

EXISTING LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	UNDERGROUND CABLE TV
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY
	UNDERGROUND STORM
	UNDERGROUND TELEPHONE
	UNDERGROUND WATER
	CURB AND GUTTER
	FENCE
	OVERHEAD WIRES
	EDGE OF VEGETATION
	CONTOUR
	SPOT ELEVATION

	COMMUNICATION/CABLE PEDESTAL
	ELECTRIC METER
	GUY WIRE
	LIGHT POLE
	ELECTRIC PEDESTAL
	UTILITY POLE
	GAS METER
	MAILBOX
	SIGN
	CLEANOUT
	CLOSED MANHOLE
	BUBBLER
	DOWNSPOUT
	FLARED END SECTION
	CULVERT END
	OPEN GRATE MANHOLE ROUND
	OPEN GRATE MANHOLE RECTANGULAR
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	BUFFALO BOX
	WATER VALVE BOX
	WATER VALVE VAULT
	TREE STUMP
	TREE CONIFEROUS
	TREE DECIDUOUS
	W/TRUNK SIZE IN INCHES

DEMOLITION NOTES

1. TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES. TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE, ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
2. EROSION CONTROL MEASURE (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES BEGIN.
3. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
4. CONTRACTOR SHALL CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREE TO REMAIN AND PREVENT ANY DISTURBANCE OF EXISTING TREES. CONTRACTOR TO PROTECT EXISTING TREE TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR BRANCHES OR EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.

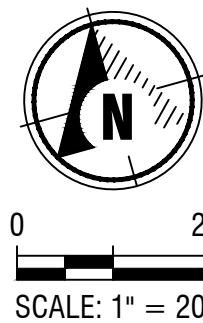
PROPERTY DESCRIPTION:

LOT 1 IN DRENDEL'S ASSESSMENT PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 AS DOCUMENT 821385 AND RE-RECORDED NOVEMBER 23, 1956 AS DOCUMENT 824552, IN DUPAGE COUNTY, ILLINOIS

PIN:

08-20-304-001

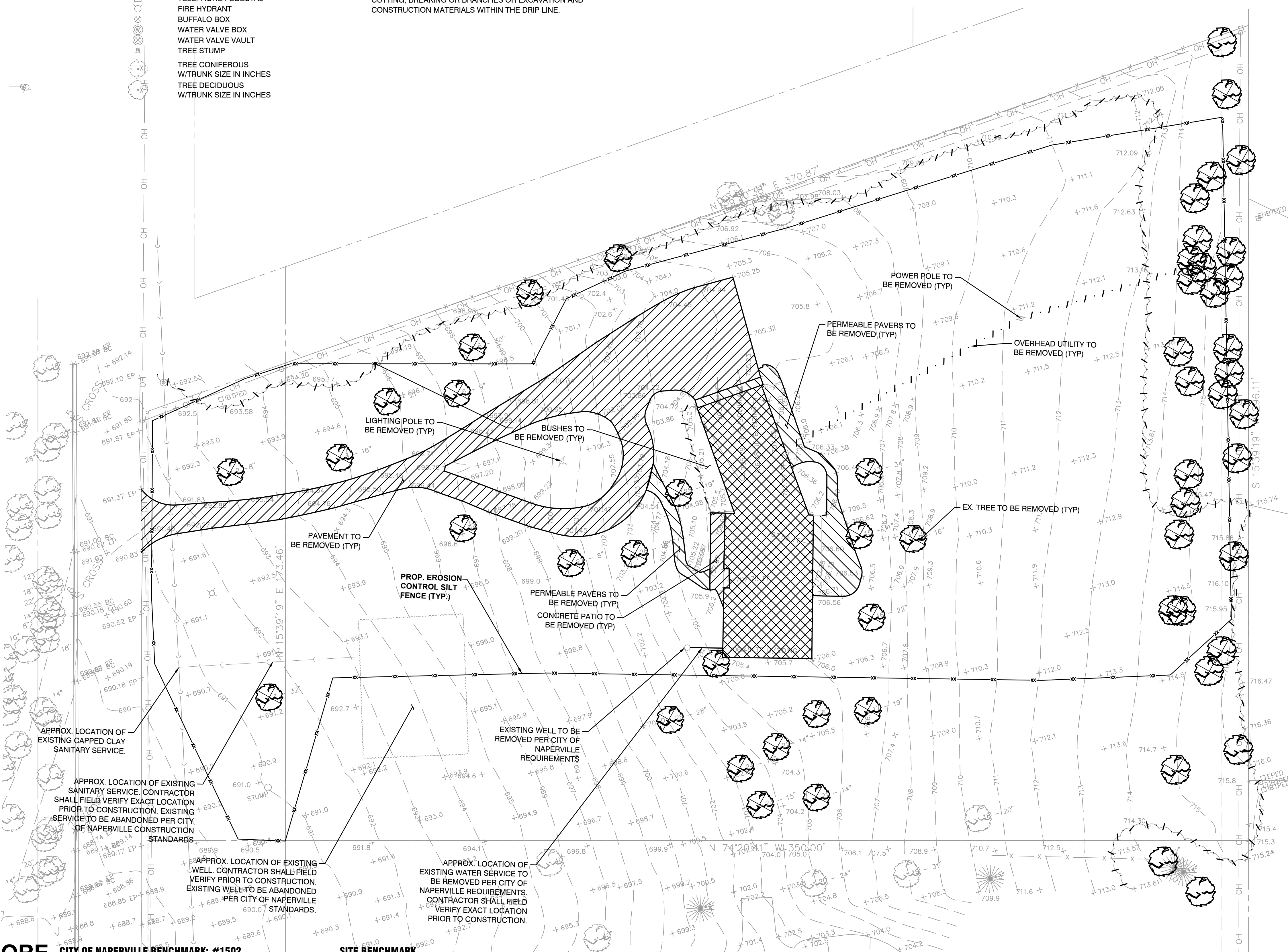
COMMONLY KNOWN AS: 7S731 OLESEN DRIVE, NAPERVILLE, ILLINOIS



DEMOLITION LEGEND

	REMOVAL ITEM
	REMOVAL CURB AND GUTTER
	REMOVAL LINEAR
	BUILDING REMOVAL
	PAVEMENT REMOVAL
	SIDEWALK REMOVAL

NOTE: \$365 LF ROADWAY IMPROVEMENT FEE IS REQUIRED FOR A TOTAL OF \$62,415.00 (171' X 365)



APPROX. LOCATION OF EXISTING CARPED CLAY SANITARY SERVICE.

APPROX. LOCATION OF EXISTING SANITARY SERVICE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. EXISTING SERVICE TO BE ABANDONED PER CITY OF NAPERVILLE CONSTRUCTION STANDARDS.

APPROX. LOCATION OF EXISTING WELL. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION. EXISTING WELL TO BE ABANDONED PER CITY OF NAPERVILLE CONSTRUCTION STANDARDS.

APPROX. LOCATION OF EXISTING WATER SERVICE TO BE REMOVED PER CITY OF NAPERVILLE REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

CITY OF NAPERVILLE BENCHMARK: #1502

DESCRIPTION: A BERNTSEN 3D TOP SECURITY MONUMENT LOCATED AT THE SOUTH SIDE OF HONEST PLEASURE DRIVE EAST OF LOOKOUT COURT. IT IS LOCATED 11.3 FEET WEST OF A MANHOLE AND 6.7 FEET SOUTH OF THE BACK OF CURB.

ELEV: 703.92 (NAVD 88)

SITE BENCHMARK

SOUTHWEST BOLT ON FIRE HYDRANT ON WEST SIDE OF OLESEN DRIVE APPROXIMATELY 112' SOUTHWEST FROM THE SOUTHWEST CORNER OF PROJECT SITE.

ELEV: 689.48 (NAVD 88)

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PREPARED BY:



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3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060

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PROFESSIONAL DESIGN
FIRM NUMBER: 184.001186

CLIENT:

DJK
CUSTOMHOMES, INC

532 S WEBSTER
NAPERVILLE, IL 60540
630.774.8430

REVISIONS:

NO.	DATE	REVISION
1	2026-01-07	CITY COMMENT REVISIONS
2	2026-01-23	CITY COMMENT REVISIONS
3		
4		
5		
6		
7		

TITLE:

EXISTING CONDITIONS & DEMOLITION

SINGLE FAMILY HOME

7S731 OLESEN DR UNINCUPAGECO NAPERVILLE

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 12-05-2025
PROJ NO: W25067

SCALE: 1:20_XREF

C-1.0

SHEET: 1 OF 3



SITE DEVELOPMENT NOTES

- TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES. TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE. ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
- EROSION CONTROL MEASURE (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES BEGIN.
- CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
- CONTRACTOR SHALL CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREE TO REMAIN AND PREVENT ANY DISTURBANCE OF EXISTING TREES. CONTRACTOR TO PROTECT EXISTING TREE TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR BRANCHES OR EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- COORDINATE WITH ARCHITECTURAL PLANS, GRADING PLANS, UTILITY PLANS, & ALL CONSTRUCTION DETAILS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PAVING SHALL BE SMOOTH AND CONTINUOUS, DEFLECTION IN ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. ENGINEER SHALL REVIEW STAKED LAYOUT AND FRAMEWORK PRIOR TO PAVING OPERATIONS.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS.
- THE CONTRACTOR WILL NOT INTERFERE WITH USE OF ADJACENT BUILDINGS, PARKING LOTS, STREETS, OR ALLEYS WITHOUT PRIOR COORDINATION WITH THE OWNER OR THE NAME OF MUNICIPALITY.
- MEET THE LINE AND GRADE OF NEW PAVEMENT AND/OR LAWN AND PLANTING AREAS WITH THE LINE AND GRADE OF THE EXISTING PAVEMENT AND/OR LAWN AND PLANTING AREAS.
- THE CONTRACTOR SHALL USE BITUMINOUS EXPANSION JOINT FILLER WITH A MINIMUM 1/2 INCH THICKNESS FOR SIDEWALK AND 3/4 INCH THICKNESS FOR CURB AND GUTTER AND SHALL BE RESHAPED TO PROFILE OF THE CURB.
- SEE CONSTRUCTION DETAILS FOR ALL CIVIL DETAILS.
- PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
- THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF THE PROPOSED IMPROVEMENTS.
- ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6" MIN OF TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE.
- ALL PAVING SHALL BE SMOOTH AND CONTINUOUS, NO ABRUPT CHANGES WILL BE ALLOWED.
- WHERE THE PLANS CALL FOR MILL AND OVERLAY, THE GRADING PLAN PROVIDES SPOT GRADES, BUT THE LAYER IS ASSUMED TO BE VARIABLE IN ORDER TO ALLOW FOR POSITIVE PITCH.
- SEE SHEET C-3.0 FOR EROSION CONTROL DETAILS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH 4" TOPSOIL AND SEEDED. SEEDING CL 1 IDOT MULCH METHOD 2 IN ALL AREAS UNLESS OTHERWISE NOTED.
- STOCKPILE LOCATIONS ARE FOR REFERENCE ONLY, SITE CONDITIONS MAY REQUIRE CHANGE IN LOCATION. A MINIMUM OF 2 ROWS O SILT FENCE AROUND ALL STOCKPILES THAT WILL BE UNDISTURBED FOR MORE THAN 7 DAYS.
- ALL DISTURBED AREAS WITH GREATER THAN 4:1 SLOPE SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.

PROPOSED LEGEND

- CTV UNDERGROUND CABLE TV
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY
- SS UNDERGROUND SANITARY SERVICE
- T UNDERGROUND STORM
- TS UNDERGROUND STORM SERVICE
- T UNDERGROUND TELEPHONE
- W UNDERGROUND WATER
- WS UNDERGROUND WATER SERVICE
- EM ELECTRIC METER
- LP LIGHT POLE
- UP UTILITY POLE
- GM GAS METER
- CN CLEANOUT
- SM SANITARY MANHOLE
- CB CATCH BASIN
- BUBB BUBBLER
- DS DOWNSPOUT
- DSPL DOWNSPOUT SPLASH TO GRADE
- FLS FLARED END SECTION
- IN INLET
- SMH STORM MANHOLE
- SUMP
- YDS YARD DRAIN SQUARE
- YDR YARD DRAIN ROUND
- FH FIRE HYDRANT
- WB BUFFALO BOX
- WM WATER METER
- WVB WATER VALVE BOX
- WVV WATER VALVE VAULT
- TC TREE CONIFEROUS
- TD TREE DECIDUOUS

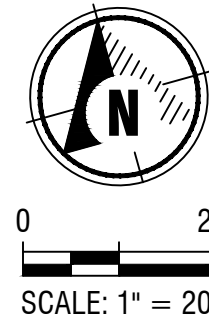
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PIN:

08-20-304-001

COMMONLY KNOWN AS: 7S731 OLESEN DRIVE, NAPERVILLE, ILLINOIS



IMPERVIOUS DATA TABLE

EXISTING	
HOUSE:	2,808 S.F.
PATIOS & WALKS:	1,184 S.F.
DRIVE:	4,431 S.F.
TOTAL:	8,423 S.F.

PROPOSED

HOUSE, PORCHES, WINDOW WELLS:	5,694 S.F.
DRIVE:	5,846 S.F.
FRONT WALK & STEPS:	122 S.F.
STOOPS & STEPS:	58 S.F.
POOL HOUSE:	667 S.F.
EQUIPMENT PAD:	40 S.F.
POOL(W/COPING)	714 S.F.
PATIO & WALKS:	2,132 S.F.
WALL:	70 S.F.
AC UNITS:	13 S.F.
TOTAL:	15,356 S.F.

NET NEW IMPERVIOUS AREA = 15,356 S.F. - 8,423 S.F. = 6,933 S.F.
SINCE 6,933 S.F. > 2,500 S.F. A BMP IS REQUIRED FOR THIS SITE

DRY WELL CALCULATIONS

$1\frac{1}{2}'' \times 15,356 \text{ S.F.} = 1,600 \text{ CUBIC FEET STORAGE REQUIRED}$

(40' L X 25' W X 5' D) DRY WELL X 36% AIR VOID = 1,800 CUBIC FEET STORAGE PROVIDED
1,800 CF PROVIDED > 1,600 CF REQUIRED

GEOMETRY LEGEND

- B 6.12 CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL

GRADING LEGEND

- 7XX PROPOSED CONTOUR
- 7XX.X SPOT ELEVATION
- X.X% FLOW ARROW
- SLOPE
- HIGH POINT
- OVERLAND FLOW ROUTE
- BW 7XX.XX BOTTOM OF WALL ELEVATION
- FL 7XX.XX FLOW LINE ELEVATION
- ME 7XX.XX MATCH EXISTING ELEVATION
- TC 7XX.XX TOP OF CURB ELEVATION
- TW 7XX.XX TOP OF WALL ELEVATION

EROSION CONTROL LEGEND

- INLET FILTER BASKET
- SILT FENCE
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE
- CONCRETE WASHOUT
- CONSTRUCTION ACCESS ENTRANCE

DATUM TABLE

DATUM #1 - 696.5

DATUM #2 - 693.5

AVERAGE - 695.0

NOTE: CONCRETE CANNOT BE WASHED

OUT INTO THE PUBLIC ROW OR SEWER

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REVISIONS:

	1	2	3	4	5	6	7
CITY COMMENT REVISIONS							
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TITLE:

SITE DEVELOPMENT PLAN

SINGLE FAMILY HOME

7S731 OLESEN DR UNINC\DPAGECO NAPERVILLE

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 12-05-2025
PROJ NO: W25067

SCALE: 1:20_XREF

C-2.0

SHEET: 2 OF 3



**ENGINEERING
RESOURCE ASSOCIATES**

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TITLE:

DETAILS

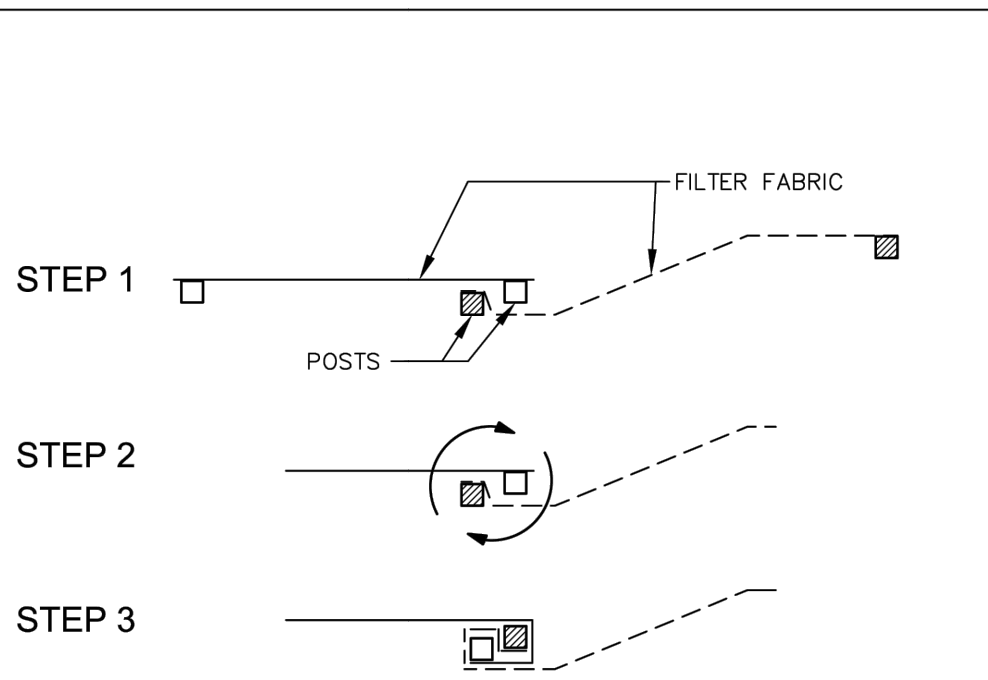
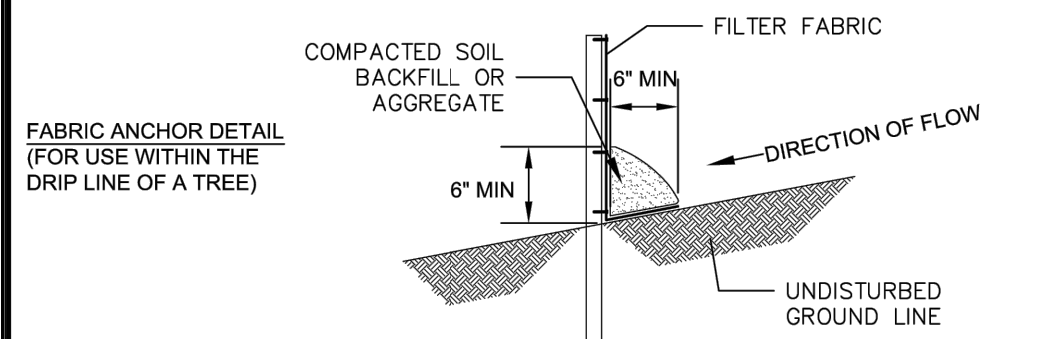
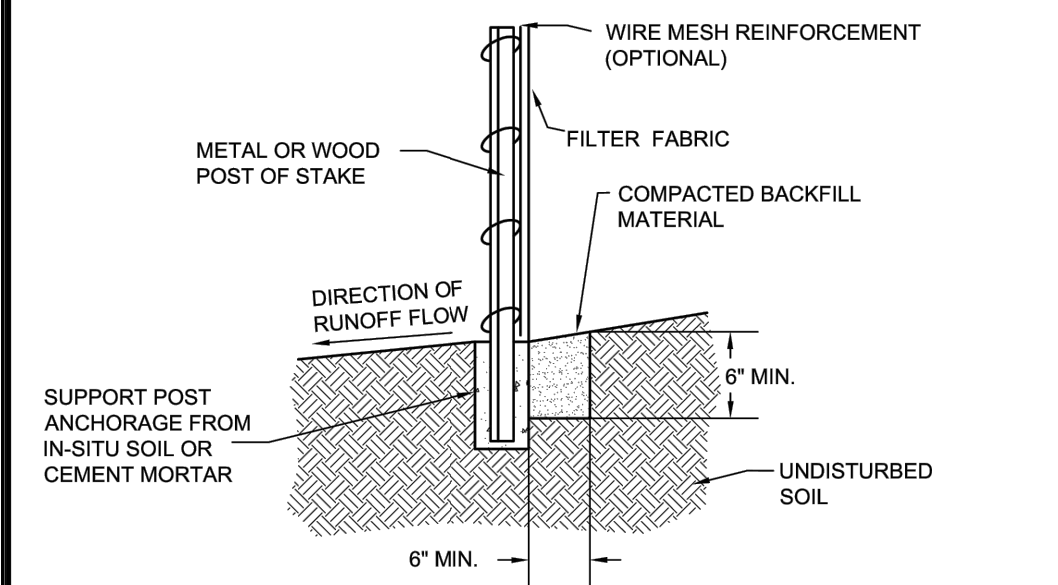
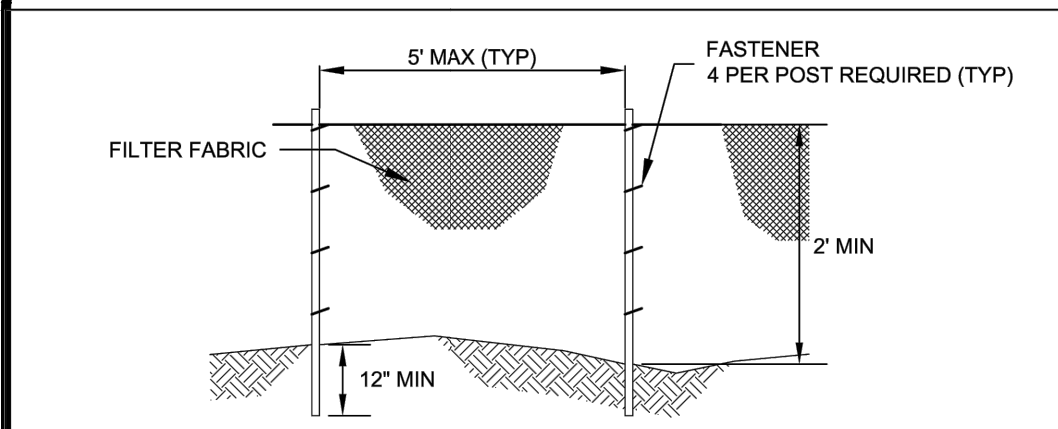
**SINGLE FAMILY HOME
7S731 OLESEN DR UNINCUPAGECO NAPERVILLE**

DESIGNED BY: EP
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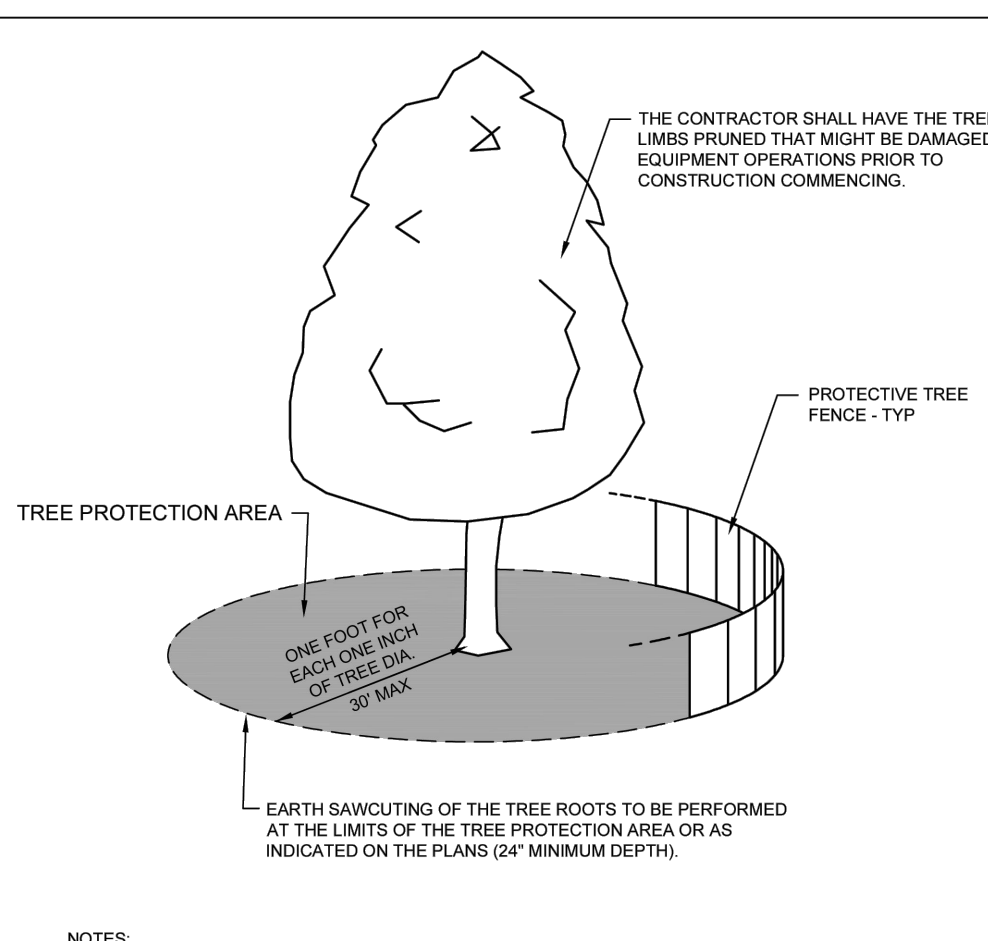
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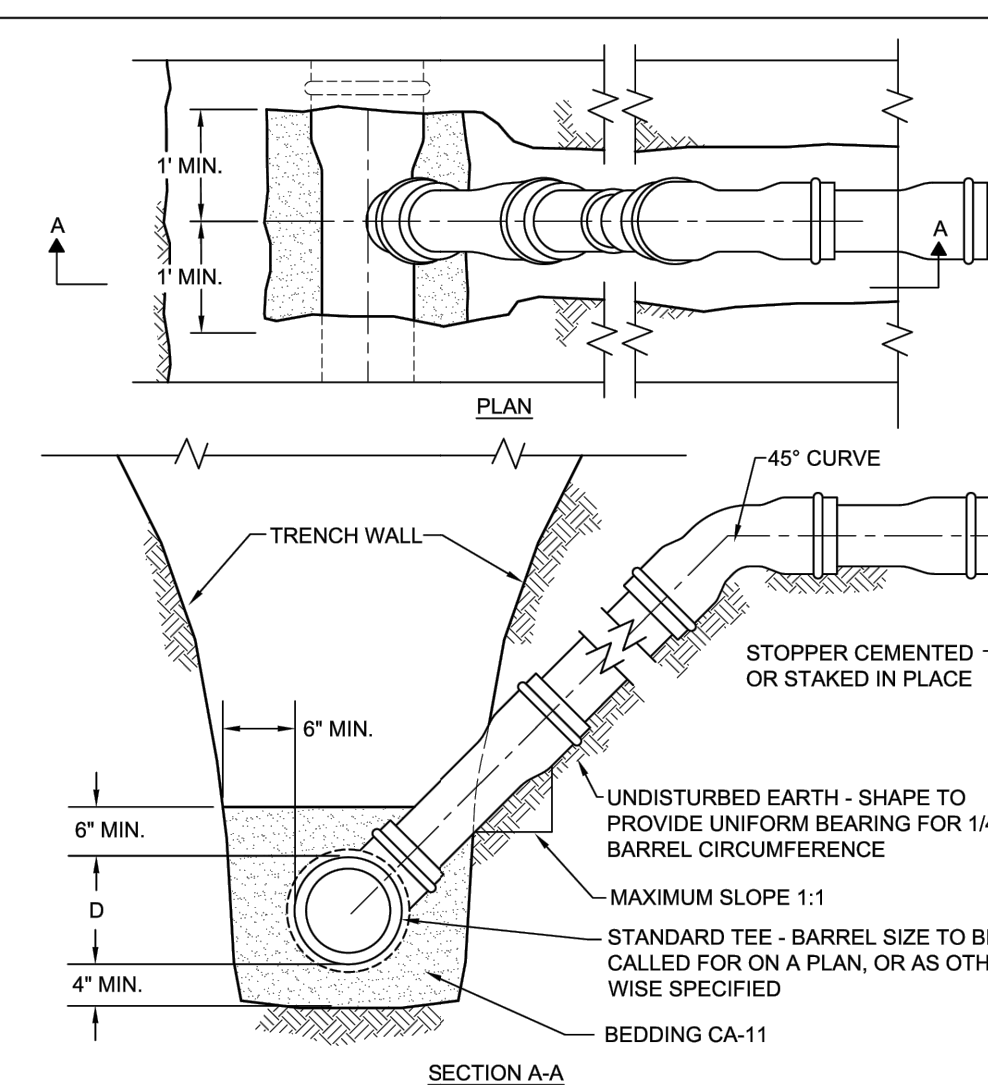
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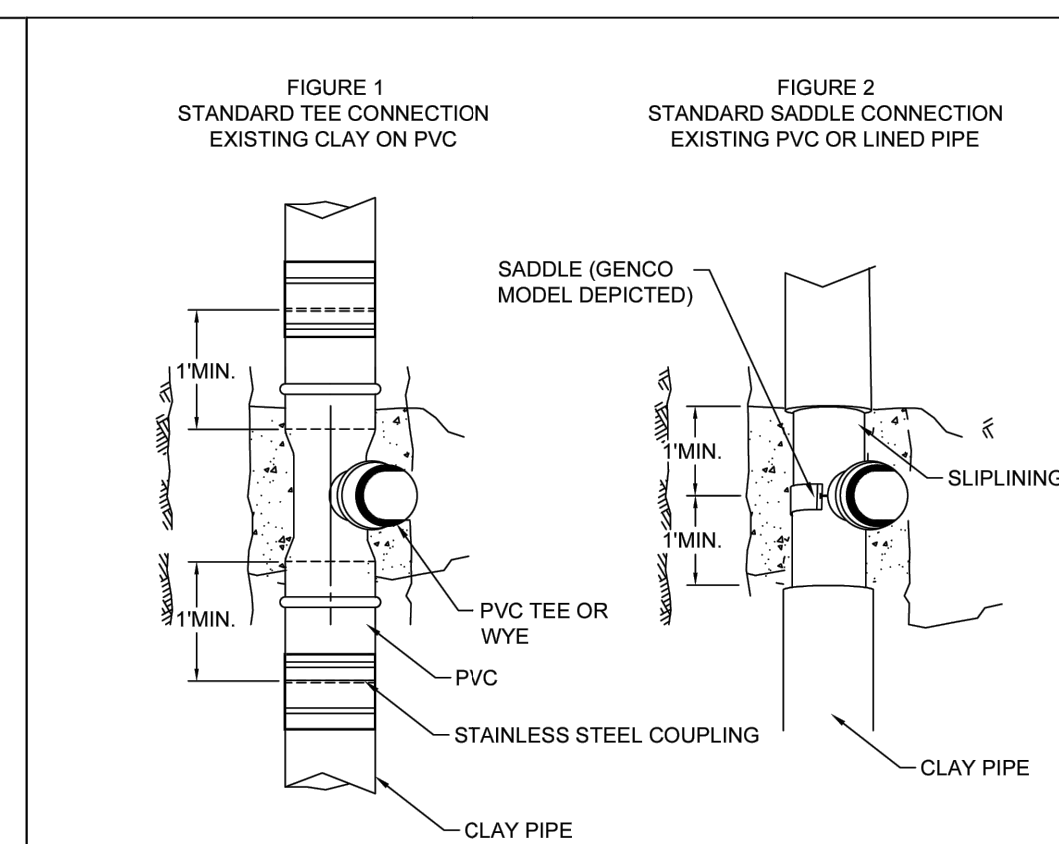
- STEPS FOR THE ATTACHMENT OF TWO SILT FENCES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.
- NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 4. DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH TIE WIRES, WOOD POST WITH NAILS.



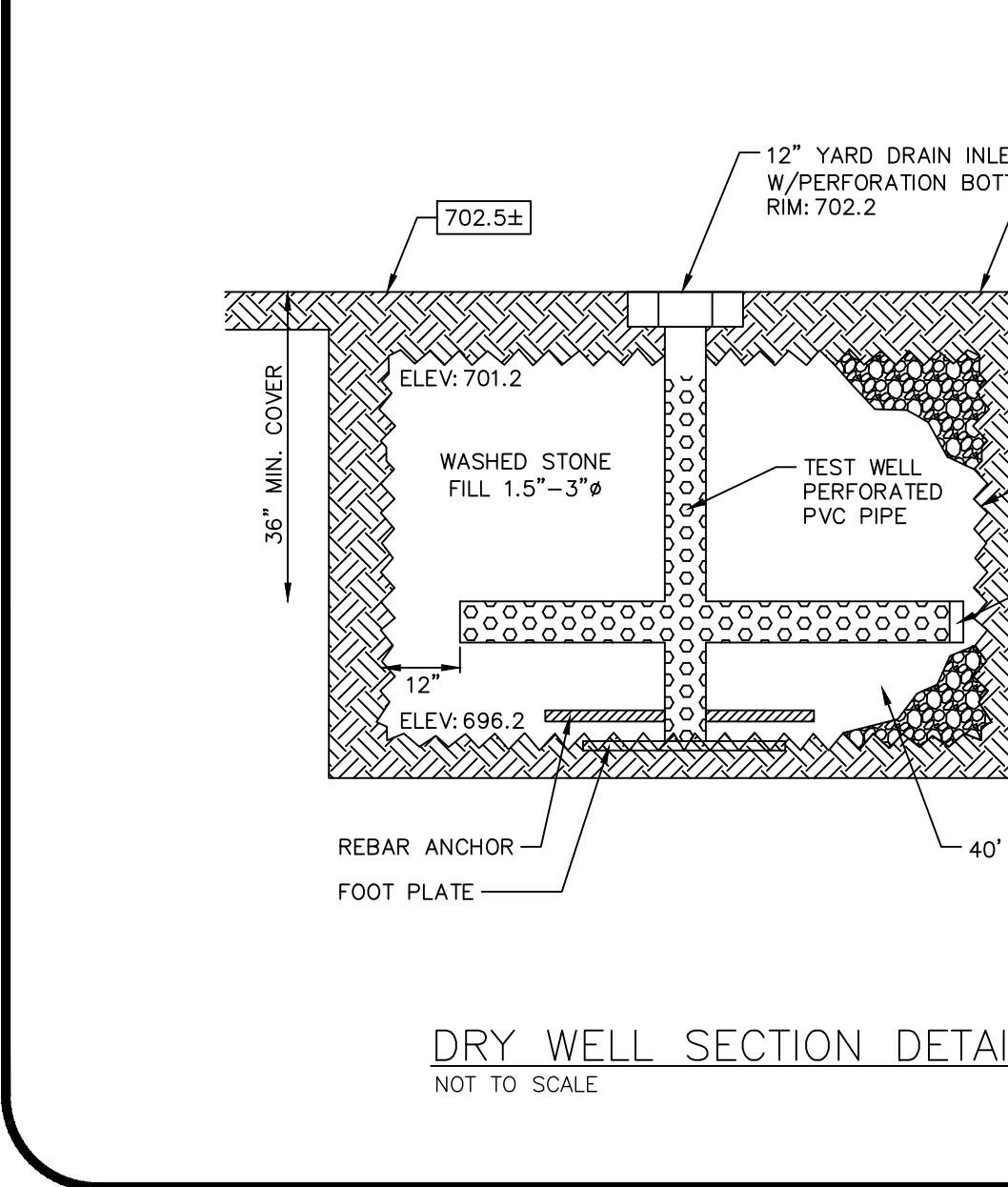
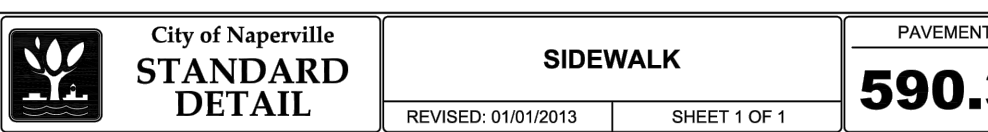
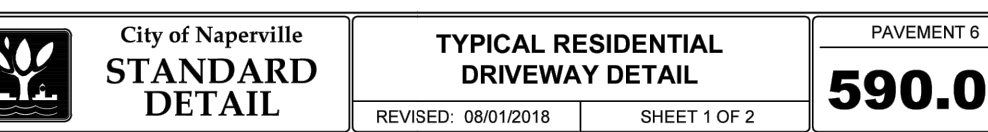
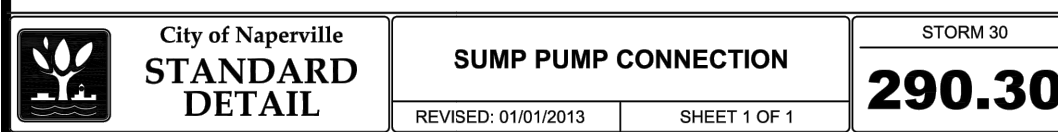
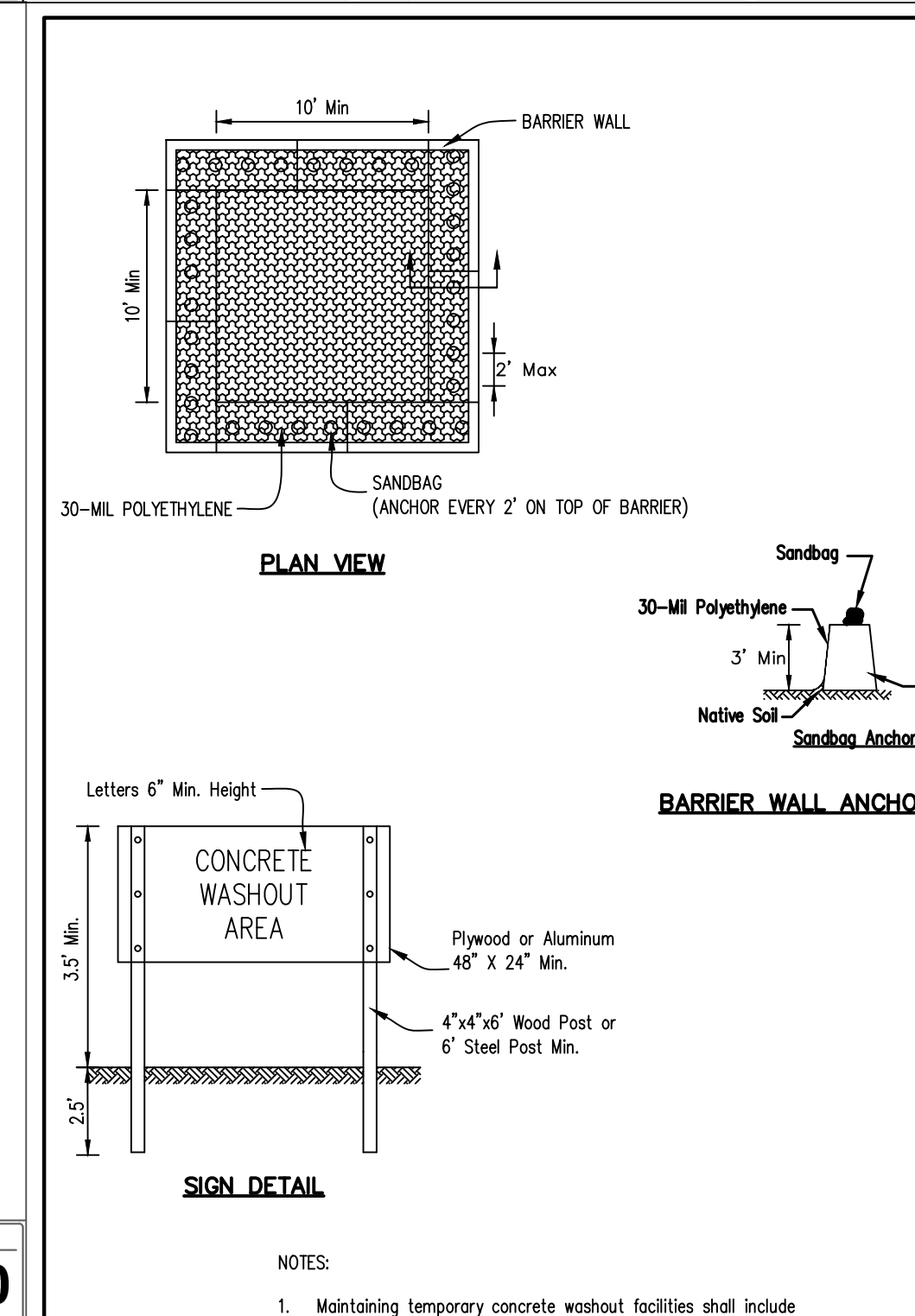
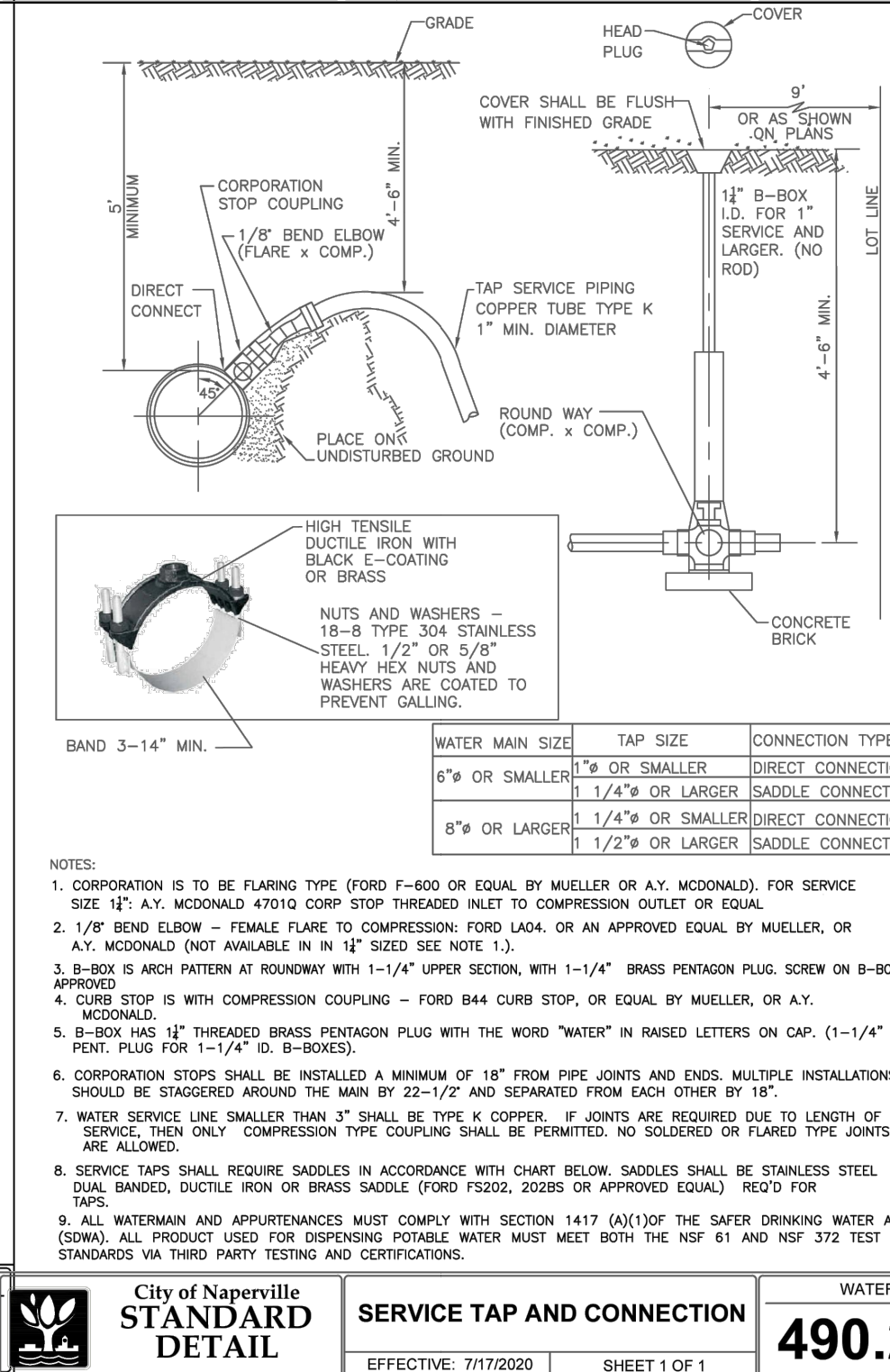
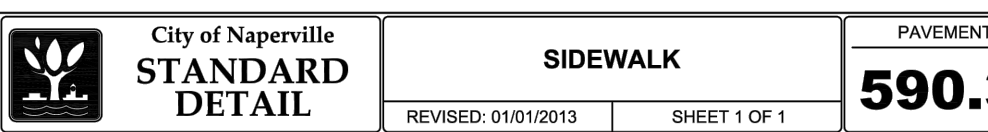
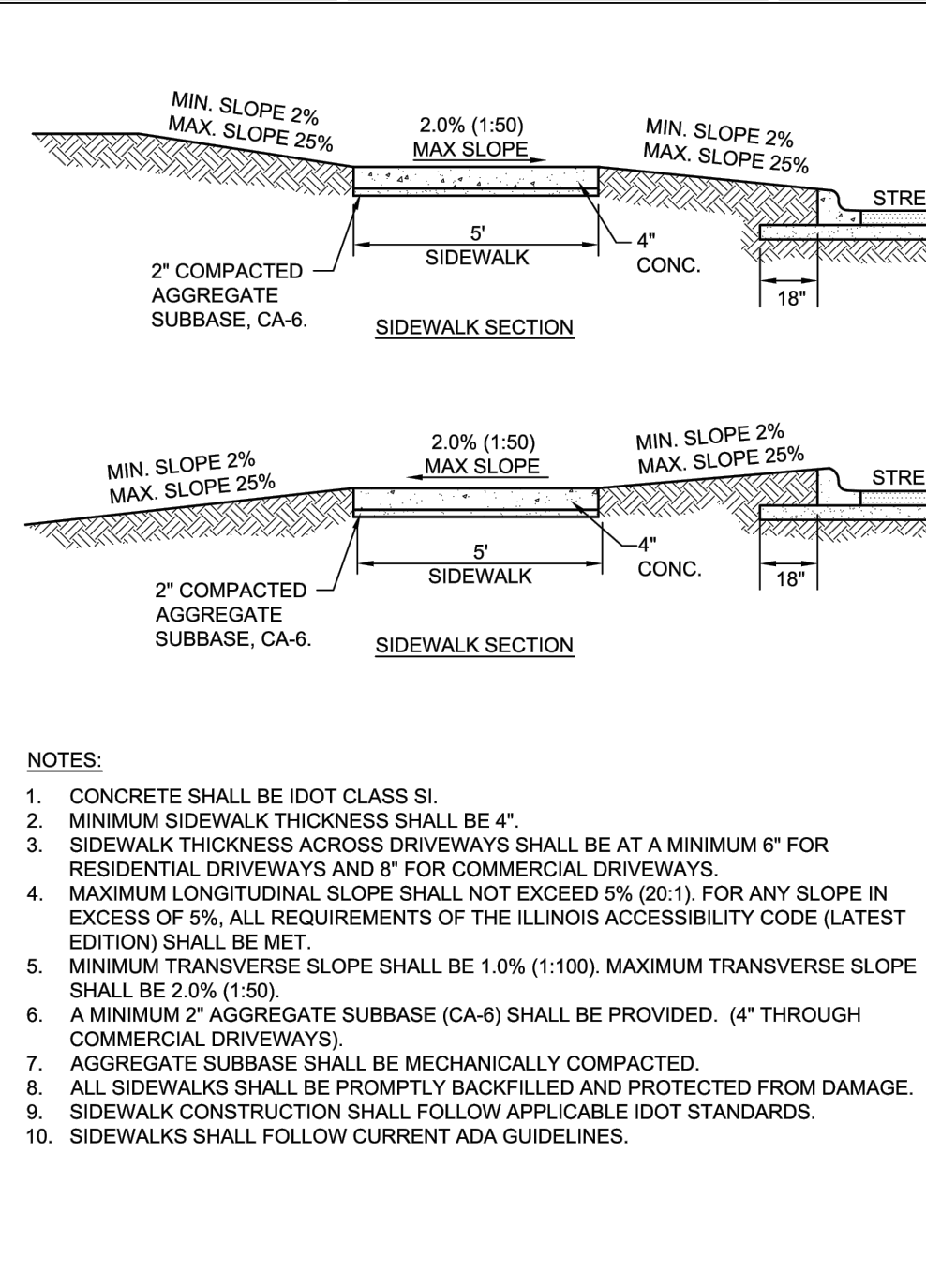
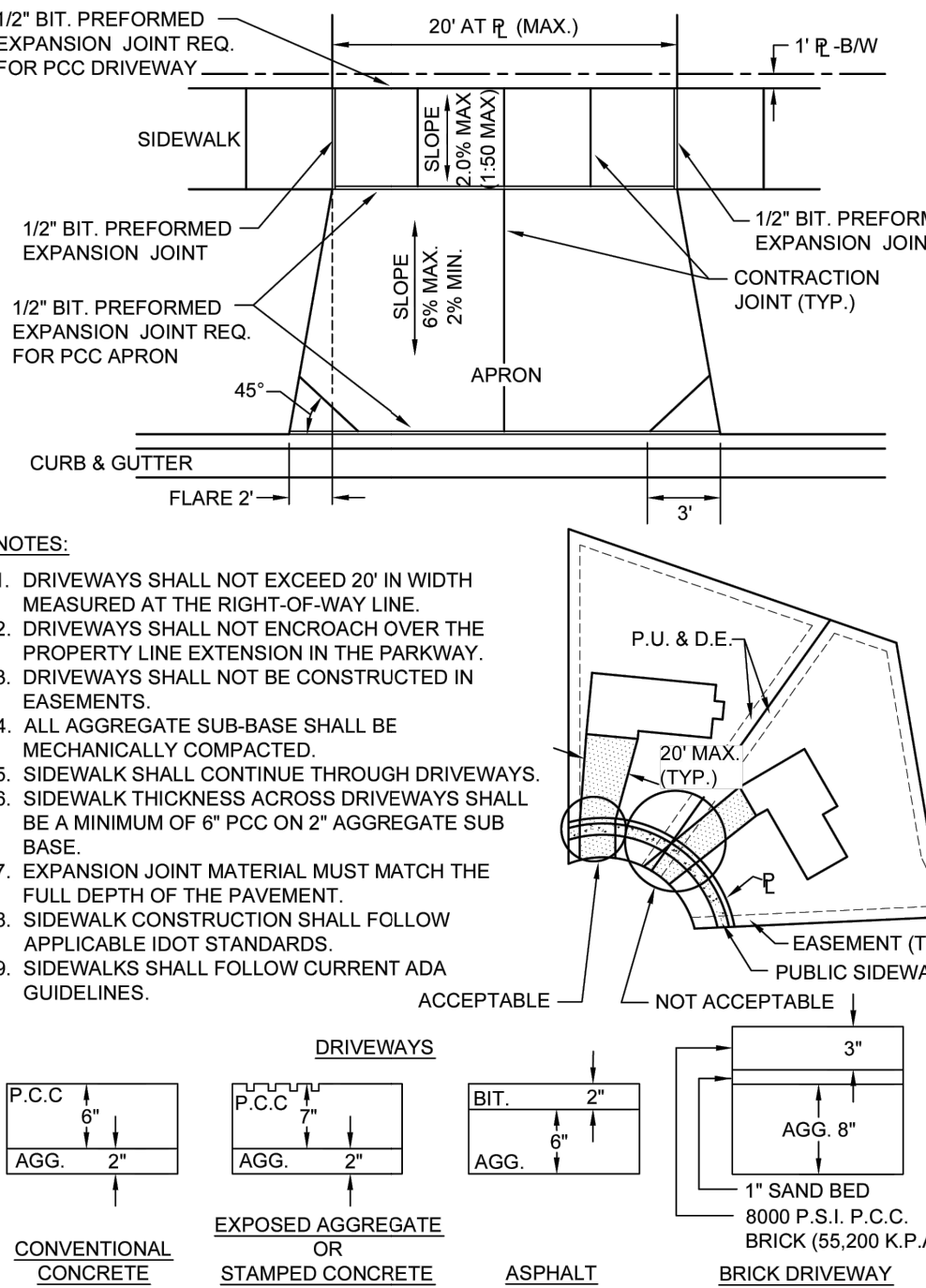
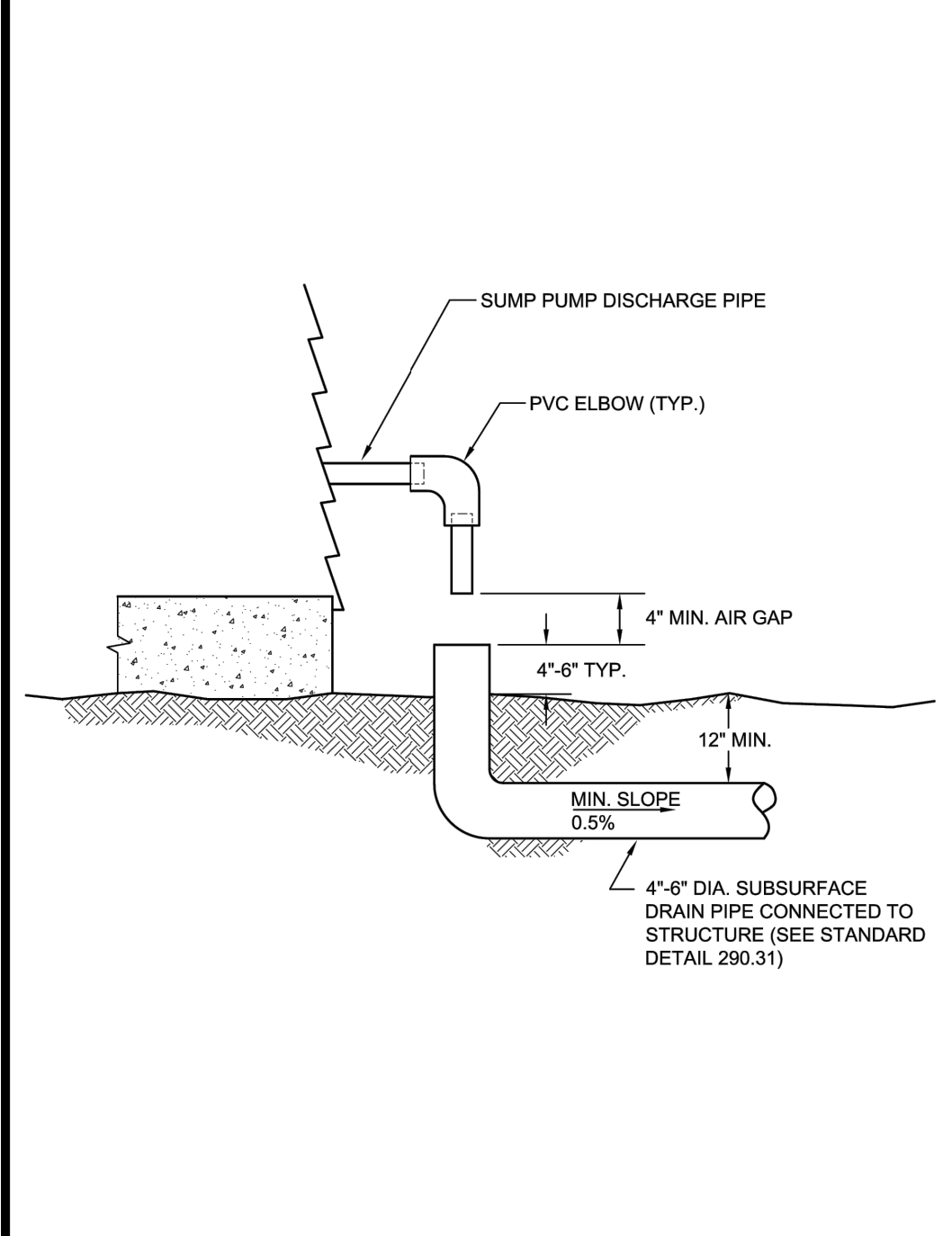
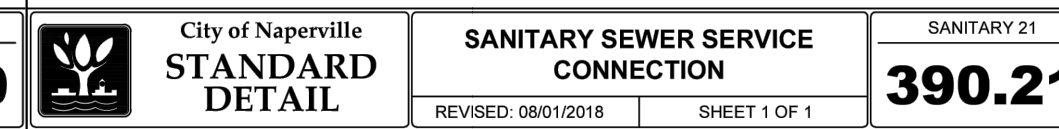
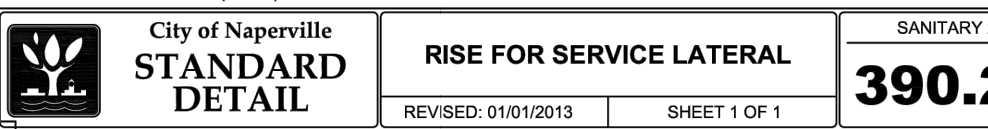
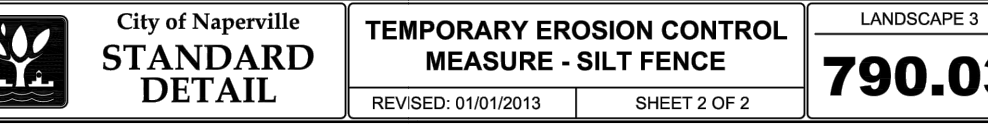
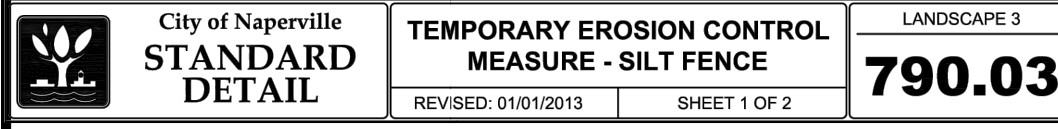
- NOTES:
1. A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
 2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
 3. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
 4. AUGURING IS REQUIRED IF A UTILITY MUST BE INSTALLED WITHIN THE TREE PROTECTION AREA. AUGURED UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
 5. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED, REMOVAL OF THE INTERIOR BRANCHES, OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO AVOID HAZARD.
 6. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.



1. THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS AND GROUNDWATER ENTERING THE LATERAL WITH AN APPROVED PLUG.
2. MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
3. WHEN A SERVICE CONNECTION IS TAPPED INTO PVC MAIN, THEN A SEWER SADDLE SHALL BE USED. GENECO TYPE "SEALTITE" OR APPROVED EQUAL. BANDS, NUTS AND BOLTS MUST BE 304 STAINLESS STEEL.
4. SDR 26 PVC PIPE MEETING REQUIREMENTS OF ASTM D-2241-05 AND JOINTS CONFORMING TO ASTM D-3139-98(2005) OR LATEST EDITIONS.



- STANDARD TEE CONNECTION-FIGURE 1
1. BYPASS OR RESTRICT FLOW IN PIPE AS REQUIRED.
 2. SAW CUT AND REMOVE EXISTING PIPE TO MINIMUM EXTENT SHOWN IN FIGURE 1.
 3. INSTALL STANDARD PVC TEE AND PIPE AS SHOWN, PVC SHALL BE SDR26, ASTM 2241.
 4. FLEXIBLE COUPLING SHALL BE A NON-SHEARING TYPE TRANSITION COUPLING. FERROCEMENT STRONG BACK RC 1000 SERIES, CASCADE STYLE CSS COUPLING, OR APPROVED EQUAL.
- STANDARD SADDLE CONNECTION FIGURE 2
1. FOR LINED PIPE CAREFULLY REMOVE OLD CLAY PIPE TO MINIMUM EXTENT SHOWN WITHOUT DAMAGING LINER PIPE.
 2. HOLES FOR SADDLE INLET SHALL BE LAID OUT USING SADDLE AS TEMPLATE AND CUT WITH APPROPRIATE EQUIPMENT NOT DAMAGE THE PIPE TO REMAIN. HOLE TO BE BURIED AND BEVELED WHERE REQUIRED TO PROVIDE HOLE SLOPE TO CONFORM TO THE FITTING.
 3. SADDLE SHALL BE SEALTITE TEE "U" MODEL 40 BY GENCO, CASCADE STYLE CSWV OR CSWRT, OR APPROVED EQUAL.



DRY WELL SECTION DETAIL
NOT TO SCALE