

**FINAL SITE DEVELOPMENT PLANS
FOR
IRON GATE MOTOR CONDOS BUILDING 3
PHASE 2A AND PHASE 2B
NAPERVILLE, ILLINOIS**

**WATERMAIN-SANITARY SEWER-PRIVATE DRIVEWAY
AND DRAINAGE IMPROVEMENTS
(CITY TRACKING NO. 20-10000065)Δ
(OWN CLOUD NAME: IRON GATE PHASE 2B - PZC20-PZC20-1-065)**

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	▲	INLET
○	■	CLEANOUT
○	■	SLOPE INLET BOX
○	■	HEADWALL
○	■	END SECTION
○	■	STORM SEWER
○	■	SANITARY SEWER
○	■	WATERMAIN
○	■	VALVE & BOX
○	■	WATER VALVE IN VAULT
○	■	FIRE HYDRANT
○	■	CONTOUR
○	■	ELEVATIONS
○	■	STREET LIGHT
○	■	WATERMAIN PROTECTION
○	■	SILT FENCE INLET PROTECTOR
○	■	TEMPORARY STRAW BALE DITCH CHECK
○	■	SILT FENCE DITCH CHECK
○	■	RIP-RAP
○	■	OVERFLOW ROUTE



INDEX OF SHEETS

Sheet Number	Sheet Title
01	TITLE
02-03	CONSTRUCTION SPECIFICATIONS – GENERAL NOTES
04	PAVEMENT DESIGN AND DETAILS
05	GEOMETRIC PLAN – STRIPING, SIGNAGE AND SITE LIGHTING LOCATIONS
06	OVERALL UTILITY PLAN
07	SOIL EROSION AND SEDIMENTATION CONTROL (SWPP) PLAN
08	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
09	STORMWATER POLLUTION PREVENTION PLAN
10-11	DRAINAGE AND GRADING PLAN
12	WATERMAIN PLAN AND PROFILE
13	SANITARY SEWER PLAN AND PROFILE
14	SANITARY AND STORM SEWER PLAN AND PROFILE
15	SANITARY SEWER AND WATERMAIN CONSTRUCTION DETAILS
16	DRAINAGE STRUCTURE DETAILS

BENCHMARKS

SITE BENCHMARK NO. 191
MAG. NAIL SET IN PATH 1' EAST OF FIRST
SANITARY MANHOLE WEST OF ENTRANCE.
ELEVATION = 723.87

DUPAGE COUNTY BENCHMARK:
DUPAGE COUNTY BENCHMARK W134001 – MONUMENT AT SOUTHWEST
CORNER OF IL. ROUTE 59 AND IL. ROUTE 56 (BUTTERFIELD ROAD)
WITH ACCESS COVER STAMPED "DUPAGE COUNTY MAPS AND PLATS"
ELEVATION = 717.25 NGVD29

CITY OF NAPERVILLE BENCHMARK:
BERNSTEIN 3D TOP SECURITY MONUMENT CONSISTING OF A 8" DIA.
STAINLESS STEEL DATUM POINTON THREADED 3/4" x 4" LONG ROD
TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCASED
IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER
ELEVATION = 711.40 NAVD 1988 (+0.27 TO EQUAL NGVD PROJECT DATUM)

Δ PHASE 2B
IMPERVIOUS SURFACES ANALYSIS

PROPOSED IMPERVIOUS SURFACES	= 4.16± Ac.
PROPOSED PERVIOUS SURFACES	= 0.92± Ac.
RATIO $\frac{IMP}{TOT}$	= XXX%
DESIGN Cn USED FOR NORTHERLY SWM	= 96
ACTUAL Cn PHASE 2B	= 94.4

**FOR UNDERGROUND UTILITY
LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811**

DATE: _____
RELEASED FOR PLAN REVIEW AND PERMIT
PROCESSING ONLY.
IF USED FOR BIDDING PURPOSES, THOSE PARTIES
CONCERNED SHALL BE ADVISED THAT REVISIONS
MAY BE REQUIRED PRIOR TO PLAN APPROVAL.
NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE
CITY OF NAPERVILLE AND PERMITTED AS REQUIRED.

STATE OF ILLINOIS) ss.
COUNTY OF DU PAGE)

I, RANDALL W. BUS, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS,
HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON
BEHALF OF IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY, BY CEMCON,
LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS
INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONFORMANCE WITH
THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL BE
DATED THIS 24TH DAY OF MAY, A.D., 2021.

Randall W. Bus
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-032700
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002637
EXPIRES APRIL 30, 2023

NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND
IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID
TECHNICAL SUBMISSION.

Copyright © 2020 Cemcon, Ltd. All rights reserved.

PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
2228 FERRY ROAD, #101
NAPERVILLE, ILLINOIS 60563
(630) 945-1085



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS
Δ	03-15-21/ACC	1, 2, 5-7, 9-16			
Δ	05-05-21/ACC	4, 5, 10, 12, 13			
Δ	05-24-21/ACC	1, 6, 12-14			

JOB NO. 829.007
DIR: 904117
COMPLETION DATE:
12-16-20
SHEET 1 OF 16

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

**CITY OF NAPERVILLE
General Notes**

1. THE OWNER OR HIS/HER REPRESENTATIVE IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAPERVILLE DESIGN MANUAL AND STANDARD SPECIFICATIONS (CURRENT EDITION) AND WITH THE LANDUSE DEPARTMENT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION).
3. ALL CONTRACTORS DOING WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED (WHEN APPLICABLE) TO MAKE PUBLIC IMPROVEMENTS WITHIN THE NAPERVILLE CORPORATE LIMITS.
4. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR/DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
7. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE PROJECT HAS BEEN APPROVED BY THE CITY OF NAPERVILLE DEVELOPMENT REVIEW TEAM AND THE REQUIRED SURETY HAS BEEN POSTED.
8. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6082) PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY IDENTIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT JULIE FOR THE LOCATION OF ANY AND ALL UTILITIES. THE TOLL-FREE NUMBER IS 800-892-0123. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OR NON-JULIE MEMBER FACILITIES.
10. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6082) BETWEEN THE HOURS OF 8:00AM AND 4:00PM (CLOSED 1:00PM TO 2:00PM DAILY) ON WEEKDAYS WHEN THE CITY IS OPEN FOR BUSINESS. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE THE SITE PERMIT NUMBER FOR THE PROJECT IN ORDER TO SCHEDULE THE INSPECTION(S).
11. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF NAPERVILLE PRIOR TO FINAL OCCUPANCY BEING GRANTED.
12. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS SHALL BE GRANTED ONLY AFTER A FINAL INSPECTION HAS BEEN COMPLETED AND HAS REVEALED THAT ALL IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED IN ACCORDANCE WITH THE NAPERVILLE STANDARD SPECIFICATIONS. UTILITIES ARE NOT CONSIDERED ACCEPTED UNTIL THEY ARE FORMALLY ACCEPTED BY THE CITY COUNCIL AS REQUIRED IN ACCORDANCE WITH THE NAPERVILLE MUNICIPAL CODE.

OTHER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHY WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. IF THE ENGINEER IS RETAINED FOR CONSTRUCTION STAKING SERVICES, THE ENGINEER AND T.E.D. WILL BE GIVEN SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING THAT IS TO BE DONE. IF ENGINEER IS CONTRACTED BY OWNER OR CONTRACTOR FOR CONSTRUCTION STAKING SERVICES, EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO CONTRACTOR NEGLIGENCE SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK IS STARTED. ALL UTILITIES MUST BE STAKED PRIOR TO CONSTRUCTION.
4. AFTER CONSTRUCTION STAKING IS PERFORMED, BUT PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE OWNER'S REPRESENTATIVE TO ANY ERRORS OR DISCREPANCIES WHICH ARE SUSPECTED IN LINES AND GRADES WHICH ARE ESTABLISHED BY THE OWNER, AND SHALL NOT PROCEED WITH THE WORK UNTIL ANY LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE OWNER'S REPRESENTATIVE.
5. THE UNDERGROUND CONSTRUCTION SHALL BE RESPONSIBLE TO PLACE ON GRADE AND COORDINATE WITH OTHER CONTRACTORS ALL UNDERGROUND STRUCTURE FRAMES SUCH AS CATCH BASINS, INLETS, MANHOLES, HYDRANTS, BUFFALO BOXES, VALVES, ETC. NO ADDITIONAL COMPENSATION WILL BE PAID AND SAID ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS OF CONSTRUCTION.
6. CONTRACTORS SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS ON A DAILY BASIS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS (INCLUDING UTILITY LOCATIONS) PRIOR TO THE INSTALLATION OR FABRICATION OF ANY MATERIALS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

**CITY OF NAPERVILLE
Department of Public Utilities – Water/Wastewater General Notes**

1. NEW WATER MAIN VALVES, INCLUDING PRESSURE TAP VALVES, ADJACENT TO AN EXISTING WATER MAIN, AND EXISTING WATER MAIN VALVES SHALL ONLY BE OPERATED BY THE CITY OF NAPERVILLE, DEPARTMENT OF PUBLIC UTILITIES CEE/PAL DIVISION PERSONNEL (MONDAY-FRIDAY). CONTACT WILLIAM BOLSTER AT (630) 420-4122 FOR SCHEDULING.
2. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED. ALL STRUCTURE FRAMES SHALL BE FLUSH WITH FINAL GRADE.
3. TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.
4. ALL RETAINER GLANDS WHEN REQUIRED TO RESTRAIN VALVES, FITTINGS, HYDRANTS, AND PIPE JOINTS SHALL BE MECHANICAL JOINT WEDGE ACTION TYPE MEGALUG 1100 SERIES AS MANUFACTURED BY EBBA IRON, INC. OR UNI-FLANGE BLOCKDRIVER 1400 SERIES AS MANUFACTURED BY FORD METER BOX CO. AND SHALL BE FOR USE ON DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.01, FOR NOMINAL PIPE SIZES 3" THROUGH 48".
5. EXISTING DUCTILE IRON SYSTEMS FOR RESTRAINING PUSH-ON PIPE BELLS SHALL BE MEGALUG SERIES T1000H OR SERVO SERIES 1300.
6. EXISTING DUCTILE IRON SYSTEMS REQUIRING RESTRAINT SHALL BE MEGALUG SERIES 1100SD (SPUT MEGALUG) FOR MECHANICAL JOINTS.
7. 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 AWWA/C105/A21-05.
8. A SET OF AS-BUILT RECORD DRAWINGS SHALL BE GIVEN TO THE CITY OF NAPERVILLE UPON COMPLETION OF IMPROVEMENTS SHOWING THE ELEVATION AND LOCATION (TIED TO TWO POINTS) OF ALL NEW AND EXISTING STRUCTURES INCLUDING FIRE HYDRANT BOXES AND VALVES, LINESTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS, BENDS, MANHOLES, VALVES, UNIONS, AND CONNECTIONS (DOWNSTREAM MANHOLE) AND ABANDONED WATER OR SANITARY SERVICE LINES. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS.
9. ALL SANITARY SEWER PIPING SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-3159. ALL SANITARY SEWER PIPING SHALL BE PVC PIPE MEETING THE FOLLOWING REQUIREMENTS: 4" TO 12" SHALL BE INJECTION MOLDED FITTINGS MEETING ASTM D-2241. GREATER THAN 12" SHALL BE FABRICATED FITTINGS MEETING ASTM D-2241 OR C905. MINIMUM PRESSURE RATING SHALL BE 150 PSI.
10. THE VALVES LESS THAN 16" SHALL BE STANDARD PATTERN, GATE VALVES AND SHALL HAVE THE NAME OR MARK OF THE MANUFACTURER. SIZE AND WORKING PRESSURE PLAINLY CAST IN RAISED LETTERS ON THE VALVE BODY. VALVES MAY BE APPROVED FROM ANY OF THE FOLLOWING MANUFACTURERS: AMERICAN, CLOW, WATERLOUS OR KENNEDY.
11. 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-SIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS – ANY DAMAGE TO THE ANTI-SIZE COMPOUND WITH FIELD APPLIED APPROVED ANTI-SIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEIZ OR EXISTING EQUAL.
12. THE CONTRACTOR SHALL ROTATE AND/OR ADJUST ANY APPROVED AND/OR NEW HYDRANT TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC UTILITIES.
13. WATER MAINS SHALL BE SUBJECTED TO A HYDROSTATIC/LEAKAGE TEST IN ACCORDANCE WITH NAPERVILLE STANDARD SPECIFICATIONS. TEST PRESSURE SHALL BE NO LESS THAN 150 PSI FOR A PERIOD OF 4 HOURS AND NOT VARY MORE THAN ± 5 PSI DURING THE TEST. THE TEST PRESSURE SHALL BE APPROVED BY THE CITY AND SHALL BE GLYCERIN OR OIL FILLED, WITH A RANGE OF NOT MORE THAN 200 PSI AND INCREMENTS NOT GREATER THAN 5 PSI. A MINIMUM DIA. SIZE, WATER RECOVERY TEST SHALL BE COMPLETED AT THE END OF THE TESTING PERIOD TO SHOW ACTUAL LEAKAGE AND THAT THE WATER MAIN DID NOT HAVE TOO MUCH TRAPPED AIR IN THE TESTED SECTION.
14. THE CITY OF NAPERVILLE DPJ-W/W/DO NOT GUARANTEE THAT ANY VALVE OR FITTING IN THE EXISTING WATER DISTRIBUTION SYSTEM WILL HOLD AGAINST A HYDROSTATIC/LEAKAGE TEST. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AN ACCEPTABLE PRESSURE TEST WHICH SHALL INCLUDE PROVISIONS AGAINST EXISTING VALVES AND FITTINGS.
15. FIRE HYDRANT SHOULD BE BAGGED "NOT IN SERVICE" UNTIL ALL TESTING AND DISINFECTION HAS BEEN COMPLETED AND NEW WATER MAIN SECTION IS SERVICE.
16. SANITARY SEWER AND WATER SHALL BE CONSTRUCTED, TESTED, AND PLACED INTO SERVICE IN ACCORDANCE WITH CITY OF NAPERVILLE STANDARD SPECIFICATION AND SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN LATEST EDITIONS.
17. ALL VALVE BOXES, VAULTS, HYDRANTS, AND MANHOLES SHALL NOT BE COVERED WITH CONSTRUCTION DEBRIS AND SHALL REMAIN ACCESSIBLE TO THE RESPECTIVE UTILITY COMPANY.
18. WATER SERVICE LINE SMALLER THAN 3" SHALL BE TYPE K COPPER. IF JOINTS ARE REQUIRED DUE TO LENGTH OF SERVICE, THEN ONLY COMPRESSION TYPE COUPLING SHALL BE PERMITTED. NO SOLDERED OR FLARED TYPE JOINTS ARE ALLOWED.

**CITY OF NAPERVILLE
Department of Public Utilities – Water/Wastewater General Notes**

19. ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING. THE MANHOLE FRAME AND EXISTING RINGS SHALL BE IN PLACE WHEN TESTING. ANY LEAKS SHALL BE REPAIRED FROM EXTERIOR OF MANHOLE – PATCHING INSIDE OF MANHOLE SHALL NOT BE ACCEPTABLE. A VACUUM OF 10" (254 MM) HG SHALL BE PLACED ON THE MANHOLE AND THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9" (229 MM) HG. THE VACUUM SHALL NOT DROP BELOW 9" (229 MM) HG FOR THE FOLLOWING TIME PERIODS FOR EACH SIZE OF MANHOLE:
 - a) 48-INCH DIAMETER – 60 SECONDS
 - b) 60-INCH DIAMETER – 75 SECONDS
 - c) 72-INCH DIAMETER – 90 SECONDS
 - d) 84-INCH DIAMETER – 105 SECONDS
 ANY MANHOLES THAT FAIL THE TEST SHALL BE SEALED AND RE-TESTED UNTIL ACCEPTABLE.
20. THE CONTRACTOR SHALL PROVIDE INTERNAL TELEVIEWED INSPECTION OF ALL INSTALLED SANITARY SEWER, LATERALS, MANHOLES AND CONNECTIONS TO THE PUBLIC SYSTEM. FOLLOWING COMPLETION OF TELEVIEWING WORK, THE CONTRACTOR SHALL SUBMIT VIDEO RECORDINGS ON DVD OR FLASH DRIVE ALONG WITH A COMPREHENSIVE TELEVIEWING REPORT WHICH WILL INDICATE THE LOCATION, FOOTAGES AND NATURE OF ANY DEFECTS. ALL DEFECTS SHALL BE REPAIRED TO THE SATISFACTION OF THE WATER/WASTEWATER UTILITY AND RE-TELEVIEWED.
21. CONTRACTOR WORK HOURS ARE ONLY ALLOWED FROM 7:00 AM. TO 5:00 P.M. MONDAY THROUGH SATURDAY. NO WORK SHALL BE PERMITTED ON SUNDAYS.
22. SANITARY PIPES WITH LESS THAN 4 FEET OR MORE THAN 25 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPING (CLASS 50, MINIMUM) AND ENCASED IN POLYPROP.
23. ALL EXCAVATIONS MORE THAN 20 FEET DEEP MUST BE PROTECTED BY A SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
24. CONTRACTOR SHALL MAINTAIN 2" MINIMUM CLEARANCE BETWEEN EXISTING UTILITIES AND NEW FOUNDATIONS AND UNDERGROUND FACILITIES. IN AREAS WHERE FOUNDATIONS AND UNDERGROUND FACILITIES ARE PROPOSED ADJACENT TO EXISTING UTILITIES, THE CONTRACTOR SHALL PLOT HOLE BY VACUUM EXCAVATION OR HAND EXCAVATION TO LOCATE THE EXISTING UTILITY TO VERIFY MINIMUM CLEARANCE REQUIREMENT.
25. FENCES SHALL BE INSTALLED A MINIMUM OF 5 FEET FROM ANY WATER OR SANITARY MAINS WHEN RUNNING PARALLEL WITH THEM. WHERE FENCES ARE INSTALLED CROSSING WATER OR SANITARY MAINS, THE POSTS SHALL BE LOCATED TO HAVE THE MAIN BETWEEN THEM.
26. ALL BRASS COMPONENTS SHALL BE CERTIFIED TO BE LEAD FREE IN COMPLIANCE WITH NSF 61 AND NSF 372 AND IDENTIFIED WITH APPLICABLE MARKINGS.

OTHER SANITARY SEWER AND WATERMAIN NOTES

1. WATERMAIN SERVICES SHALL HAVE A MINIMUM OF 5.0 FEET OF COVER AND SHALL BE RUN IN STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN ON THE PLANS.
2. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
3. THE CONTRACTOR SHALL BEWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
4. "BAND-SEAL" OR SIMILAR NON-SHEAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
5. ALL NEW SANITARY SEWERS SHALL HAVE WYES FOR PROPOSED BUILDING SERVICES. ALL CONNECTIONS TO EXISTING SANITARY SEWERS NOT HAVING WYES SHALL BE MADE WITH A CASCADE STAINLESS STEEL SEWER SADDLE FOR BUILDING SERVICES AND WITH A MANHOLE FOR SEWER EXTENSIONS. ALL TAPS SHALL INCLUDE A PROPERLY INSTALLED HUB WYE SADDLE.
6. CONNECTIONS TO EXISTING SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
7. WATER SERVICES SHALL INCLUDE THE NECESSARY LENGTH OF TYPE "K" COPPER WATER RISE OF THE SIZE SHOWN ON THE PLANS, CORPORATION STOP, CURB STOP, AND SERVICE BOX, ALL AS REQUIRED BY THE MUNICIPALITY, AND ALL NECESSARY LABOR, TOOLS, EQUIPMENT, EXCAVATION & BACKFILL FOR A COMPLETE INSTALLATION AS SHOWN ON THE PLANS. TRENCH BACKFILL WILL BE PAID FOR SEPARATELY, WHEN REQUIRED.
8. GRANULAR TRENCH BACKFILL SHALL BE USED IN ALL LOCATIONS WHERE THE PROPOSED UNDERGROUND UTILITY IS TO BE CONSTRUCTED UNDER PERMANENT TYPE PAVEMENTS, DRIVEWAYS, OR SIDEWALKS, IN ANY UTILITY TRENCH OTHER WHICH ANOTHER UTILITY PASSES, OR AS DIRECTED BY THE ENGINEER. TRENCH BACKFILL SHALL BE EXTENDED TWO (2) FEET ON EACH SIDE OF THE PERMANENT TYPE SURFACE.
9. ALL SANITARY SEWER SHALL BE CONSTRUCTED WITH STONE BEDDING (DOT GRADATION CA-11) IN ACCORDANCE WITH ASTM D-2321-89 CLASS B.
10. THE COST OF PIPE BEDDING WILL NOT BE PAID FOR SEPARATELY BUT INCLUDED IN THE CONTRACT UNIT PRICES OF THE VARIOUS SEWER ITEMS.
11. DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE:
 - A.) THE PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO-NO-GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31-111 C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION.
 - B.) WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.
 - C.) WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.
12. DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPE:
 - A.) DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE ID" (INTERNAL DIAMETER) OF THE PIPE. "BASE ID" SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:
 - AVG ID = AVG OD - 2 (1.08) TOLERANCE PACKAGE = (A² + B² + B² + C²) / 2 WHERE:
 - A = OD TOLERANCE (ASTM D3035)
 - B = EXCESS WALL THICKNESS TOLERANCE = 0.061 C = OUT-OF-ROUNDNESS TOLERANCE = 0.15(AVG OD) ± 1 = MINIMUM WALL THICKNESS (ASTM D-2241)
 - BASE ID = AVG. ID - TOLERANCE PACKAGE
13. ALL SANITARY SEWERS SHALL PASS INFILTRATION AND EXFILTRATION AND AIR TESTS AND DEFLECTION TESTING AND SANITARY SEWER MANHOLES SHALL PASS VACUUM TESTING MEETING THE APPROVAL OF THE CITY OF NAPERVILLE.

PROTECTION OF WATERMAIN AND WATER SERVICE

- WATERMANS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER CONNECTIONS AND DRAINS AS FOLLOWS:
- a) WATERMANS:
 - 1.) HORIZONTAL SEPARATION:
 - A) WATERMANS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
 - B) WATERMANS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
 - i) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND
 - ii) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
 - iii) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
 - 2.) VERTICAL SEPARATION:
 - A) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN WHICH IS WITHIN TEN FEET OF THE CROWN OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - B) THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF SUP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, (STORM SEWER ONLY), OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 OF THE I.E.P.A. TECHNICAL POLICY STATEMENTS, WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
 - C) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE, OR
 - i) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
 - C) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
 - D) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNITS FROM THE NORMAL DISTANCE FROM WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
 - E) EXCEPT IN THE CASE OF DIRECT CONTACT DO NOT LOWER WATERMAIN TO CLEAR OBSTRUCTIONS.
 - F) WHEN WATERMANS CROSS UNDER ANY SEWER FOLLOW THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" MAY 1996, FIFTH EDITION (SEE PAGE 162, DRAWING NUMBER 19).
 - b) WATER SERVICE LINES:
 - 1.) THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER SERVICE LINES AND ALL STORM SEWERS, SANITARY SEWER, COMBINED SEWERS OR ANY DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED IN (a) ABOVE.
 - 2.) WATER PIPE DESCRIBED IN (a) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.
 - c) SPECIAL CONDITIONS – ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE AGENCY WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL, OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH (a) AND (b) ABOVE TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATER/SEWER CONNECTIONS ARE STRUCTURALLY EQUIVALENT TO APPROVED WATERMAIN MATERIAL IS PROPOSED.
 - d) WATERMANS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DISTURBED AREAS BY SEALING OFF ALL EXISTING OR PROPOSED TRENCHES THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

Copyright © 2020 Cemcon, Ltd. All rights reserved.

PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
2228 FERRY ROAD, #101
NAPERVILLE, ILLINOIS 60563
(630) 945-1085



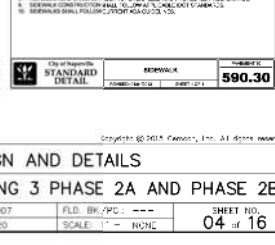
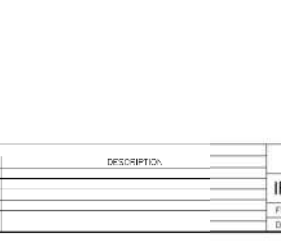
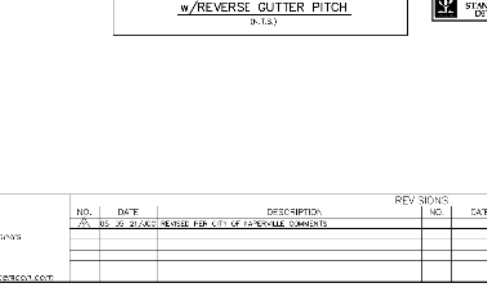
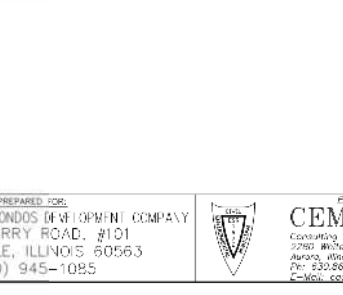
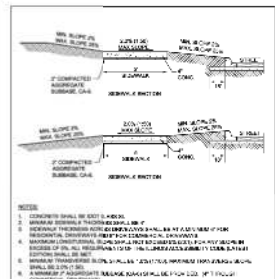
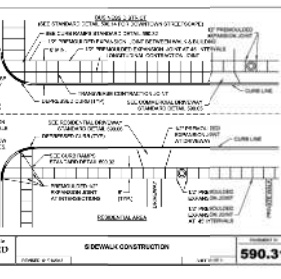
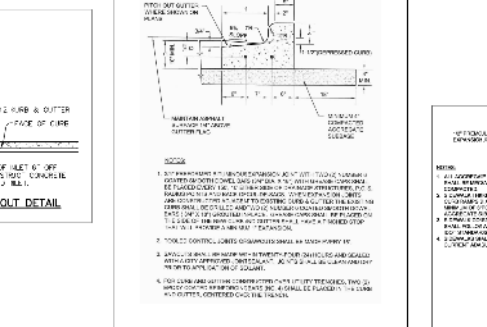
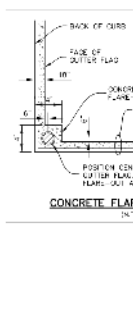
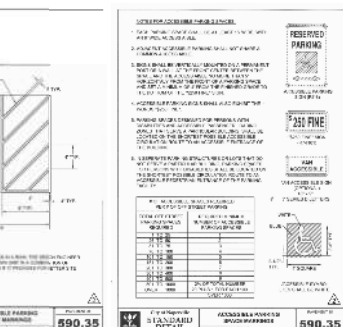
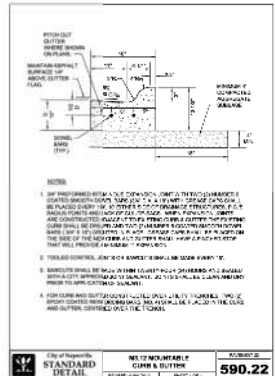
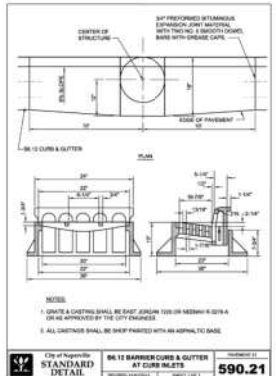
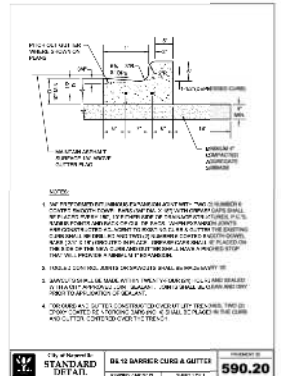
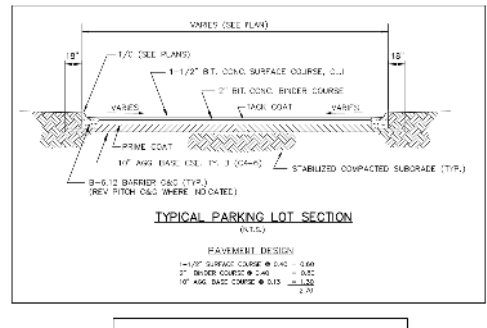
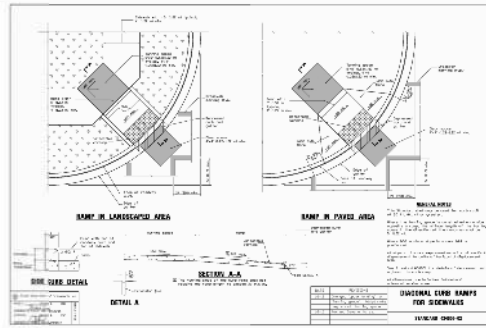
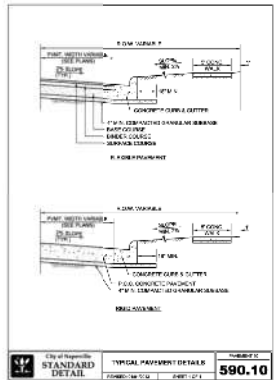
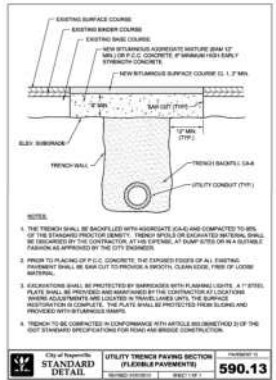
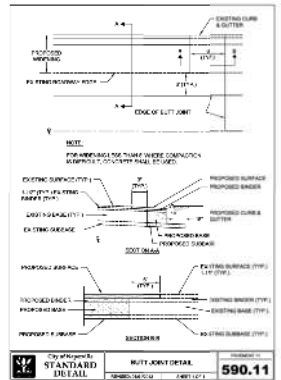
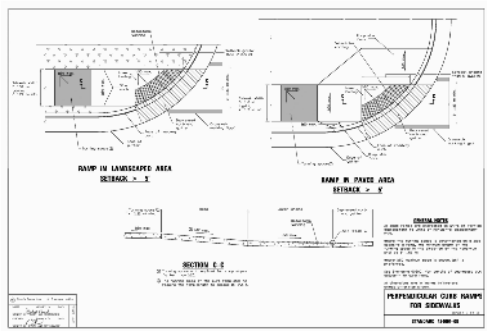
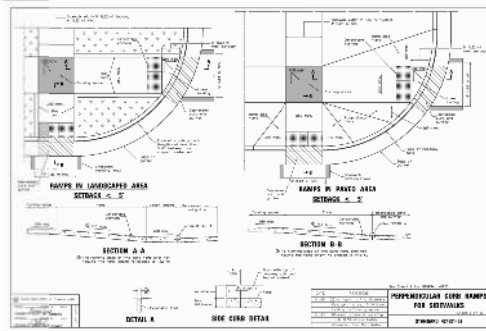
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9475
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION	
03	15-21	JOC		REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21							

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES					
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B					
FILE NAME: GENNOTES	DSGN. BY: RWB	JOB NO.: 829.007	F.L.D. BK./PG.: ---	SHEET NO. 02 of 16	
DR: 904117	DRN. BY: JOC	DATE: 12-16-20	SCALE: 1" = NONE		

EXHIBIT C

PLOT FILE CREATED: 5/4/2021 8:59 AM BY: EJT, CEELA. DRAWING LAST SAVED: 3/15/2021 4:18 PM BY: EJT, CEELA. DRAWING TITLE: 3-VALVE/2-PIPE/2-DRAIN/2-SEWER/2-CONNECTIONS/2-PROTECTION

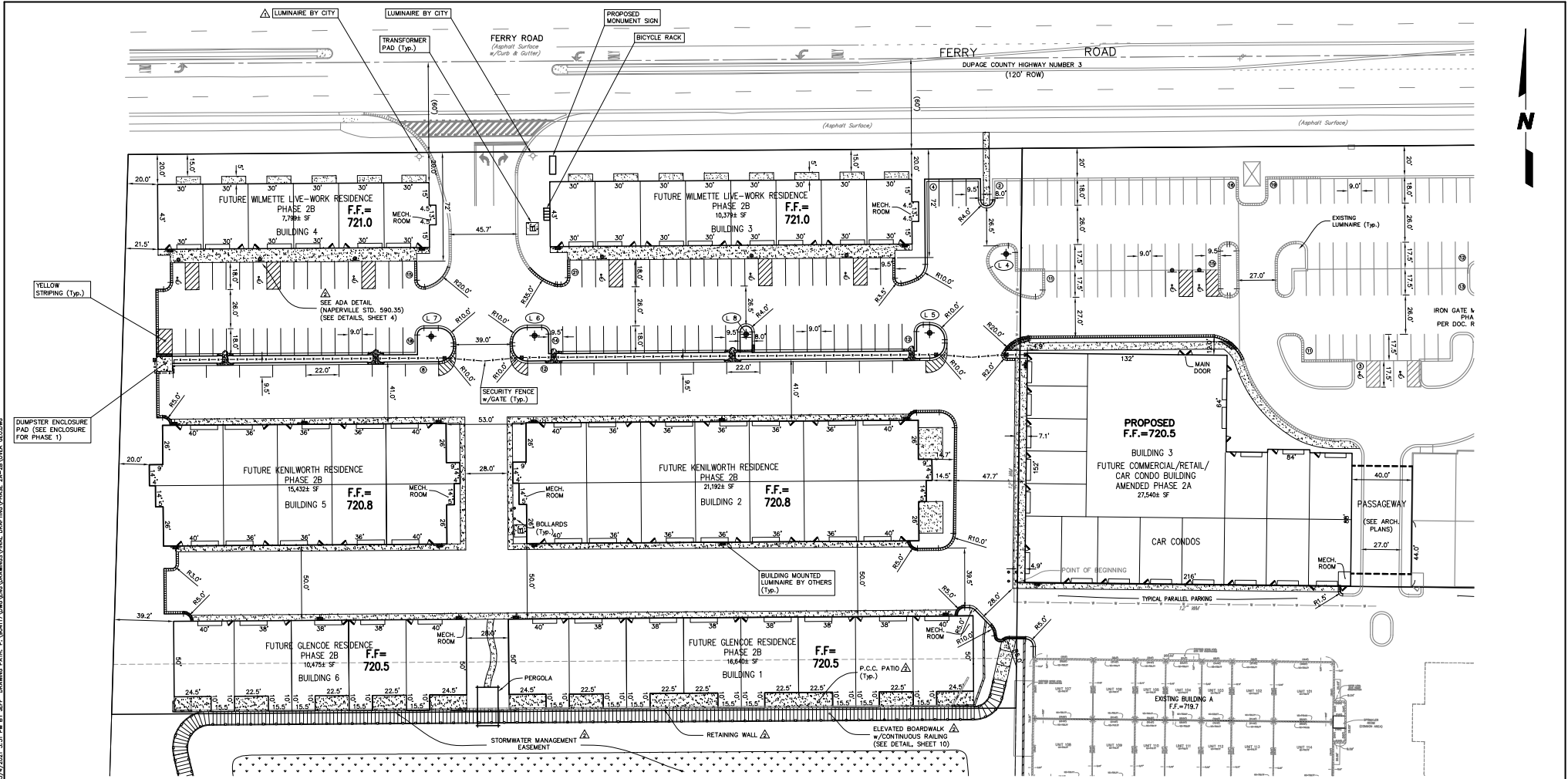


PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2780 North Oak Circle, Suite 100
 Naperville, Illinois 60563
 Tel: 630.862.2100 Fax: 630.862.2199
 E-Mail: cemd@cemcon.com Website: www.cemcon.com

NO.	DATE	DESCRIPTION	REV. NO.	DATE	DESCRIPTION
1	05-28-2008	REVISION PER CITY OF NAPERVILLE COMMENTS			

Copyright © 2010, CEMCON, Inc. All rights reserved.
PAVEMENT DESIGN AND DETAILS
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B
 FILE NAME: DETAILS DSGN BY: RWB JOB NO.: 829.007 FLD. BY: PFC. SHEET NO. 04 of 16
 DRW: 904117 DRN: JGC DATE: 12-16-20 SCALE: 1" = 10"



CURB DIMENSION NOTES

1. ALL CURB DIMENSIONS ARE BACK OF CURB TO BACK OF CURB.
2. CURB ALONG BUILDINGS DIMENSIONED FROM BACK OF CURB TO FACE OF BUILDING.
3. ALL RADII ARE 4.5' TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL PARKING STALLS ADJACENT TO ISLANDS ARE 9.5' WIDE (BACK OF CURB TO STRIPE). ALL OTHER STALLS ARE 9.0' WIDE (STRIPE TO STRIPE) (TYP.).
5. ALL "ADA" PARKING STALLS ADJACENT TO ISLANDS ARE 18.5' WIDE. ALL OTHER "ADA" STALLS ARE 18.0' WIDE (TYP.).

*** NOTE ***
SEE PHOTOMETRIC AND LUMINAIRE DESIGN PLANS BY OTHERS.

- LEGEND**
- ▨▨▨▨▨▨ - INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
 - ▬▬▬▬▬▬ - INDICATES B-6.12 CURB AND GUTTER
 - ▬▬▬▬▬▬ - INDICATES DEPRESSED CURB
 - ▬▬▬▬▬▬ - INDICATES DEPRESSED REVERSE PITCH B-6.12 CURB AND GUTTER
 - ▬▬▬▬▬▬ - INDICATES DETECTABLE WARNING STRIP
 - ▬▬▬▬▬▬ - INDICATES CONCRETE SIDEWALK
 - ⊙ - INDICATES PARKING STALL COUNT
 - ⊙ - INDICATES SIGN LOCATION
 - ⊙ - INDICATES SITE LUMINAIRE (63 WATT LED, 20' MAST HT.) *
 - ⊙ - INDICATES WALL-MOUNTED LUMINAIRE

PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

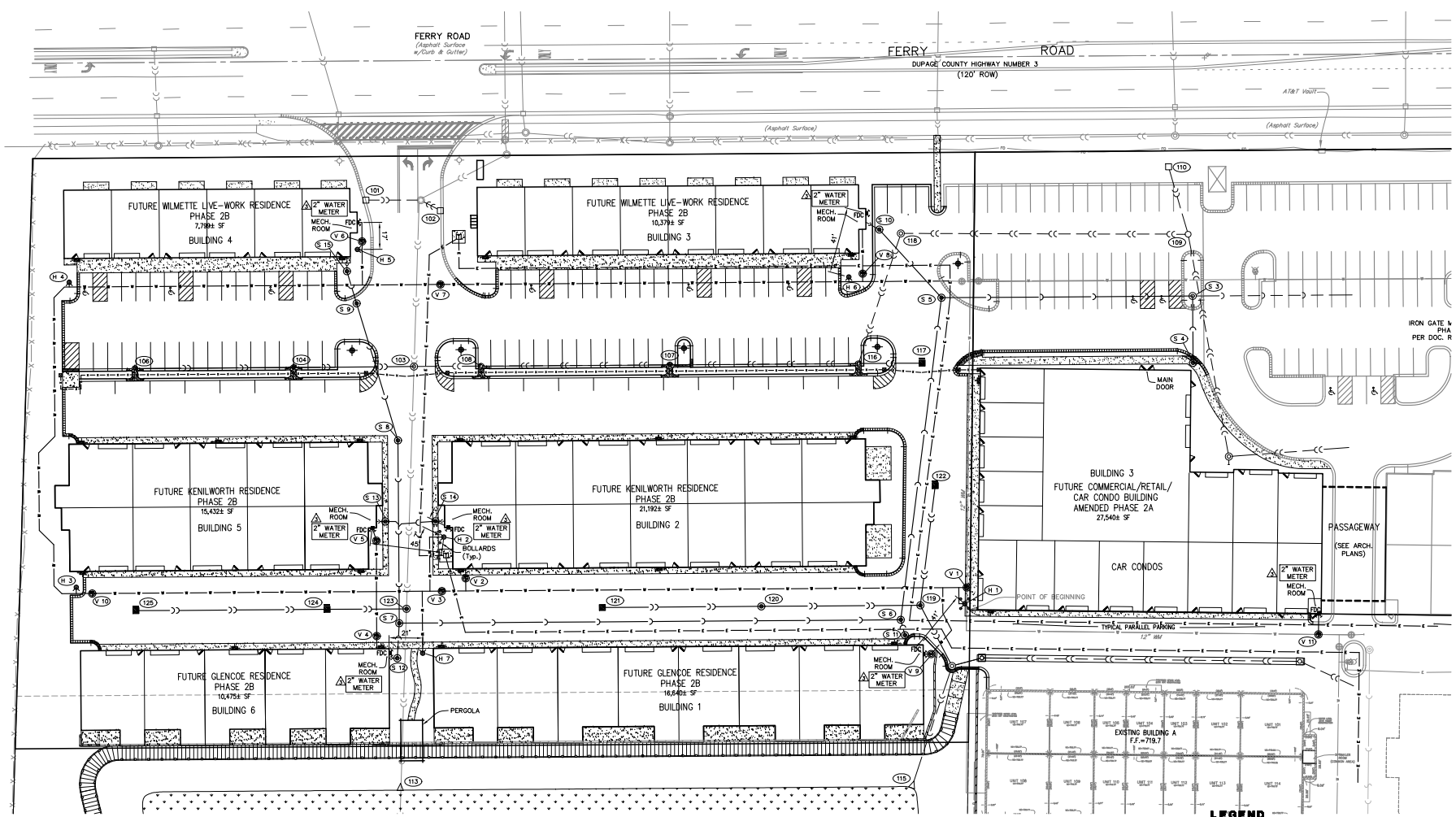
REVISIONS	
NO.	DATE
03-15-21/JGC	REVISED PER CITY OF NAPERVILLE REVIEW DATED 01-18-21
05-05-21/JGC	REVISED PER CITY OF NAPERVILLE COMMENTS

GEOMETRIC - STRIPING - SIGNAGE AND SITE LIGHTING LOCATIONS
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

FILE NAME: OVER GEO DSGN. BY: RWB JOB NO.: 829.007 FLD. BK./PG.: --- SHEET NO. 05 of 16
 DIR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = 30'

EXHIBIT C

PLOT FILE CREATED: 5/24/2021 9:25 AM BY JEFF GEBELIA DRAWING LAST SAVED: 5/27/2021 8:15 AM BY JEFF GEBELIA DRAWING PATH: P:\NORTH\DWG\DRAWINGS\FINAL\DRAWING\PHASE 2A-2B\DWG_UTL.DWG



NOTE:
 1. NEW ELECTRIC CONDUCTORS SHALL BE 4" DEEP WITH A MINIMUM OF 12" VERTICAL CLEARANCE.
 2. NEW ELECTRIC CONDUCTORS SHALL HAVE A MINIMUM 5" HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.

NOTE:
 SEE SHEET 5 FOR LUMINAIRE INFORMATION.

LEGEND

	EXISTING		PROPOSED	DESCRIPTION	DESCRIPTION	
				MANHOLE		FIRE DEPT. CONNECTION
				GATON BASIN		NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
				INLET		NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
				CLEANOUT		NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
				SLOPE INLET BOX		NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION
				HEADWALL		TRANSFORMER PAD
				END SECTION		
				STORM SEWER		
				SUMP DRAIN CONDUIT		
				SANITARY SEWER		
				WATERMAIN		
				ELECTRIC CONDUIT		
				VALVE & BOX		
				WATER VALVE IN VAULT		
				FIRE HYDRANT		

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
 ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

Copyright © 2020 Cemcon, Ltd. All rights reserved.

PREPARED FOR:
 IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

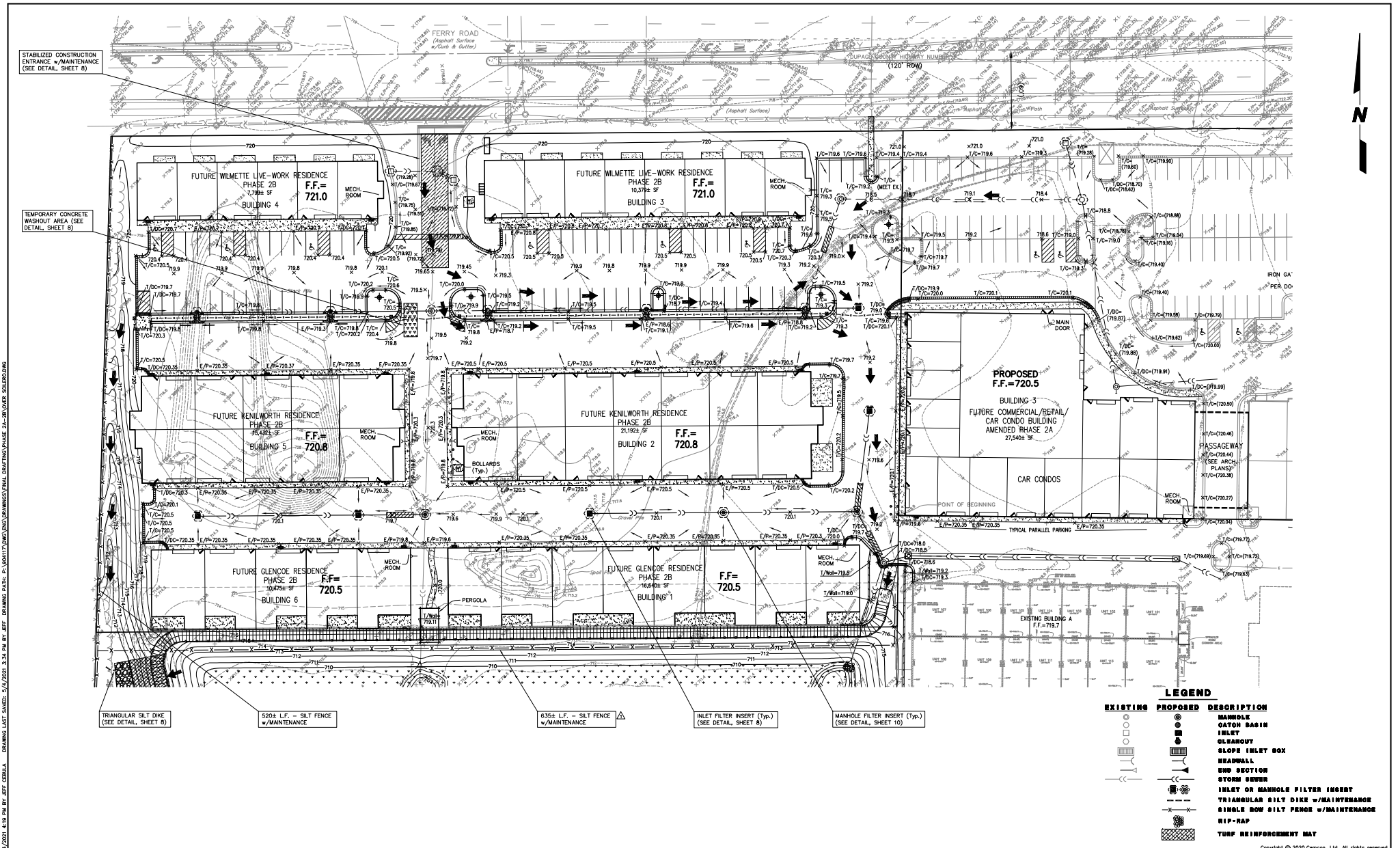
NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-15-21/JGC	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21			
2	05-05-21/JGC	REVISED PER CITY OF NAPERVILLE COMMENTS			
3	05-24-21/JGC	REVISED PER CITY OF NAPERVILLE COMMENTS			

OVERALL UTILITY PLAN

IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

FILE NAME: OVER UTIL	DSGN. BY: RWB	JOB NO.: 829.007	FLD. BK./PG.: ---	SHEET NO.
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'	06 of 16

EXHIBIT C



STABILIZED CONSTRUCTION ENTRANCE w/MAINTENANCE (SEE DETAIL SHEET 8)

TEMPORARY CONCRETE WASHOUT AREA (SEE DETAIL SHEET 8)

TRIANGULAR SILT DIKE (SEE DETAIL SHEET 8)

520& L.F. - SILT FENCE w/MAINTENANCE

635& L.F. - SILT FENCE w/MAINTENANCE

INLET FILTER INSERT (Typ.) (SEE DETAIL SHEET 8)

MANHOLE FILTER INSERT (Typ.) (SEE DETAIL SHEET 10)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	MANHOLE
(Symbol)	(Symbol)	CATCH BASIN
(Symbol)	(Symbol)	INLET
(Symbol)	(Symbol)	CLEAROUT
(Symbol)	(Symbol)	SLOPE INLET BOX
(Symbol)	(Symbol)	HEADWALL
(Symbol)	(Symbol)	END SECTION
(Symbol)	(Symbol)	STORM SEWER
(Symbol)	(Symbol)	INLET OR MANHOLE FILTER INSERT
(Symbol)	(Symbol)	TRIANGULAR SILT DIKE w/MAINTENANCE
(Symbol)	(Symbol)	SINGLE ROW SILT FENCE w/MAINTENANCE
(Symbol)	(Symbol)	TRIP-RAP
(Symbol)	(Symbol)	TURF REINFORCEMENT MAT

PREPARED FOR:
 IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-15-21/2021	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21			

SOIL EROSION AND SEDIMENTATION CONTROL (SWPP) PLAN			
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B			
FILE NAME: OVER SOILERO	DSGN. BY: RWB	JOB NO.: 829.007	FLD. BK./PG.: ---
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'
			SHEET NO. 07 of 16

EXHIBIT C

PLOT FILE CREATED: 5/4/2021 4:19 PM BY: EJT/CEBLLA DRAWING LAST SAVED: 5/4/2021 3:34 PM BY: EJT OVER SOILERO D:\ADMIN\DRAWINGS\PHASE 2A-2B OVER SOILERO.DWG

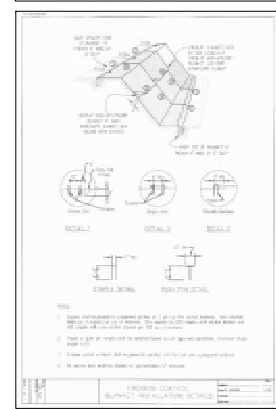
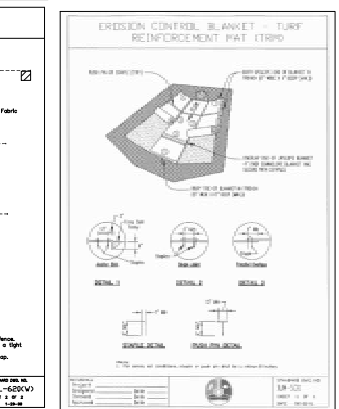
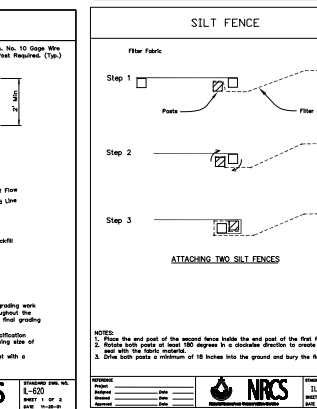
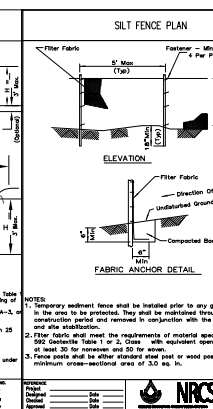
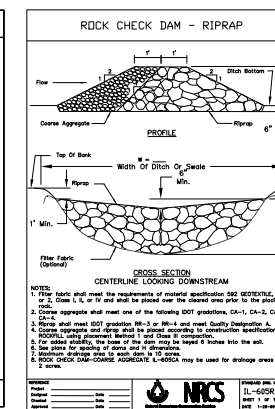
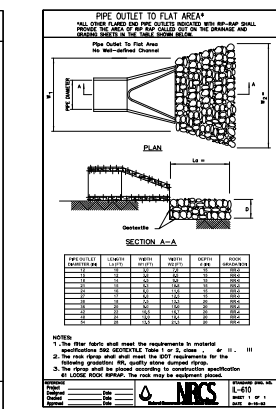
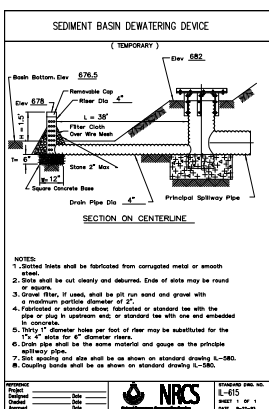
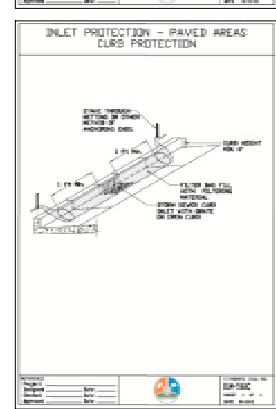
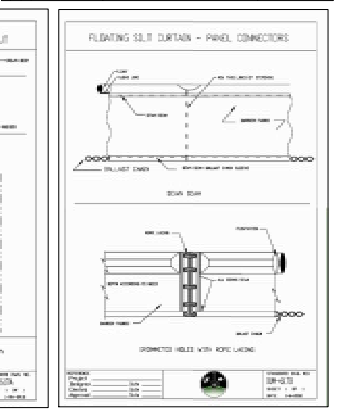
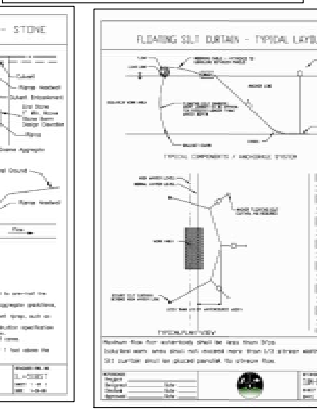
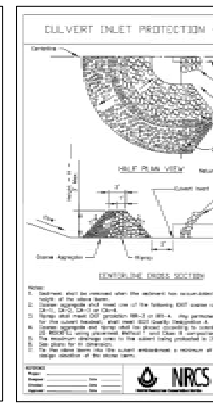
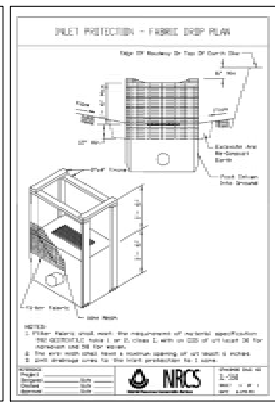
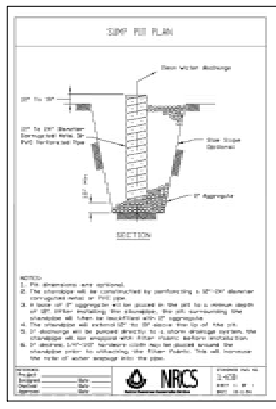
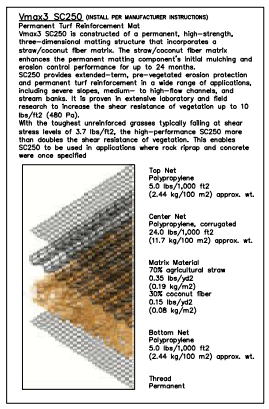
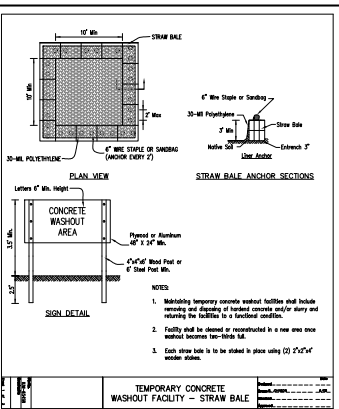
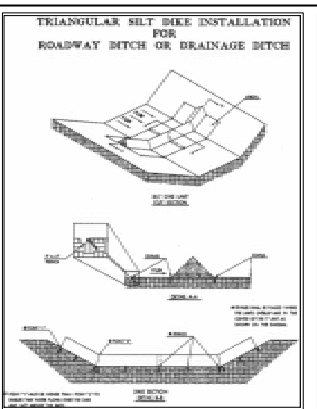
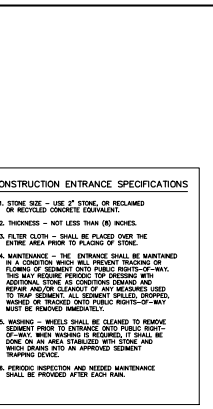
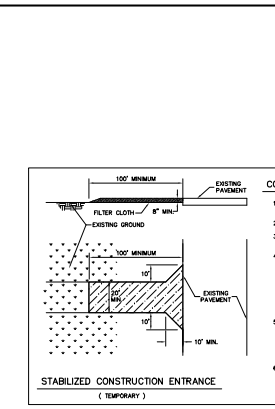
Copyright © 2020 Cemcon, Ltd. All rights reserved.

PLOT FILE CREATED: 5/1/2021 4:19 PM BY: EJT/CEMCON, DRAWING DATE: 5/1/2021 3:34 PM BY: EJT/CEMCON, DRAWING LAST SAVED: 5/1/2021 3:34 PM BY: EJT/CEMCON, DRAWING LAST SAVED: 5/1/2021 3:34 PM BY: EJT/CEMCON, DRAWING DATE: 5/1/2021 3:34 PM BY: EJT/CEMCON, DRAWING LAST SAVED: 5/1/2021 3:34 PM BY: EJT/CEMCON



CONSTRUCTION ENTRANCE SPECIFICATIONS

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN 6" MINIMUM.
- FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SOILS OR SEDIMENT ON PUBLIC ROADS OR HIGHWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND PERIODIC CLEANING OF ANY WEEDS WHICH ARE TO TRAP SEDIMENT. ALL SEDIMENT FILLED, DRIPPED, MOVED OR TRACKED INTO PUBLIC HIGHWAYS MUST BE REMOVED IMMEDIATELY.
- WARNING - MARKERS SHALL BE CLEARLY MARKED TO REMIND DRIVERS TO SLOW DOWN AND TO TRAP SEDIMENT. ALL SEDIMENT FILLED, DRIPPED, MOVED OR TRACKED INTO PUBLIC HIGHWAYS MUST BE REMOVED IMMEDIATELY.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
2228 FERRY ROAD, #101
NAPERVILLE, ILLINOIS 60563
(630) 945-1085

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9876
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

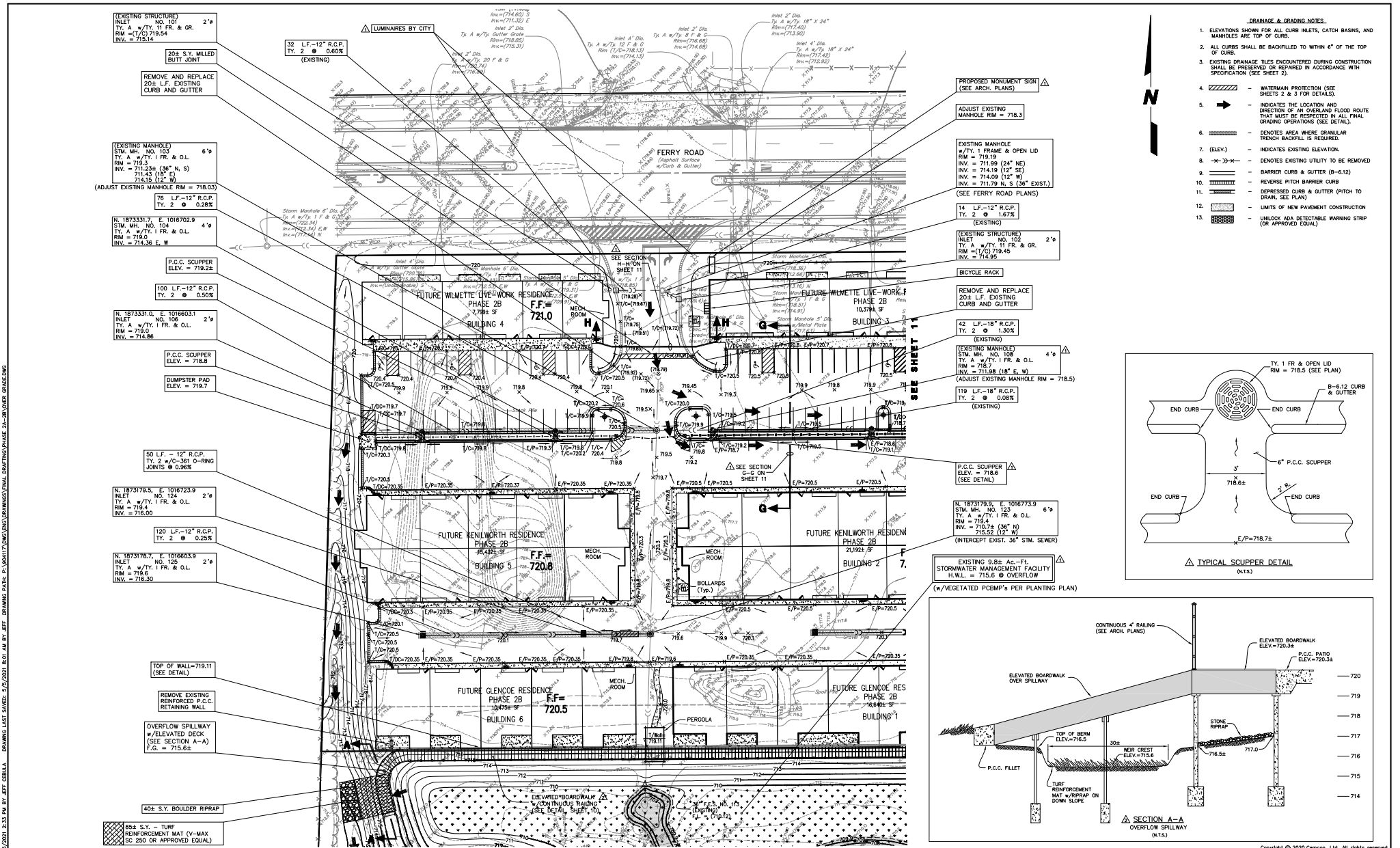
NO.		DATE		DESCRIPTION	

Copyright © 2020 Cemcon, Ltd. All rights reserved.

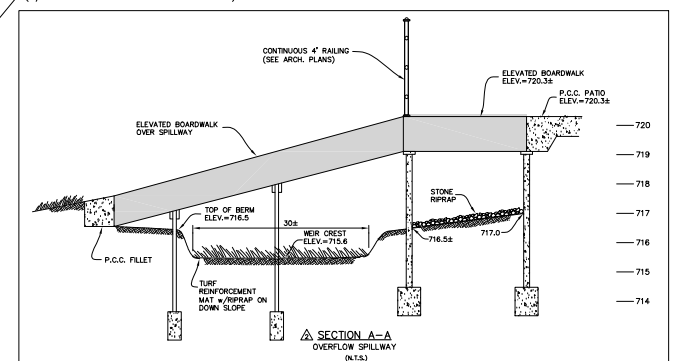
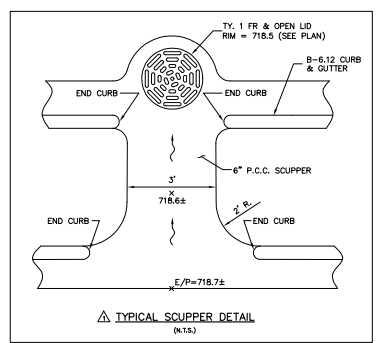
SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

FILE NAME: OVER SOILERO	DSGN. BY: RWB	JOB NO.: 829.007	F.L.D. BK./PG.: ---	SHEET NO. 08 of 16
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = N.T.S.	



- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6" OF THE TOP OF CURB.
 - EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
 - WATERMAN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS).
 - INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
 - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - (ELEV.) - INDICATES EXISTING ELEVATION.
 - DENOTES EXISTING UTILITY TO BE REMOVED.
 - BARRIER CURB & GUTTER (8'-12').
 - REVERSE PITCH BARRIER CURB.
 - DEPRESSED CURB & GUTTER (PITCH TO DRAIN, SEE PLAN).
 - LIMITS OF NEW PAVEMENT CONSTRUCTION UNLESS ADA DETECTABLE WARNING STRIP (OR APPROVED EQUAL).



PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

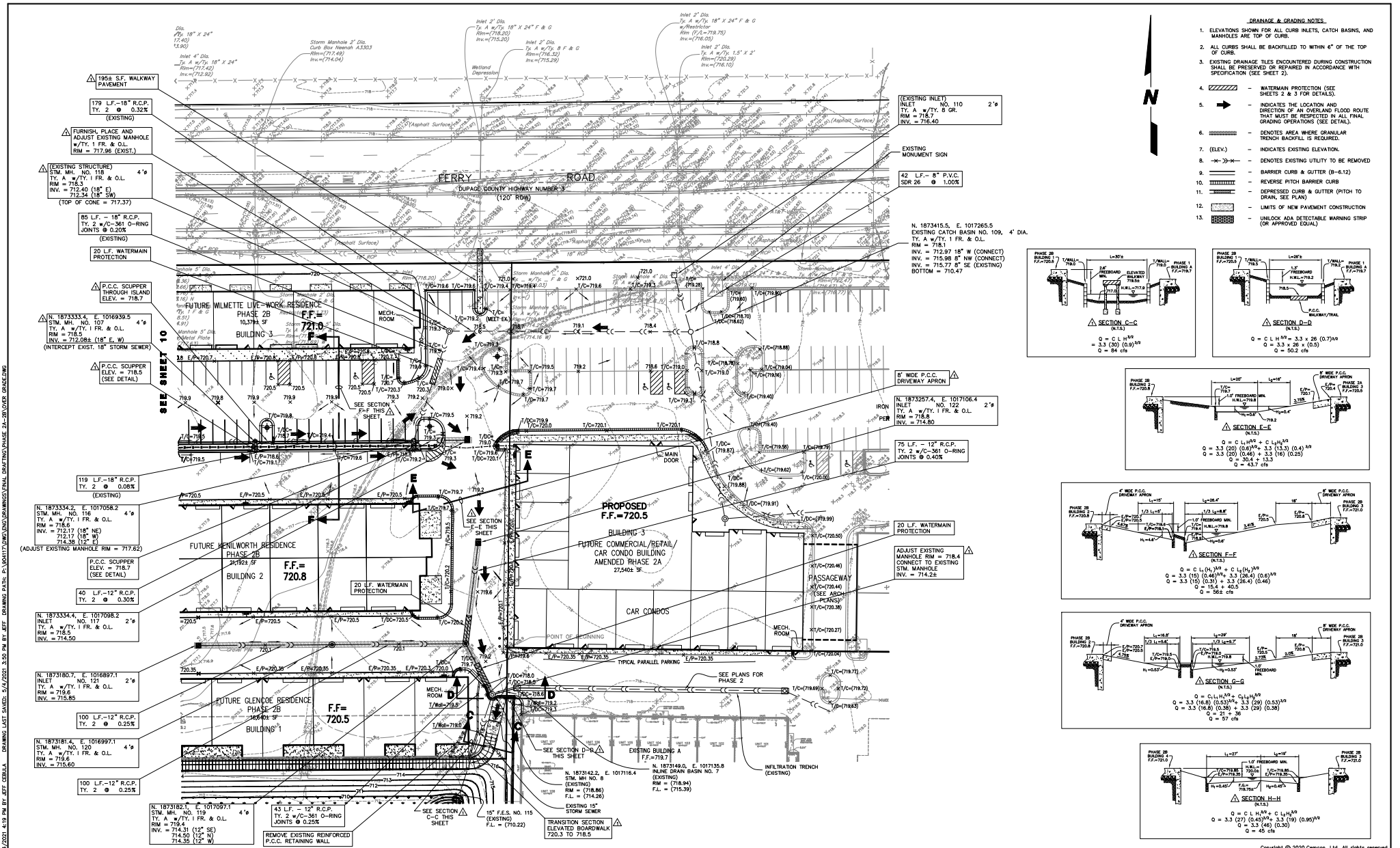
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
03-15-21/JGC		REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21			
05-05-21/JGC		REVISED PER CITY OF NAPERVILLE COMMENTS			

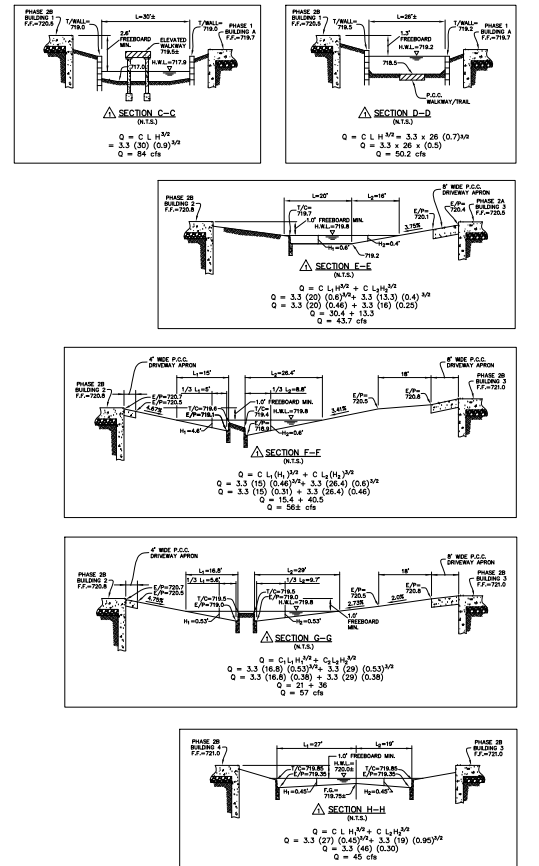
DRAINAGE AND GRADING PLAN

IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

FILE NAME: OVER GRADE	DSGN. BY: RWB	JOB NO.: 829.007	F.L.D. BK./PG.: ---	SHEET NO. 10 OF 16
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'	



- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BUILT TO WITHIN 6" OF THE TOP OF CURB.
 - EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
 - WATERMAN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS).
 - INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
 - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - (ELEV.) - INDICATES EXISTING ELEVATION.
 - DENOTES EXISTING UTILITY TO BE REMOVED.
 - BARRIER CURB & GUTTER (B-612).
 - REVERSE PITCH BARRIER CURB.
 - DEPRESSED CURB & GUTTER (PITCH TO DRAIN, SEE PLAN).
 - LIMITS OF NEW PAVEMENT CONSTRUCTION (OR APPROVED EQUAL).



PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

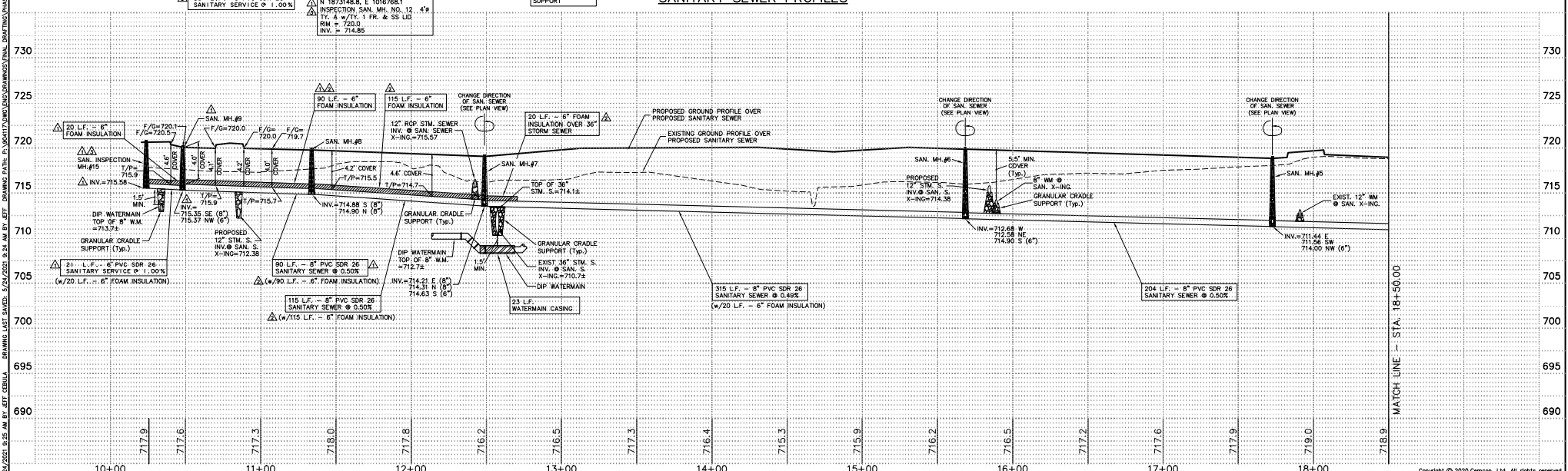
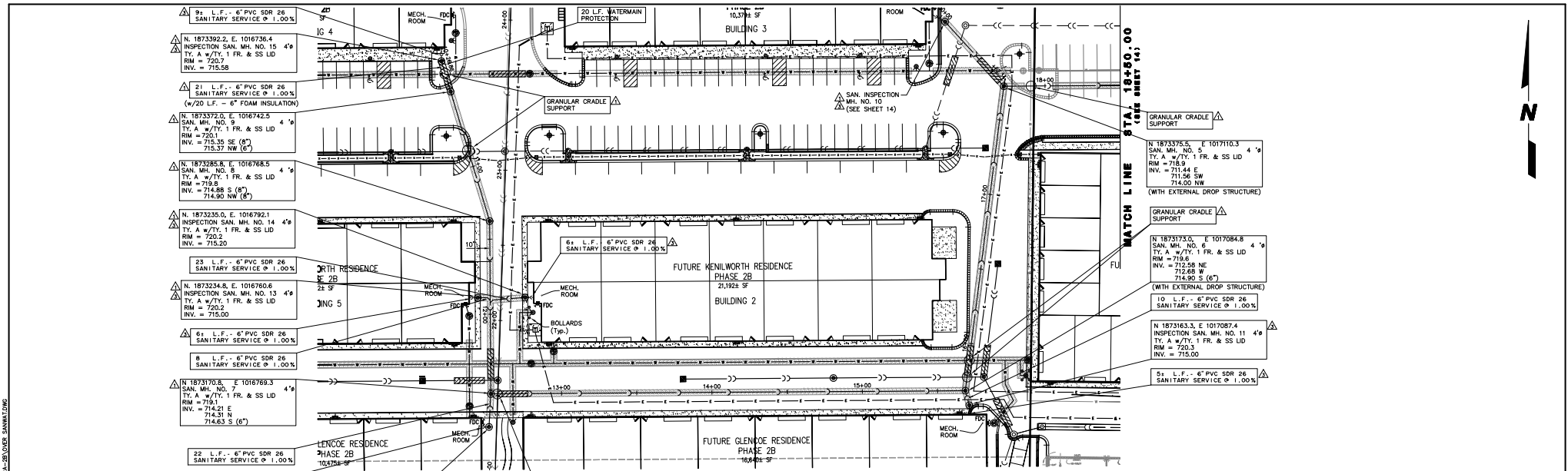
PREPARED BY:

CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
03	03-15-21	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21			

DRAINAGE AND GRADING PLAN
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B
 FILE NAME: OVER GRADE DSGN. BY: RWB JOB NO.: 829.007 FLD. BK./PG.: --- SHEET NO. 11 of 16
 DIR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = 30'

EXHIBIT C



PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9676
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cgd@cemcon.com Website: www.cemcon.com

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
03-15-21/JGC		REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21			
05-05-21/JGC		REVISED PER CITY OF NAPERVILLE COMMENTS			
05-24-21/JGC		REVISED PER CITY OF NAPERVILLE COMMENTS			

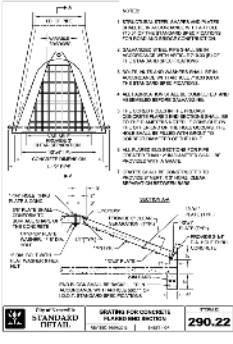
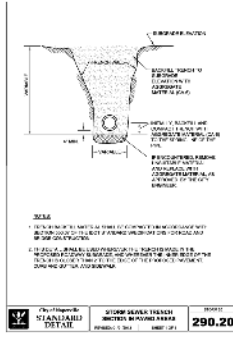
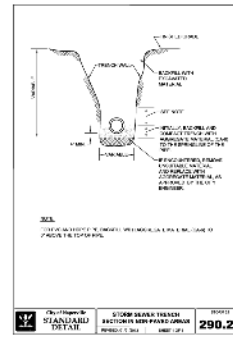
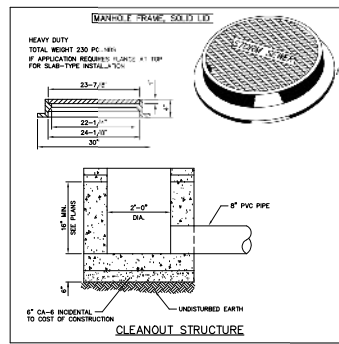
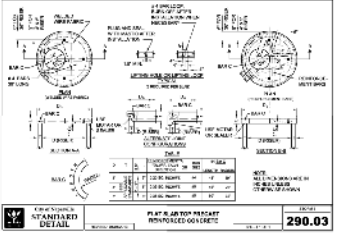
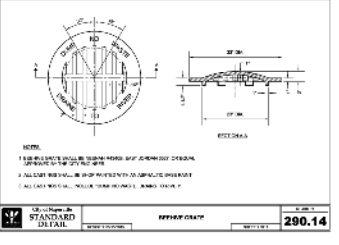
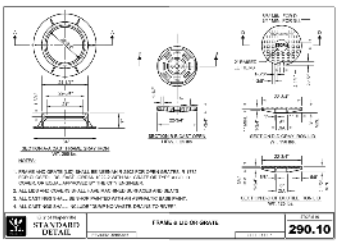
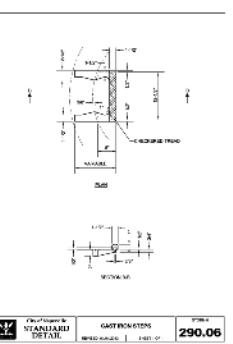
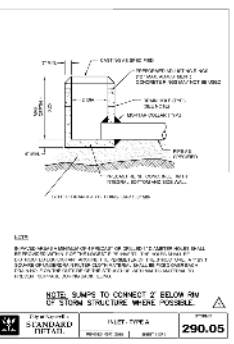
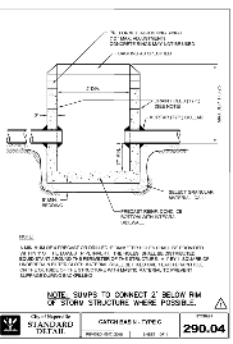
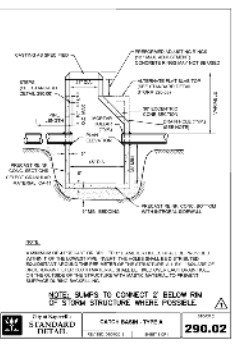
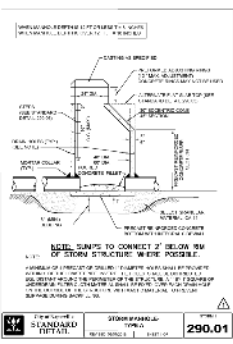
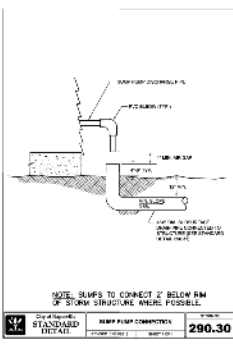
SANITARY SEWER PLAN AND PROFILE

IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

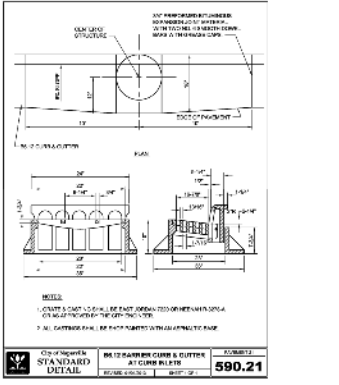
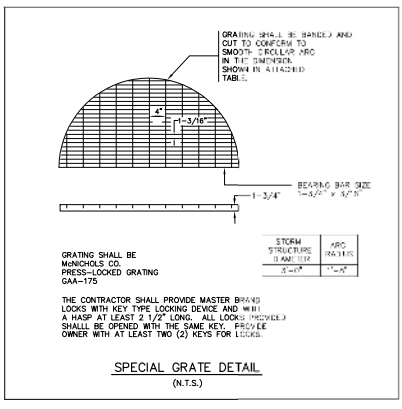
FILE NAME: OVER SANWAT DSGN. BY: RWB JOB NO.: 829.007 FLD. BK./PG.: --- SHEET NO. 13 OF 16
 DIR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = 30'H, 5'V

EXHIBIT C

PLOT FILE CREATED: 5/1/2021 4:39 PM BY: JET. CEMLA - DRAWING LAST SAVED: 5/1/2021 3:09 PM BY: JET. DRAWING DATE: P:\UTILITY\DCO\ADMINISTRATIVE\DRAWING\PHASE 2A-2B\DETAILS.DWG



NO.	DATE	REVISIONS
1	03-15-21	ISSUED FOR PERMITS
2	05-15-21	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21



PREPARED FOR:
IRON GATE MOTOR CONDOS DEVELOPMENT COMPANY
 2228 FERRY ROAD, #101
 NAPERVILLE, ILLINOIS 60563
 (630) 945-1085

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

NO.	DATE	REVISIONS
1	03-15-21	ISSUED FOR PERMITS
2	05-15-21	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21

DRAINAGE STRUCTURE DETAILS
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B
 FILE NAME: DETAILS DSGN. BY: RWB JOB NO.: 829.007 FLD. BK./PG.: SHEET NO. 16 of 16
 DR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = NONE

EXHIBIT C