

SYMBOL AND LINE LEGEND

		VALVE VAULT		WATERMAIN PIPE
		WATER B-BOX		STORM SEWER PIPE
		WATER VALVE BOX		STORM UNDERDRAIN
		FIRE HYDRANT		SANITARY SEWER PIPE
		WELL HEAD		IRRIGATION SLEEVE/PIPING
		FIRE DEPARTMENT CONNECTION		ELECTRICAL DUCT BANK
		STORM INLET		NATURAL GAS LINE
		STORM MANHOLE		COMMUNICATIONS LINE
		CATCH BASIN		CHILLED WATER SUPPLY
		STORM CLEANOUT		CHILLED WATER RETURN
		DOWNSPOUT		TELEVISION CABLE
		FLARED END SECTION		UNDERGROUND WIRE
		SANITARY MANHOLE		TELEPHONE CABLE
		SANITARY CLEANOUT		FIBER OPTIC CABLE
		LIGHT POLE		AERIAL WIRES
		TELEPHONE MANHOLE		CONSTRUCTION LIMITS
		POWER POLE		PROPERTY LINE
		GAS VALVE		EASEMENT LINE
		GAS METER		VENT LINE
		HAND HOLE		HIGH WATER LINE
		MAIL BOX		NORMAL WATER LINE
		ELECTRICAL MANHOLE		CHAIN LINK FENCE
		CABLE TV PEDESTAL		ALUMINUM FENCE
		TELEPHONE PEDESTAL		WOODEN FENCE
		TRAFFIC OR STREET SIGN		SILT FENCE
		SOIL BORING		DECIDUOUS TREE
		21.56 SPOT ELEVATION		SHRUB OR BUSH
		SURFACE FLOW		EVERGREEN TREE
		100-YEAR OVERFLOW		

PRELIMINARY ENGINEERING PLANS

PRIMROSE NAPERVILLE 471 E. 75TH STREET, NAPERVILLE, IL

PETITIONER INFORMATION

PRIMROSE SCHOOL FRANCHISING COMPANY
3200 WINDY HILL ROAD SE, SUITE 1200E
ATLANTA, GA 30339
CONTACT: MIATT TAYLOR
PH: 617-901-9015
EM: MIATTAYLOR@PRIMROSESCHOOLS.COM

NOTES

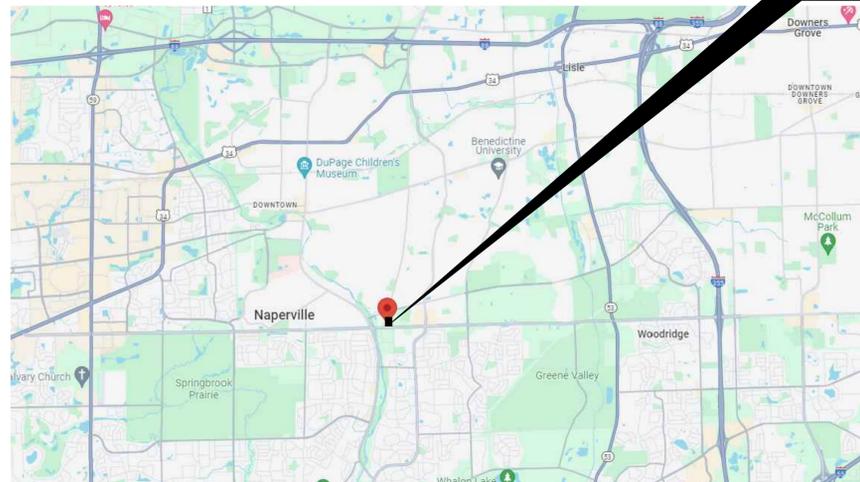
- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER DISCREPANCIES DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS, PLAN BACKGROUND AND UTILITIES AREA BASED UPON THE PLAT OF SURVEY AND TOPOGRAPHIC SURVEYS WHICH WERE PROVIDED TO RTM ENGINEERING CONSULTANTS. RTM ENGINEERING CONSULTANTS ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY OR THOROUGHNESS.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UNDERGROUND UTILITIES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY SIZE AND ELEVATION BEFORE ANY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
- INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
- ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
- NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
- IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY IMMEDIATELY.
- THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL PAY ALL REQUISITE FEES TO THE MUNICIPALITY, AND ANY OTHER AGENCY REQUIRED, FOR COMPLETION OF DEMOLITION WORK.
- CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
- EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
- TOPOGRAPHIC AND BOUNDARY SURVEY BY COMPASS SURVEYING LTD.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR. 60 AT SEQ.), AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH. 17 1/2 PAR. 51 ET. SEQ.), IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN

LOCATION MAP



LOCATION

BENCHMARKS

REFERENCE BENCHMARK:

CITY OF NAPERVILLE BENCHMARK #227
DATUM: NAVD 88
ELEVATION = 739.48

CITY OF NAPERVILLE BENCHMARK #526
DATUM: NAVD 88
ELEVATION = 681.48

SITE BENCHMARKS:

SITE BENCHMARK #1
NORTHWEST BOLT ON FIRE HYDRANT AT ENTRANCE TO SITE
ELEVATION = 675.56

SITE BENCHMARK #2
CUT BOX ON NORTHWEST CORNER OF TRANSFORMER PAD NEAR WEST SIDE OF BUILDING ON SITE
ELEVATION = 676.80



Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG
WITH THE FOLLOWING INFORMATION

COUNTY NAME: DUPAGE
TOWNSHIP, RANGE: 38N, 9E
SECTION NUMBER: 25



1833 N. Meacham Rd. #700 Schaumburg, Illinois 60173
Phone: (847) 756-4180 www.rtimec.com
IL Design Firm: 184006777-0002

PRIMROSE SCHOOLS:
NAPERVILLE, IL
471 E. 75TH STREET
NAPERVILLE, IL 60566

REVISIONS

DATE	TYPE
06/27/2024 <td>ZONING SUBMITTAL</td>	ZONING SUBMITTAL
11/06/2024 <td>ZONING RESUB</td>	ZONING RESUB
12/16/2024 <td>ZONING RESUB</td>	ZONING RESUB
02/16/2025 <td>ZONING RESUB</td>	ZONING RESUB

COVER SHEET

DATE: 1/07/2025

JOB NO.: 23529

C0.0
SHEET NO.

PROPERTY OWNER: HENDREN, BRADLEY & SARA J
 PIN: 08-29-103-007
 LISLE TOWNSHIP
 RANEK-MARES ASSMT. PLAT
 4
 BLOCK 1
 (A.K.A. PANEK-MARES ASSESSMENT
 PLAT DOC. NO. 752538)

PROPERTY OWNER:
 HOBSON'S POND
 HOME ASSOCIATION
 LISLE TOWNSHIP
 HOBSON'S POND SUB.
 PIN: 08-30-213-007

PROPERTY OWNER:
 NORTHWESTERN
 MEMORIAL
 LISLE TOWNSHIP
 PIN: 08-29-103-039
 LOT 2
 101 EAST SUBDIVISION
 DOCUMENT R2012-035955

PROPERTY OWNER:
 BRAND, DAVID J
 PIN: 08-29-103-011
 LISLE TOWNSHIP
 MCINTOSH, A.T., & CO.'S
 RIVER GROVE SUB.
 5
 BLOCK 1

AREA SUMMARY:
 IMPERVIOUS AREA = 39,697 SF (0.911 ACRES)
 PERVIOUS AREA = 25,522 SF (0.586 ACRES)
 TOTAL AREA = 65,219 SF (1.497 ACRES)
 60.87% IMPERVIOUS
 BUILDING AREA = 13,596 SF (0.312 ACRES)

±13,596 SF
 PROPOSED CHILD
 CARE FACILITY
 FF 673.00

- NOTES:
- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
 - ADA DETECTIBLE WARNING STRIPS SHALL BE CAST INTO CONCRETE SURFACE PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
 - TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING LTD. DATED FEBRUARY 2, 2024.
 - PLAYGROUND STRUCTURES SHALL NOT EXCEED 18" IN HEIGHT.

- (X) SIGNING AND STRIPING SCHEDULE
- 4" YELLOW STRIPING
 - YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
 - "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY (#250 FINE)
 - 4" PAINTED CROSS STRIPING 4" C-C DIRECTIONAL ARROW

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

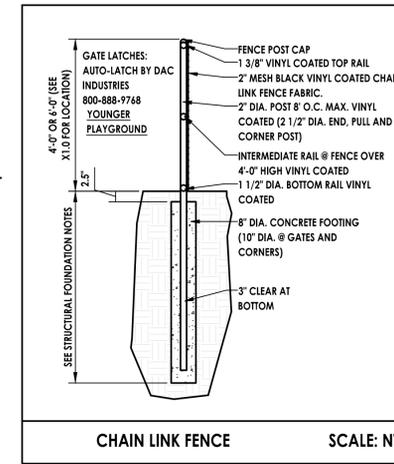
(X) PARKING SUMMARY

	EXISTING	PROPOSED
REGULAR STALLS (9'x18')	15	42
ACCESSIBLE STALLS (16'x18')	1	2
TOTAL STALL COUNT	16	44

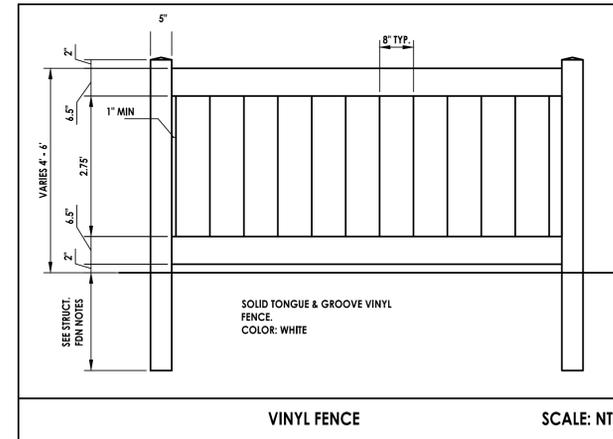
SITE DATA		
ZONING DISTRICT	OCI - OFFICE, COMMERCIAL, INSTITUTIONAL USE	DAYCARE IS A PERMITTED USE
SETBACK REQUIREMENTS	FRONT BLDG SETBACK REAR BLDG SETBACK SIDE BLDG SETBACK	20' 15' 10'
PARKING REQUIREMENTS	CHILD CARE REQUIREMENT: 4 FOR EVERY 1,000 SF OF GROSS AREA TOTAL REQUIRED SPACES: CHILD CARE: 13,596/14(1000) = 54 TOTAL PROVIDED SPACES: 44 SPACES (VARIANCE REQ'D)	

LEGEND:

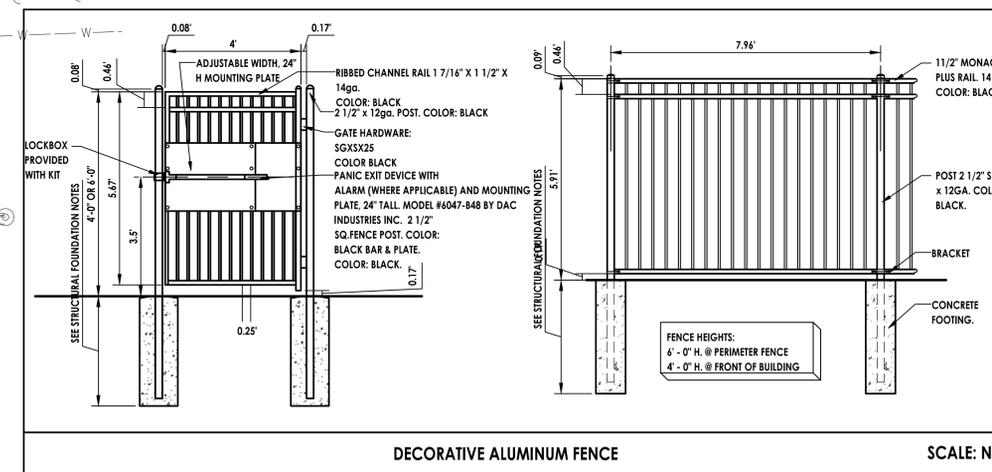
- ADA TRUNCATED DOMES
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER - DEPRESSED
- 86.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
- 86.12 CURB AND GUTTER - DEPRESSED
- 86.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
- BARRIER CURB UNLESS NOTED OTHERWISE
- BARRIER CURB - DEPRESSED
- 86.12 CURB - TRANSITION (ZERO TO FULL HEIGHT)
- SAWCUT LINE
- EASEMENT LINE
- PROPERTY LINE
- VINYL FENCE
- ALUMINUM FENCE
- CHAIN LINK FENCE
- PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT. SEE DETAIL ON SHEET C6.2
- PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT. SEE DETAIL ON SHEET C6.2
- PROPOSED CONCRETE PAVEMENT. SEE DETAIL ON SHEET C6.2
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C6.2



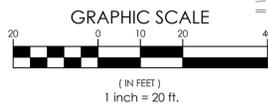
CHAIN LINK FENCE SCALE: NTS



VINYL FENCE SCALE: NTS



DECORATIVE ALUMINUM FENCE SCALE: NTS



75TH STREET
 (COUNTY HIGHWAY NO. 38)
 DEDICATED PER DOCUMENT 206178



PRIMROSE SCHOOLS:
 NAPERVILLE, IL

471 E. 75TH STREET
 NAPERVILLE, IL 60665

REVISIONS

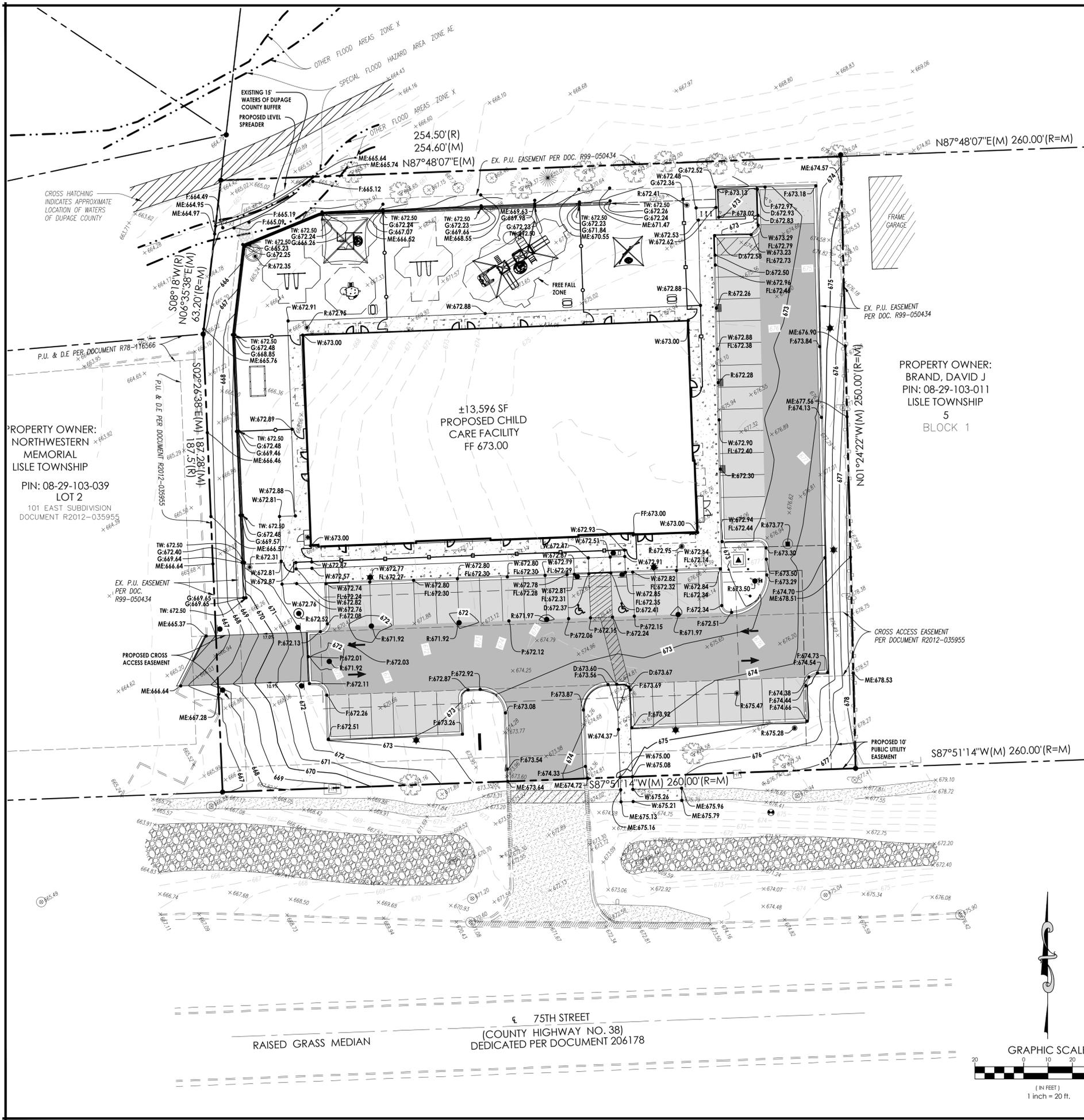
#	DATE	TYPE	DESCRIPTION
06/27/2024	ZONING RESUB		
11/06/2024	ZONING RESUB		
12/15/2024	ZONING RESUB		
02/19/2025	ZONING RESUB		

SITE PLAN

DATE 1/07/2025

JOB NO. 23529

C2.0
 SHEET NO.



NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING LTD, DATED FEBRUARY 2, 2024.

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR		
5 FOOT CONTOUR		
GRADE		
RIDGE LINE		
TOP OF CURB		C:XX.XX
TOP OF WALK		W:XX.XX
TOP OF PAVEMENT		P:XX.XX
FLOW LINE @ DEPRESSED CURB		D:XX.XX
FLOW LINE		F:XX.XX
EDGE OF PAVEMENT		E:XX.XX
FINISHED GROUND		G:XX.XX
RIM GRADE		R:XX.XX
MATCH EXISTING		ME:XX.XX
FINISHED FLOOR		FF:XX.XX



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 NAPERVILLE, IL**

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 NAPERVILLE, IL 60566

PROPERTY OWNER:
 BRAND, DAVID J
 PIN: 08-29-103-011
 LISLE TOWNSHIP
 5
 BLOCK 1

REVISIONS

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3	12-16-2024	ZONING RESUB
4	02-16-2025	ZONING RESUB

GRADING PLAN

DATE 1/07/2025
 JOB NO. 23529

C3.0
 SHEET NO.

