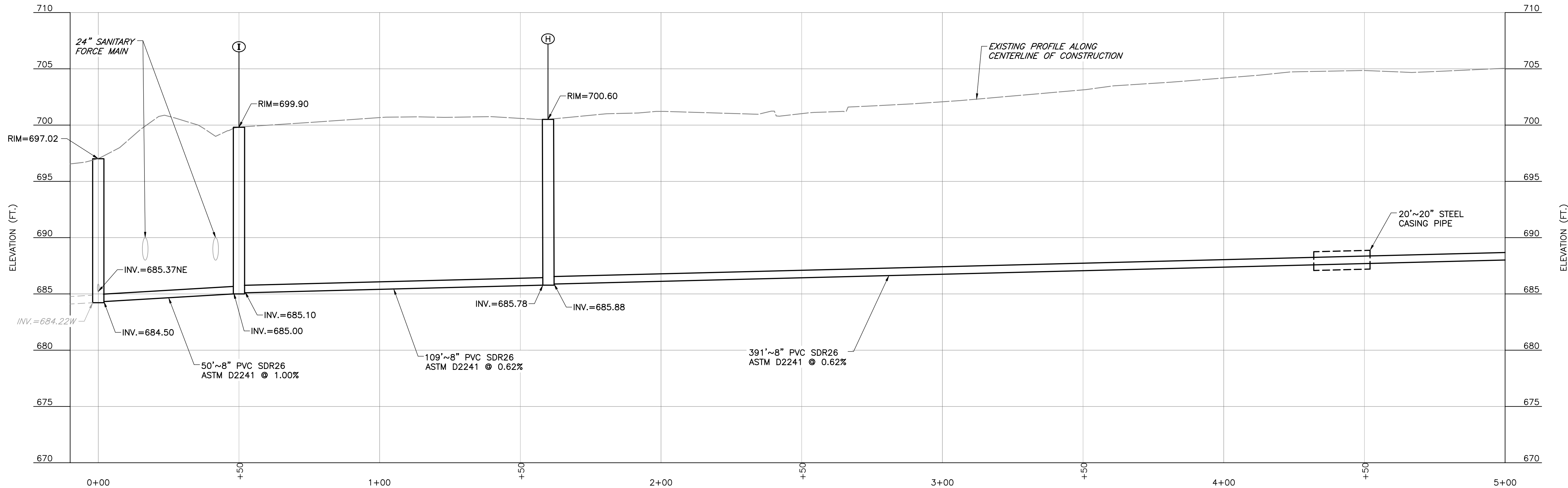
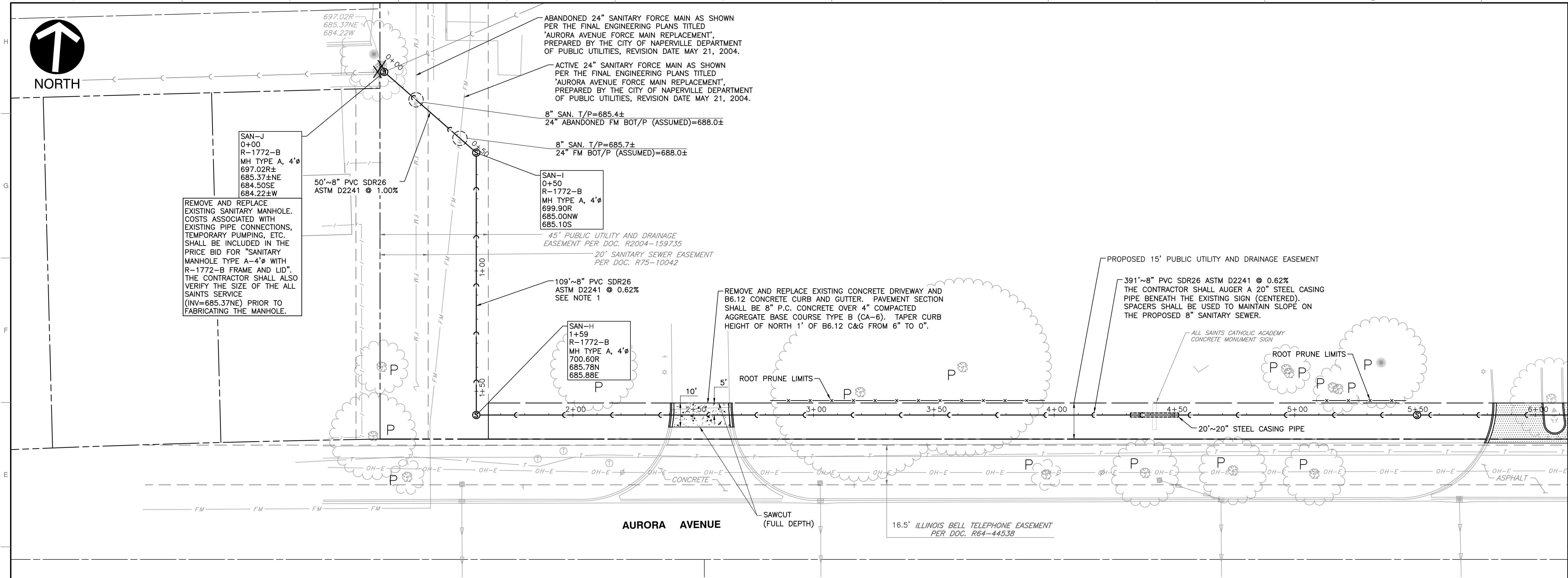
CHARLESTON PLACE PLAN AND PROFILE-EAST			
DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/WHO
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:	333-244		
APPROVED BY:	*JGC		

DRAWING NO.: **C601**

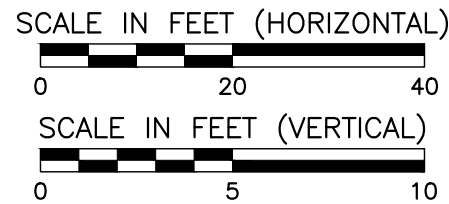
SHEET 15 OF 27



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OFFSITE SANITARY PROFILE  
SCALE: H:1"=20'; V:1"=5'



REVISION RECORD	
NO.	DATE
1	03/07/2025
2	03/10/2025

DATE	DESCRIPTION
03/07/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
03/10/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

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OFFSITE SANITARY - STA 0+00 TO 5+00

DATE	DRAWN BY	MAJ/MEC
DECEMBER 19, 2024	JGC	JGC

DWG SCALE	AS SHOWN	CHECKED BY
3/32"=1'	JGC	JGC

PROJECT NO.	APPROVED BY
333-244	JGC

DRAWING NO.: **C602**

SHEET 16 OF 27





PROPOSED 15' PUBLIC UTILITY AND DRAINAGE EASEMENT

SAN-G  
5+50  
R-1772-B  
MH TYPE A, 4'Ø  
705.00R  
688.32W  
688.42E

REMOVE AND REPLACE EXISTING BITUMINOUS DRIVEWAY AND B6 CONCRETE CURB. PAVEMENT SECTION SHALL BE:

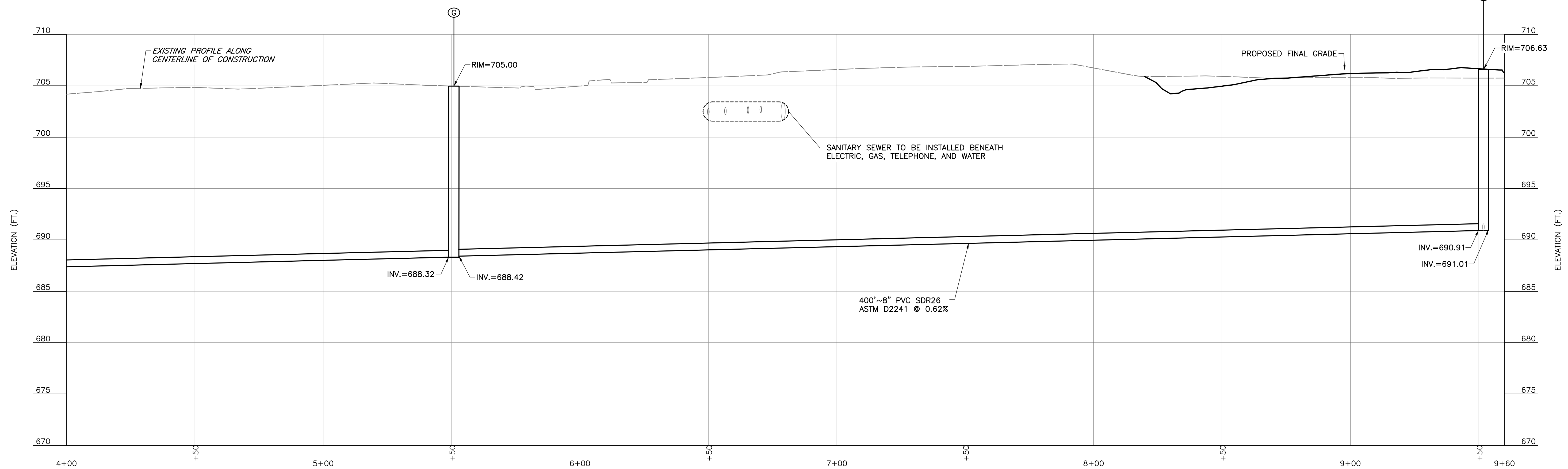
- 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE HMA, MIX 'C', N50
- 2-1/2" BITUMINOUS CONCRETE BINDER COURSE HMA, IL-19, N50
- 8" COMPACTED AGGREGATE BASE COURSE TYPE B (CA-6).

REINSTALL SIGNS ONCE INSTALLATION IS COMPLETED

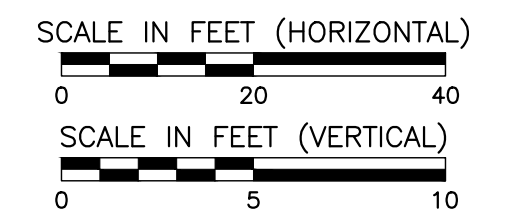
✓ SANITARY SEWER TO BE  
INSTALLED BENEATH ELECTRIC  
GAS, TELEPHONE, AND WATER

400'~8" PVC SDR26  
ASTM D2241 @ 0.62%  
SEE NOTE 1

SAN-F  
0+60.47;21.5'LT=9+50  
R-1772-B  
MH TYPE A, 4'Ø  
706.63R  
691.01N  
690.91W



**OFFSITE SANITARY PROFILE**  
SCALE H:1"=20'; V:1"=5'



REVISION RECORD	
NO	DATE DESCRIPTION
1	REVISION PER CITY REVIEW DATED JANUARY 17, 2002 AND INTERNAL REVIEW
2	REVISION PER CITY REVIEW DATED FEBRUARY 24, 2002 AND INTERNAL REVIEW
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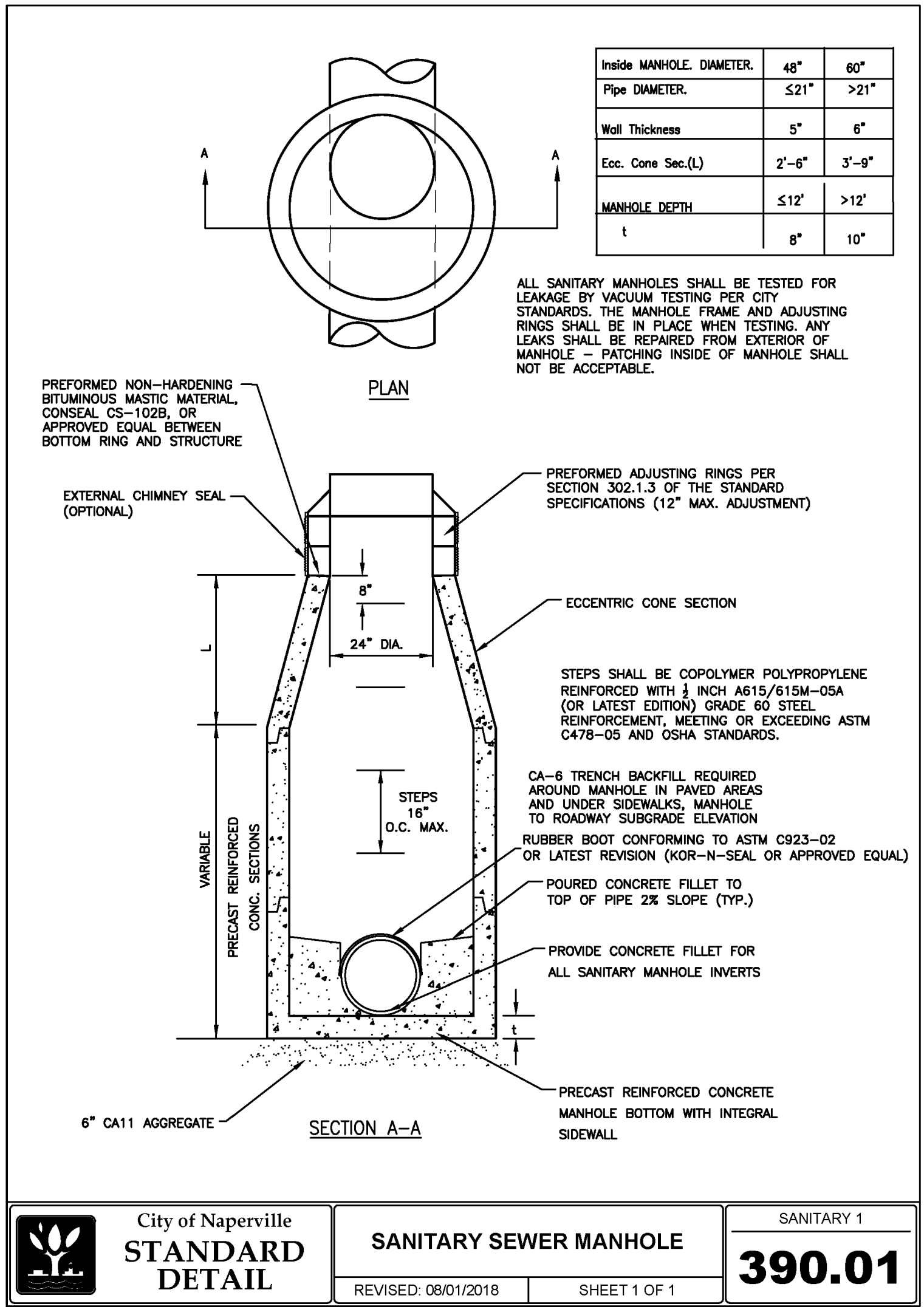
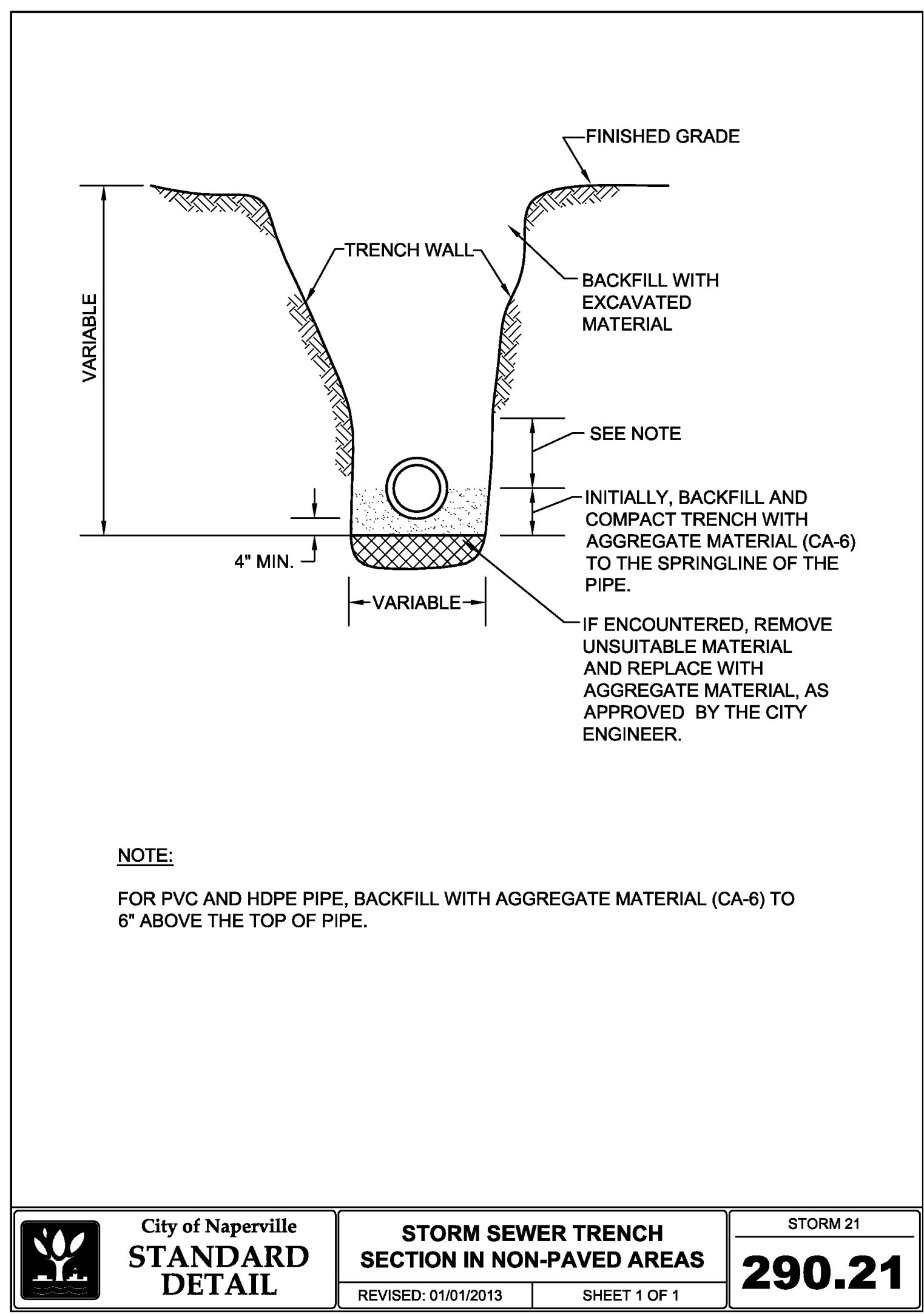
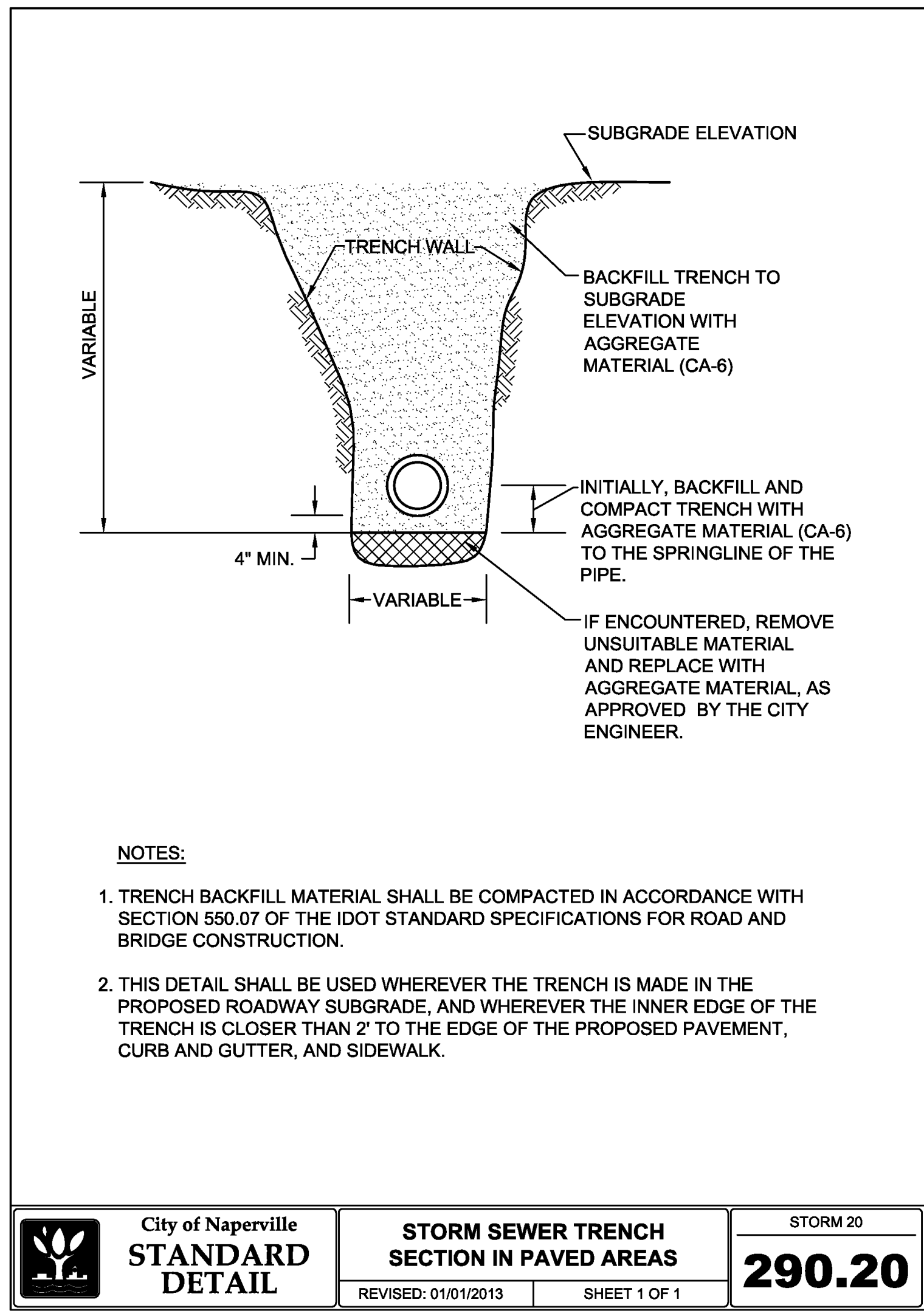
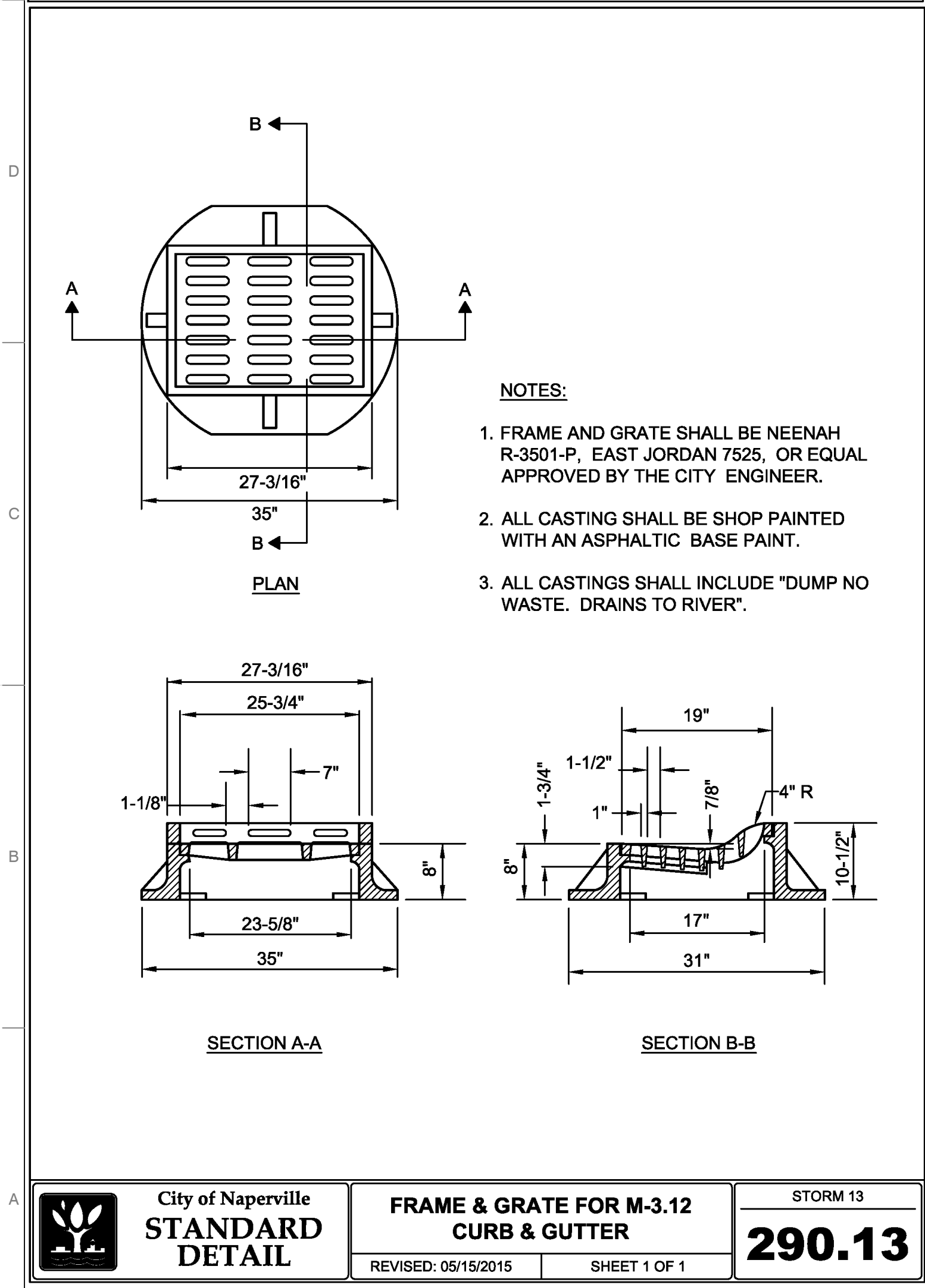
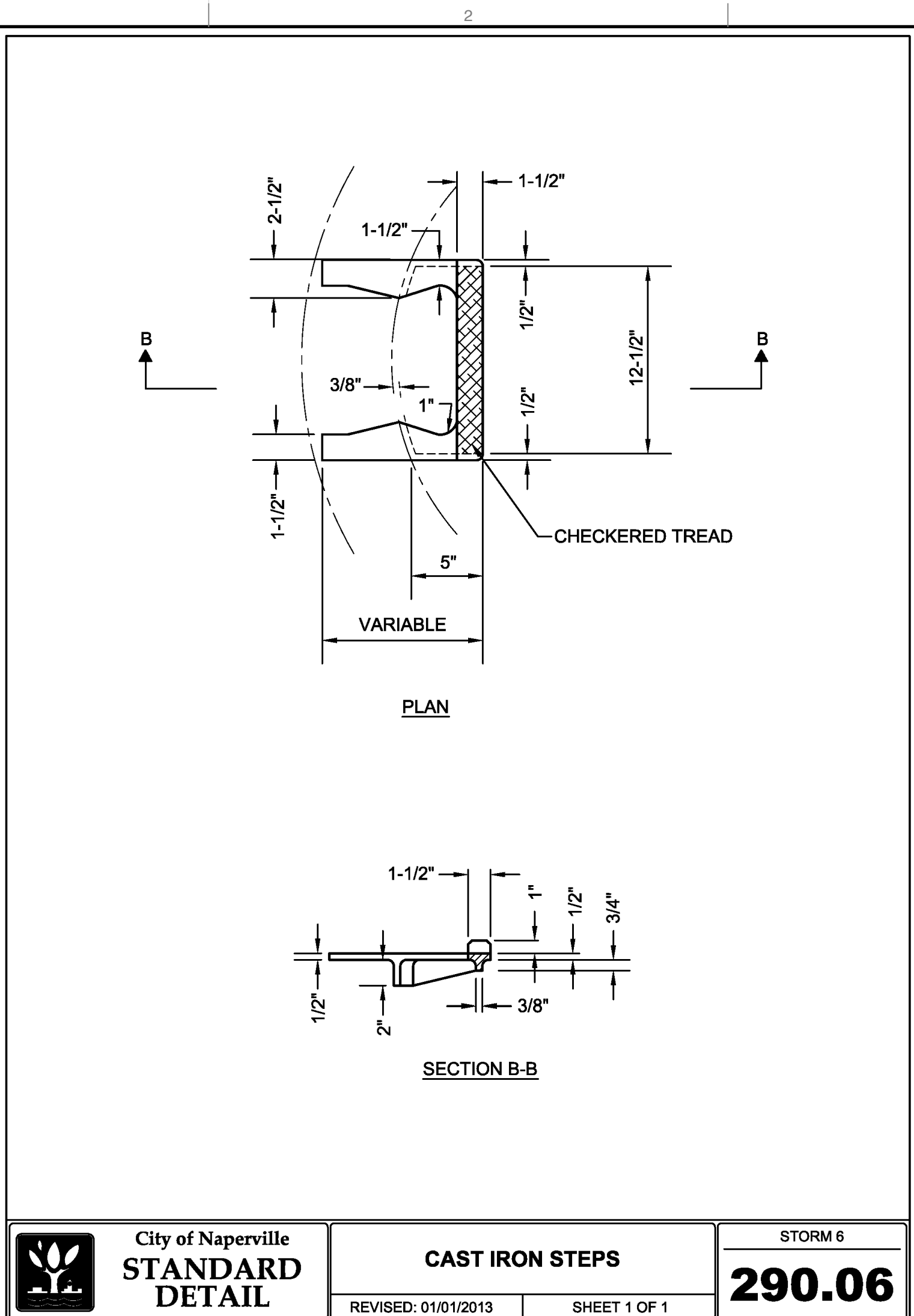
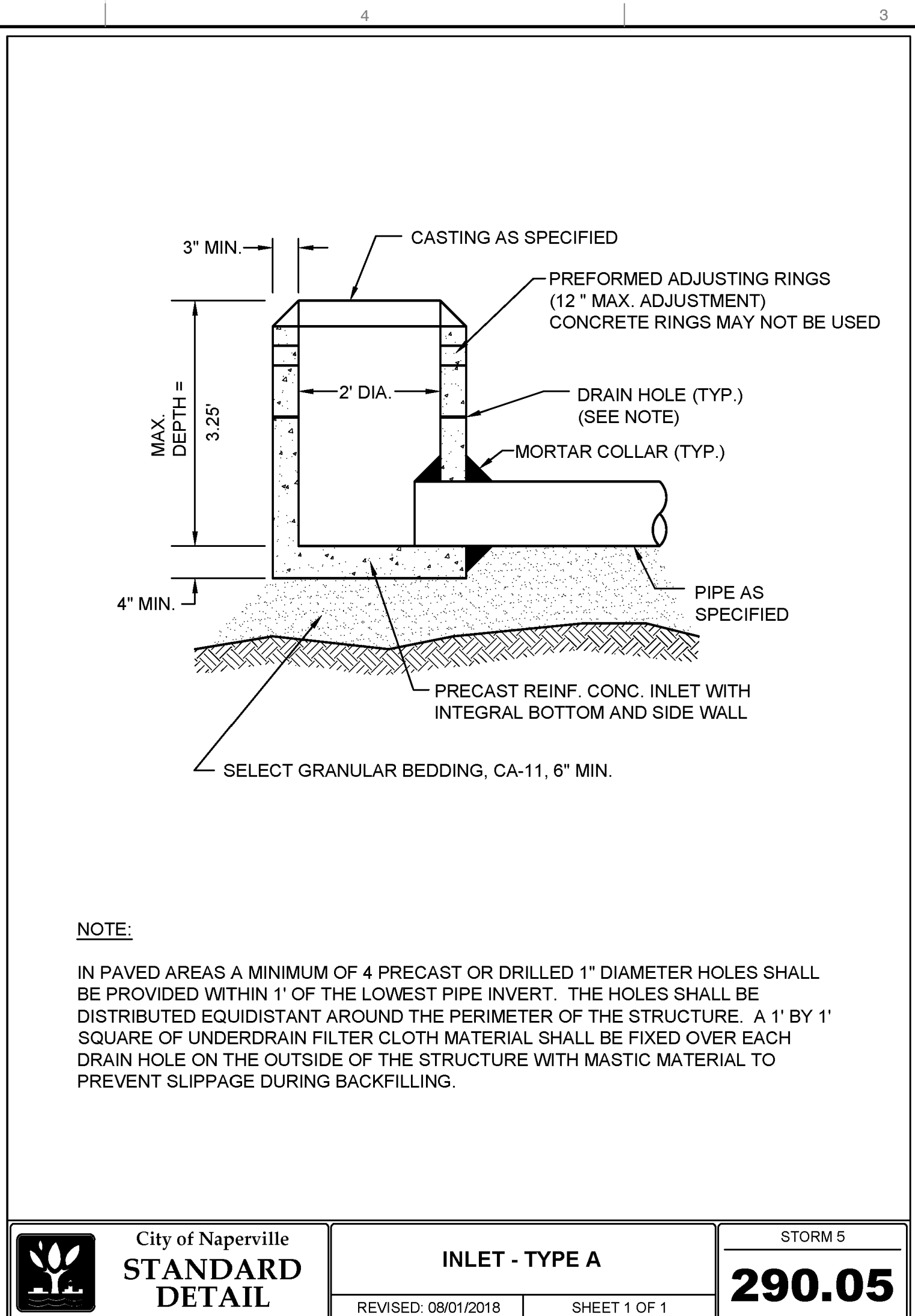
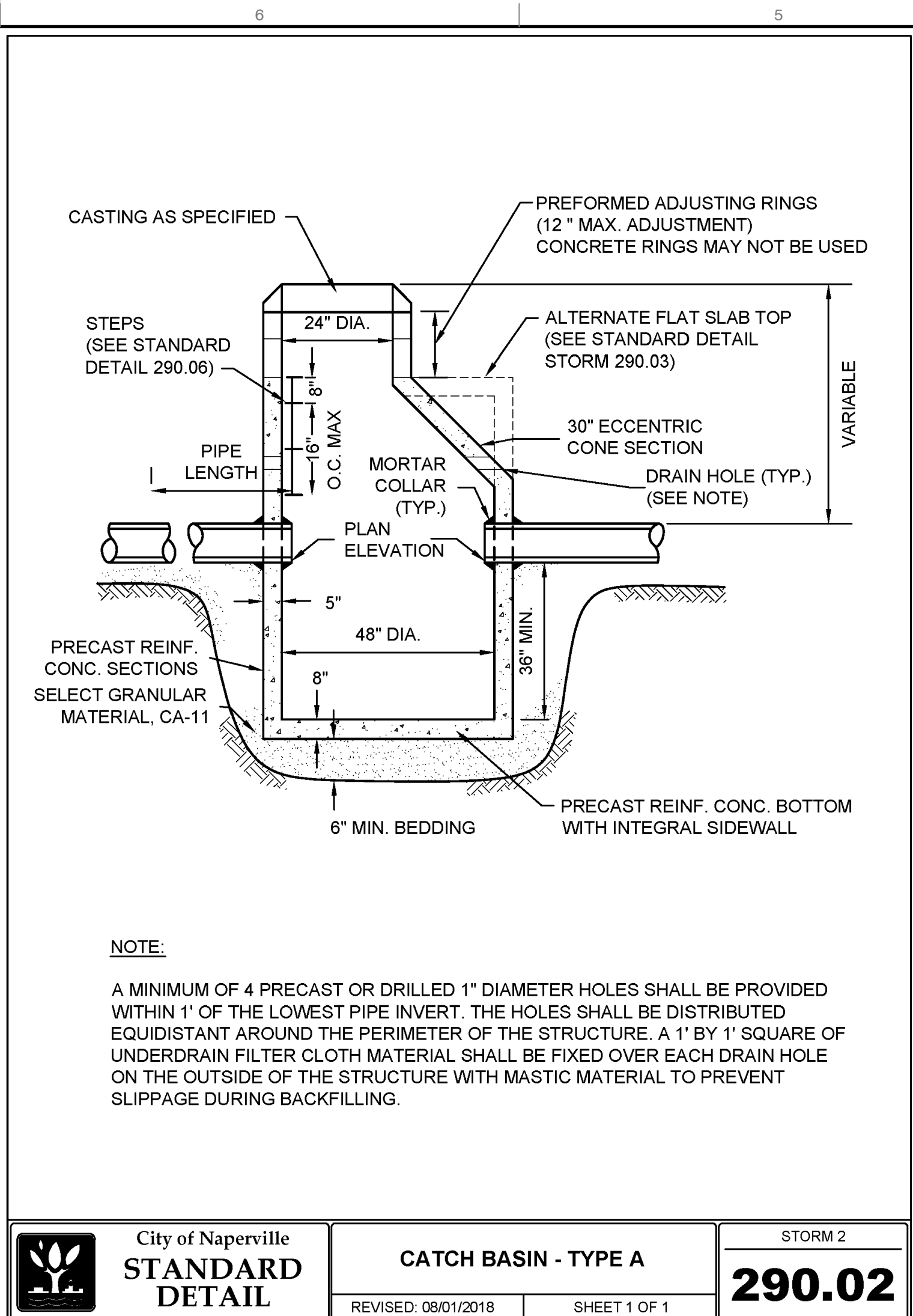
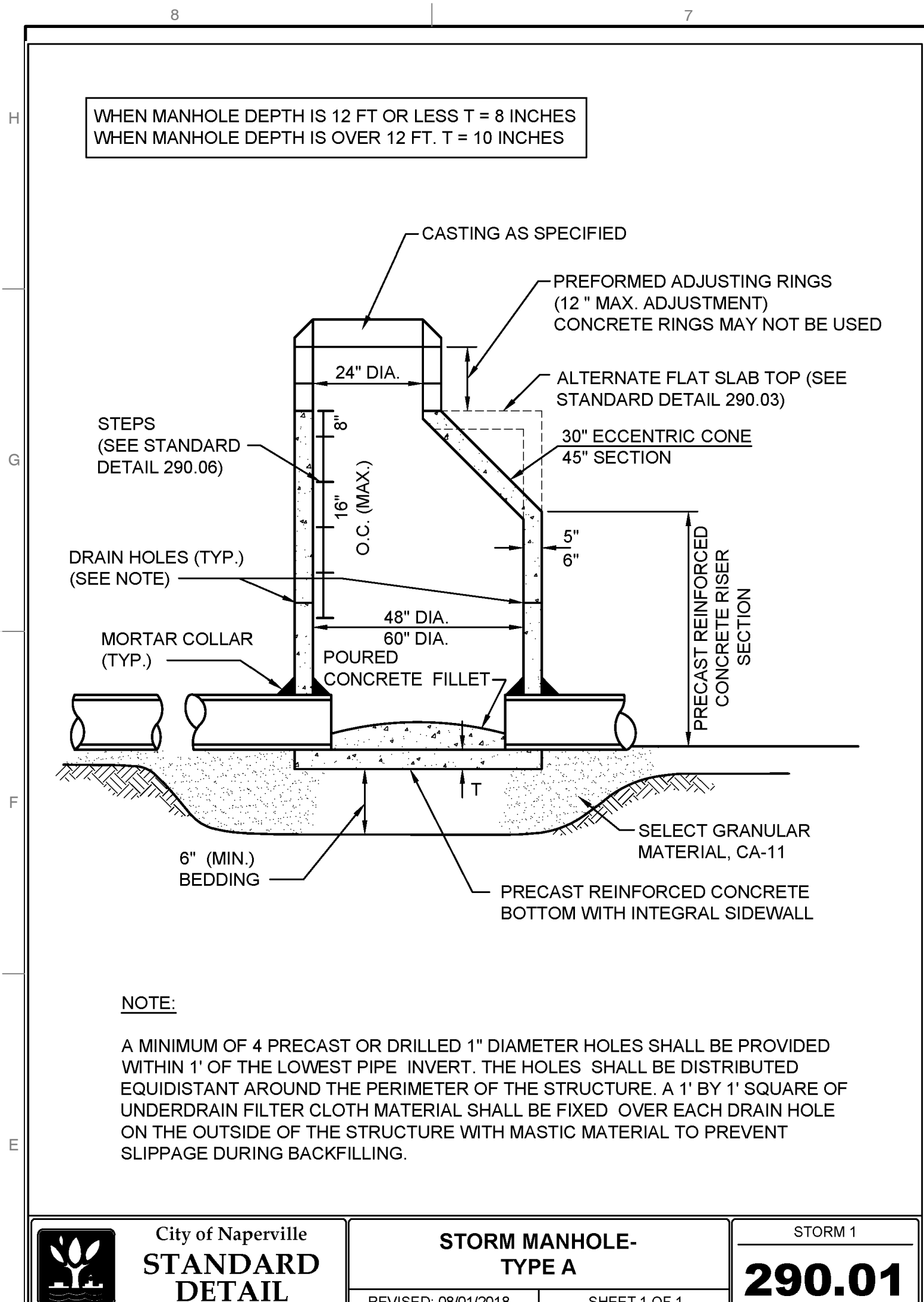
OFFSITE SANITARY - STA 5+00 TO 9+60

DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/JMEC
WDWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:			
APPROVED BY:	335-244		
	*JGC		

WING NO.:  
**C603**

ET 17 OF 27

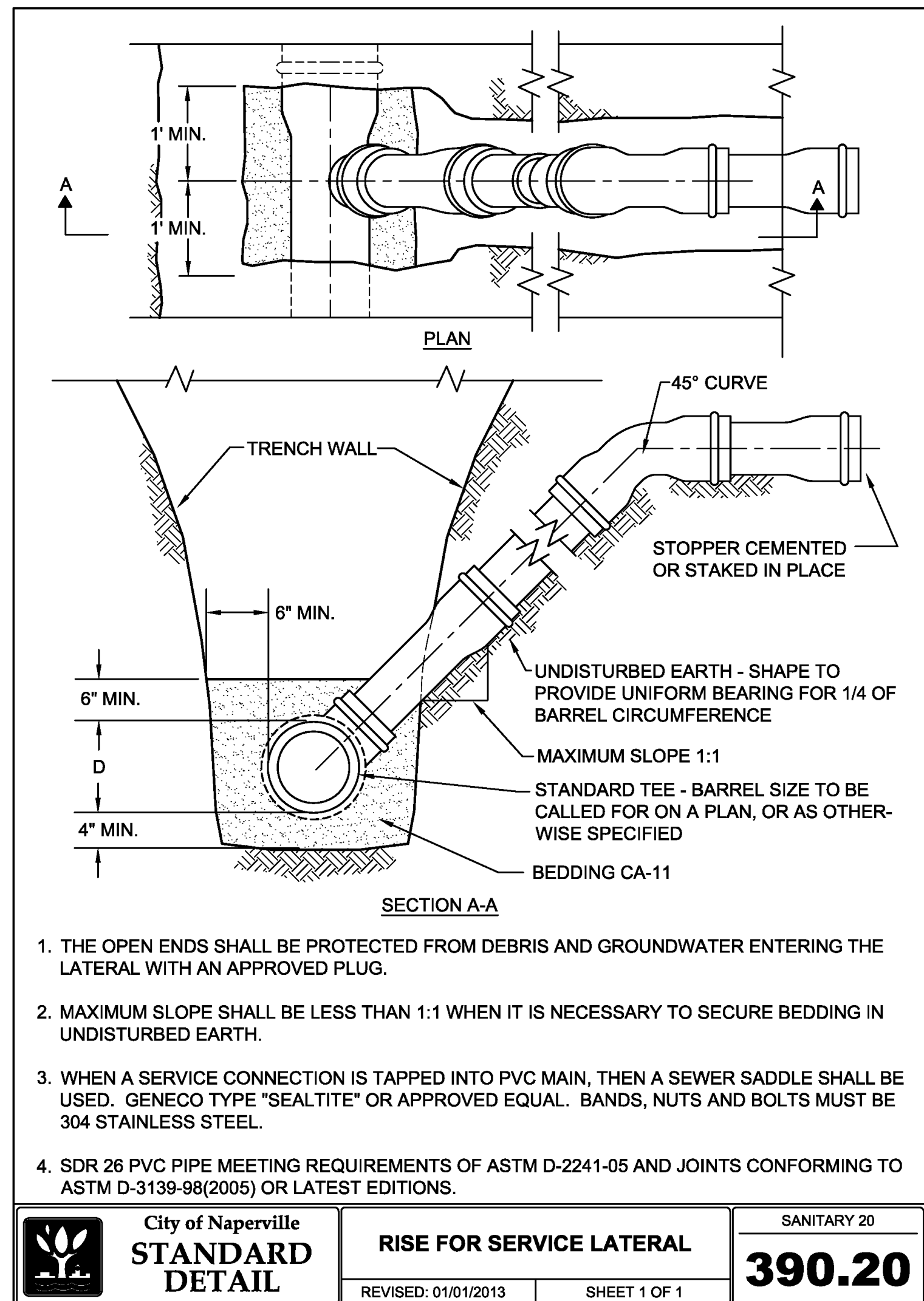
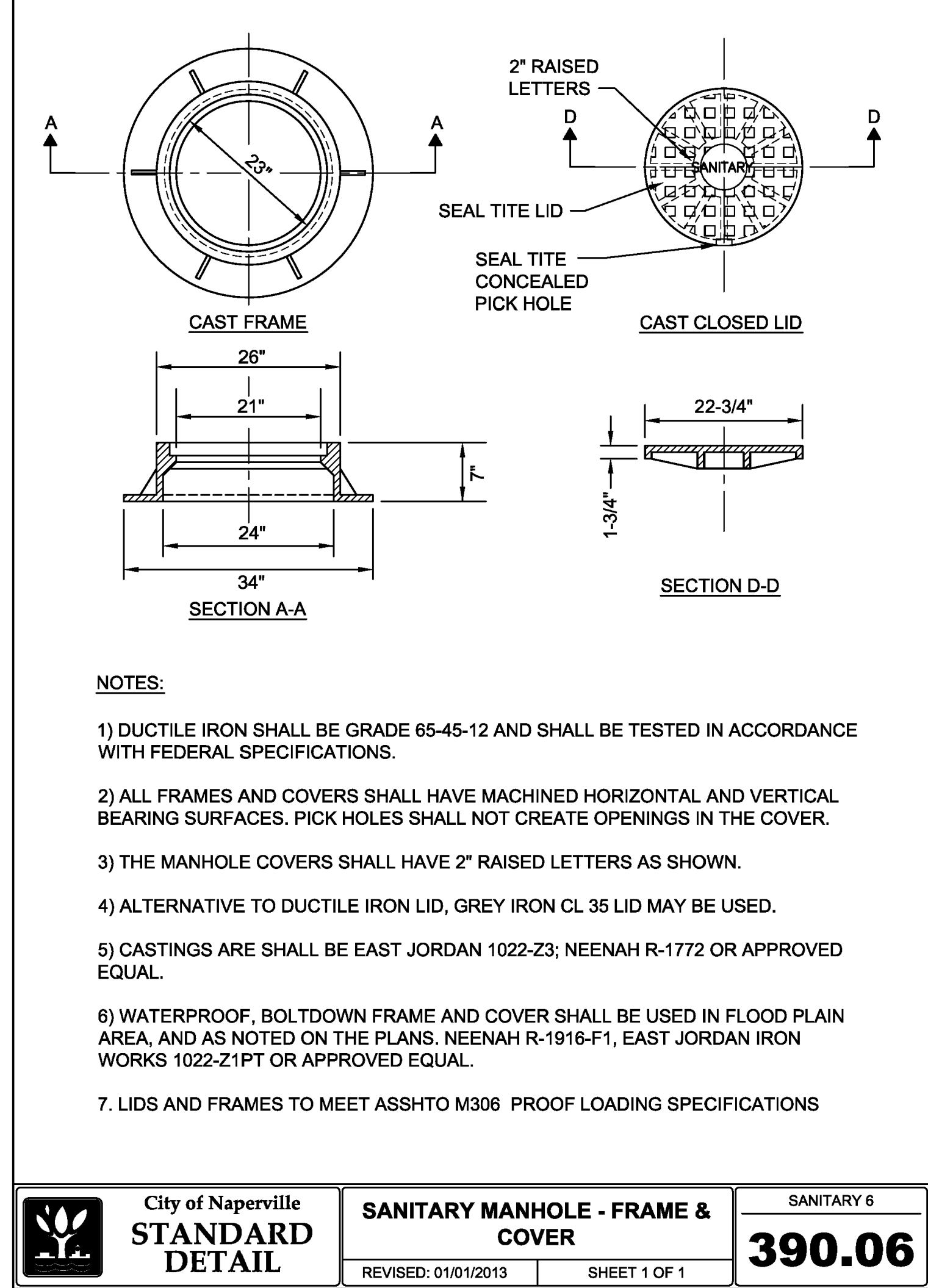
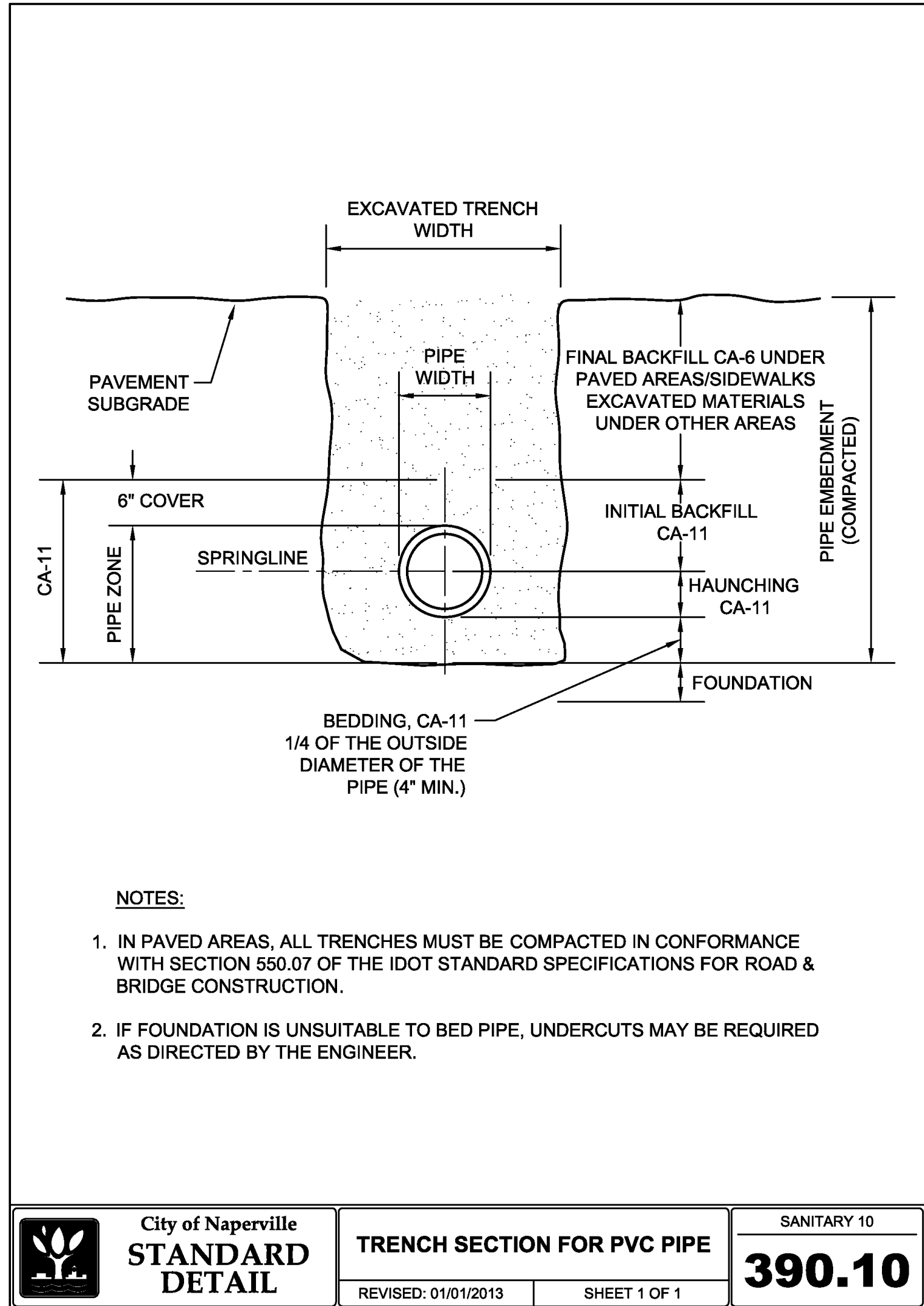
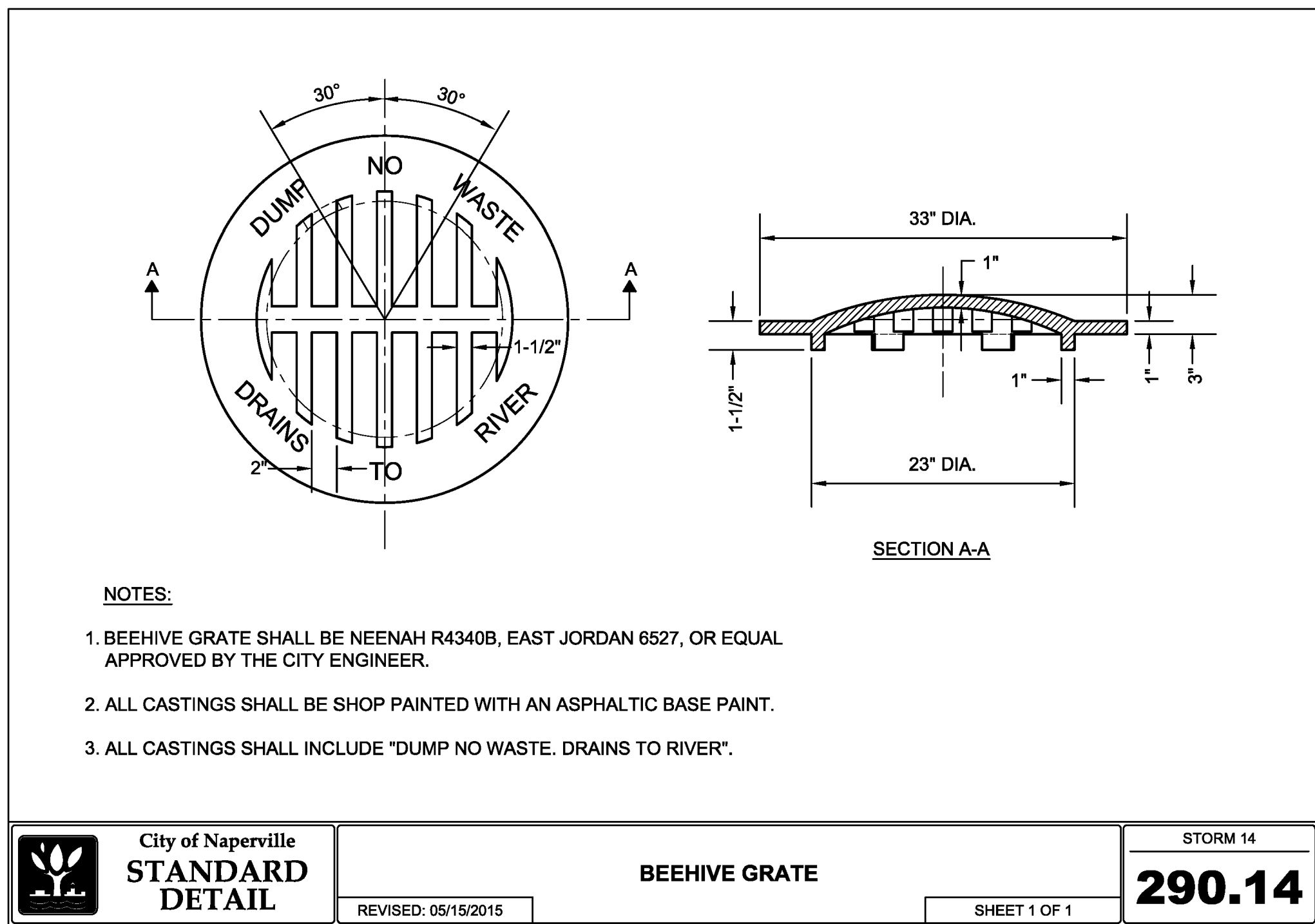
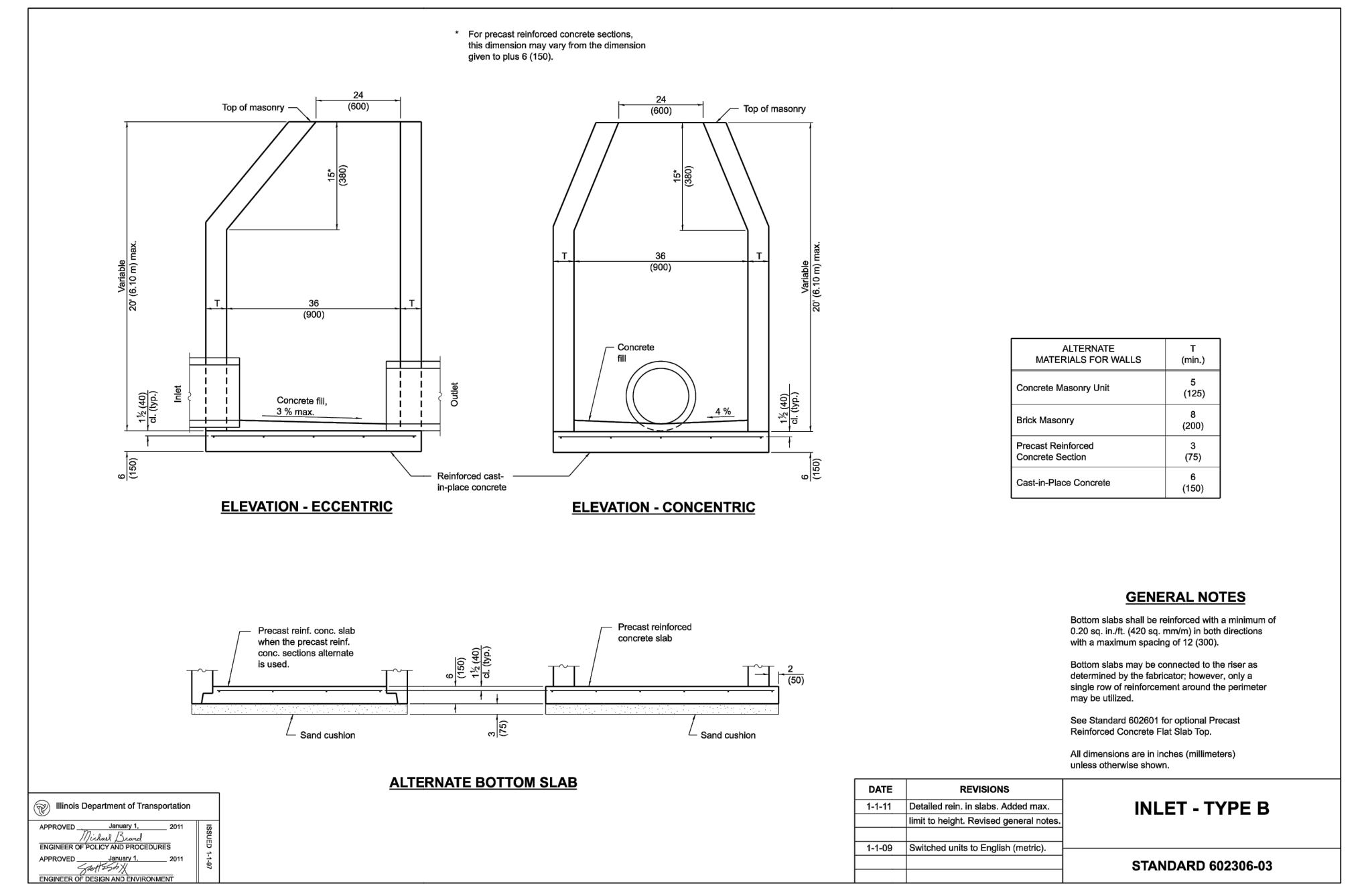
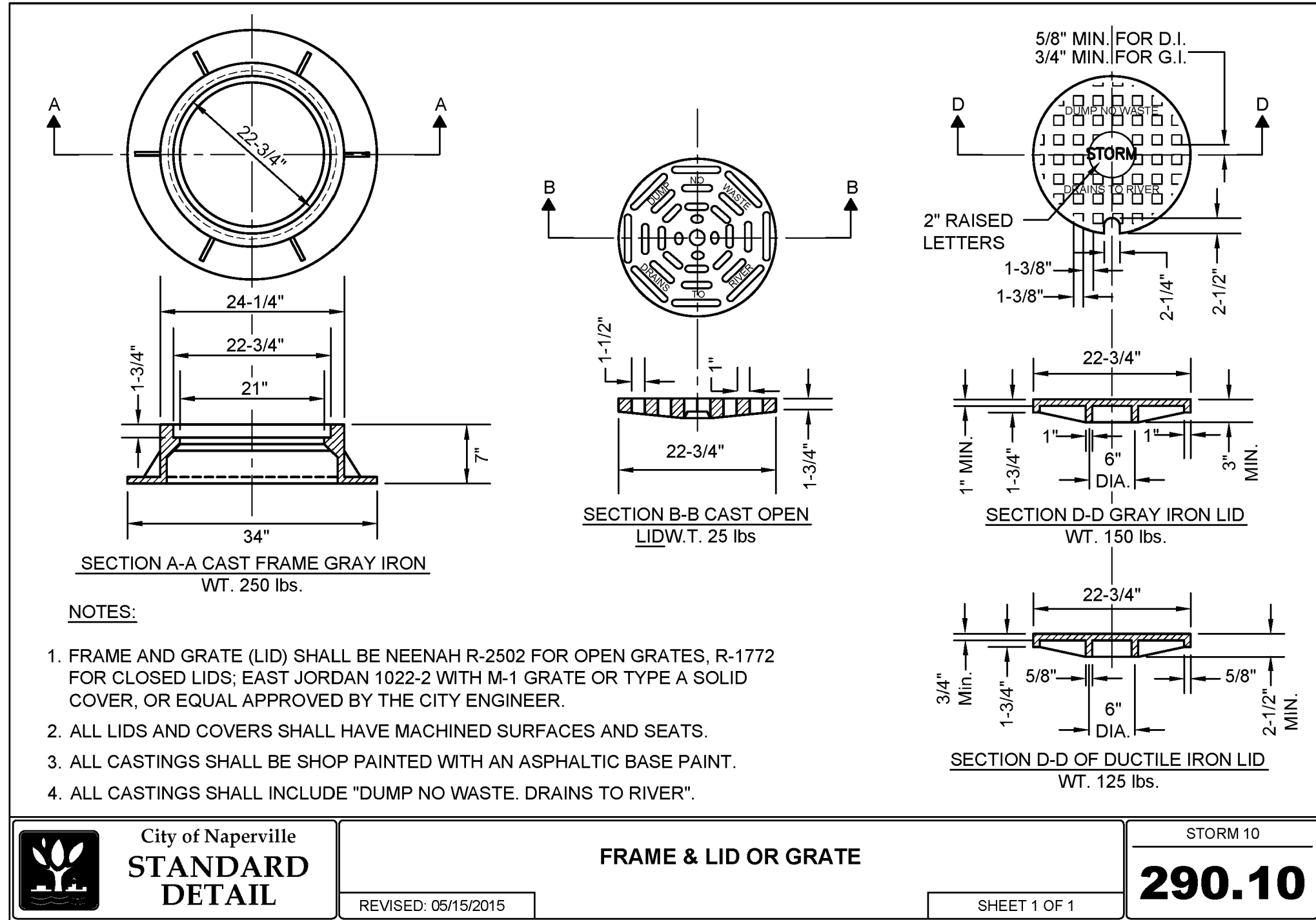
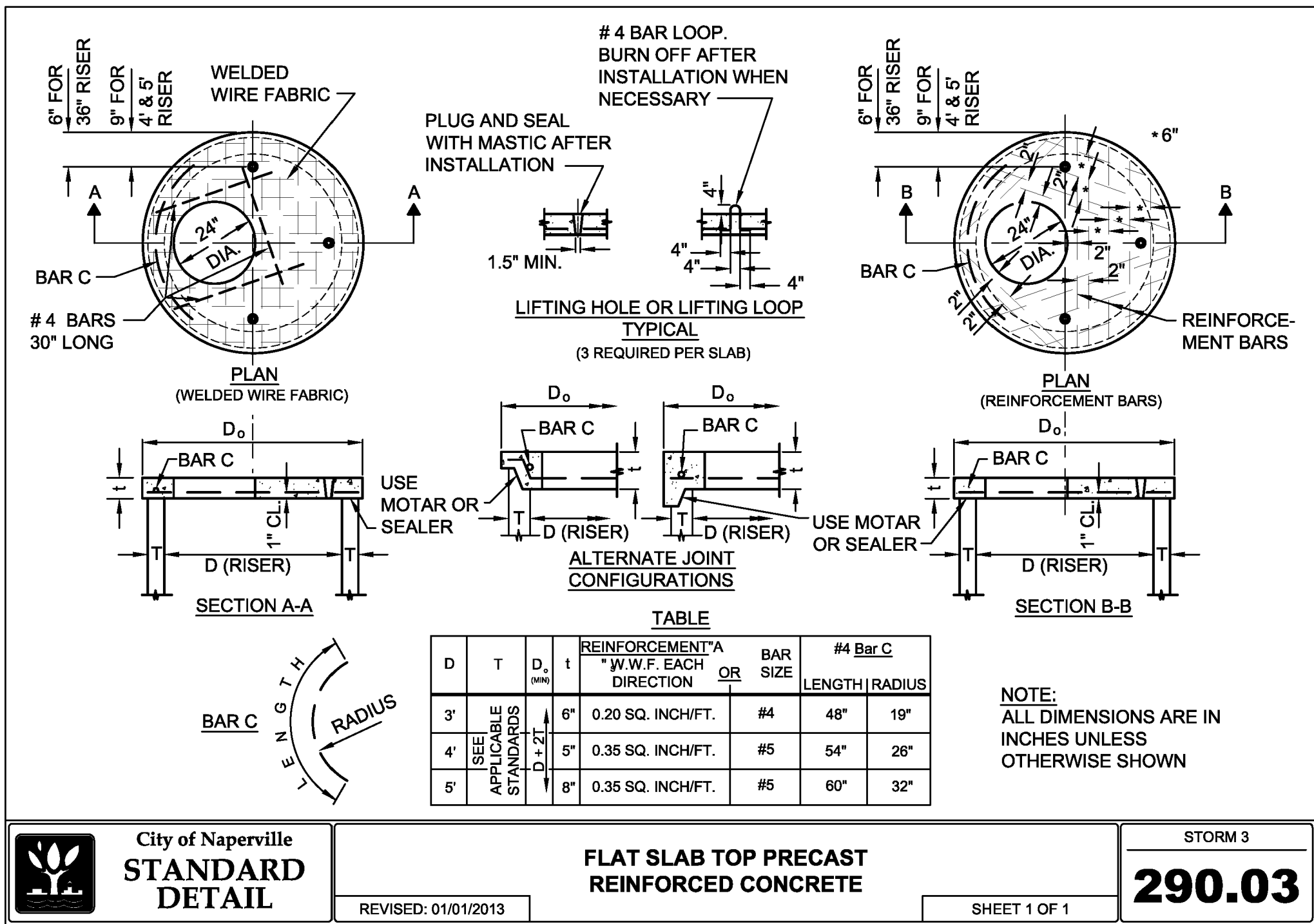




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REVISION RECORD	
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**CHARLESTON INVESTMENTS, LLC**  
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1103 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**DETAILS - 2**

DRAWING NO. **C801**

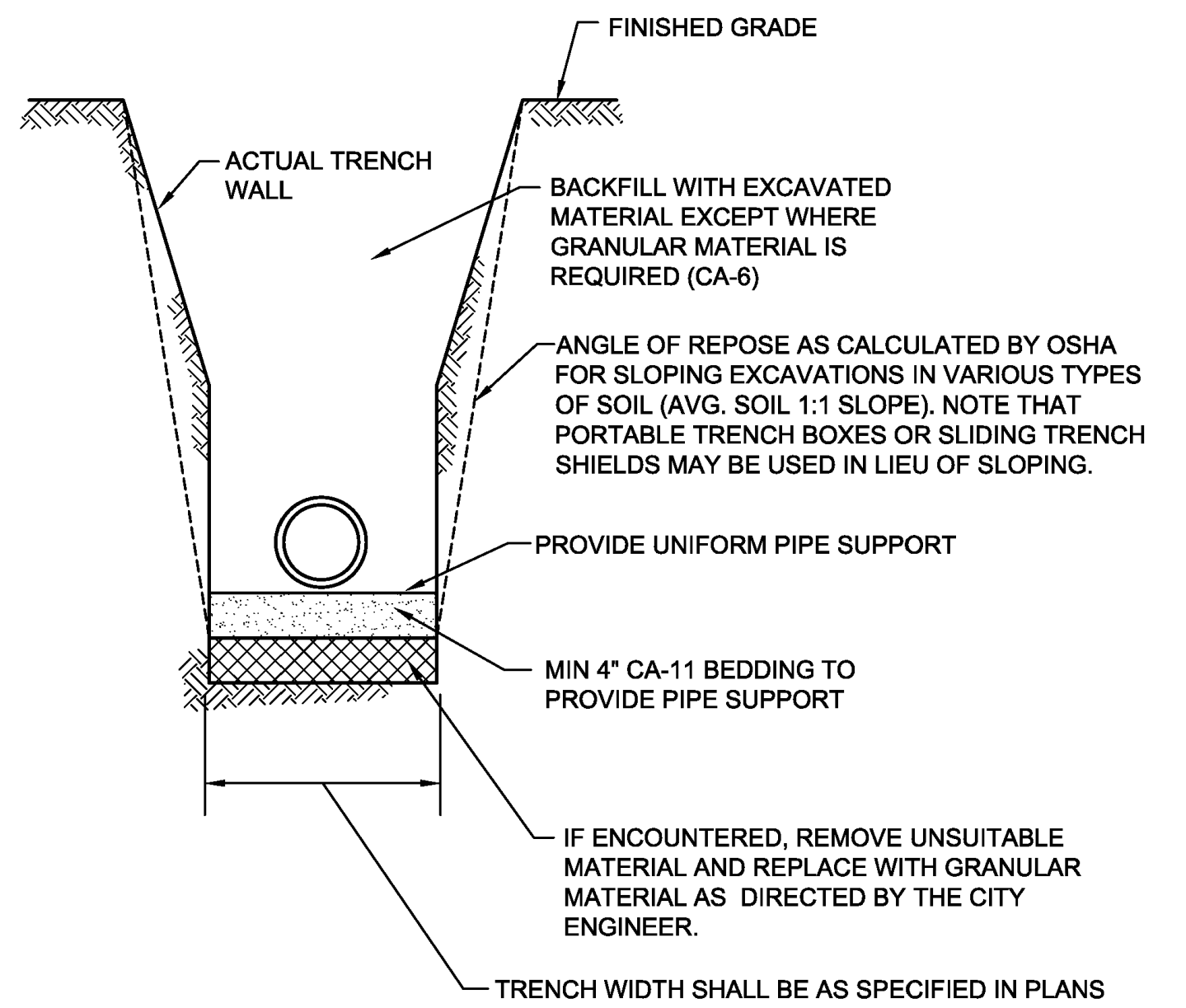
SHEET 19 OF 27

DATE: DECEMBER 19, 2024  
DWG SCALE: AS SHOWN  
PROJECT NO: 333-244  
APPROVED BY: JGC


MAJ/MEC  
JGC  
333-244  
JGC



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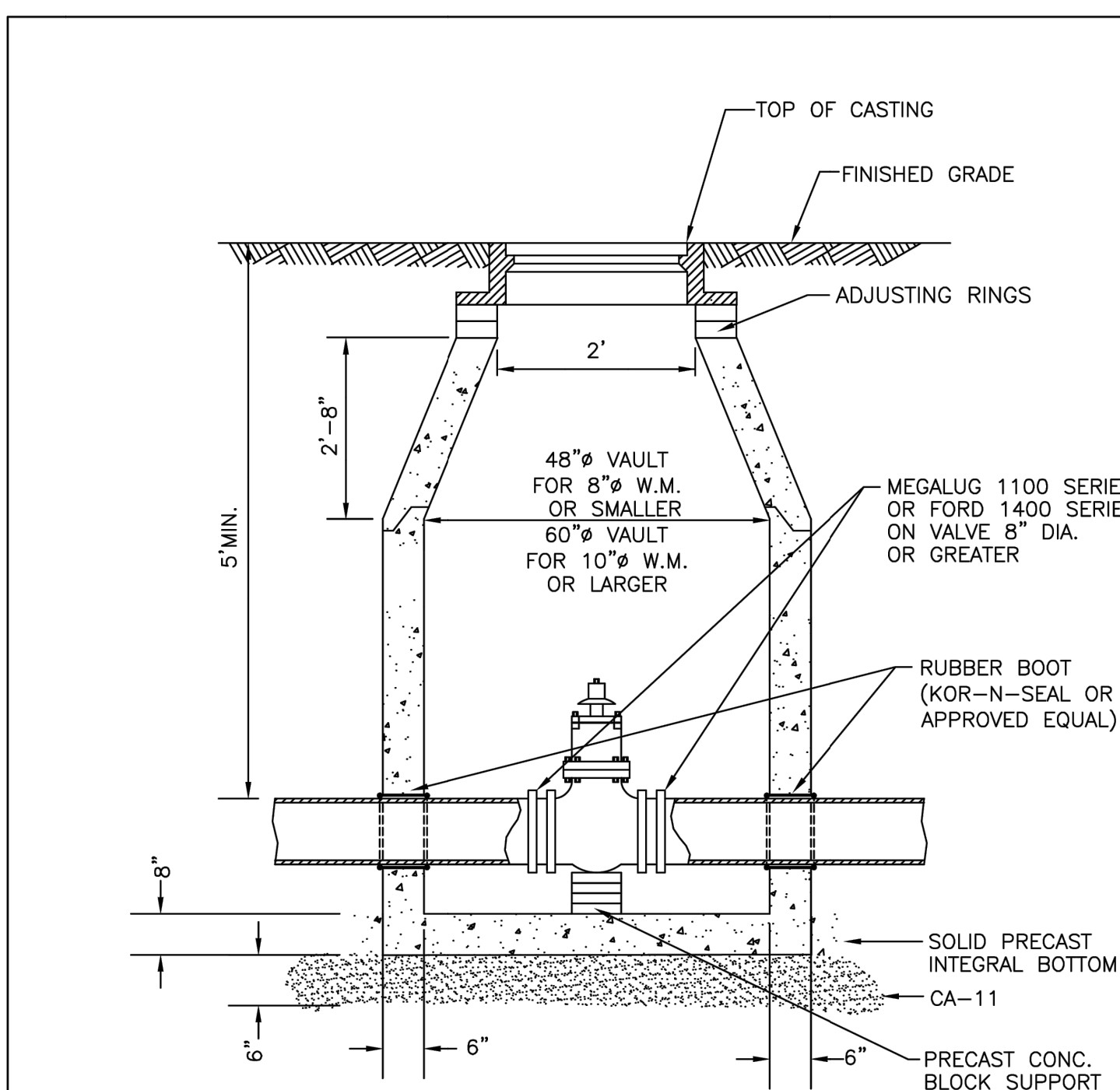


- NOTES:**
1. IN PAVED AREAS ALL TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. METHOD 1. 95% MINIMUM STANDARD PROCTOR.
  2. DUCTILE IRON WATER MAIN TO BE CLASS 52. ALL DUCTILE IRON PIPE IS TO BE ENCASED IN POLYETHYLENE FILM. POLYETHYLENE ENCASEMENT TO BE INSTALLED IN ACCORDANCE WITH AWWAC105A21.5-99.(OR LATEST EDITION)
  3. STAINLESS STEEL NUTS, BOLTS/T-BOLTS, AND WASHERS, TYPE 304 OR BETTER, WILL BE REQUIRED ON ALL WATER MAIN INSTALLATIONS. THIS WOULD APPLY TO HYDRANTS, TAPPING SLEEVES, VALVES, FITTINGS, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T-BOLTS. AN ANTI-SEIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS - ANY DAMAGE TO THIS COATING SHALL BE REPAIRED WITH FIELD-APPLIED, APPROVED ANTI-SEIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEEZ OR APPROVED EQUAL.


**City of Naperville**  
**STANDARD**  
**DETAIL**

**WATER MAIN TRENCH SECTION**  
REVISED: 01/01/2013  
SHEET 1 OF 1

**WATER 10**  
**490.10**

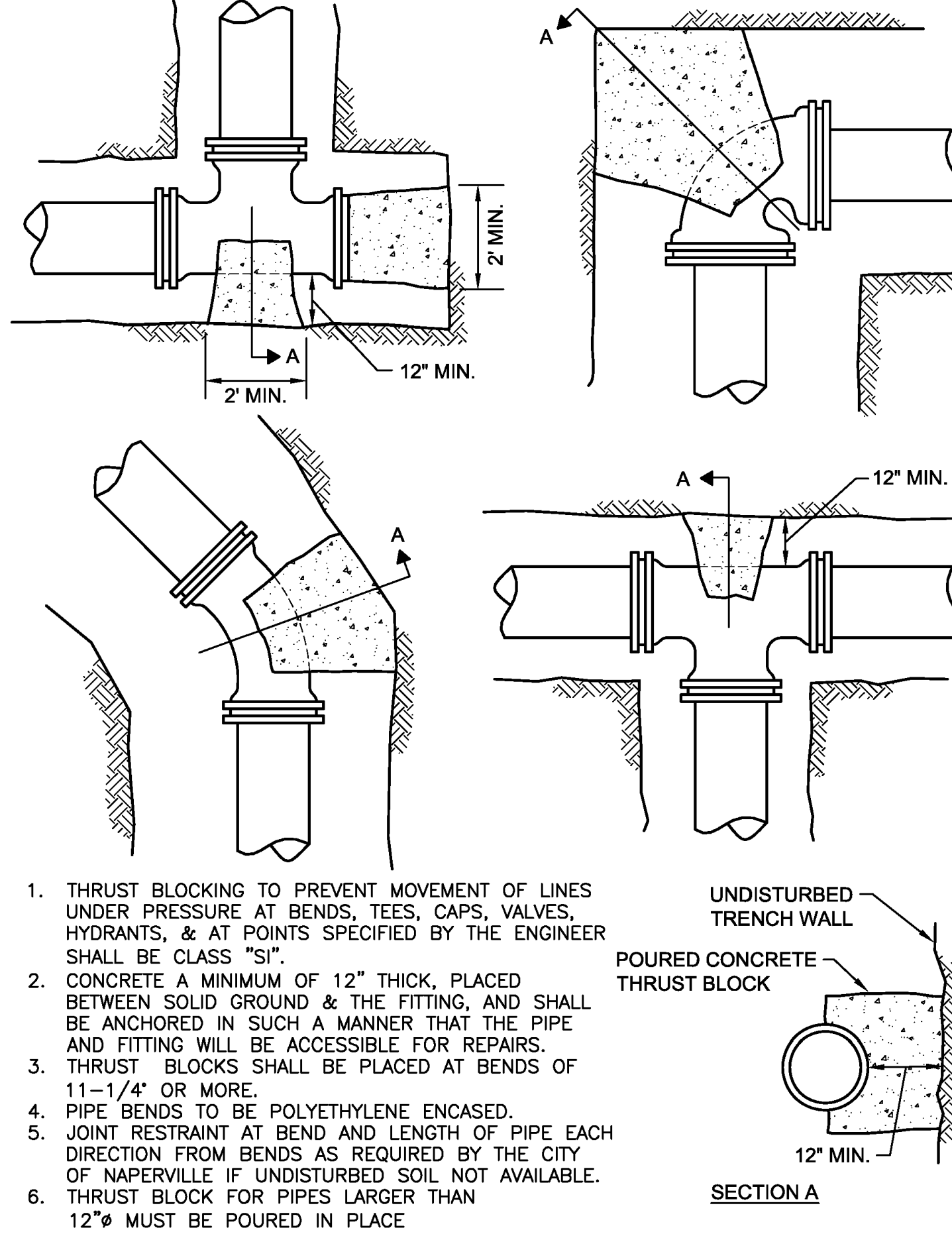


1. VALVE MUST ALIGN WITH THE CENTER OF VAULT OPENINGS.
2. CONCENTRIC CONES TO BE USED FOR VALVES 12" AND SMALLER.
3. VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH MECHANICAL JOINT ENDS TO COMPLY WITH ANSI/AWWA C515-09 OR LATEST VERSION VALVES TO BE CLOW, AMERICAN, WATEROUS, KENNEDY OR APPROVED EQUAL.
4. ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDED POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER. PRECAST CONCRETE RINGS, BRICKS, ROCKS, SHIMS, OR CONCRETE BLOCKS WILL NOT BE ALLOWED. TAPERED ADJUSTING RINGS SHALL BE REQUIRED WHEN THE FRAME WILL NEED TO MATCH THE SLOPE OF THE ROADWAY.


**City of Naperville**  
**STANDARD**  
**DETAIL**

**VALVE VAULT**  
REVISED: 10/03/2023  
SHEET 1 OF 1

**WATER 1**  
**490.01**

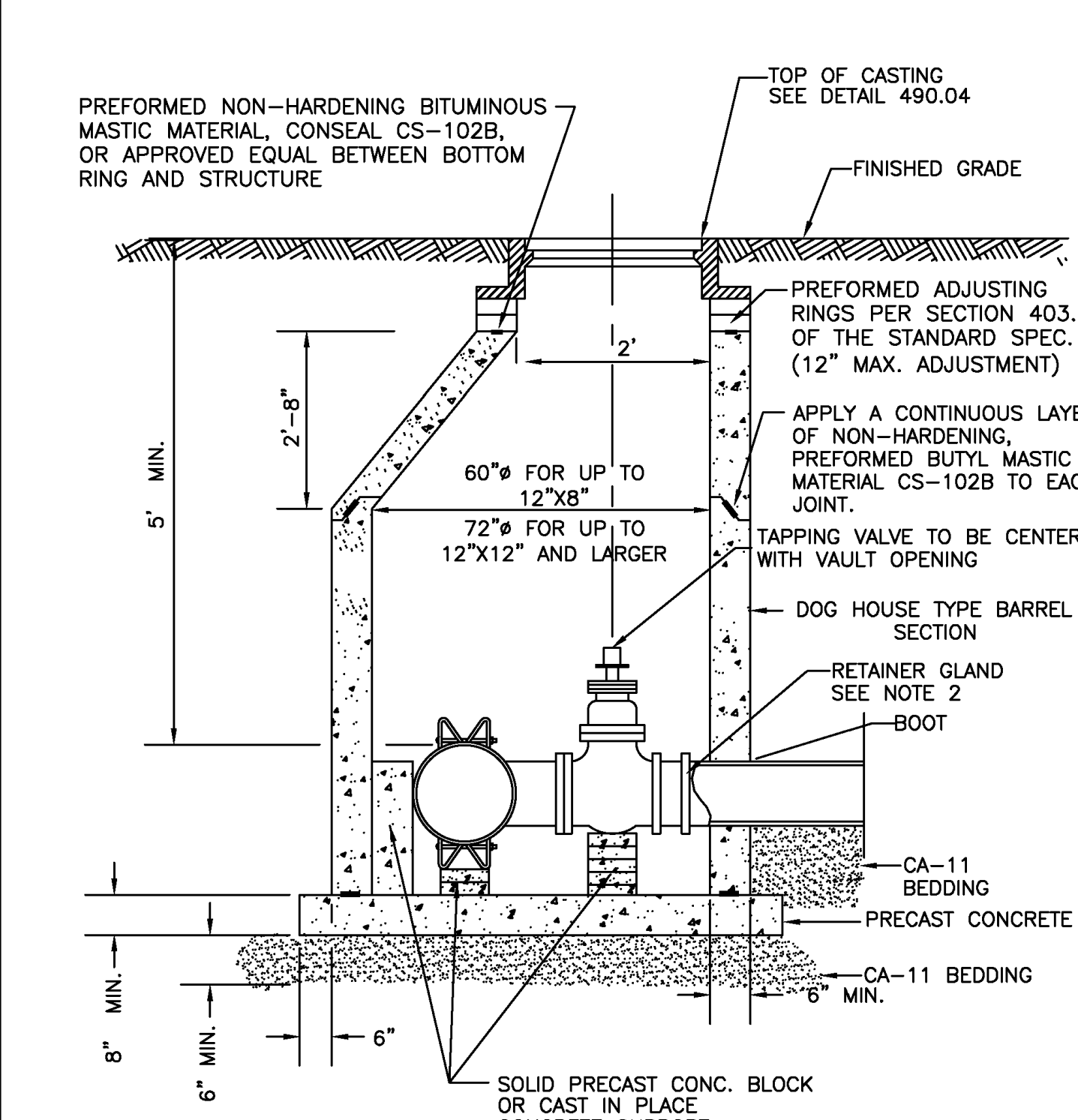


1. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, & AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "SI".
2. CONCRETE A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND & THE FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT THE PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS.
3. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4" OR MORE.
4. PIPE BENDS TO BE POLYETHYLENE ENCASED.
5. JOINT RESTRAINT AT BEND AND LENGTH OF PIPE EACH DIRECTION FROM BENDS AS REQUIRED BY THE CITY OF NAPERVILLE IF UNDISTURBED SOIL NOT AVAILABLE.
6. THRUST BLOCK FOR PIPES LARGER THAN 12" Ø MUST BE POURED IN PLACE


**City of Naperville**  
**STANDARD**  
**DETAIL**

**THRUST BLOCK**  
REVISED: 05/15/2015  
SHEET 1 OF 1

**WATER 11**  
**490.11**

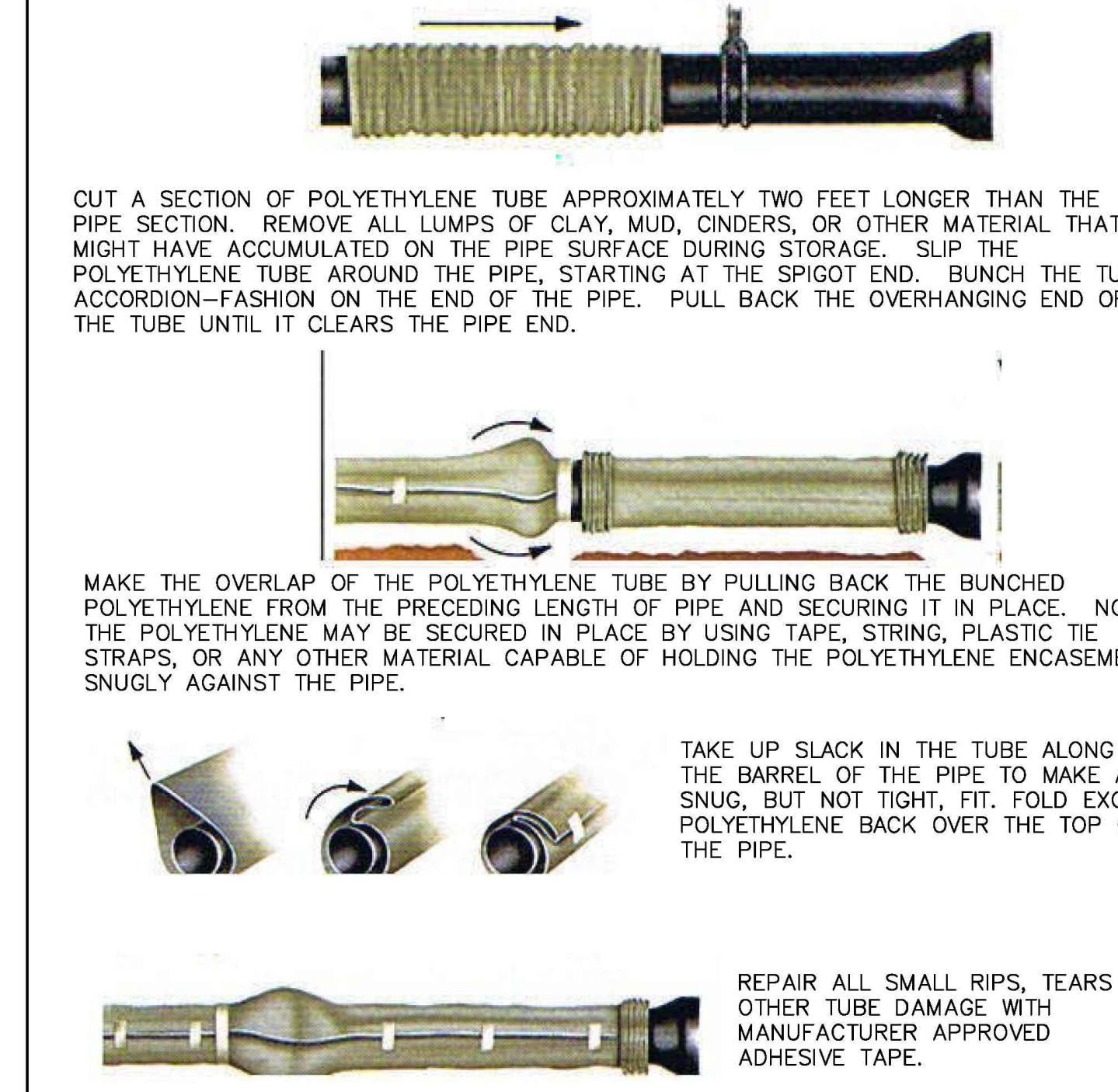


1. USE MEGALUG SERIES 1100 OR FORD UNI-FLANGE SERIES 1400 RETAINER GLANDS WITH STAINLESS STEEL T-BOLTS COATED WITH ANTI-SEIZE COMPOUND.
2. TAPPING SLEEVES SHALL BE HEAVY DUTY STAINLESS STEEL WITH STAINLESS STEEL BOLTS AND NUTS (ROMAC INDUSTRIES SST III, CASCADE CST-EX, FORD FTSS).
3. EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE AND TAPPING SLEEVE IS TO BE PRESSURE TESTED TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
4. DO NOT USE STAINLESS STEEL SLEEVE ON SIZE TAPS OR PIPES LARGER THAN 12" DIAMETER.
5. IN THE EVENT IT IS NECESSARY TO USE A PRECAST SPLIT BOTTOM FLOOR DUE TO SPACE CONSTRAINTS THE FLOOR MUST BE GROUTED WATER TIGHT.
6. TAPPING VALVES SHALL CONFORM TO C515-09: AMERICAN SERIES 2500 RESILIENT WEDGE TAPPING VALVES WITH FLANGED X MECHANICAL JOINT ENDS OR APPROVED EQUAL.


**City of Naperville**  
**STANDARD**  
**DETAIL**

**VALVE VAULT WITH STAINLESS STEEL SLEEVE PRESSURE TAP**  
REVISED: 01/01/2013  
SHEET 1 OF 1

**WATER 3**  
**490.03**

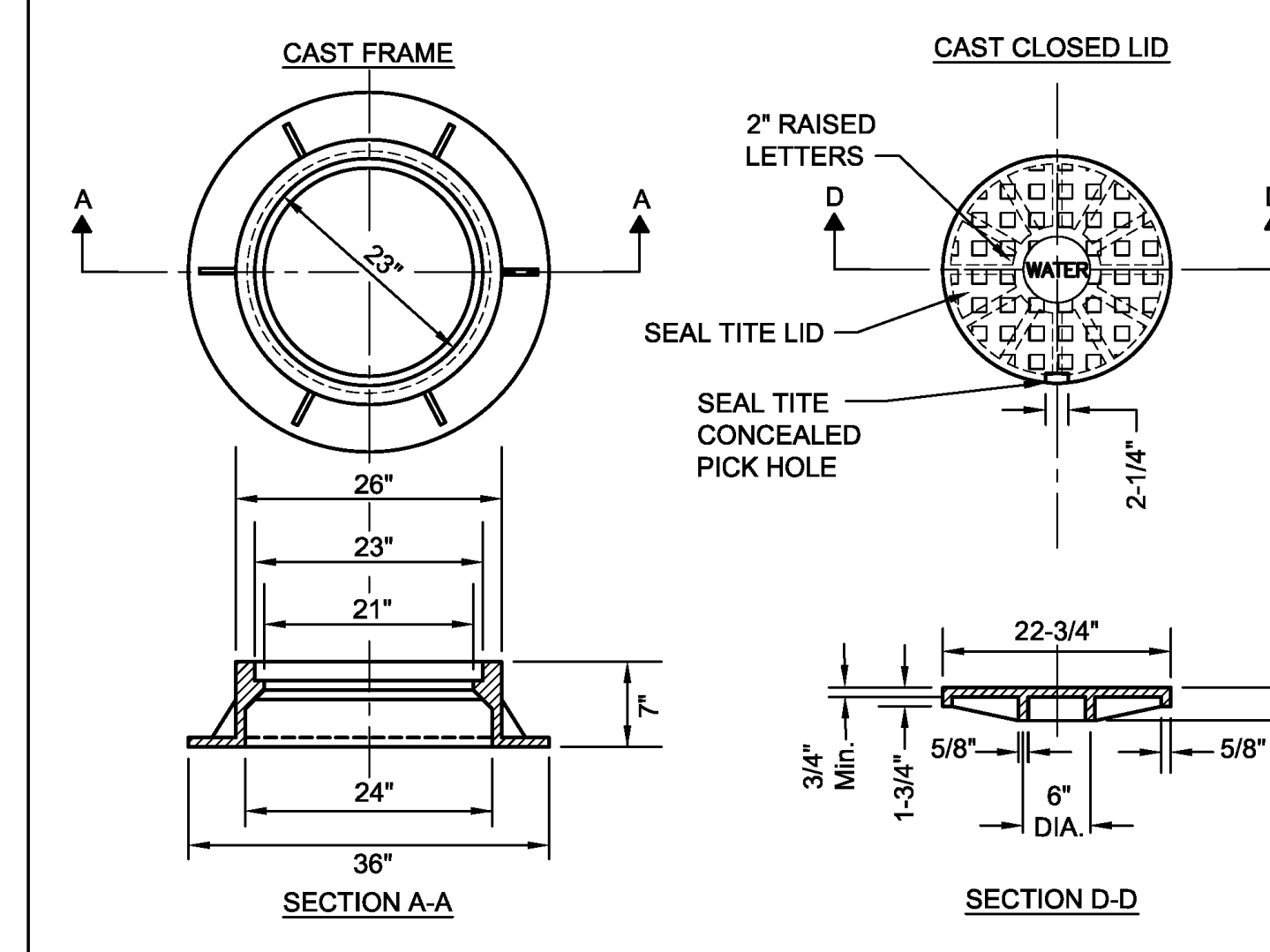


1. COVER BENDS, REDUCERS AND OTHER PIPE-SHAPED APPURTENANCES WITH POLYETHYLENE IN THE SAME MANNER AS THE PIPE.
2. WRAP VALVES, TEES AND OTHER ODD-SHAPED APPURTENANCES WITH A FLAT SHEET OR SPLIT LENGTH OF POLYETHYLENE TUBE BY PASSING THE SHEET UNDER THE APPURTENANCES AND BRINGING IT UP AROUND THE BODY. MAKE SEAMS BY BRINGING THE EDGES OF THE POLYETHYLENE SHEET TOGETHER, FOLDING OVER TWICE, AND TAPING DOWN.
3. POLYETHYLENE ENCASEMENT TO BE IN ACCORDANCE WITH A.W.W.A. C105-99OR LATEST VERSION.
4. COPPER SERVICE TAPS ARE TO BE WRAPPED WITH POLYETHYLENE OR A SUITABLE DIELECTRIC APE FOR A MINIMUM CLEAR DISTANCE OF 3' AWAY FROM THE MAIN.


**City of Naperville**  
**STANDARD**  
**DETAIL**

**POLYETHYLENE ENCASEMENT**  
REVISED: 01/01/2013  
SHEET 1 OF 1

**WATER 15**  
**490.15**

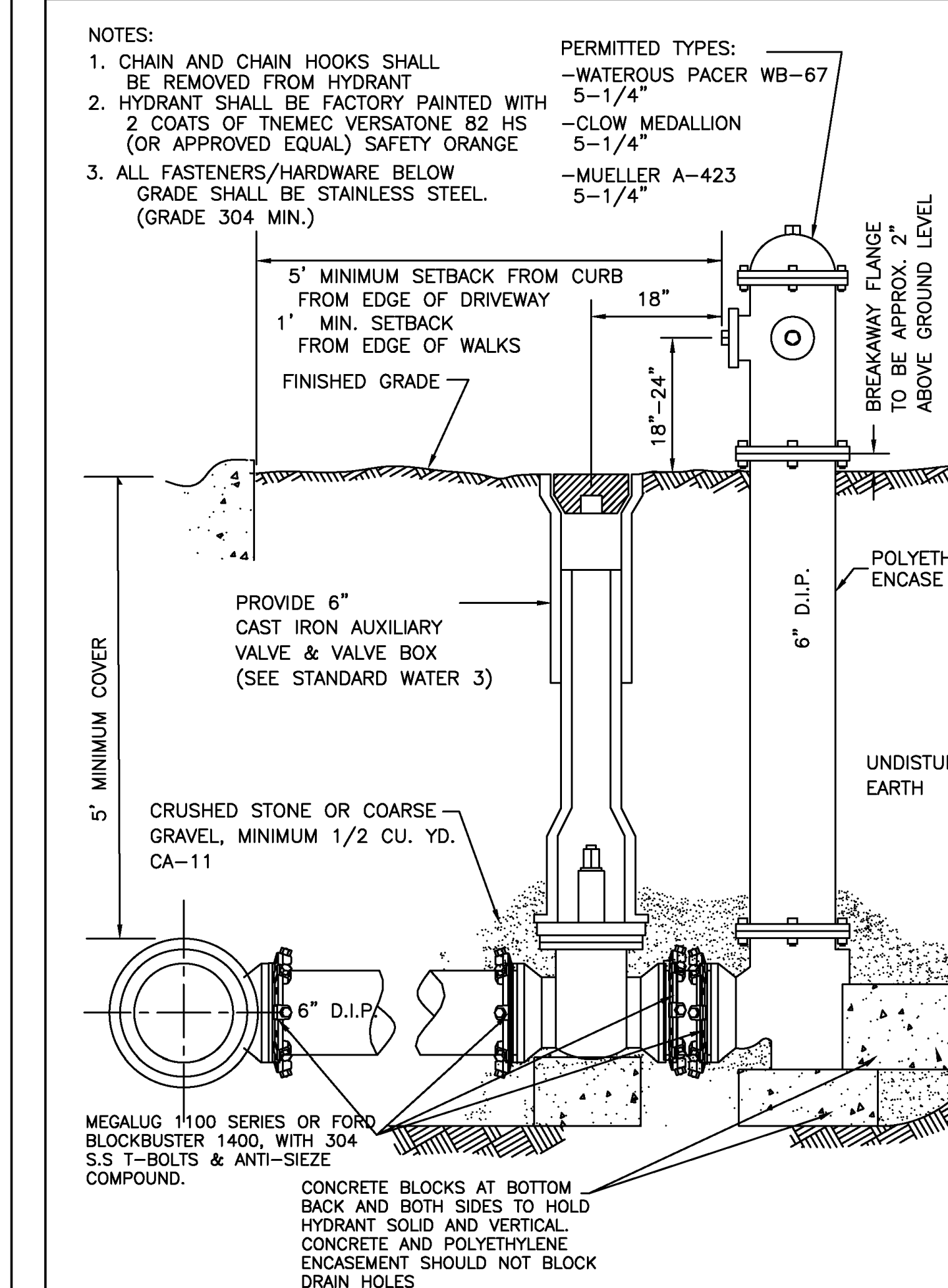



- NOTES:**
1. DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
  2. ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
  3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
  4. ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
  5. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN 1022 OR NEENAH R-1772-C, HEAVY DUTY.
  6. LIDS AND FRAMES TO MEET AASHTO M306 PROOF LOADING SPECIFICATIONS.

**City of Naperville**  
**STANDARD**  
**DETAIL**

**VALVE VAULT - FRAME & COVER**  
REVISED: 01/01/2013  
SHEET 1 OF 1

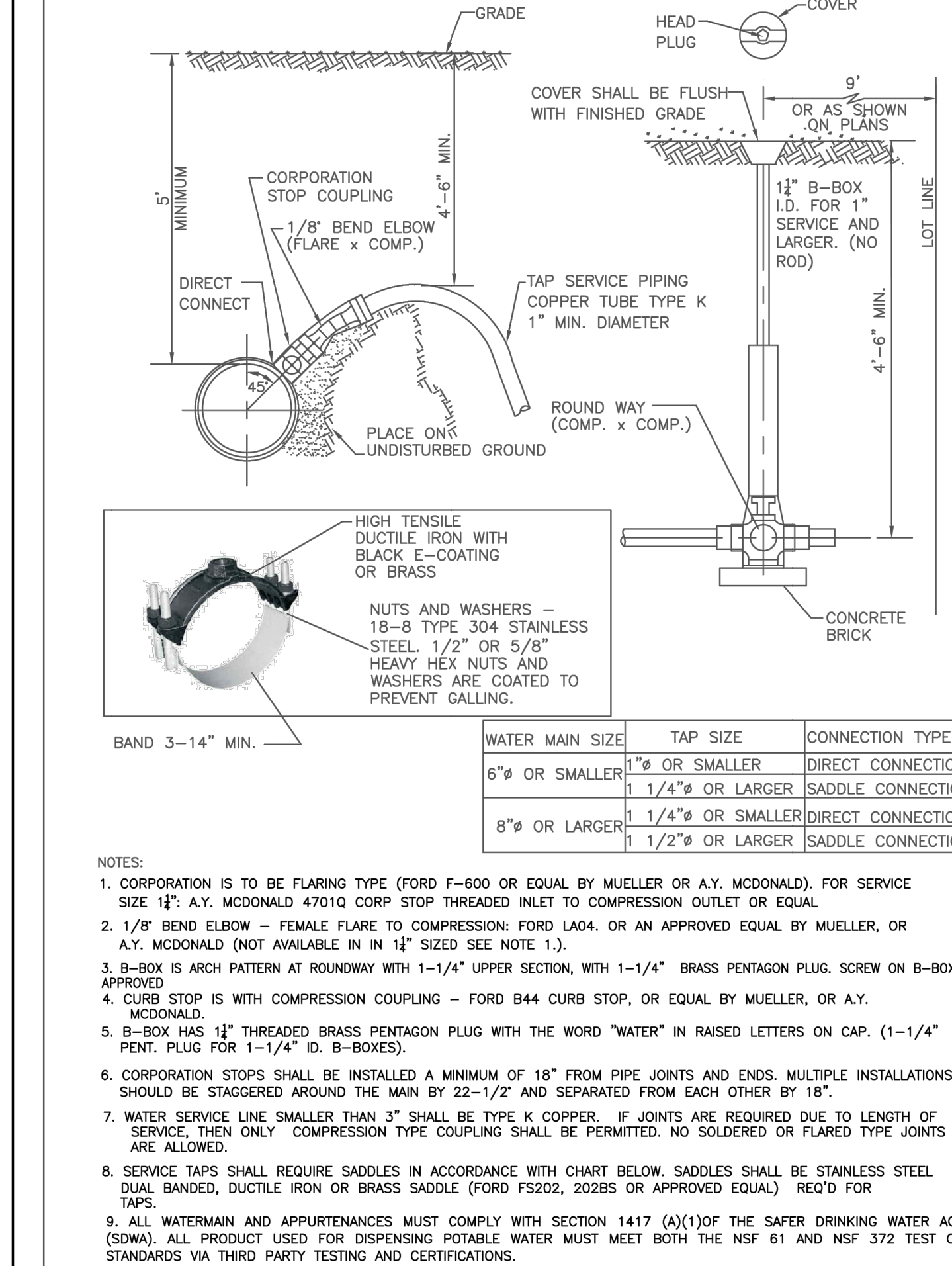
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**City of Naperville**  
**STANDARD**  
**DETAIL**

**HYDRANT**  
REVISED: 05/15/2015  
SHEET 1 OF 1

**WATER 6**  
**490.06**



**City of Naperville**  
**STANDARD**  
**DETAIL**


**SERVICE TAP AND CONNECTION**  
EFFECTIVE: 7/17/2020  
SHEET 1 OF 1

**WATER 20**  
**490.20**

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	05/07/2023	REVIEW PER CITY REVIEW DATED JANUARY 17, 2023 AND INTERNAL REVIEW
1	01/10/2023	REVIEW PER CITY REVIEW DATED FEBRUARY 24, 2023 AND INTERNAL REVIEW

**1230 East Diehl Road**  
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**www.cecinc.com**

**Civil & Environmental Consultants, Inc.**

**CHARLESTON INVESTMENTS, LLC**  
**CHARLESTON PLACE**  
**1103 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

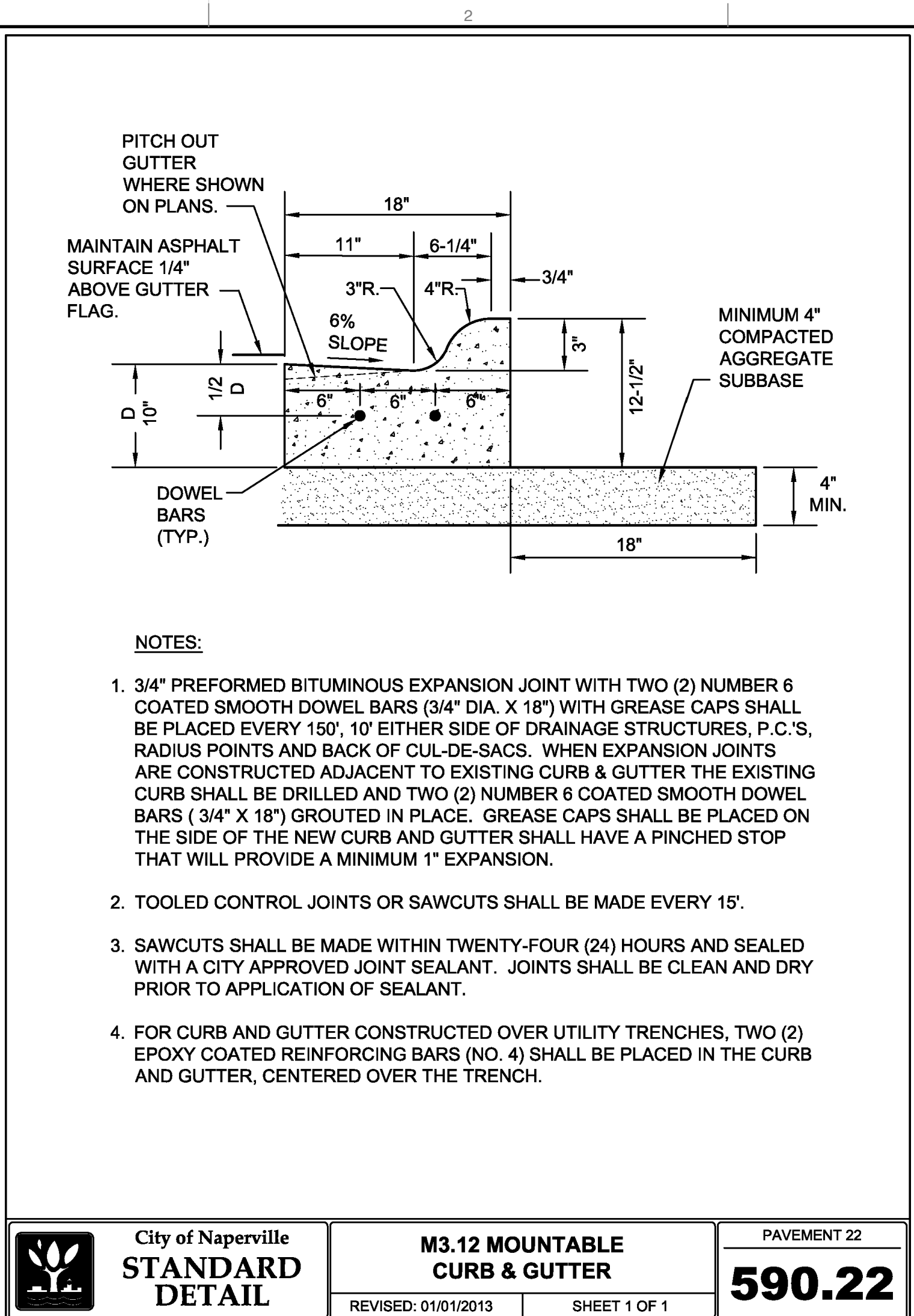
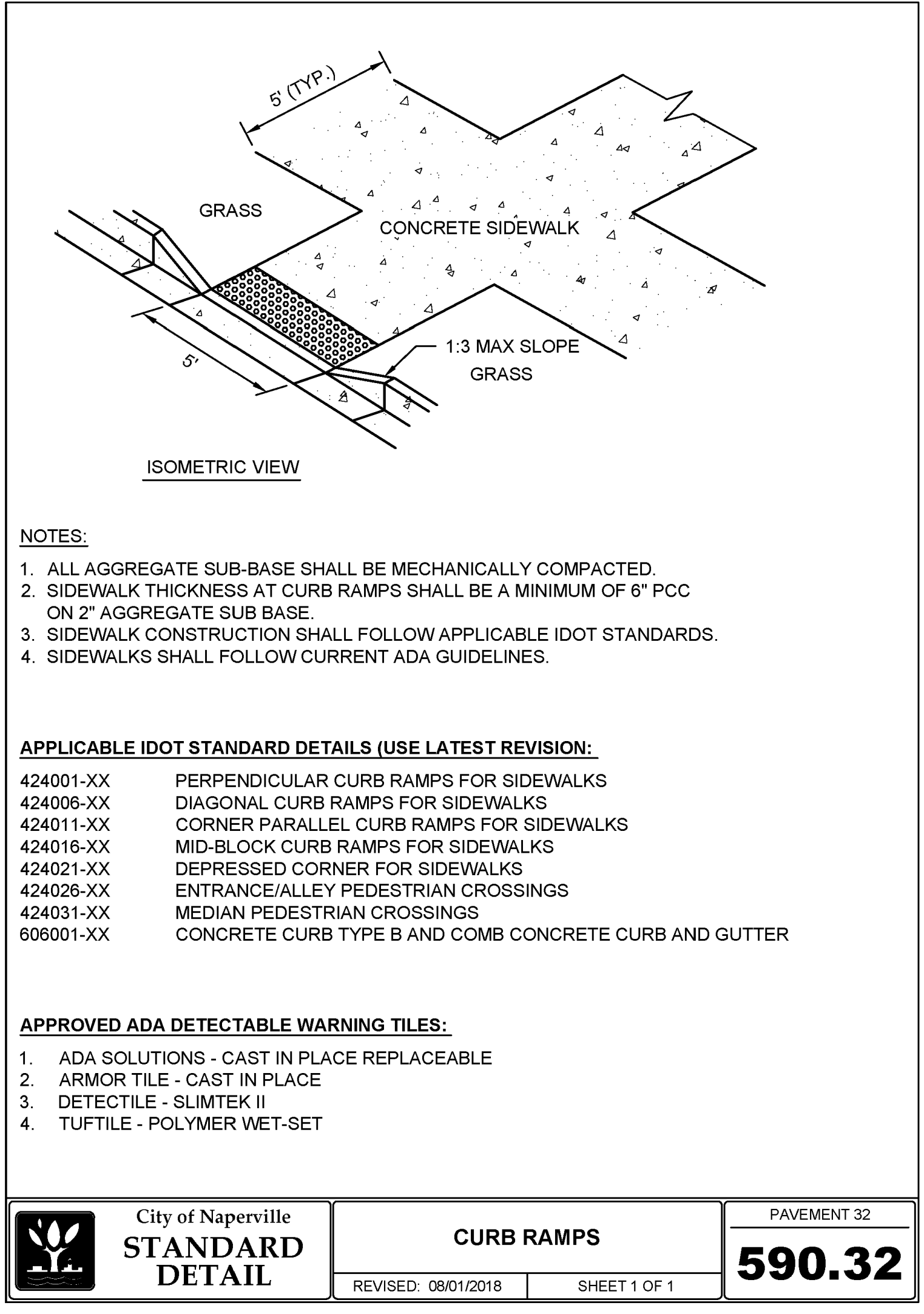
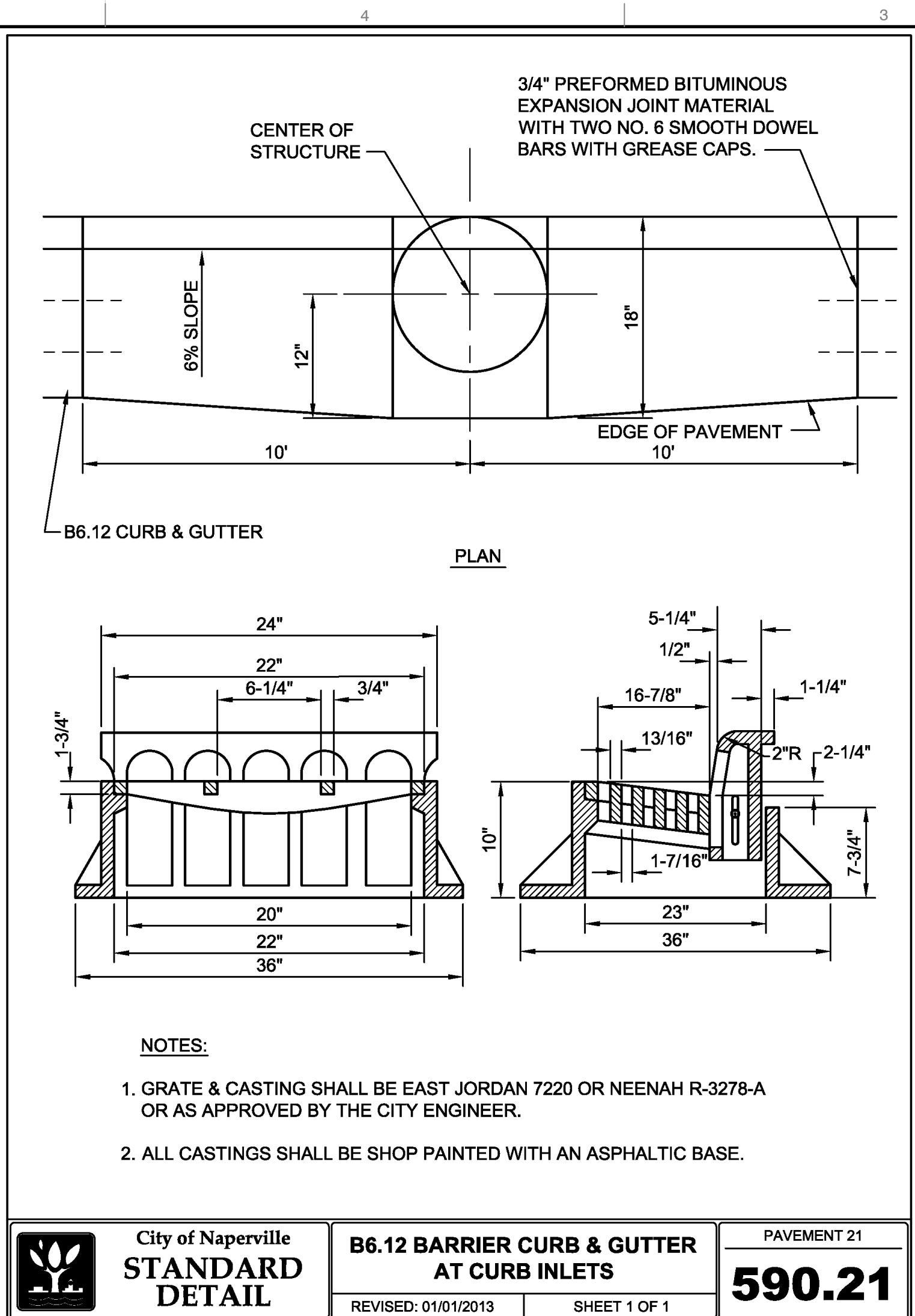
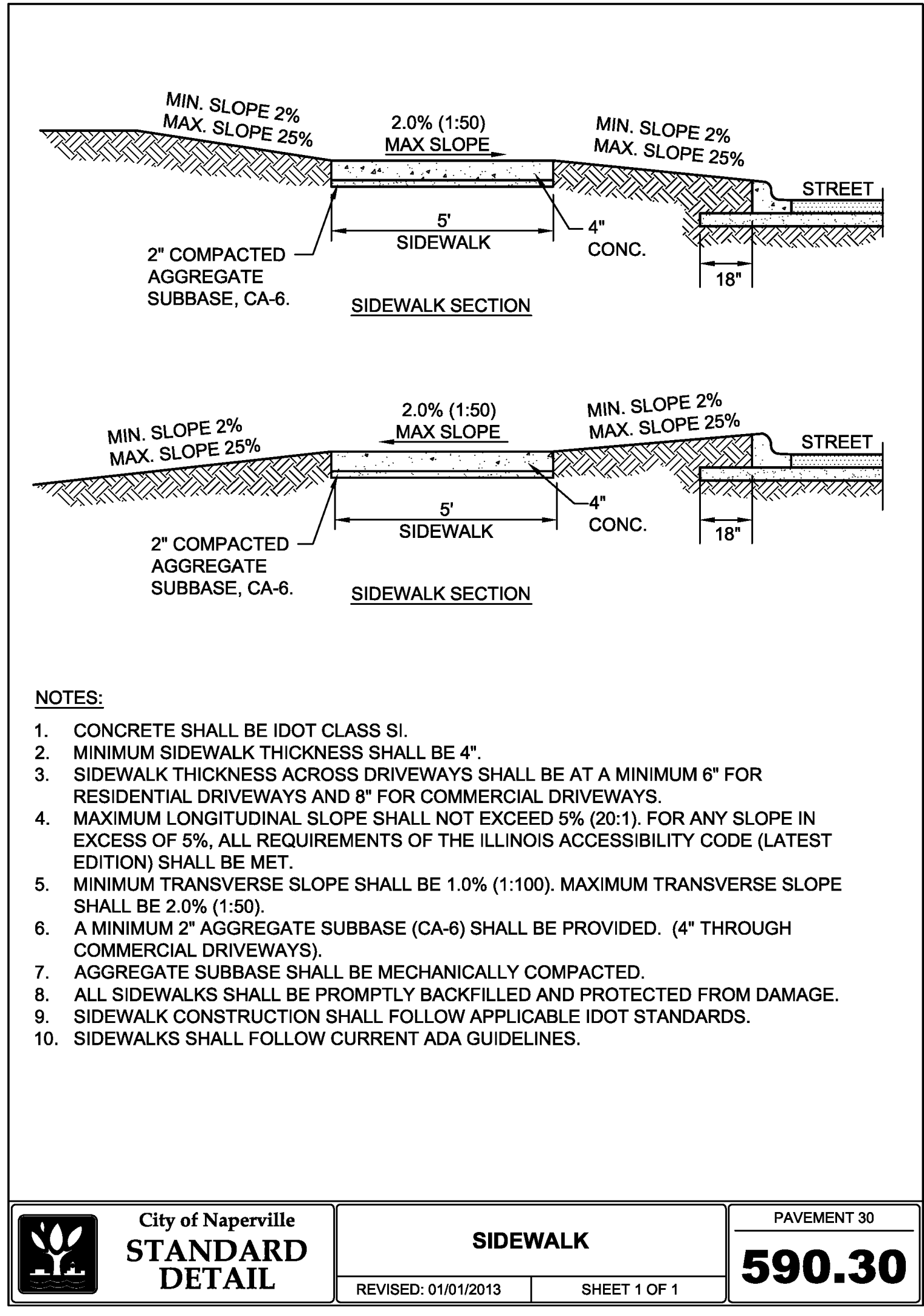
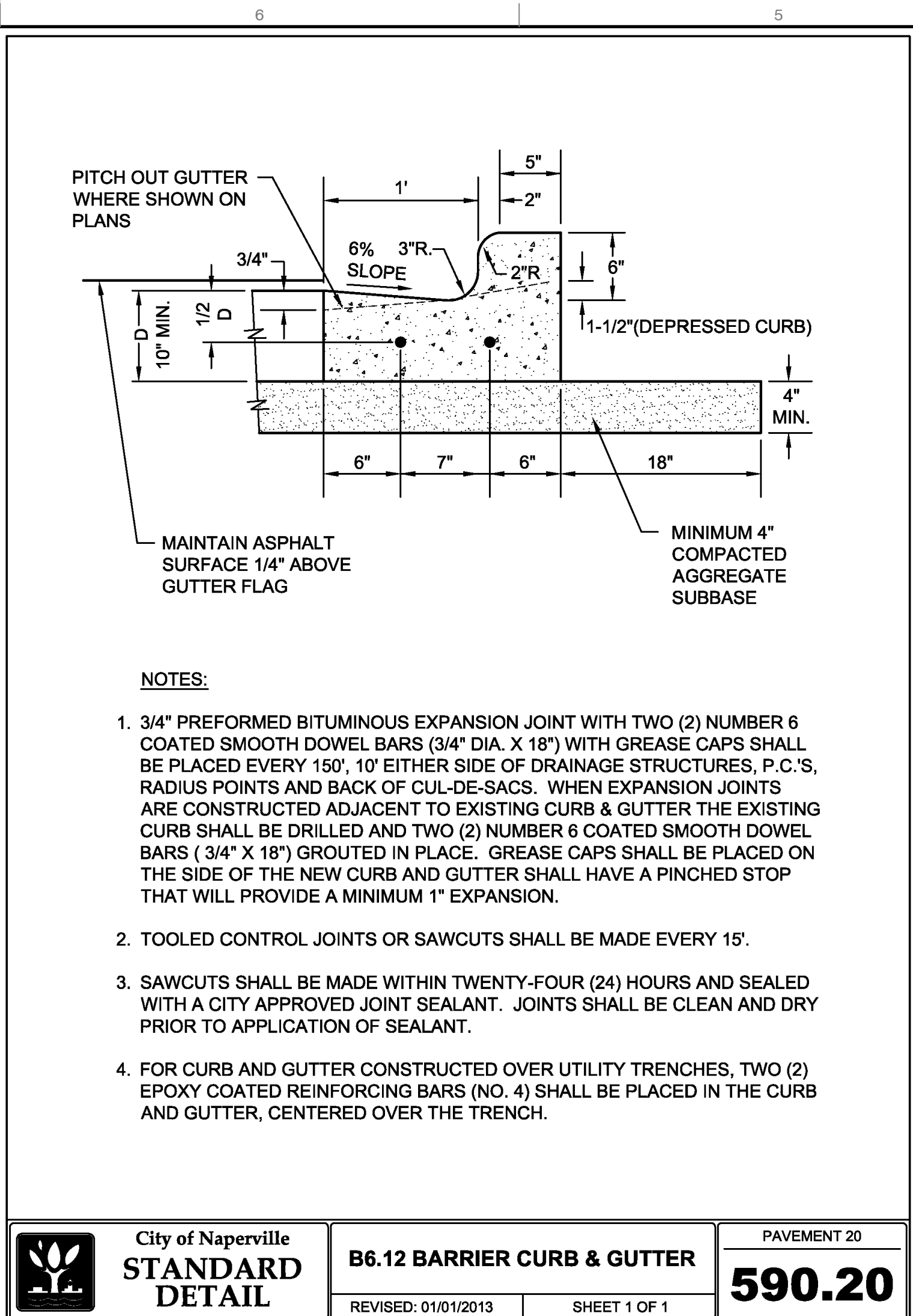
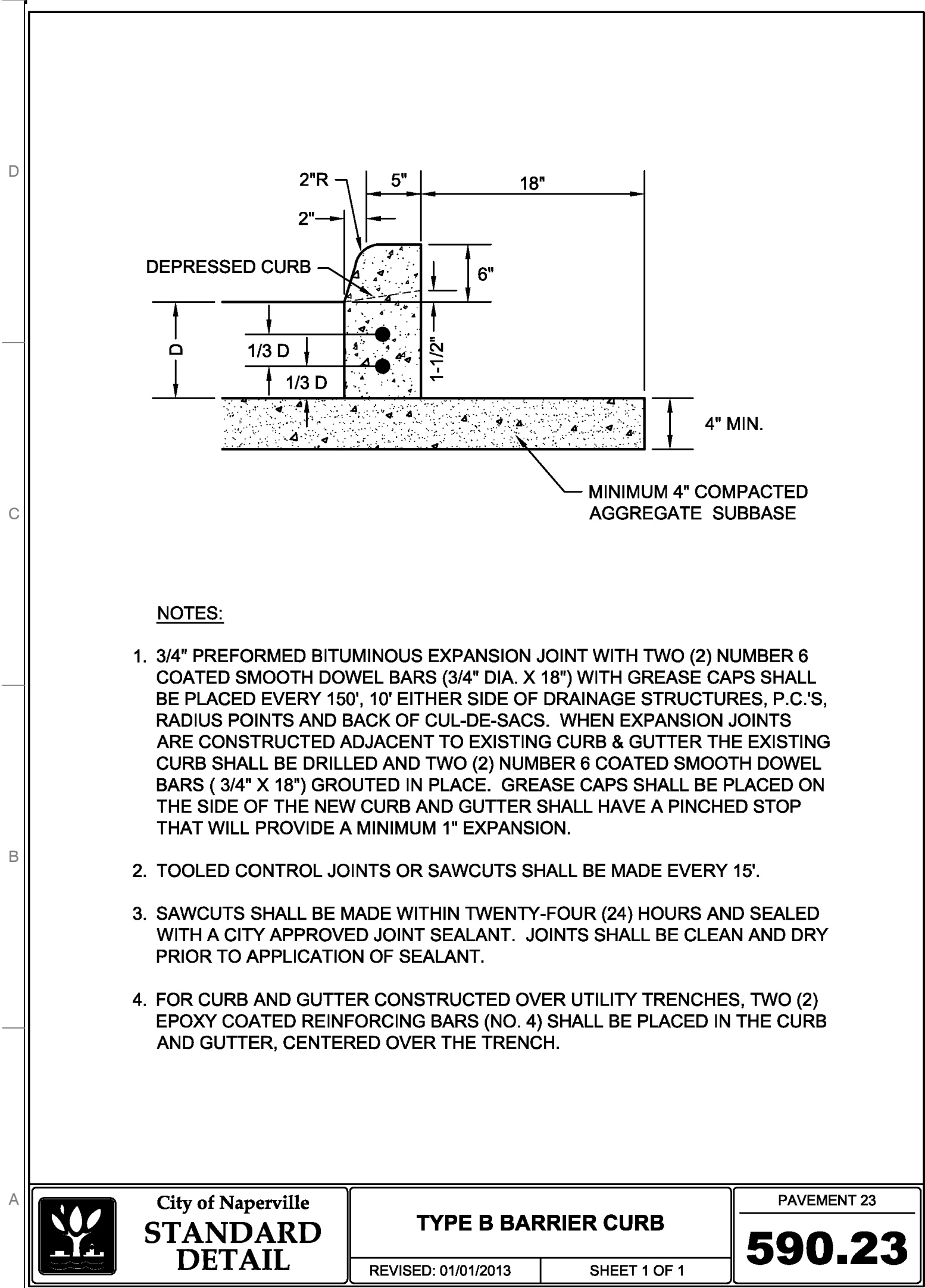
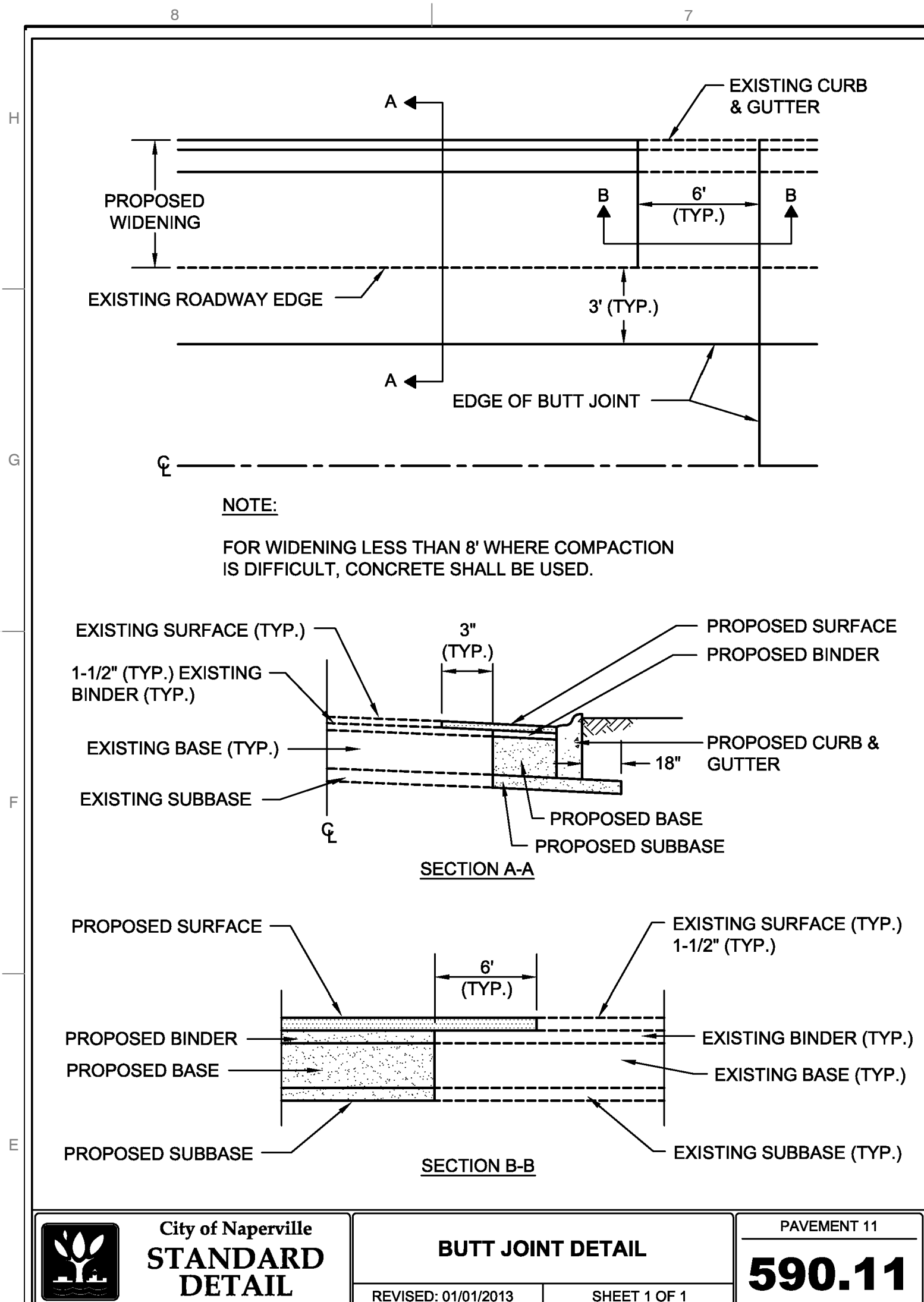
**DETAILS - 3**

DATE:	DECEMBER 19, 2024	DRAWN BY:	MAJ/MEO
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:	333-244	APPROVED BY:	*JGC

**DRAWING NO. C802**

**SHEET 20 OF 27**





<b>REVISION RECORD</b>	
NO.	DATE
1	08/07/2025
2	01/10/2025
DESCRIPTION REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW	

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Civil & Environmental Consultants, Inc.

**CHARLESTON INVESTMENTS, LLC**  
CHARLESTON PLACE  
1103 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**DETAILS - 4**

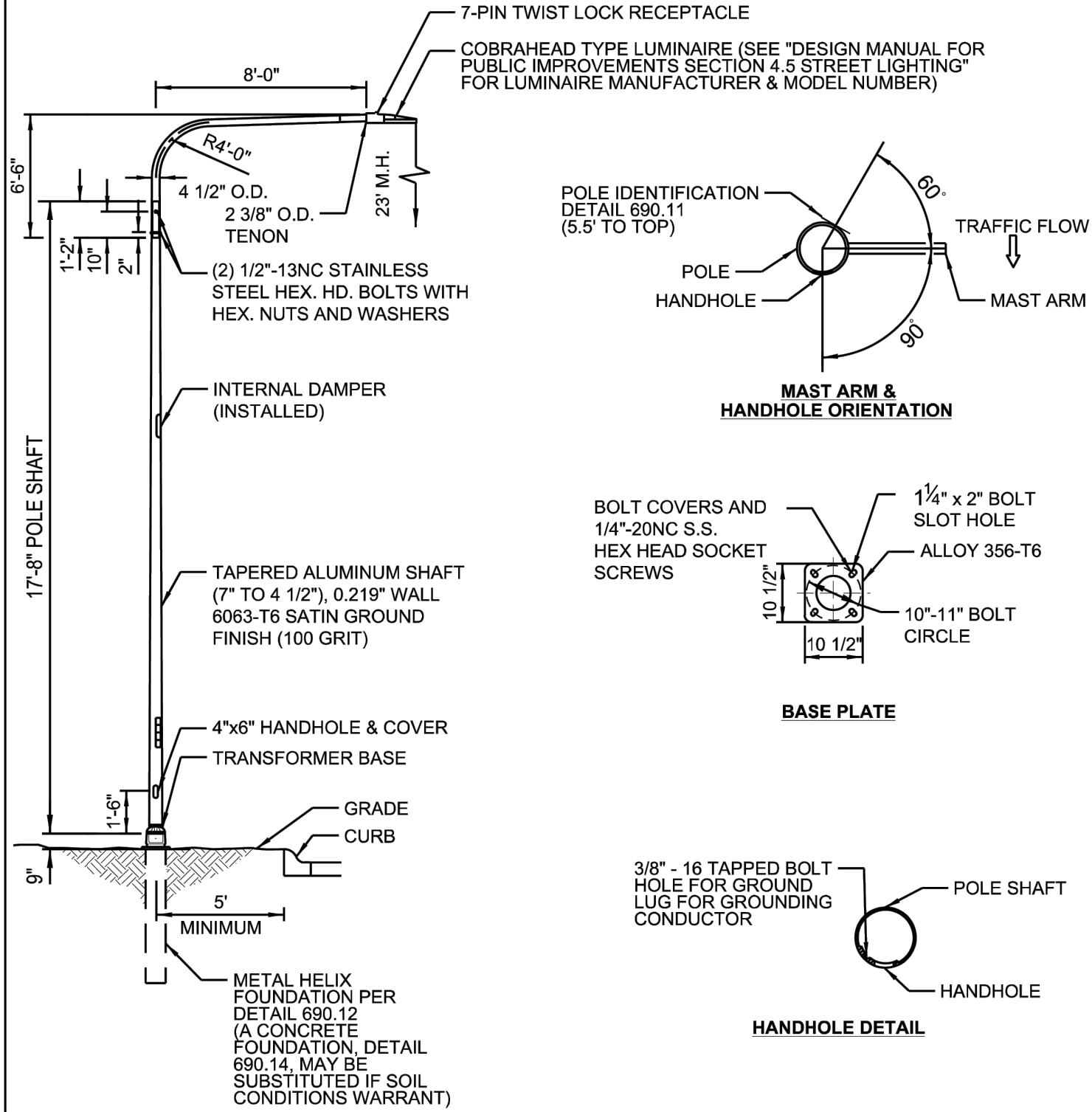
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PROJECT NO:	333-244	APPROVED BY:	*JGC

DRAWING NO: **C803**

SHEET 21 OF 27

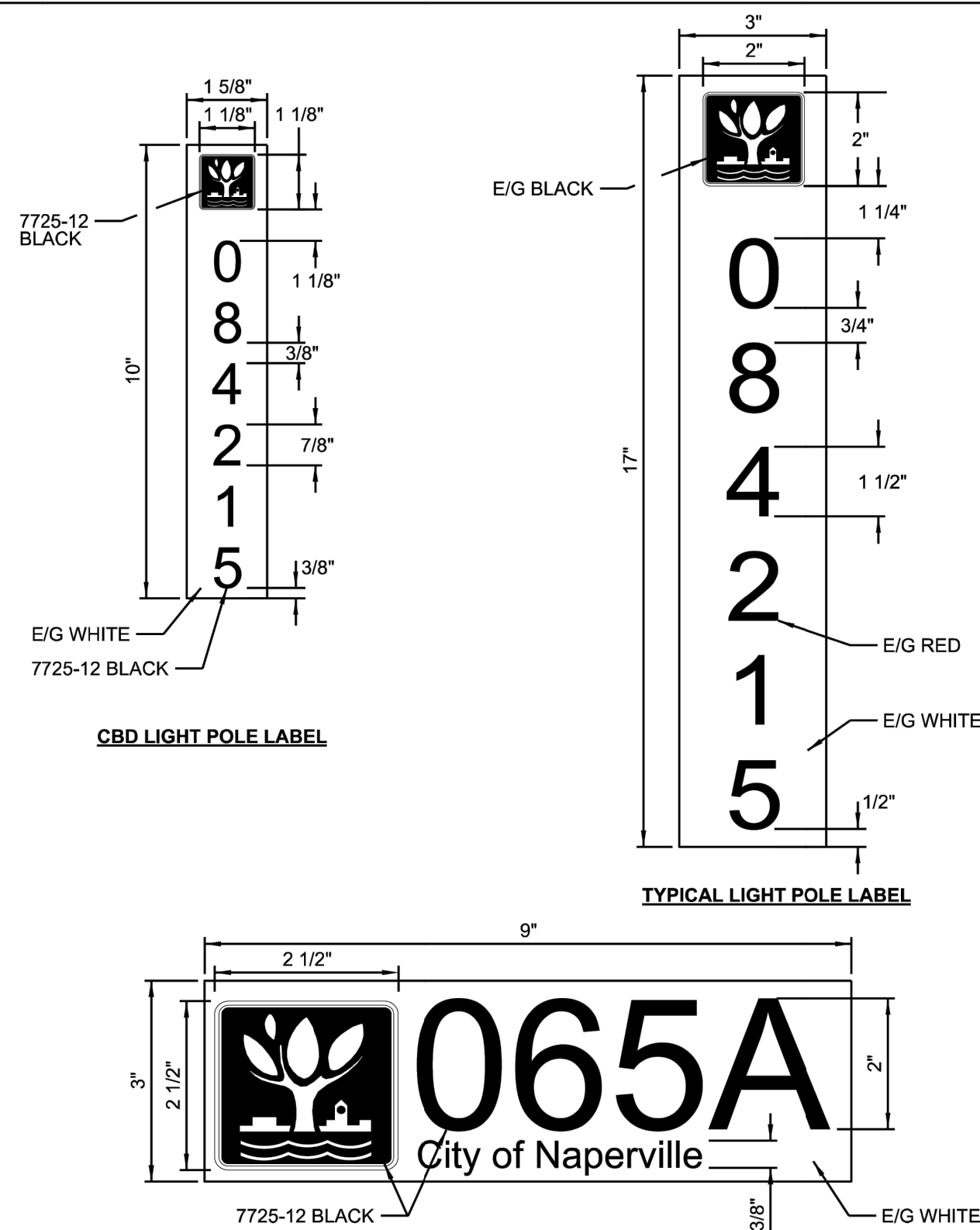


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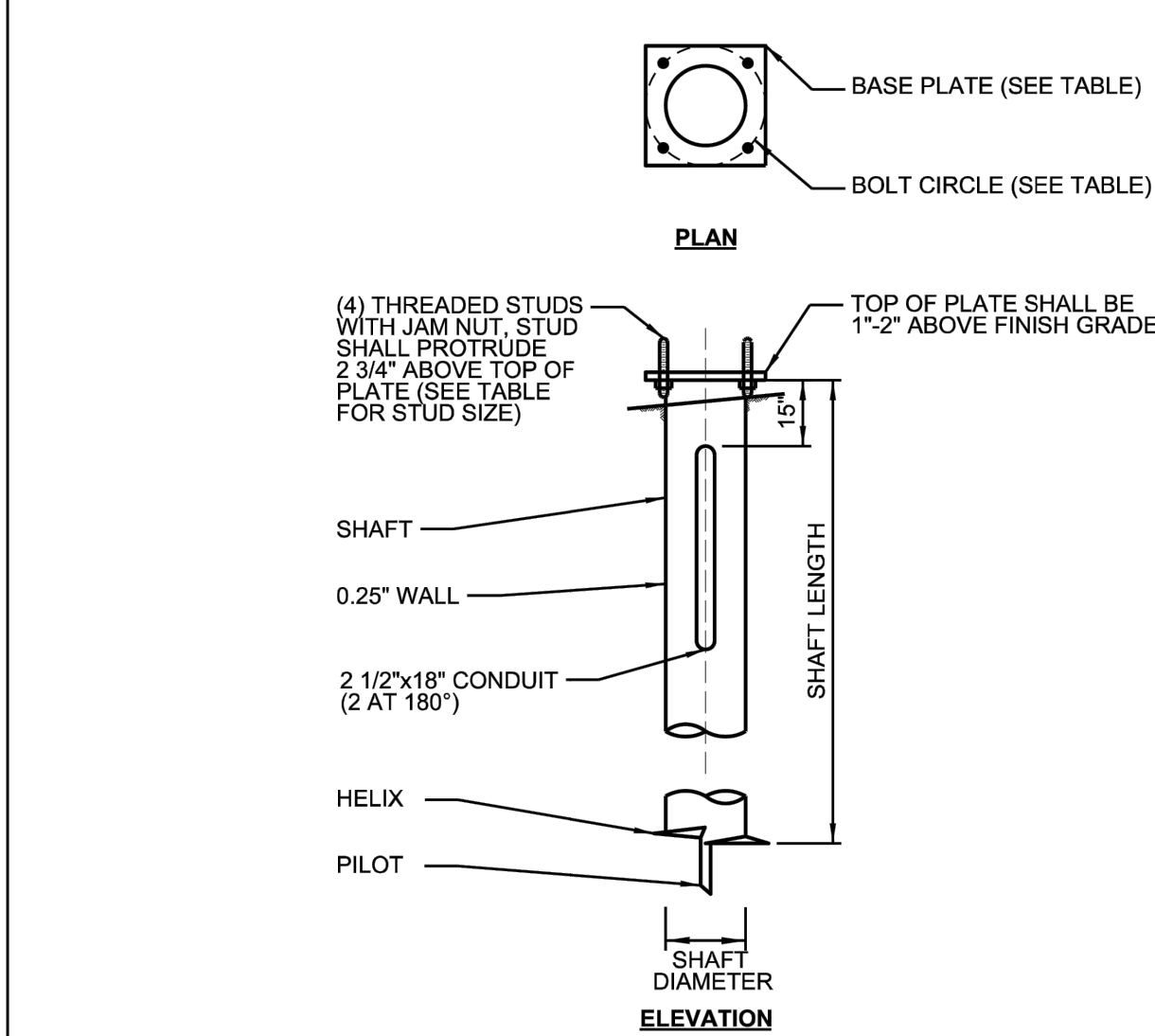
- NOTES:**
- COMPLETE ASSEMBLY POWDER COATED TEXTURED DARK BRONZE, HAPCO, VALMONT OR APPROVED EQUAL.
  - POLE IS UL CLASSIFIED WITH UL LABEL AND HANDHOLE COVER GASKET COMPLYING WITH UL 1572.
  - POLE DESIGN MEETS LATEST AASHTO SPECIFICATION FOR 90 MPH WIND WITH A LUMINAIRE HAVING A MAXIMUM EPA OF 1.6 SQ. FT. AND WEIGHING 75 LBS.

 <b>City of Naperville STANDARD DETAIL</b>	<b>DAVIT ARM STREET LIGHT DETAIL - 23 FOOT</b> EFFECTIVE: 9/1/2023 SHEET 1 OF 1	LIGHTING 1 <b>690.01</b>
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- NOTES:**
- ALL LABELS SHALL BE WESTERN REMAC OR APPROVED EQUAL.
  - COORDINATE LABEL NUMBERS WITH THE CITY.
  - SEE POLE AND CONTROLLER DETAILS FOR LOCATION OF LABELS.
  - MOUNTING HEIGHT SHOWN ON DETAILS IS FROM TOP OF BASE TO TOP OF LABEL.

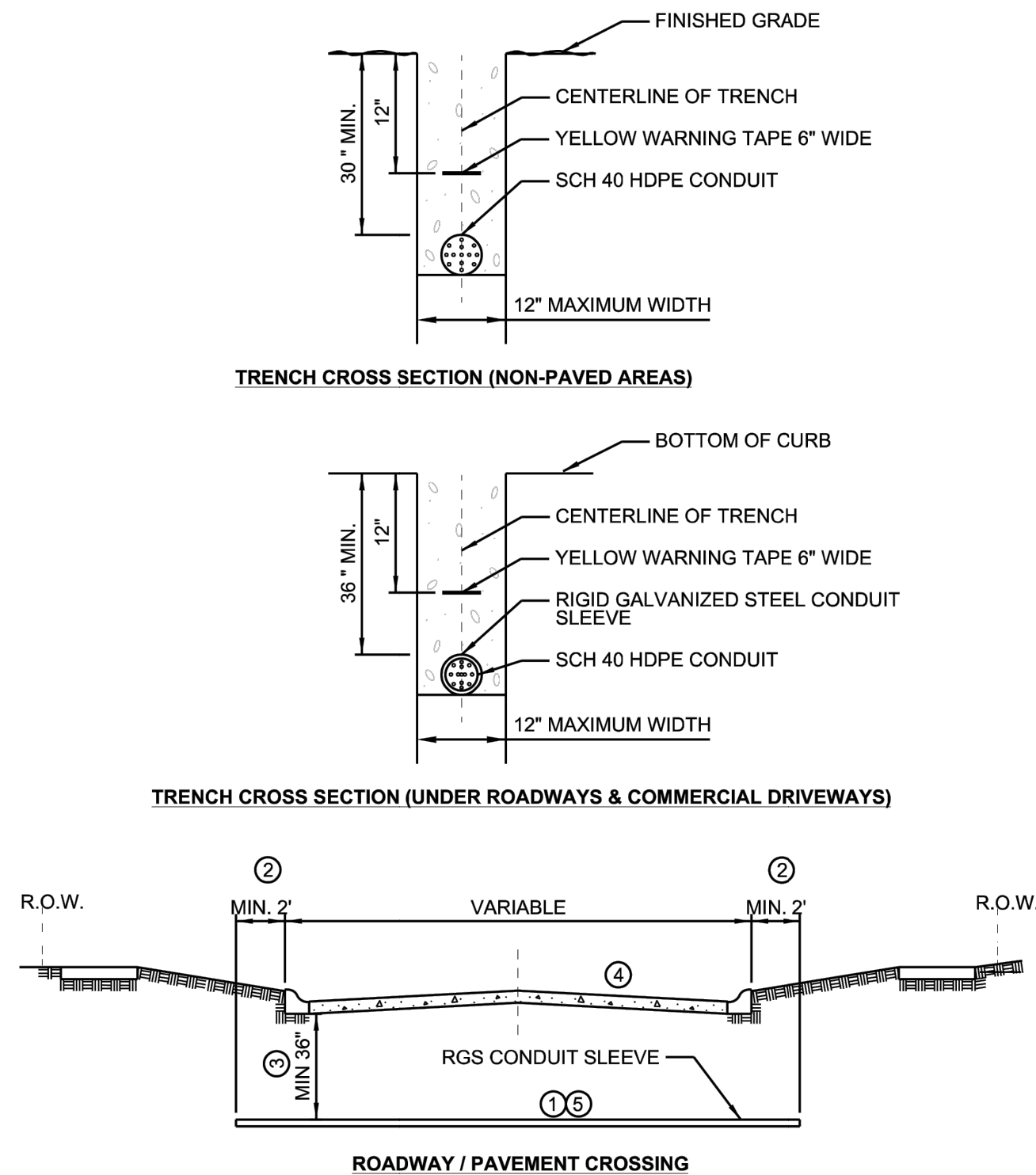
 <b>City of Naperville STANDARD DETAIL</b>	<b>LIGHT POLE AND CONTROLLER LABELING DETAIL</b> EFFECTIVE: 9/1/2023 SHEET 1 OF 1	LIGHTING 11 <b>690.11</b>
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HELIX FOUNDATION MATERIALS	
ITEM	MATERIAL REQUIREMENT
BASE PLATE	AASHTO M 270M, GRADE 36 (M270M, GRADE 250)
SHAFT	ASTM A 252, GRADE 2 (PHOSPHOROUS 0.04% MAXIMUM, SULFUR 0.05% MAXIMUM)
HELIX SCREW	AASHTO M 183 (ASTM A 635)
PILOT POINT	AASHTO M 270 (ASTM A 575)
ANCHOR RODS/STUDS	AASHTO M 314 (ASTM F 1554)
HEXAGON NUTS	AASHTO M 291M (ASTM A 563) GRADE DH, OR AASHTO M 292 (ASTM A 194) GRADE 2H
WASHERS	AASHTO M 293 (ASTM F 436)

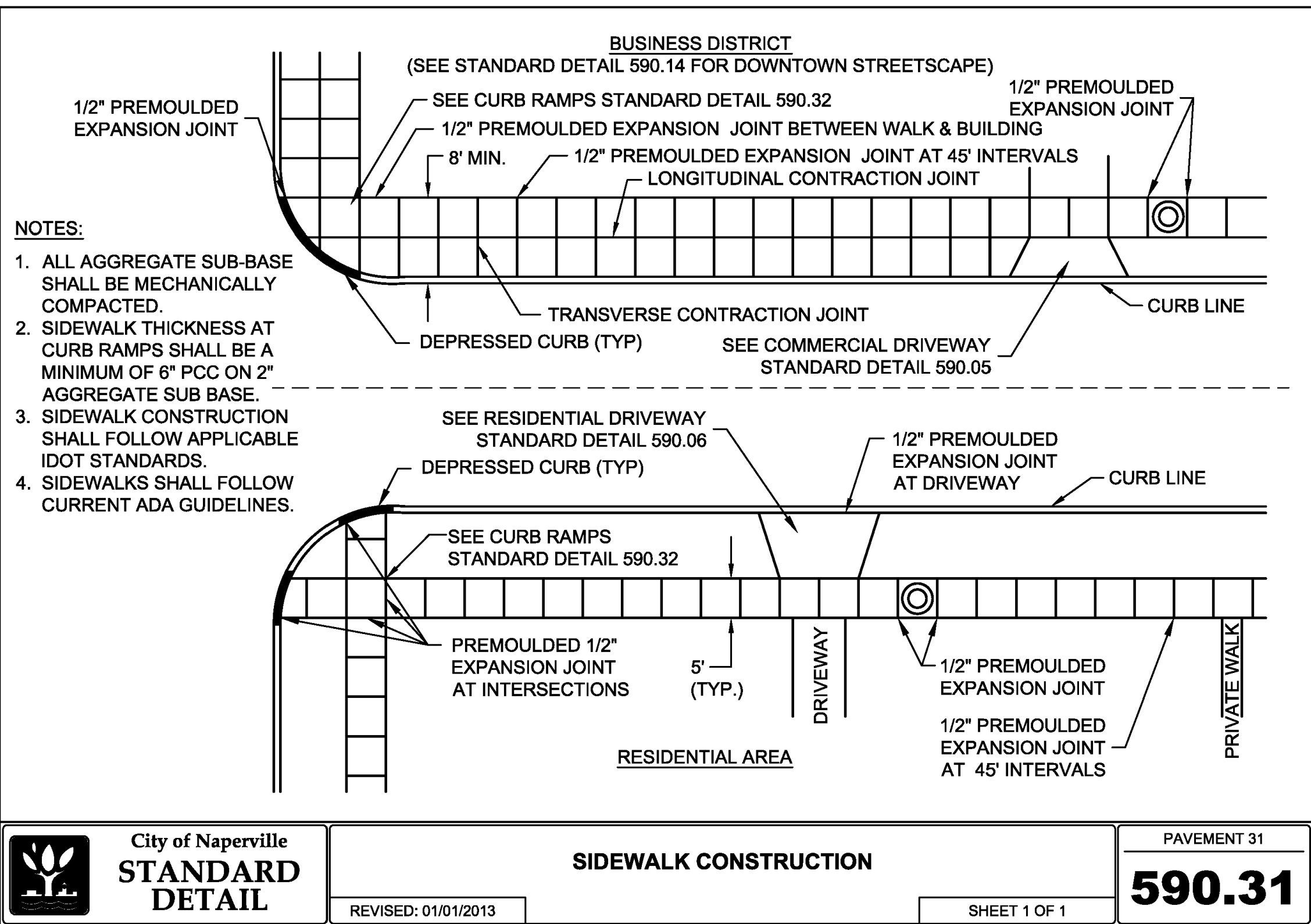
HELIX FOUNDATION SIZE					
POLE HEIGHT	BOLT CIRCLE	SHAFT DIA.	BOLT SIZE	SHAFT LENGTH	BASEPLATE
23 FT	10 1/2"	8 5/8"	1"	5.0 FT	12"x12"x1"
32 FT	11 1/2"	8 5/8"	1"	6.0 FT	12"x12"x1"
40 FT	15"	8 5/8"	1"	6.0 FT	15"x15"x1 1/4"

 <b>City of Naperville STANDARD DETAIL</b>	<b>HELIX TYPE POLE FOUNDATION DETAIL</b> EFFECTIVE: 9/1/2023 SHEET 1 OF 2	LIGHTING 12 <b>690.12</b>
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- NOTES:**
- SLEEVE SHALL BE HEAVY WALL RIGID GALVANIZED STEEL (RGS) CONDUIT.
  - SLEEVE SHALL EXTEND A MINIMUM OF 2 FT. BEYOND BACK OF CURB.
  - SLEEVE SHALL BE A MINIMUM OF 36" BELOW ROADWAY OR CURB BOTTOM.
  - CONTRACTOR SHALL PERFORM EXPLORATORY POTHoles IN PAVEMENT IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND AS DIRECTED BY THE ENGINEER.
  - CONDUIT SHALL BE PUSHED UNDER EXISTING ROADWAY AND COMMERCIAL DRIVEWAYS UNLESS OTHERWISE APPROVED BY THE CITY.

 <b>City of Naperville STANDARD DETAIL</b>	<b>TYPICAL TRENCH DETAIL</b> EFFECTIVE: 9/1/2023 SHEET 1 OF 1	LIGHTING 30 <b>690.30</b>
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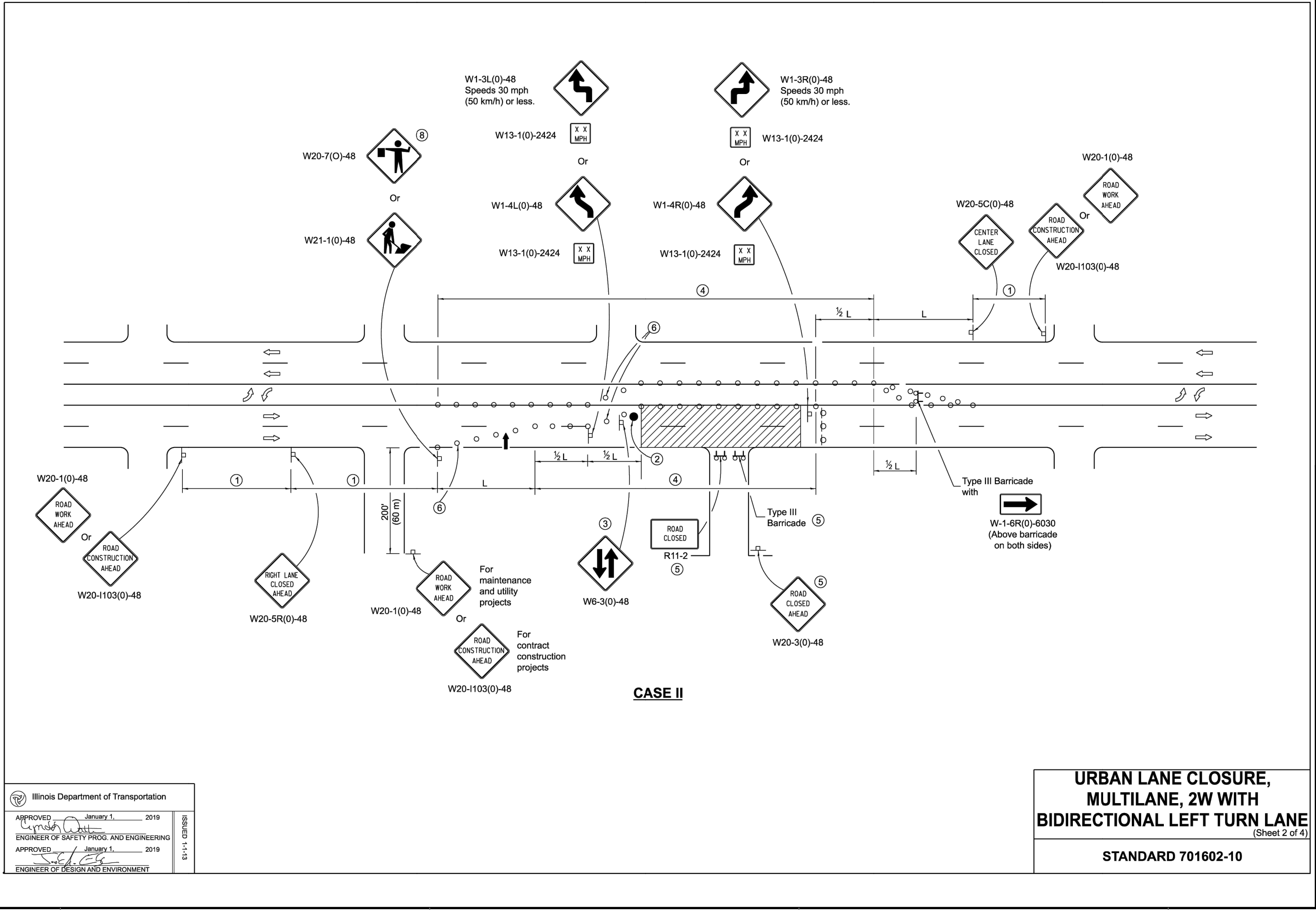
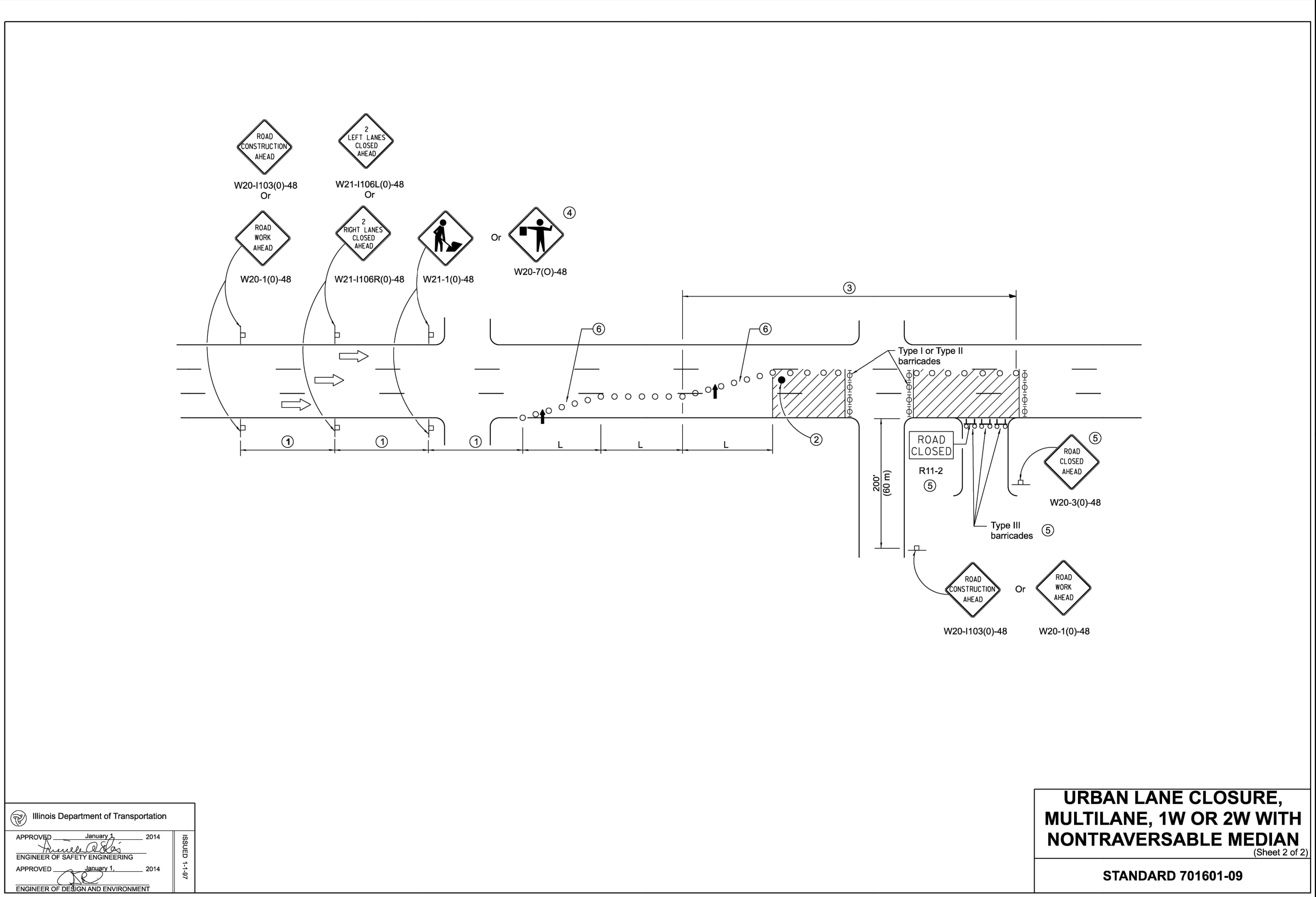
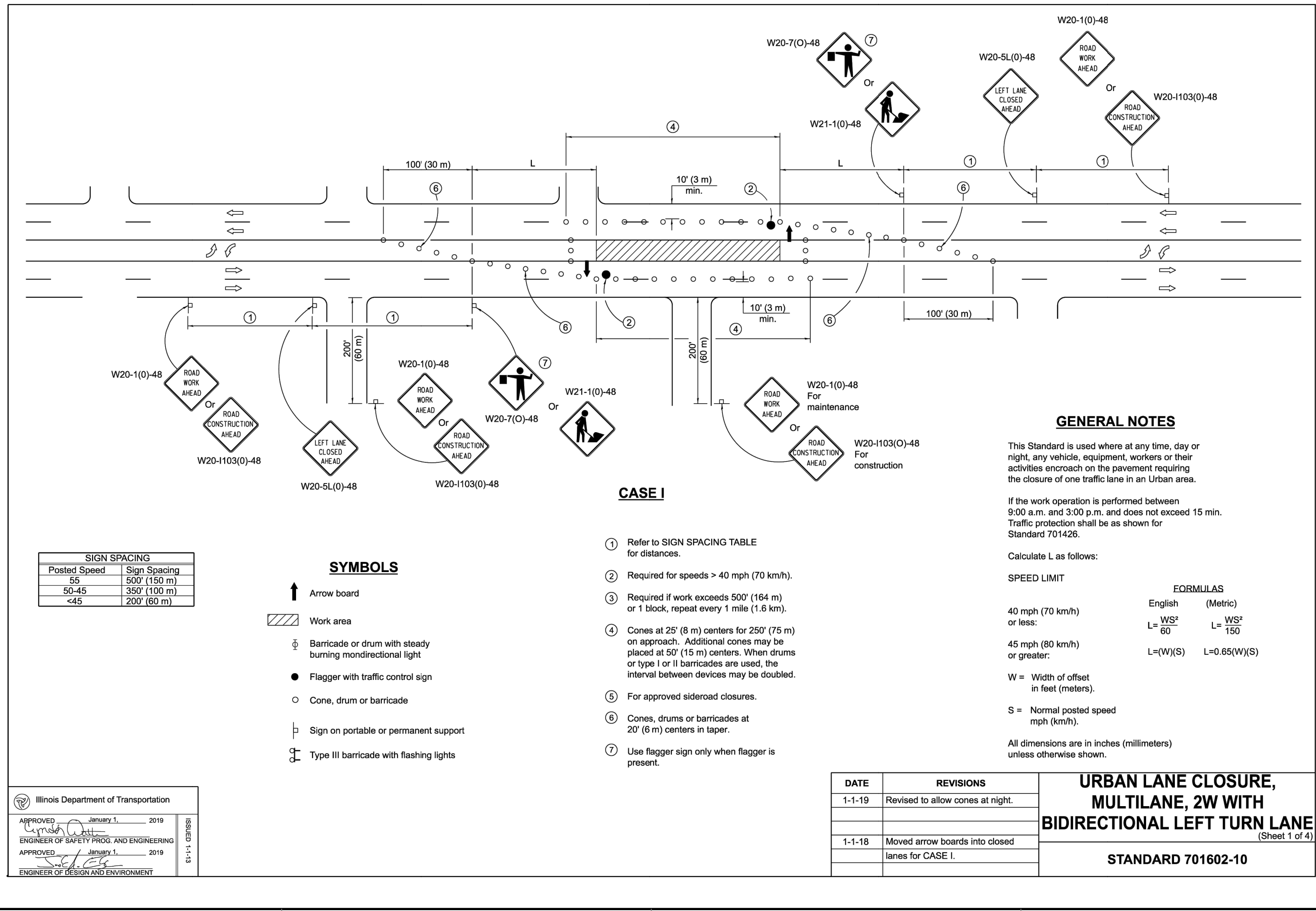
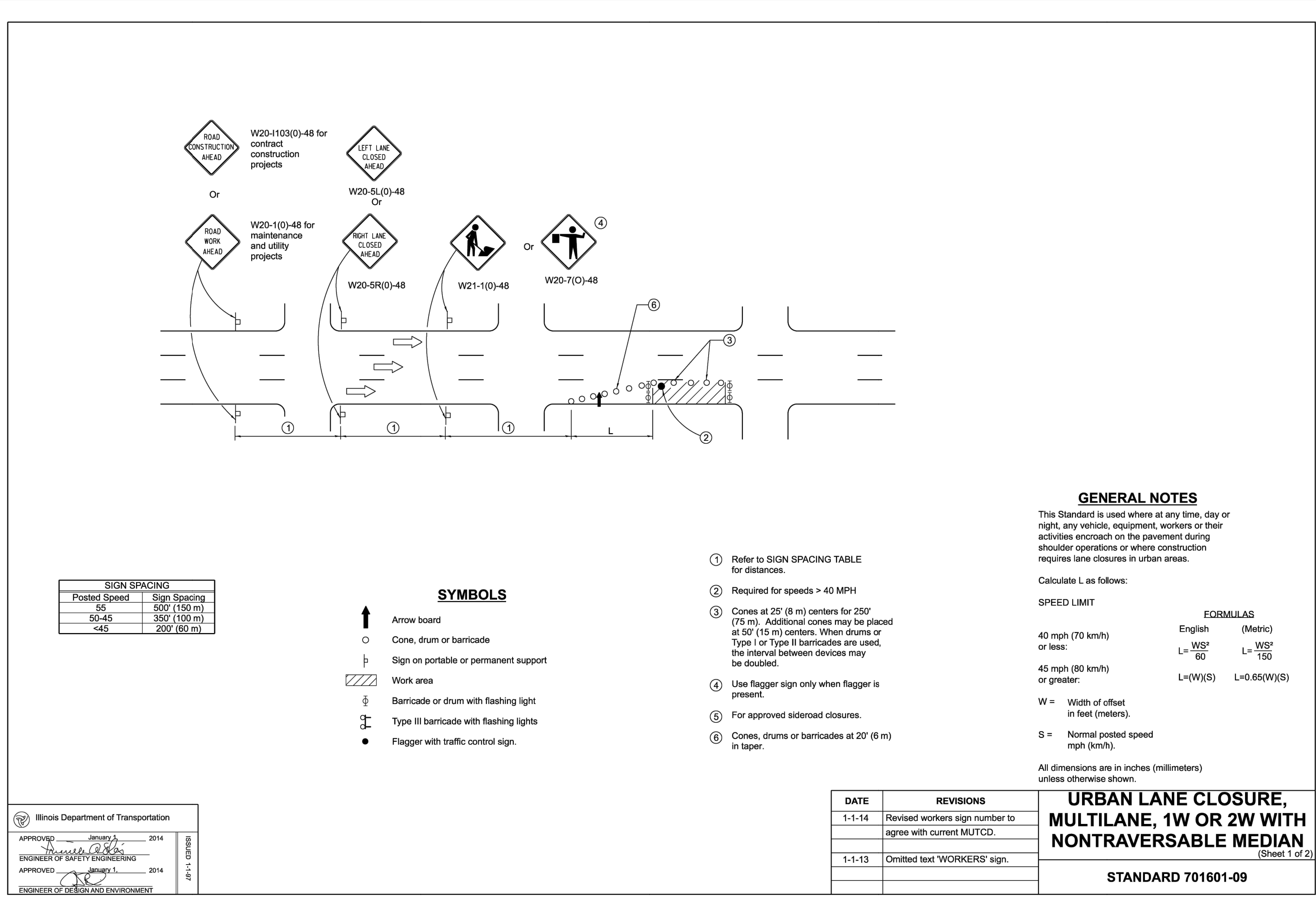


 <b>City of Naperville STANDARD DETAIL</b>	<b>SIDEWALK CONSTRUCTION</b> REVISED: 01/01/2013 SHEET 1 OF 1	PAVEMENT 31 <b>590.31</b>
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REVISION RECORD		DESCRIPTION	
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**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	08/07/2025	REVIEW PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
2	08/10/2025	REVIEW PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

**1230 East Diehl Road**  
**Suite 200**  
**Naperville, IL 60563**  
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**www.cccinc.com**

**Civil & Environmental Consultants, Inc.**

**CHARLESTON INVESTMENTS, LLC**  
**CHARLESTON PLACE**  
**1103 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

**DETAILS - 6**

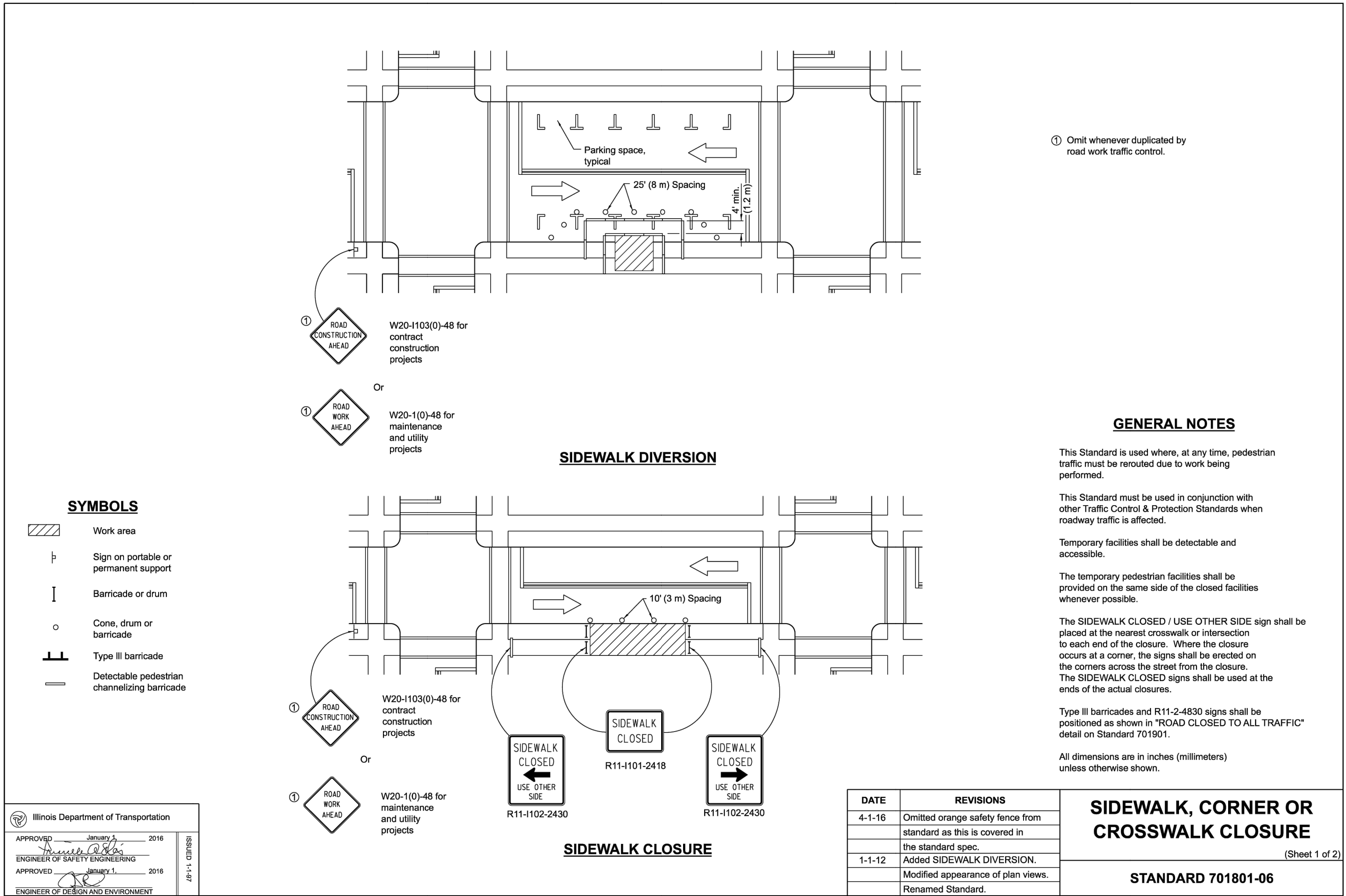
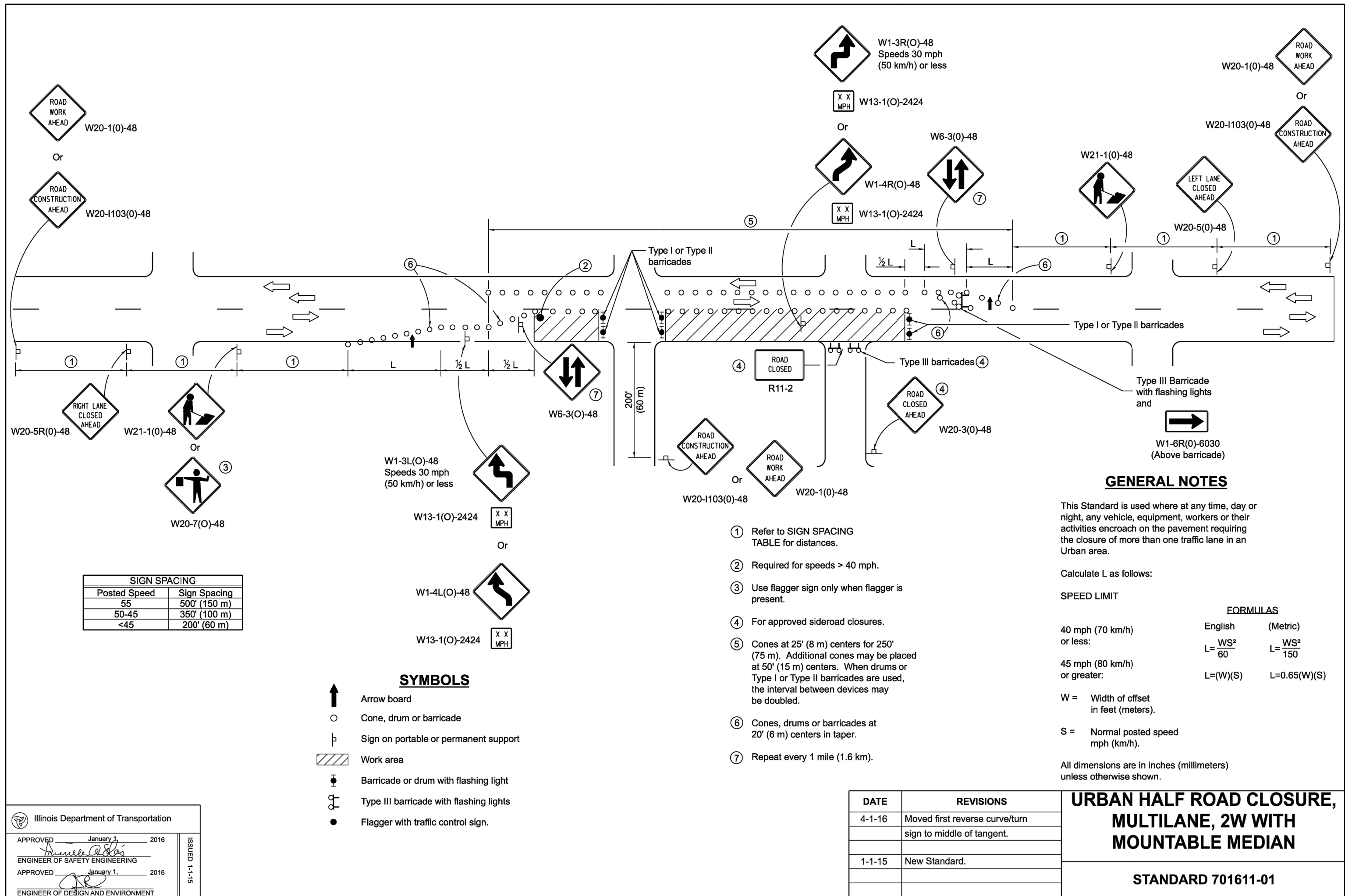
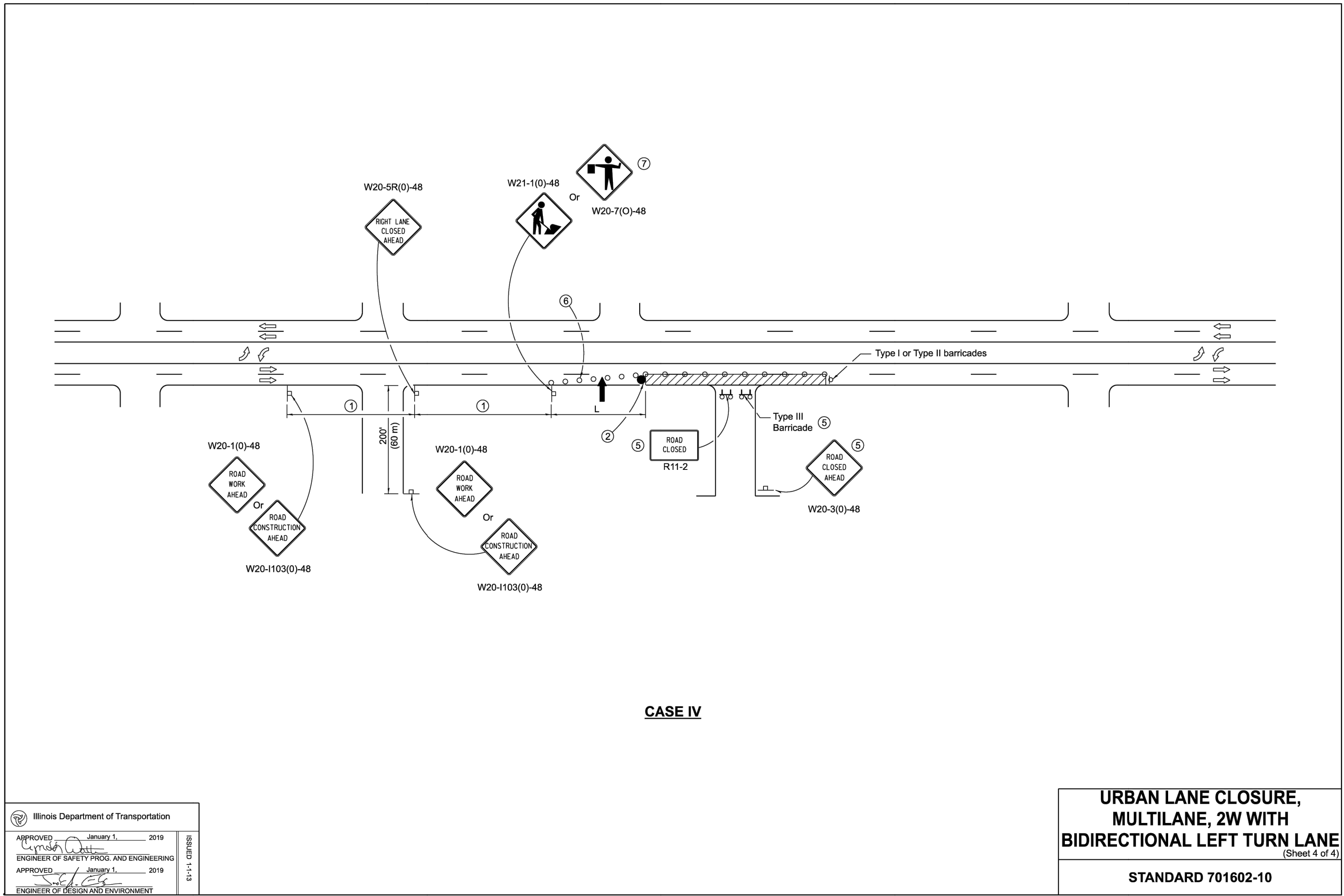
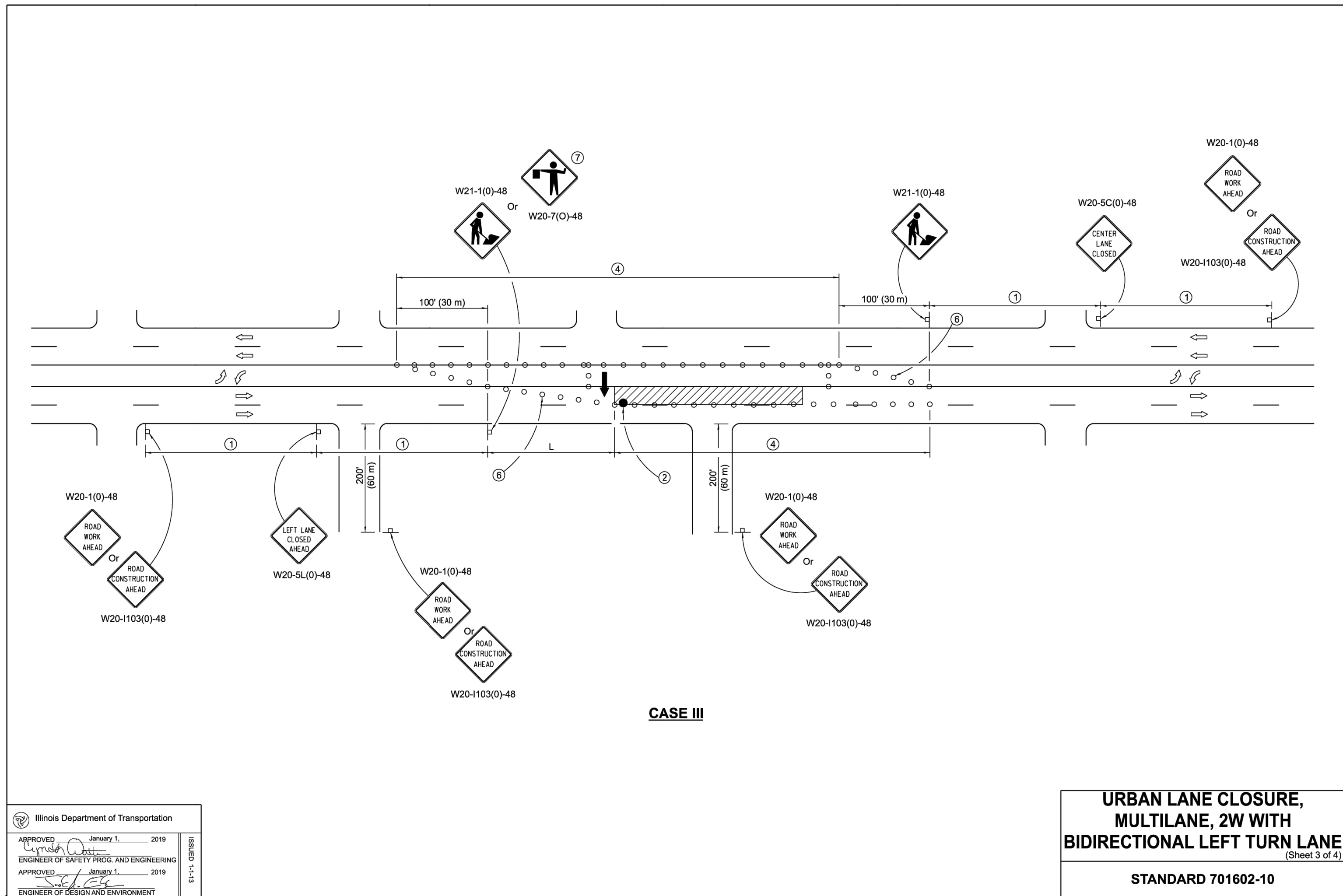
DRAWING NO.: **C805**

DATE: DECEMBER 19, 2024 | DRAWN BY: MAJ/MEO | JGC  
DWG SCALE: AS SHOWN | CHECKED BY: JGC  
PROJECT NO: 333-244  
APPROVED BY: JGC

SHEET 23 OF 27



A:\330-2001\333-241-C800\Draw\CDT-Final Log333244-C801-C800-Details.dwg[2006] LS(1/19/2025 2:58 PM - mofargo) - Lp-3/19/2025 2:58 PM



REVISION RECORD	
NO.	DATE
1	08/07/2025
2	08/10/2025

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**CHARLESTON INVESTMENTS, LLC**  
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NAPERVILLE, ILLINOIS 60540

**DETAILS - 7**

DATE	REVISIONS
4-1-16	Added orange safety fence from standard as this is covered in the standard spec.
1-1-12	Added SIDEWALK DIVERSION. Modified appearance of plan views. Renamed Standard.

**DATE:** DECEMBER 19, 2024  
**DRAWN BY:** MAJ/MEC  
**DWG SCALE:** AS SHOWN  
**CHECKED BY:** JGC  
**PROJECT NO.:** 333-244  
**APPROVED BY:** JGC

**C806**

SHEET 24 OF 27











