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LAND CONVEYED TO THE ILLINOIS
DEPARTMENT OF TRANSPORTATION
NORTH AURORA

PARCEL 2
NON-EXCLUSIVE PERPETUAL EASEMENT
FOR ACCESS AND DRIVEWAY PURPOSES
PER DOC. R99-086134

DEDICATED FOR PUBLIC USE
PER DOC. R2016-07644

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 5" PCC.
2. AGGREGATE BASE COURSE SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL CONCRETE SHALL BE OF AN APPROVED MIX DESIGN AND SHALL OBTAIN A COMPRESSIVE STRENGTH RATINGS OF 3,500 PSI WITHIN A FOURTEEN (14) DAY PERIOD.
4. ALL CONCRETE PAVEMENT AND BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 420 (DOT STANDARD SPECIFICATION).
5. A 3/4" FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE NEW PAVEMENT ADJUTS A SIDEWALK OR DRIVEWAY PURPOSES.
6. CONSTRUCTION JOINTS SHOULD BE SAWCUT A MINIMUM OF TWO INCHES DEEP WITHIN 4.2 HOURS OF CONCRETE PLACEMENT, BUT NO LATER THAN 24 HOURS AFTER CONCRETE PLACEMENT. SHALL BE IN ACCORDANCE WITH SECTION 420.100 (DOT STANDARD SPECIFICATIONS, 15' MAXIMUM INTERVAL BETWEEN JOINTS).
7. MAINTAIN 6" (3/8") OF EXPOSED FOUNDATION. DROP SEAMS AS NEEDED.

PLEASE REFERENCE MEP, ARCHITECT AND LANDSCAPE PLAN BY OTHERS

ABBREVIATIONS:

CB = CATCH BASIN
CONC = CONCRETE
DIA = DIAMETER
DIP = DUCTILE IRON PIPE
EL = ELEVATION
EXIST = EXISTING
FL = FLOW LINE
F/F = FINISH FLOOR EL
G/F = GARAGE FLOOR EL
HMA = HOT-MIX ASPHALT
INV = INVERT
LF = LINEAR FEET
MAX = MAXIMUM
WH = WHOLE
MIN = MINIMUM
P = PROTECT
PCC = PORTLAND CEMENT CONCRETE
PL = PROPERTY LINE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = REMOVAL
ROW = RIGHT OF WAY
RCP = REINFORCED CONCRETE CYLINDRICAL PIPE
SAN = SANITARY
SF = SQUARE FEET
SY = SQUARE YARD
TC = TOP OF CURB
T/W = TOP OF WALL
T/F_h = TOP OF FOUNDATION REVERSE LEDE.
TYP = TYPICAL
E,W,N,S = EAST, WEST, NORTH, SOUTH
G.S. = OUTSIDE GRADE
I.G. = INSIDE GRADE
SL = SWALE LINE
EP = EDGE OF PAVEMENT
SW = WALK
GS = GROUND SHOT
B/C = BOTTOM OF CURB
T/C = TOP OF CURB
INV = INVERT

SURVEY INFORMATION:

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENTS, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THE DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

*REFERENCE ALTA/NS/LAND TITLE SURVEY COMPLETED BY EDWARD J. MOLLOY & ASSOCIATES **

TOPOGRAPHICAL FIELD WORK FOR SUBJECT LOT COMPLETED ON 05-31-2024

ENGINEERING PLANS PREPARED BY:
RBD Associates, Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL
ramiz@bdengineering.com
224.425.0009

PLANS PREPARED FOR:
Asphalt Paving Professionals
scott@asphaltpavingpro.com
847-875-5787

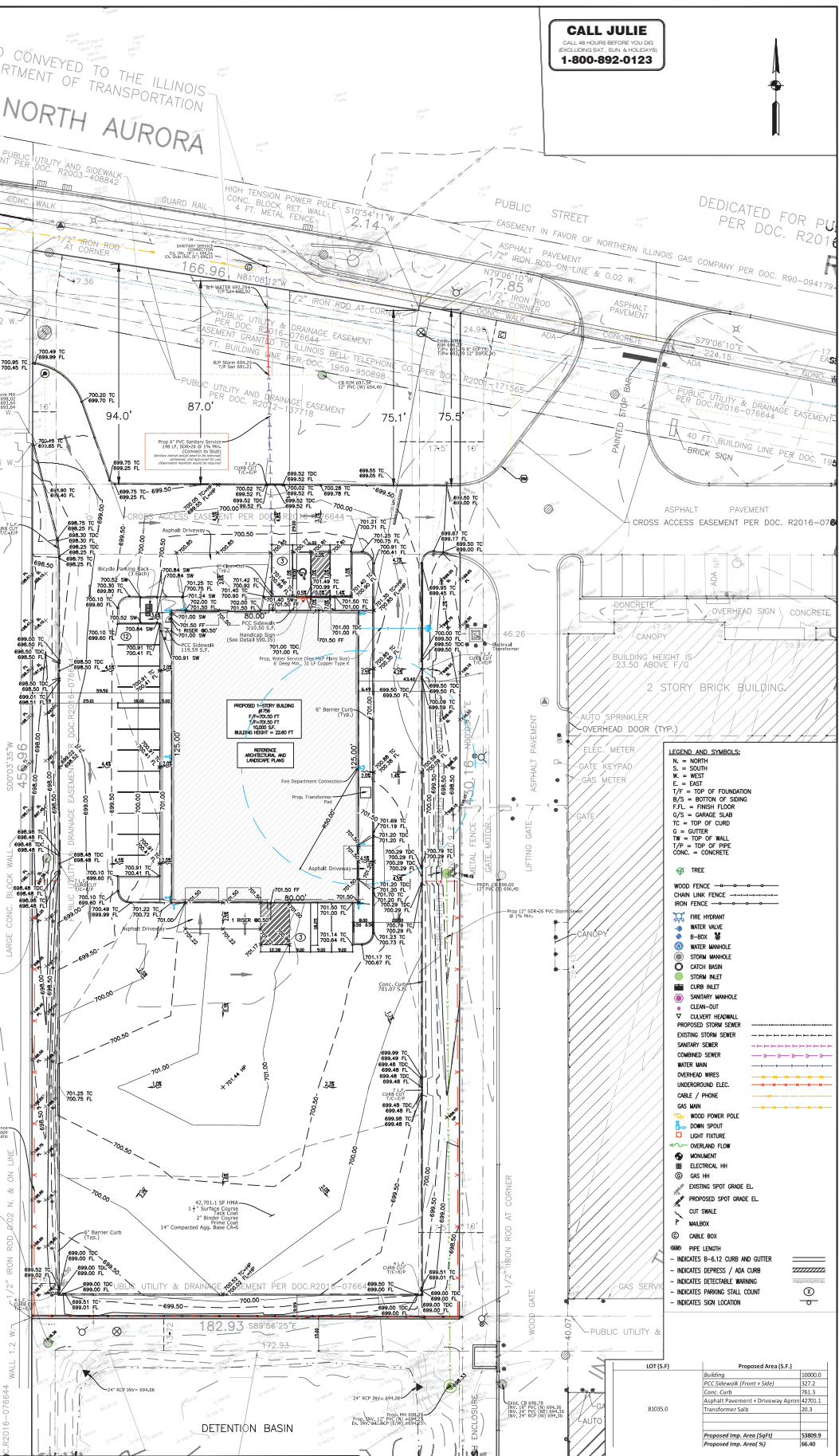
FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

BENCHMARK DATA
SET PK NAIL IN PAVEMENT, NEAR EXIT DRIVEWAY ON THE EAST CONNECTING TO NEIGHBOR LOT.
ELEV. = 698.87' (N.A.V.D. 1988 DATUM)

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PROPOSED CONDITIONS

DESIGNED BY: RBD
PROJECT NO.: 24-1756
DATE: 09/19/2024
SCALE: 1:20 (FULL); 1:40 (11X17)
SHEET 4 OF 7



LEGEND AND SYMBOLS:

- N = NORTH, S = SOUTH, E = EAST, W = WEST
- T/F = TOP OF FOUNDATION
- B/S = BOTTOM OF SLAB
- F.F.L. = FINISH FLOOR
- G/S = GARAGE SLAB
- TC = TOP OF CURB
- G = GUTTER
- TW = TOP OF WALL
- T/W = TOP OF PIPE
- CONC. = CONCRETE
- TREE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- FIRE HYDRANT
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- SANITARY MANHOLE
- CLEAN-OUT
- CLAY/BRICK MANHOLE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD POWER POLE
- DOWN SPOT
- LIGHT FIXTURE
- OVERLAND FLOW
- TRUNKMAN
- ELECTRICAL HH
- GAS HH
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- CABLE BOX
- PIPE LENGTH
- INCHES 8-12 CURB AND GUTTER
- INCHES DEPRESS / ADA CURB
- INDICATES ELECTRICAL WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION

Proposed Area (S.F.)

Building	10000.0
PCC Sidewalk (Front + Side)	322.2
Conc. Curb	761.3
Asphalt Pavement + Driveway Area	42703.1
Transformer Pad	26.3
Proposed Imp. Area (S.F.)	53829.9
Proposed Imp. Area (I)	66.40

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PLANS PREPARED FOR:

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NEW COMMERCIAL DEVELOPMENT
1756 N AURORA ROAD
NAPERVILLE, IL

DATE: 01/04/2026
REMARKS: ISSUED FOR REVIEW #2

DATE: 03/28/2025
REMARKS: ISSUED FOR REVIEW #1

DATE: 09/19/2024
REMARKS: ISSUED FOR DESIGN COORDINATION