

FINAL SITE DEVELOPMENT PLANS

FOR

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

NAPERVILLE, ILLINOIS

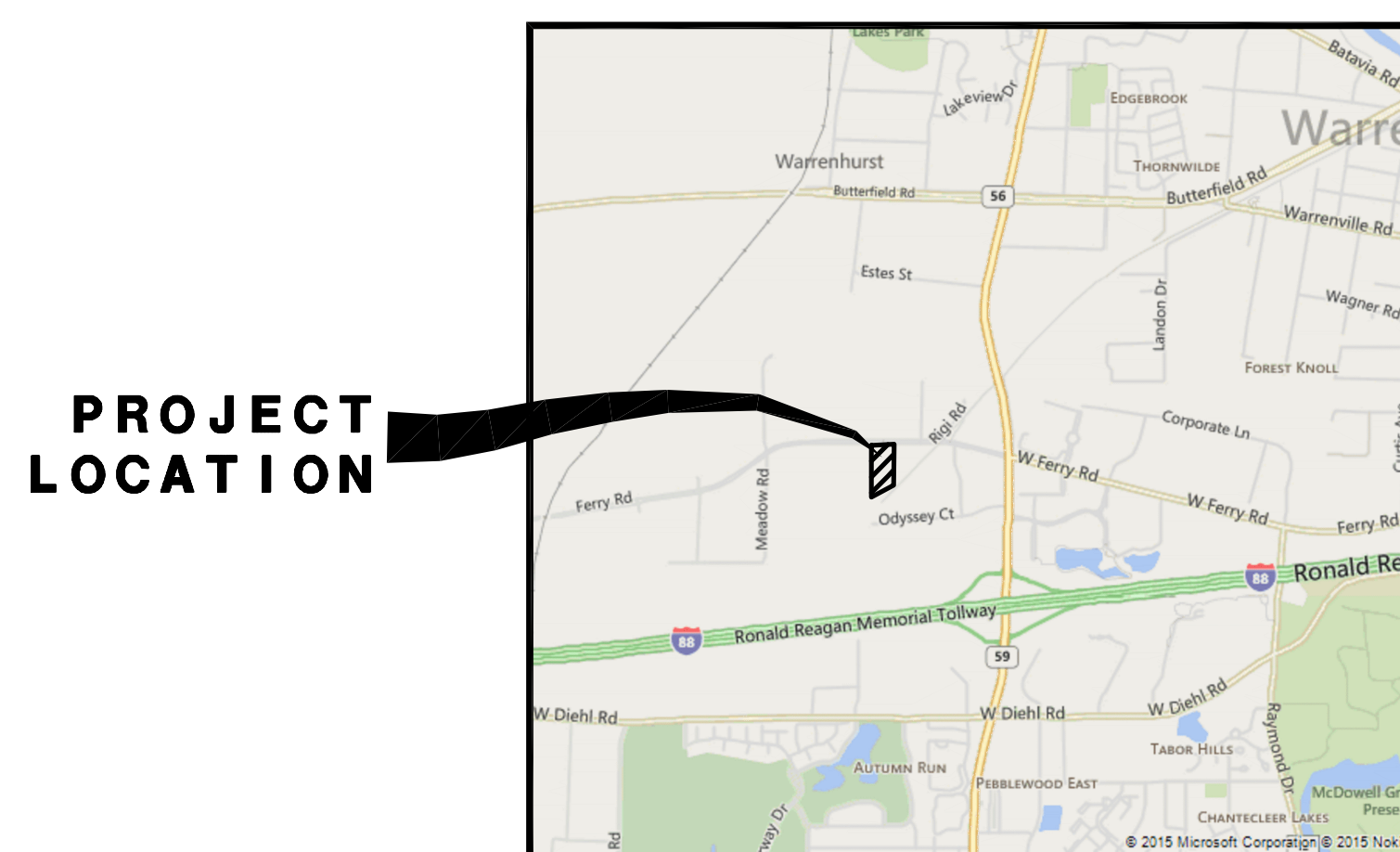
**WATERMAIN-SANITARY SEWER-PRIVATE DRIVEWAY
AND DRAINAGE IMPROVEMENTS**

(CITY TRACKING NO. 18-10000086)

(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
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

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



LOCATION MAP

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:
BERNSTEN 3D TOP SECURITY MONUMENT CONSISTING OF A 1/2" DIA.
STAINLESS STEEL DATUM POINTON THREADED 3/8" 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)

INDEX OF SHEETS

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16	DRAINAGE STRUCTURE DETAILS

**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 CONNECTION WITH
THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
DATED THIS 15TH DAY OF MARCH, A.D., 2021.
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-032381
MY LICENSE EXPIRES ON NOVEMBER 30, 2021
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2021
NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND
IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID
TECHNICAL SUBMISSION.

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



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R E V I S I O N S					
NO.	DATE	SHEETS	NO.	DATE	SHEETS
1	03-15-21/JGC	1, 2, 5-7, 9-16			

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/THEIR 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...
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.
...
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.

OTHER GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. IF THE ENGINEER IS RETAINED FOR CONSTRUCTION STAKING SERVICES...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK IS STARTED.
...
18. WATER SERVICE LINE SMALLER THAN 3" SHALL BE TYPE K COPPER.

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...
2. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR...
3. TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS...
...
18. WATER SERVICE LINE SMALLER THAN 3" SHALL BE TYPE K COPPER.

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 ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING.
20. THE CONTRACTOR SHALL PROVIDE INTERNAL TELEVISIED INSPECTION OF ALL INSTALLED SANITARY SEWER, LATERALS, MANHOLES AND CONNECTIONS...
21. CONTRACTOR WORK HOURS ARE ONLY ALLOWED FROM 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH SATURDAY.
...
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.

OTHER SANITARY SEWER AND WATERMAIN NOTES

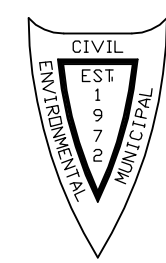
- 1. WATERMAIN SERVICES SHALL HAVE A MINIMUM OF 5.0 FEET OF COVER AND SHALL BE RUN IN STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN ON THE PLANS.
2. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
3. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS...
...
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

- 1. WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS AS FOLLOWS:
a) WATERMAINS:
1.) HORIZONTAL SEPARATION:
A) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN...
2.) VERTICAL SEPARATION:
A) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER...
...
e) WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

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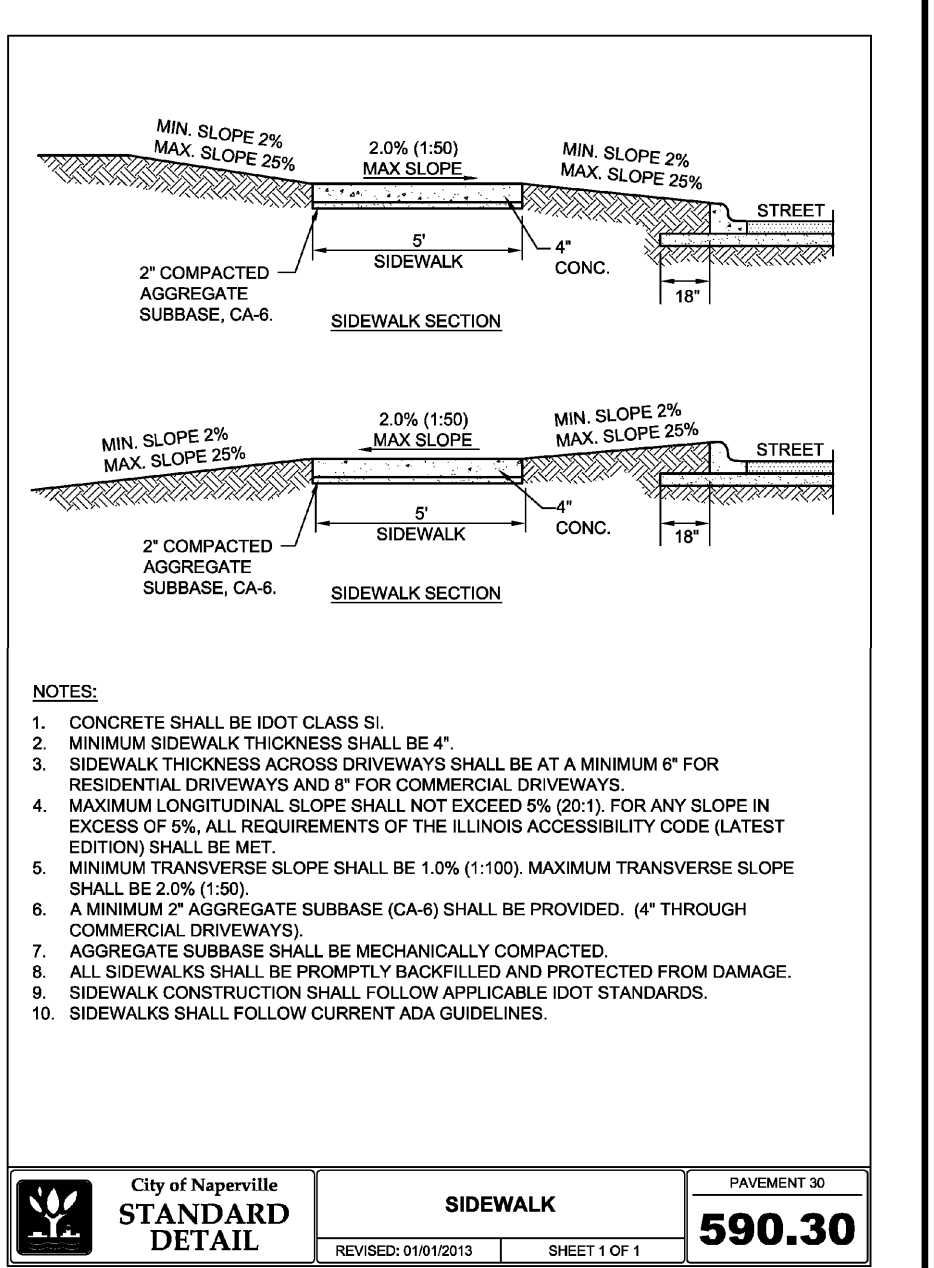
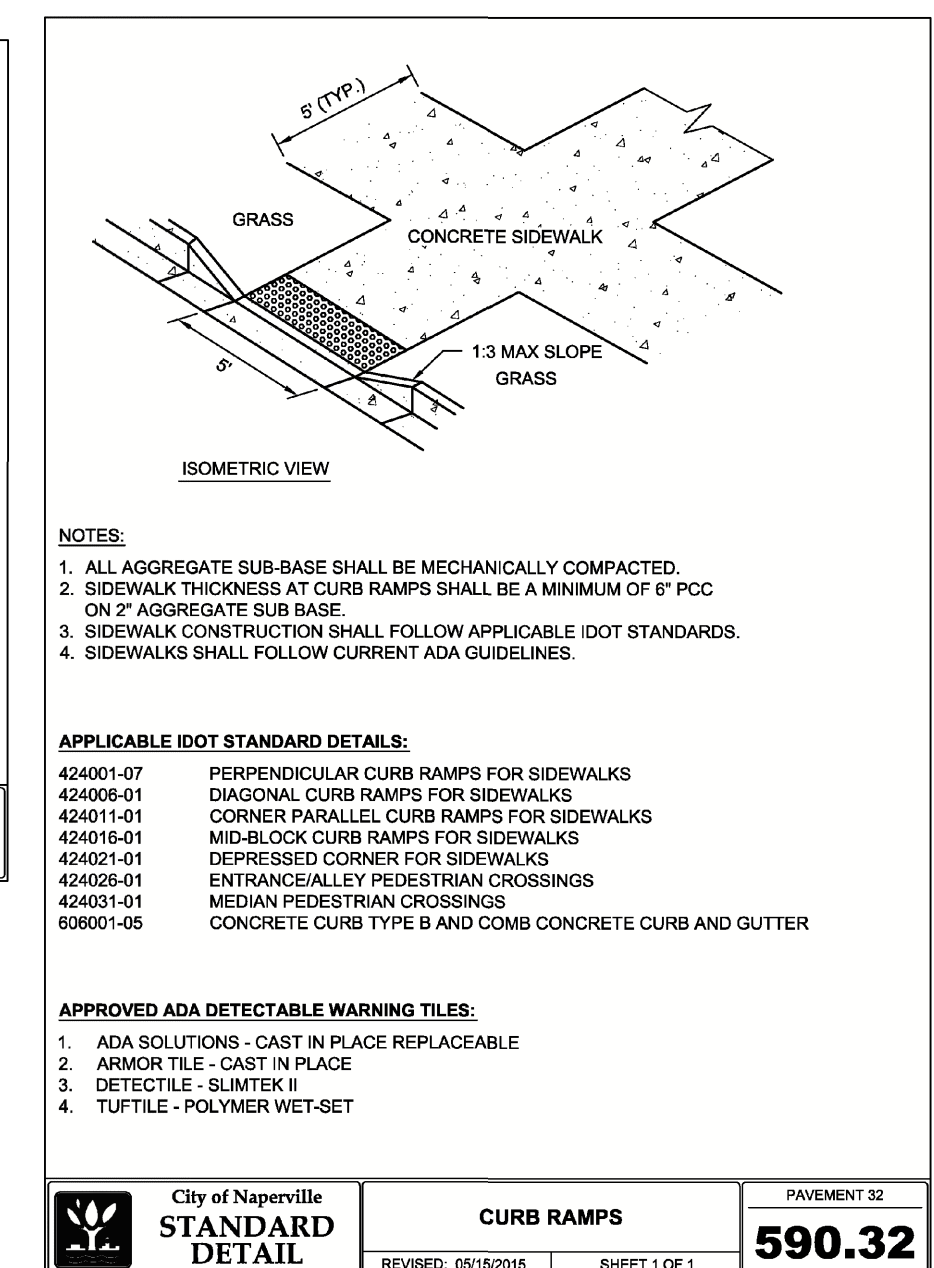
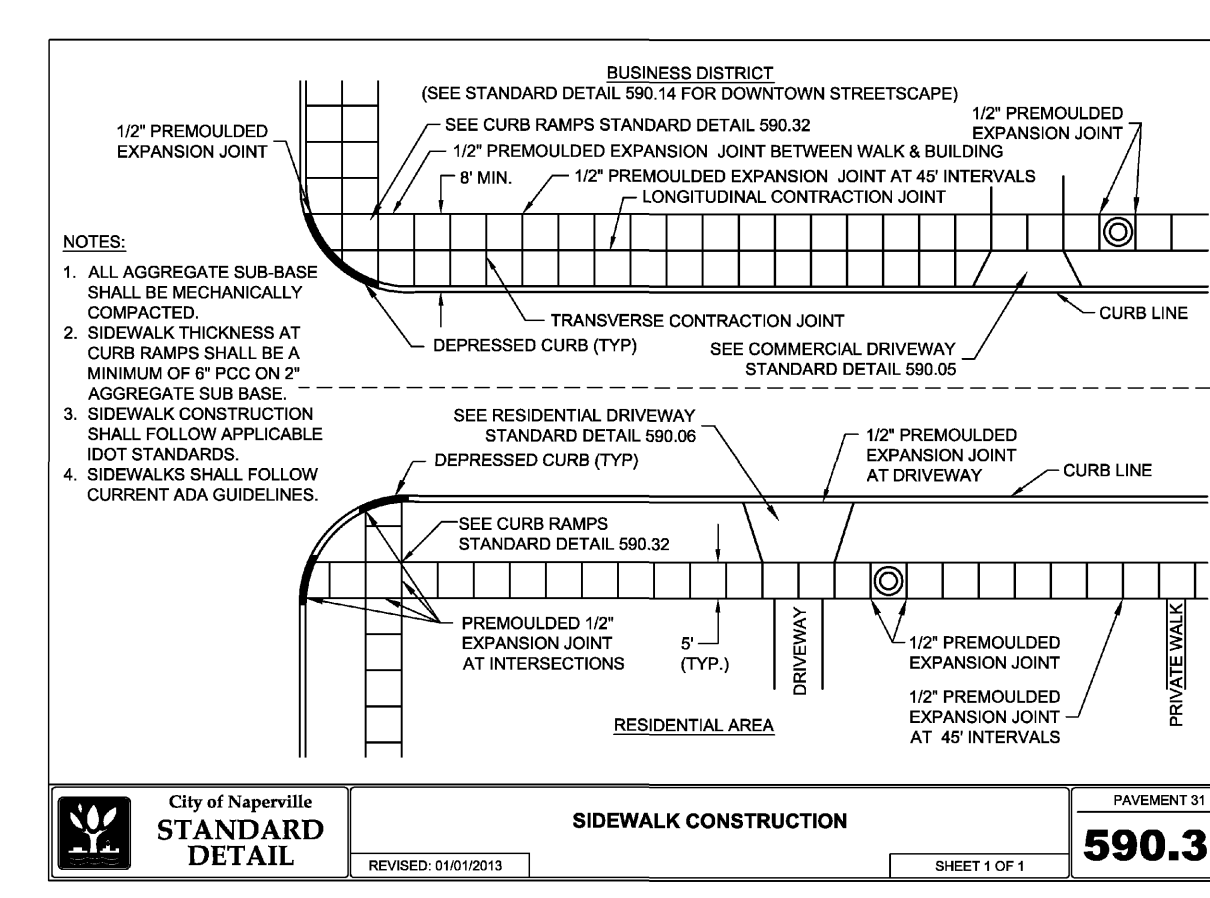
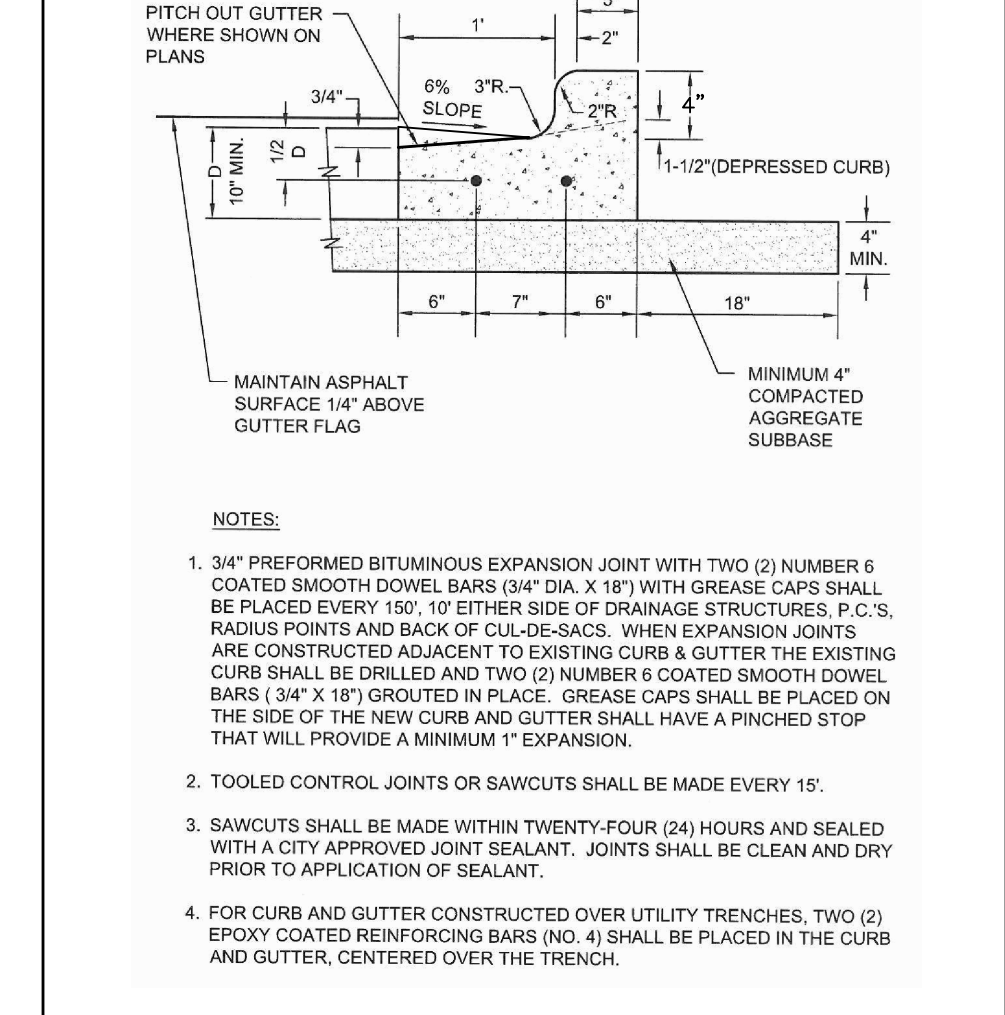
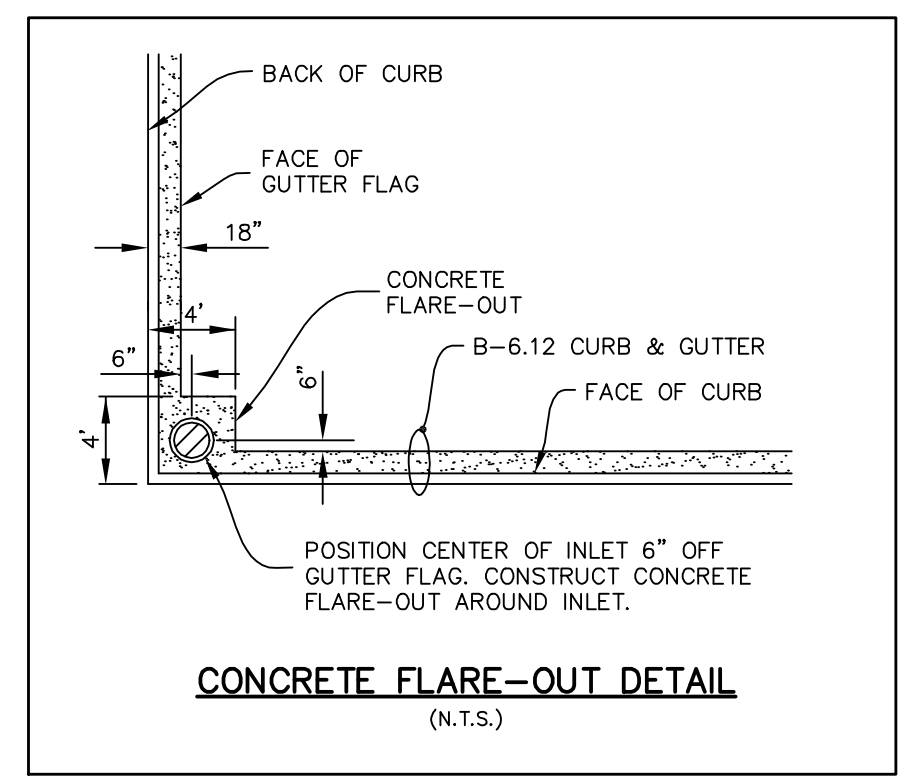
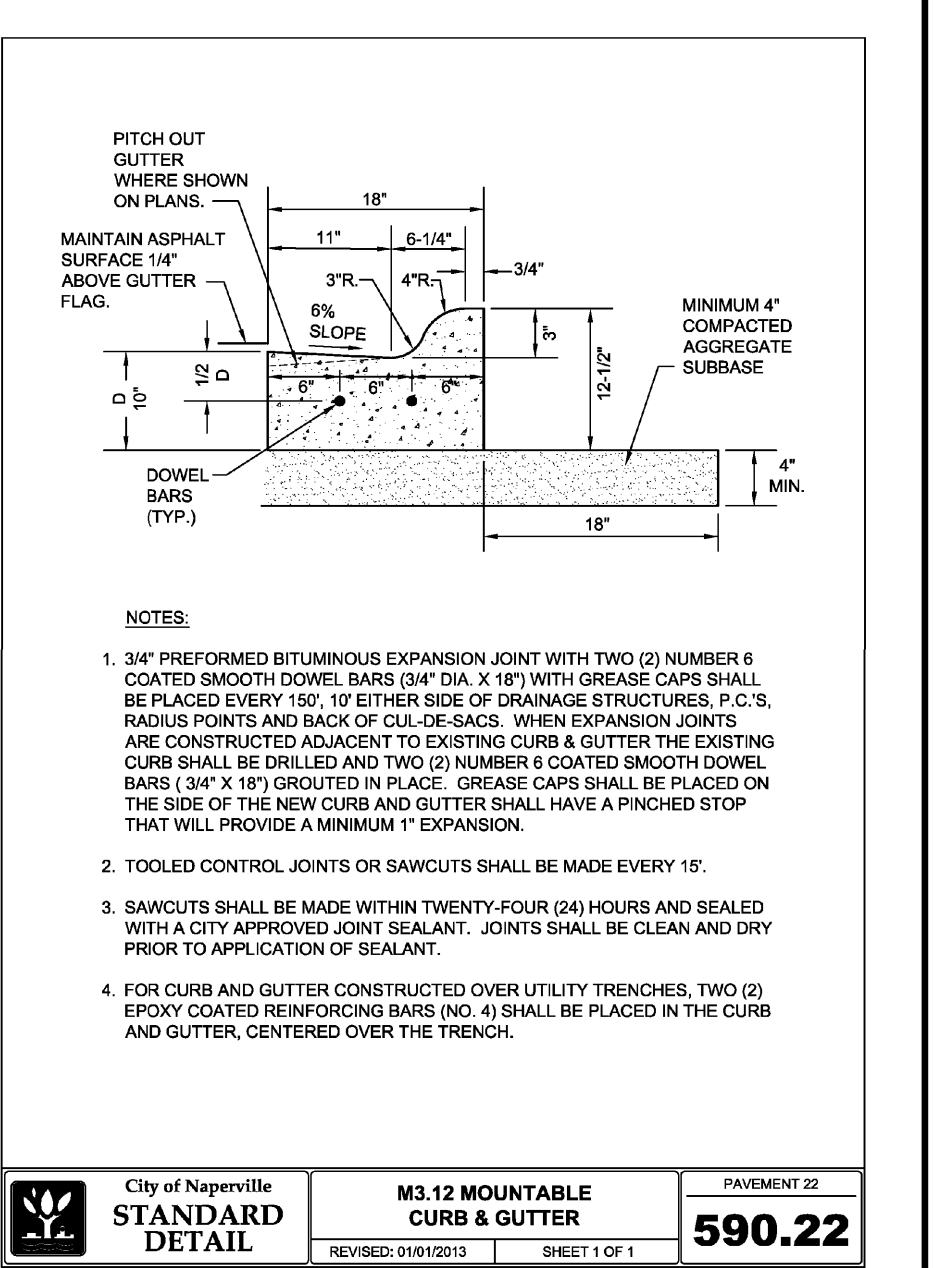
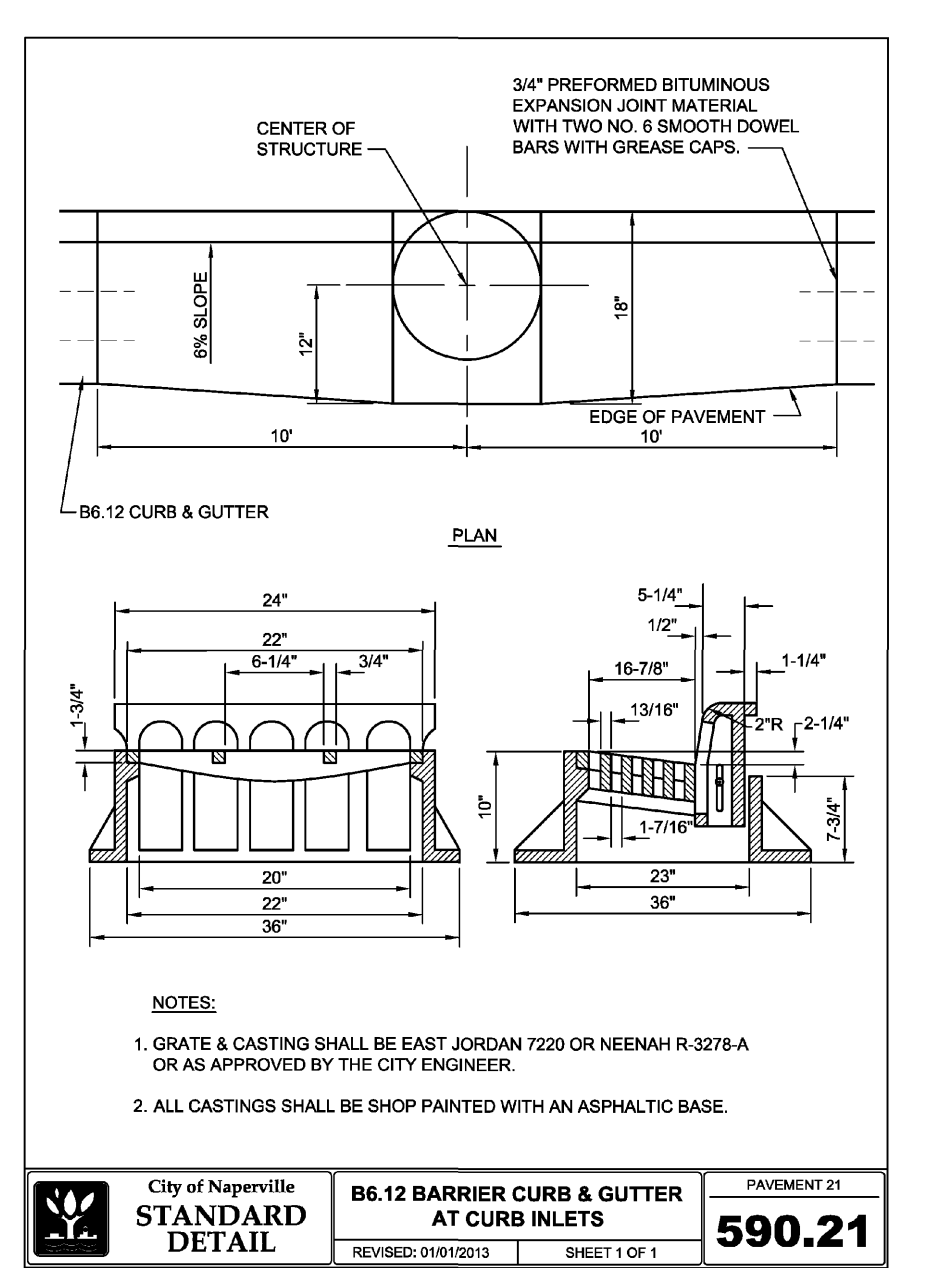
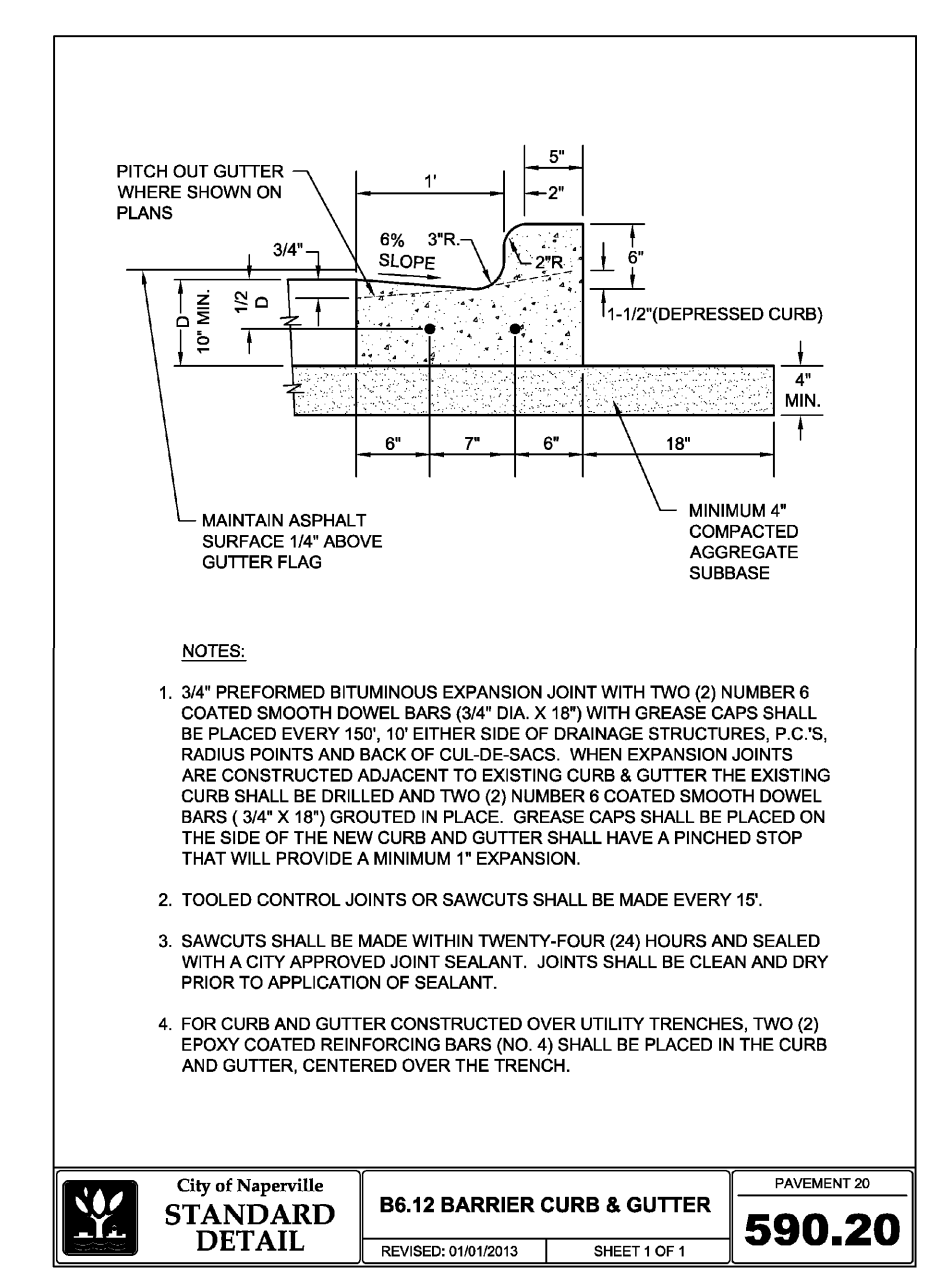
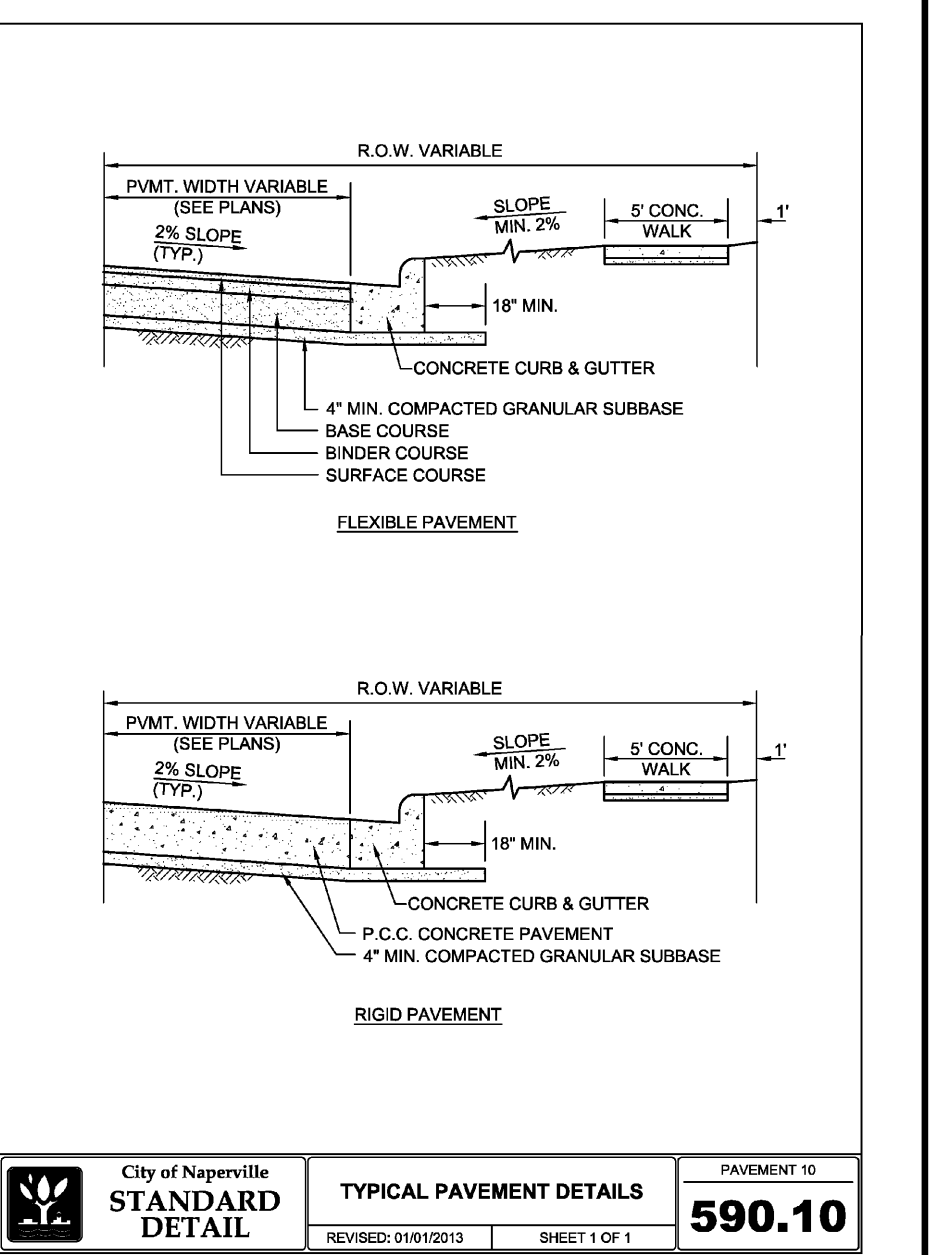
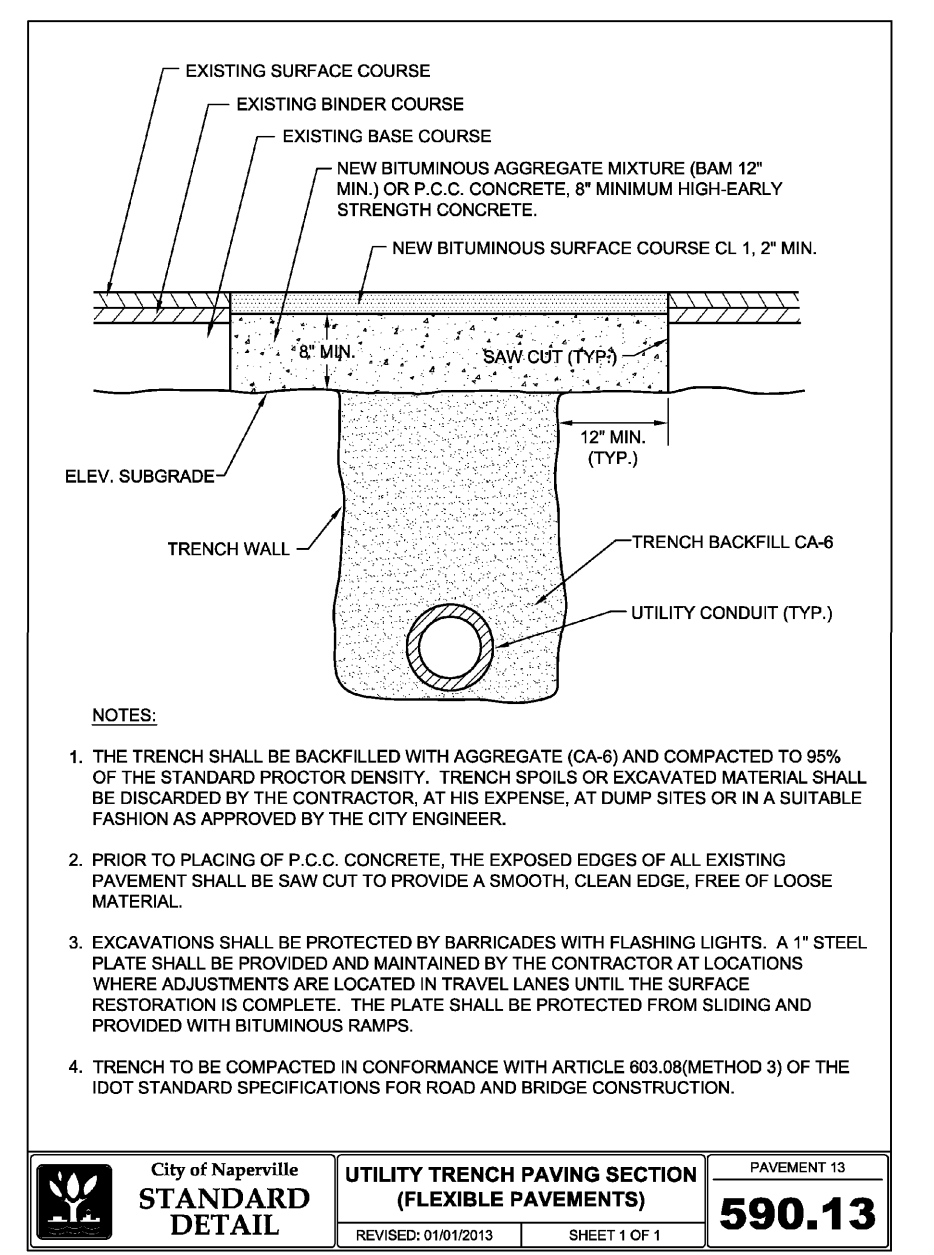
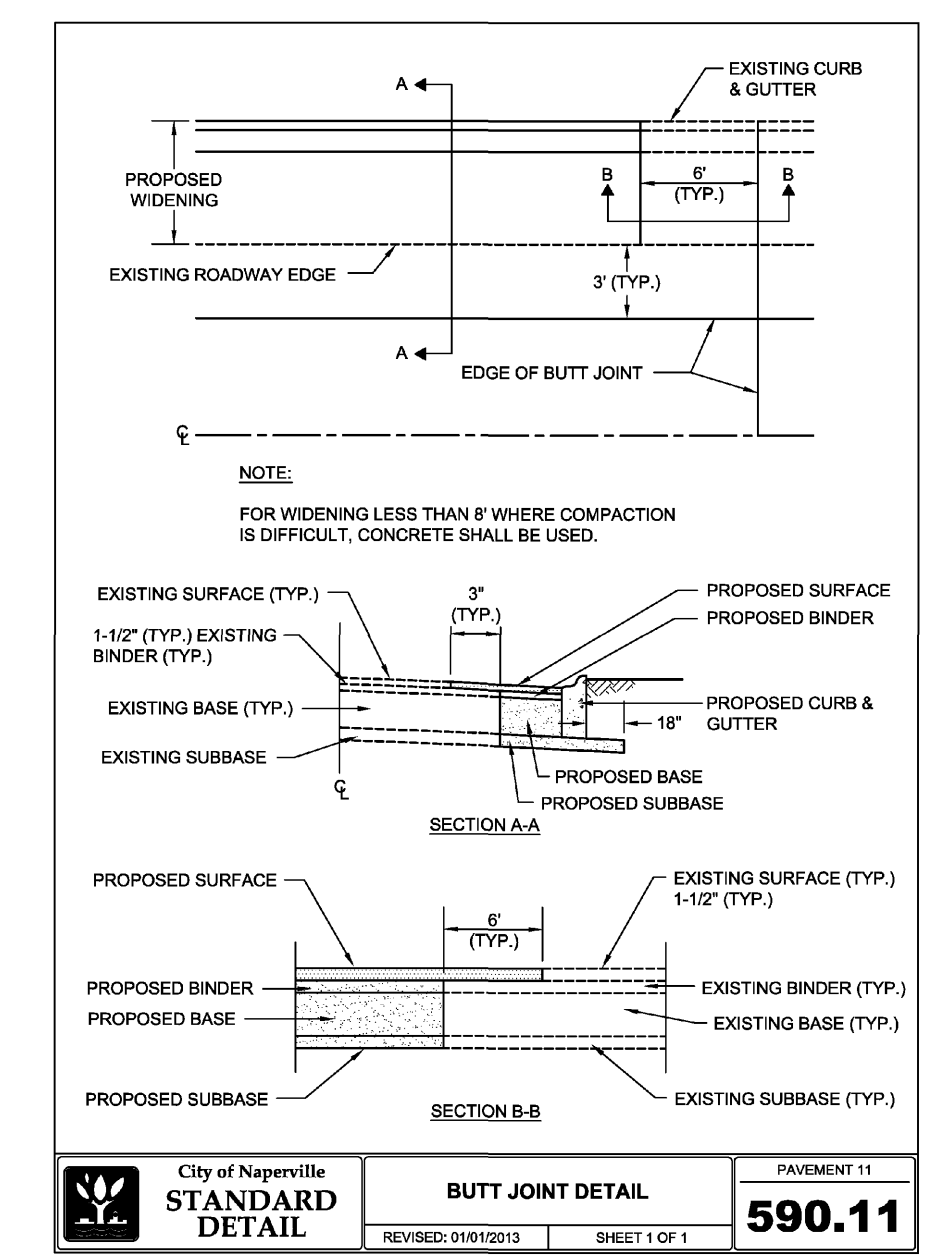
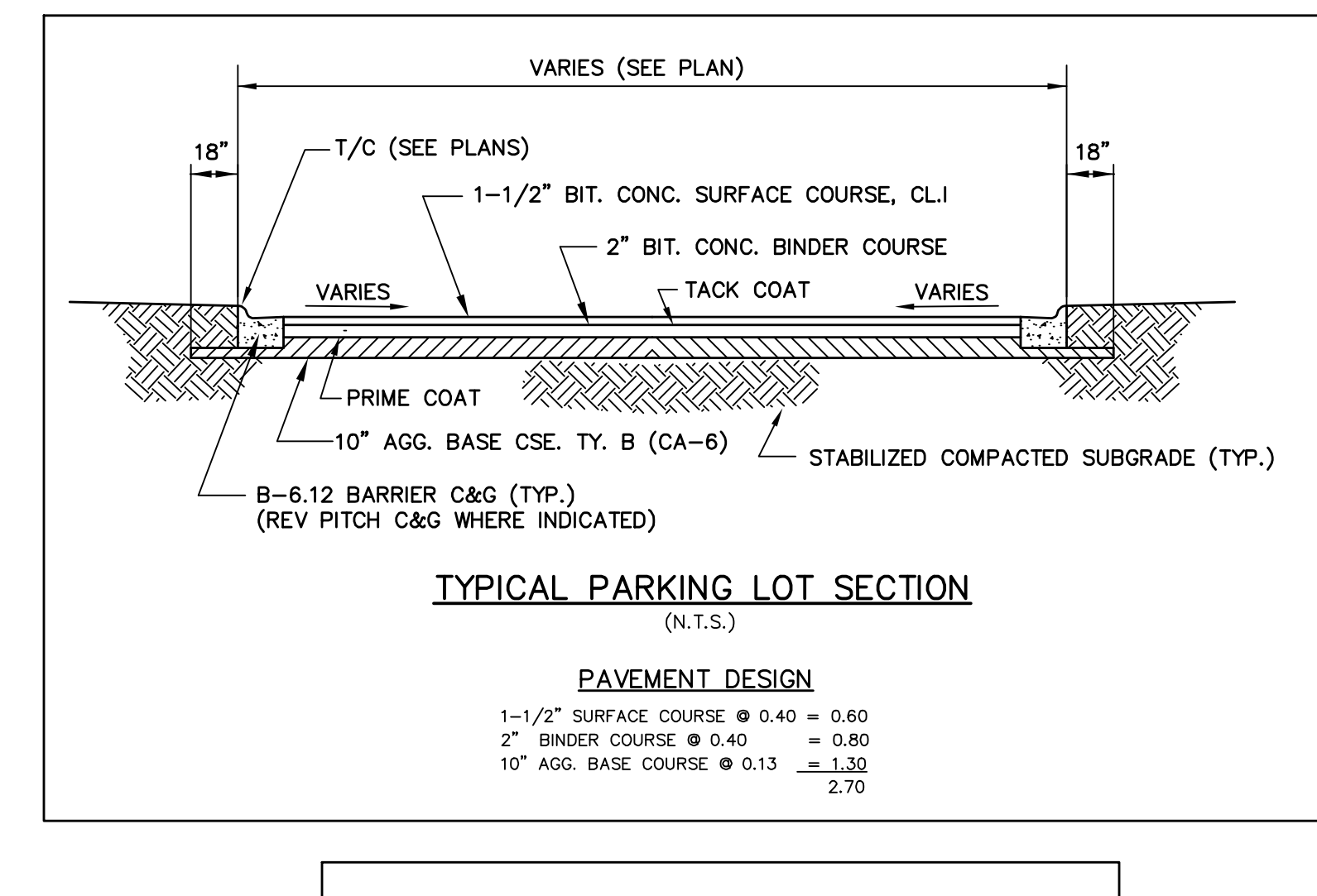
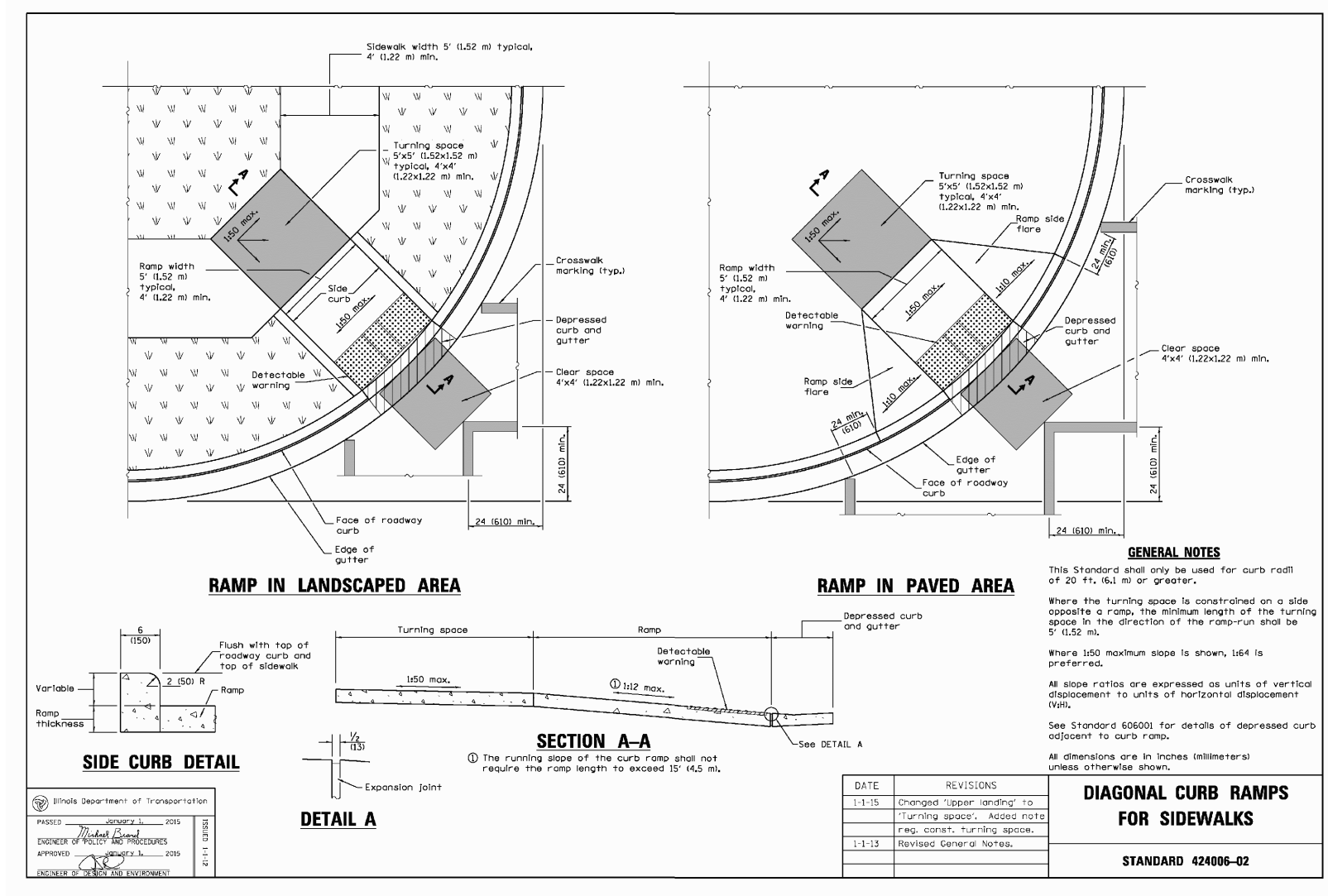
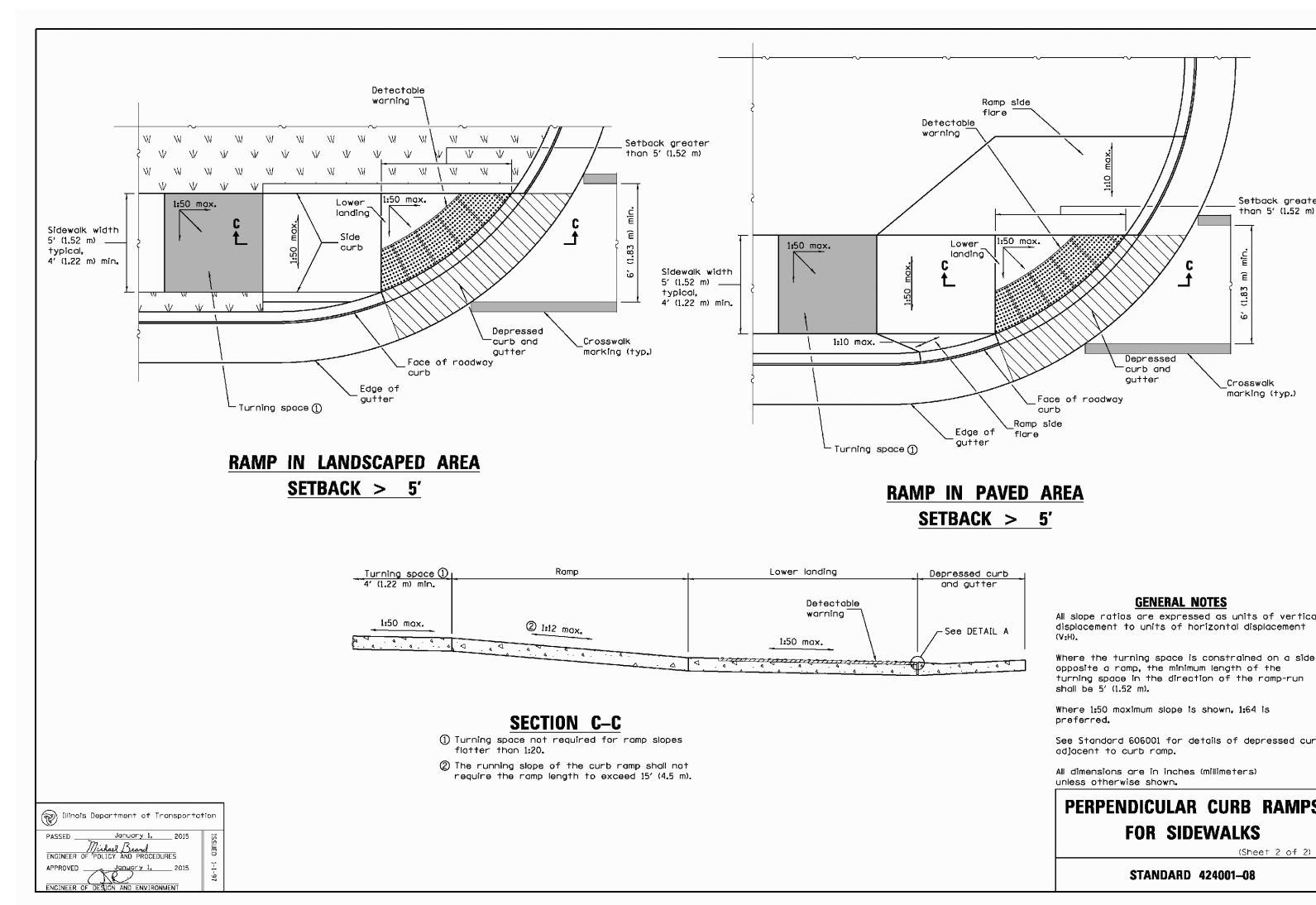
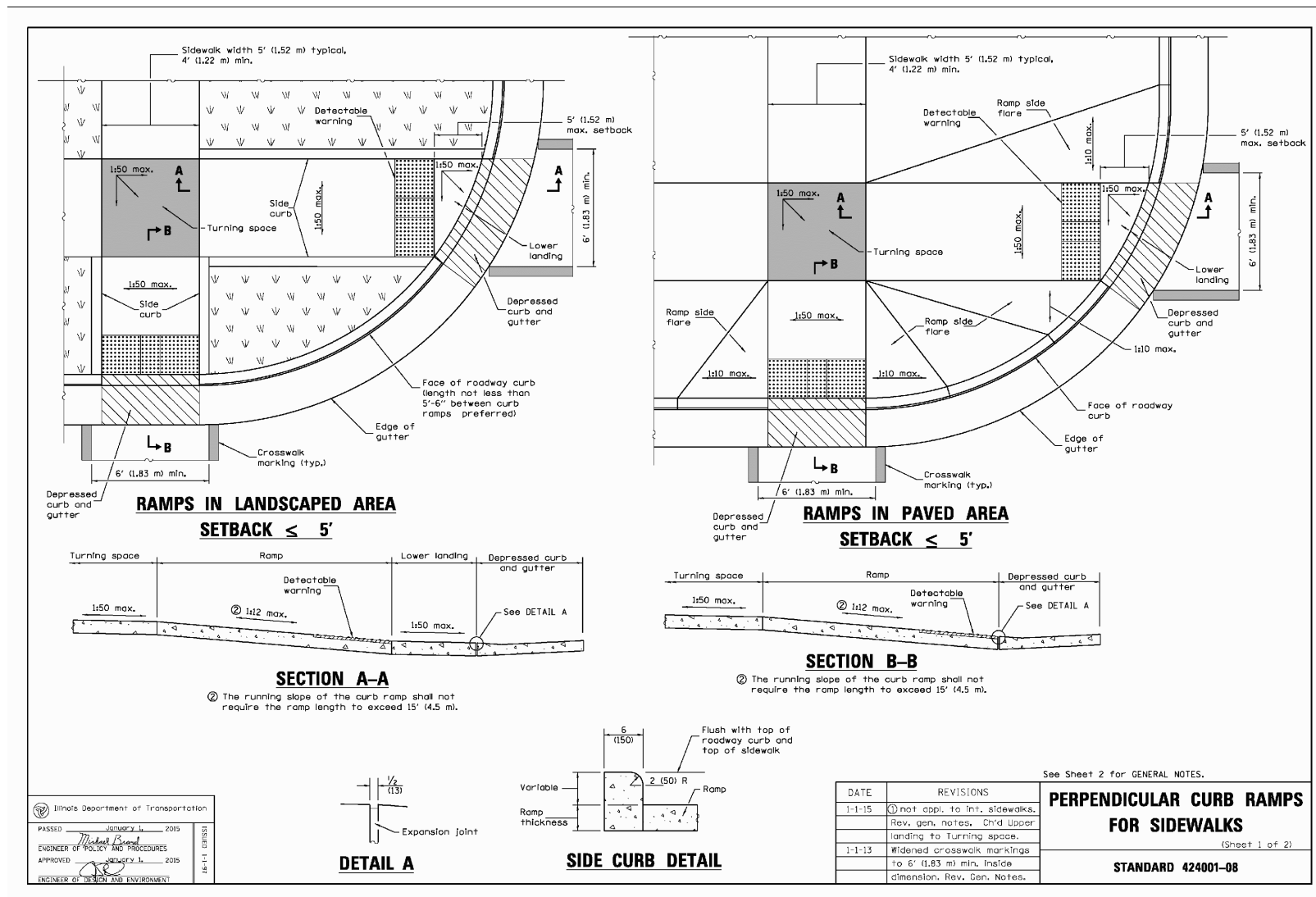


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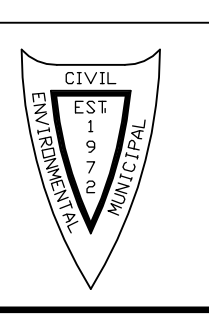
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CONSTRUCTION SPECIFICATIONS – GENERAL NOTES IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B FILE NAME: GENNOTES DSGN. BY: RWB JOB NO.: 829.007 FLD. BK./PG.: --- SHEET NO. 02 of 16 DIR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = NONE

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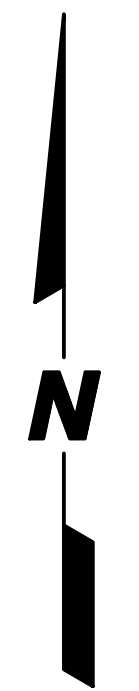
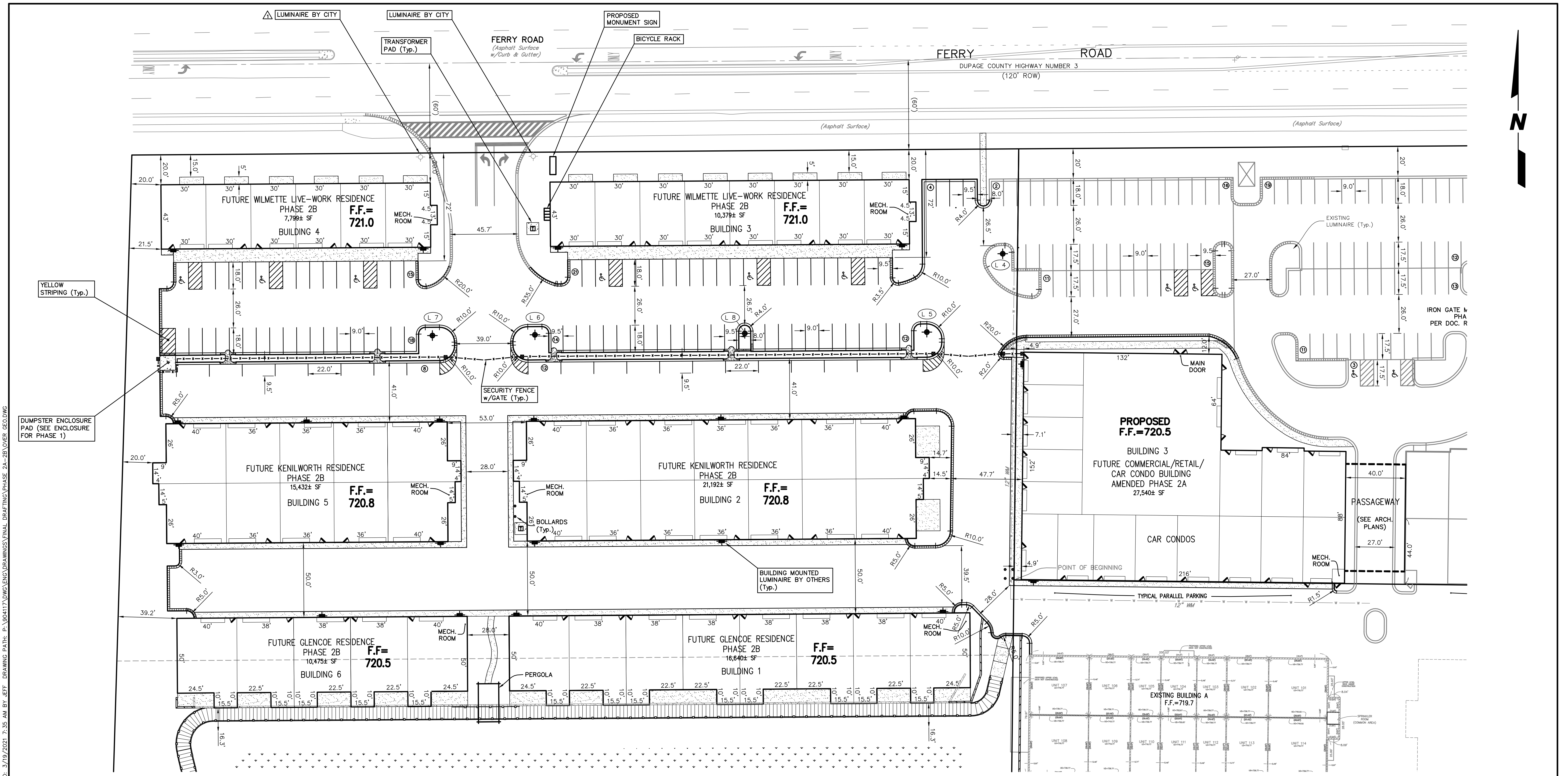
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REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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. BK./PC.: --- SHEET NO.
 DIR: 904117 DRN. BY: JGC DATE: 12-16-20 SCALE: 1" = NONE 04 of 16



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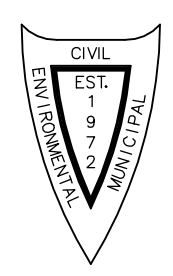
- CURB DIMENSION NOTES**
1. ALL CURB DIMENSIONS ARE BACK OF CURB TO BACK OF CURB.
 2. CURB ALONG BUILDINGS DIMENSIONED FROM BACK OF CURB TO FACE OF BUILDING.
 3. ALL RADII ARE 4.5' TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 4. ALL PARKING STALLS ADJACENT TO ISLANDS ARE 9.5' WIDE (BACK OF CURB TO STRIPE), 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

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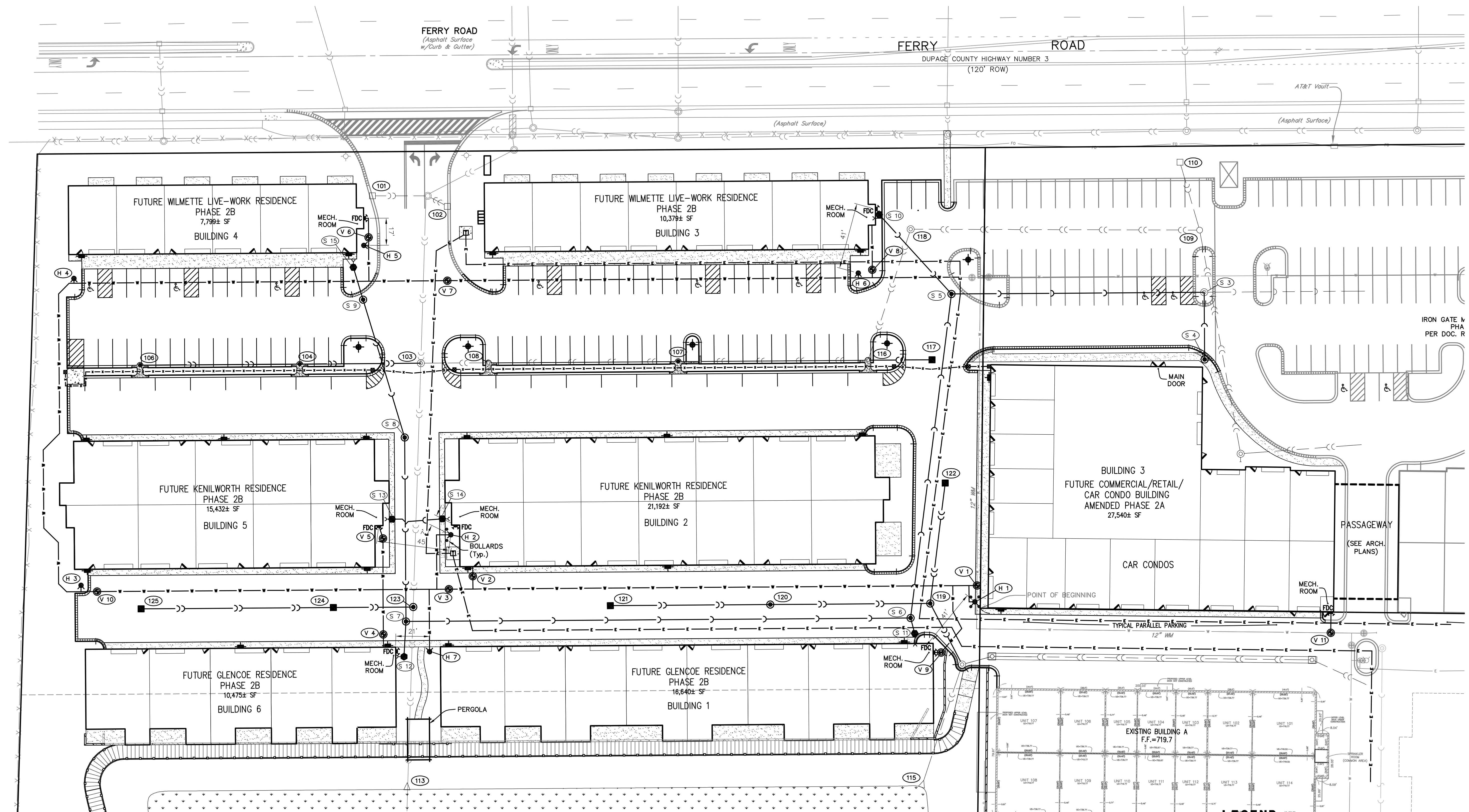


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1	A	03-15-21/JGC	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21					

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.
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'	05 of 16

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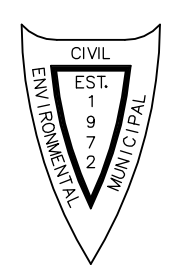
NOTE:
 1. NEW ELECTRIC CONDUCTORS SHALL BE 4" DEEP WITH A MINIMUM OF 12" VERTICAL CLEARANCE.
 2. NEW ELECTRIC CONDUCTORS SHALL HAVE A MINIMUM 5' HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.

NOTE:
 SEE SHEET 5 FOR LUMINAIRE INFORMATION.

EXISTING	PROPOSED	DESCRIPTION	PROPOSED	DESCRIPTION
○	●	MANHOLE	⚡	FIRE DEPT. CONNECTION
□	●	CATCH BASIN	(No.)	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
○	●	INLET	(H No.)	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
○	●	CLEANOUT	(V No.)	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
○	●	SLOPE INLET BOX	(S No.)	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.

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OVERALL UTILITY PLAN

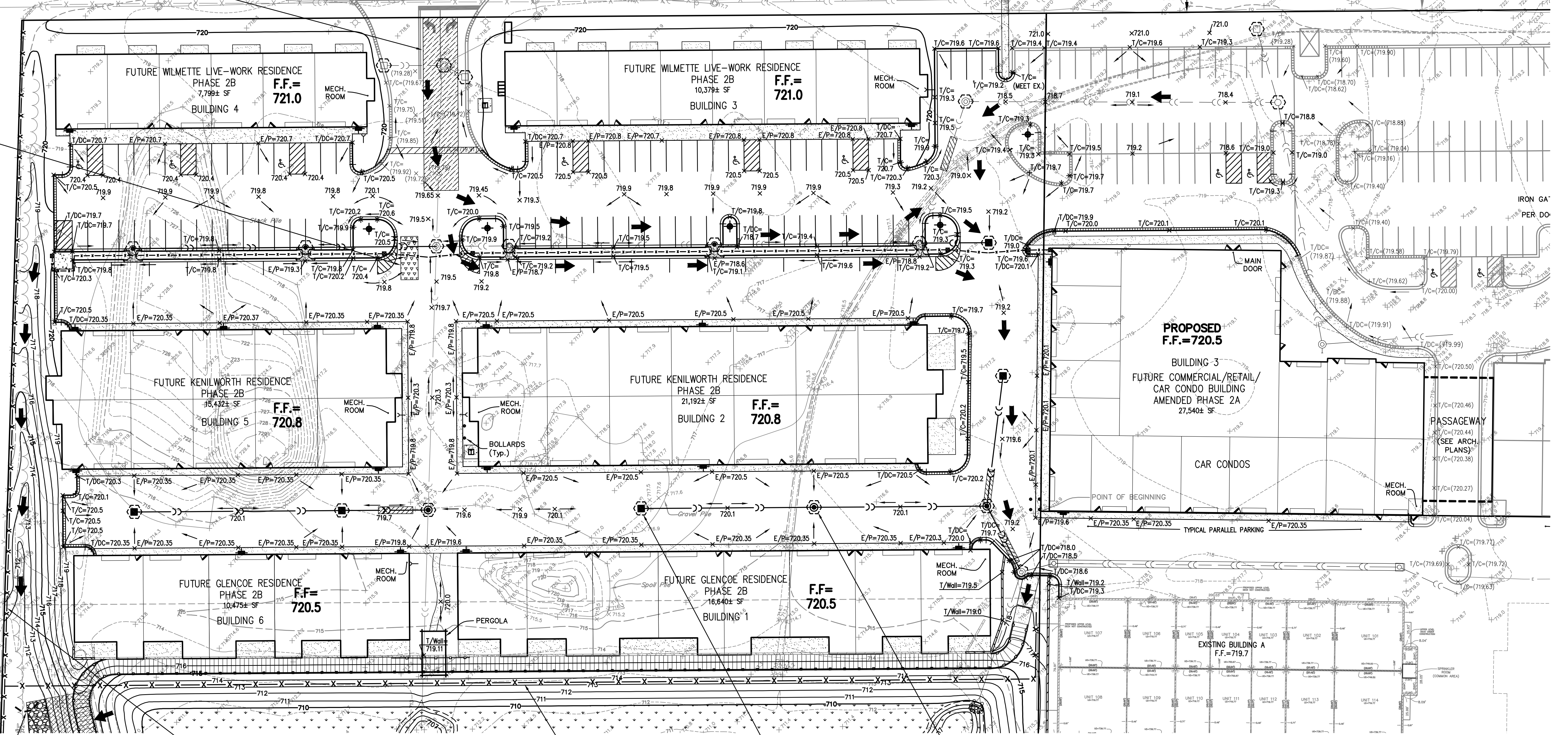
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

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

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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
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
○	○	CLEANOUT
○	○	SLOPE INLET BOX
○	○	HEADWALL
○	○	END SECTION
○	○	STORM SEWER
○	○	INLET OR MANHOLE FILTER INSERT
○	○	TRIANGULAR SILT DIKE w/MAINTENANCE
○	○	SINGLE ROW SILT FENCE w/MAINTENANCE
○	○	RIP-RAP
○	○	TURF REINFORCEMENT MAT

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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.: ---	SHEET NO.
DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'	07 of 16

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DRAWING PATH: P:\904117\DWG\ENG\DRAWINGS\FINAL\DRAWING\PHASE 2A-2B\OVER SOILERO.DWG

Vmax3 SC250 (INSTALL PER MANUFACTURER INSTRUCTIONS)
Permanent Turf Reinforcement Mat
 Vmax3 SC250 is constructed of a permanent, high-strength, three-dimensional matting structure that incorporates a straw/coconut fiber matrix. The straw/coconut fiber matrix enhances the permanent matting component's initial mulching and erosion control performance for up to 24 months. SC250 provides extended-term, pre-vegetated erosion protection and permanent turf reinforcement in a wide range of applications, including severe slopes, medium- to high-flow channels, and stream banks. It is proven in extensive laboratory and field research to increase the shear resistance of vegetation up to 10 lbs/ft² (480 Pa). With the toughest unreinforced grasses typically falling at shear stress levels of 3.7 lbs/ft², the high-performance SC250 more than doubles the shear resistance of vegetation. This enables SC250 to be used in applications where rock riprap and concrete were once specified.

Top Net
 Polypropylene
 5.0 lbs/1,000 ft²
 (2.44 kg/100 m²) approx. wt.

Center Net
 Polypropylene, corrugated
 24.0 lbs/1,000 ft²
 (11.7 kg/100 m²) approx. wt.

Matrix Material
 70% agricultural straw
 0.35 lbs/yd²
 (0.19 kg/m²)
 30% coconut fiber
 0.15 lbs/yd²
 (0.08 kg/m²)

Bottom Net
 Polypropylene
 5.0 lbs/1,000 ft²
 (2.44 kg/100 m²) approx. wt.

Thread
 Permanent

SUMP PIT PLAN

NOTES:
 1. Pit dimensions are optional.
 2. The standpipe will be constructed by perforating a 12" x 24" diameter corrugated metal or PVC pipe.
 3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
 4. The standpipe will extend 12" to 18" above the lip of the pit.
 5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
 6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-650. SHEET 1 OF 1. DATE: 8-11-09.

INLET PROTECTION - FABRIC DROP PLAN

NOTES:
 1. Filter fabric shall meet the requirements of material specification 592 GEOTEXILE Table 1 or 2, Class I, with an EDS of at least 30 for nonwoven and 50 for woven.
 2. The wire mesh shall have a maximum opening of at least 6 inches.
 3. Limit drainage area to the inlet protection to 1 acre.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-560. SHEET 1 OF 1. DATE: 6-29-09.

CULVERT INLET PROTECTION - STONE

NOTES:
 1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
 2. Course aggregate shall meet one of the following IDOT course aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
 3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such as for the culvert headwall, shall meet IDOT Quality Designation A.
 4. Course aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class II composition.
 5. The maximum drainage area to the culvert being protected is 3 acres.
 6. See plans for H dimension.
 7. The stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-508T. SHEET 1 OF 1. DATE: 1-28-09.

FLOATING SILT CURTAIN - TYPICAL LAYOUT

TYPICAL COMPONENTS / ANCHORAGE SYSTEM

TYPICAL PLAN VIEW

Maximum flow for waterbody shall be less than 5fps. Isolated work area shall not exceed more than 1/3 stream width. Silt curtain shall be placed parallel to stream flow.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-610A. SHEET 1 OF 1. DATE: 1-08-09.

FLOATING SILT CURTAIN - PANEL CONNECTORS

NOTES:
 1. Maximum flow for waterbody shall be less than 5fps.
 2. Isolated work area shall not exceed more than 1/3 stream width.
 3. Silt curtain shall be placed parallel to stream flow.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-617B. SHEET 1 OF 1. DATE: 1-08-09.

INLET PROTECTION - PAVED AREAS CURB PROTECTION

NOTES:
 1. Stake through netting or other method of anchoring ends.
 2. Filter bag fill with filtering material.
 3. Storm sewer curb inlet with grate or open curb.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-561C. SHEET 1 OF 1. DATE: 8-11-09.

SEDIMENT BASIN DEWATERING DEVICE

NOTES:
 1. Slotted inlets shall be fabricated from corrugated metal or smooth steel.
 2. Slots shall be cut cleanly and deburred. Ends of slots may be round or square.
 3. Gravel filter, if used, shall be pit run sand and gravel with a maximum particle diameter of 2".
 4. Fabricated or standard elbow, fabricated or standard tee with the pipe or plug in upstream end, or standard tee with one end embedded in concrete.
 5. Thirty 1" diameter holes per foot of riser may be substituted for the 1" x 4" slots for 6" diameter risers.
 6. Drain pipe shall be the same material and gauge as the principle spillway pipe.
 7. Slot spacing and size shall be as shown on standard drawing IL-580.
 8. Coupling bonds shall be as shown on standard drawing IL-580.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-615. SHEET 1 OF 1. DATE: 8-22-03.

PIPE OUTLET TO FLAT AREA*

*ALL OTHER FLARED END PIPE OUTLETS INDICATED WITH RIP-RAP SHALL PROVIDE THE AREA OF RIP-RAP CALLED OUT ON THE DRAWING AND GRADING SHEETS IN THE TABLE SHOWN BELOW.

PIPE OUTLET DIAMETER (IN)	LENGTH (LxFT)	WIDTH (WxFT)	DEPTH (DxFT)	ROCK GRADATION
12	12	3.0	1.5	RR-2
15	12	3.6	1.5	RR-2
18	12	4.2	1.5	RR-2
21	15	5.3	1.8	RR-2
24	18	6.4	2.1	RR-2
27	18	6.4	2.1	RR-2
30	21	7.5	2.4	RR-2
36	24	9.0	2.7	RR-2
42	24	9.0	2.7	RR-2
48	24	9.0	2.7	RR-2
54	24	9.0	2.7	RR-2

NOTES:
 1. The filter fabric shall meet the requirements in material specification 592 GEOTEXILE Table 1 or 2, Class I, or III.
 2. The rock riprap shall meet the IDOT requirements for the following gradation: RR, quality stone dumper riprap.
 3. The riprap shall be placed according to construction specification 01 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-610. SHEET 1 OF 1. DATE: 8-22-03.

ROCK CHECK DAM - RIPRAP

NOTES:
 1. Filter fabric shall meet the requirements of material specification 592 GEOTEXILE, Table 1 or 2, Class I, II, or IV, and shall be placed over the cleared area prior to the placing of fabric.
 2. Course aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4.
 3. Riprap shall meet IDOT gradation RR-3 or RR-4 and meet Quality Designation A.
 4. Course aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class II composition.
 5. For added stability, the base of the dam may be keyed 6 inches into the soil.
 6. See plans for spacing of dams and H dimensions.
 7. Maximum drainage area to each dam is 10 acres.
 8. ROCK CHECK DAM-COURSE AGGREGATE IL-605CA may be used for drainage areas under 2 acres.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-605R. SHEET 1 OF 1. DATE: 1-29-09.

SILT FENCE PLAN

FABRIC ANCHOR DETAIL

NOTES:
 1. Temporary sediment 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 I with equivalent opening size of at least 30 for nonwoven and 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.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-620. SHEET 1 OF 2. DATE: 11-20-01.

SILT FENCE

ATTACHING TWO SILT FENCES

NOTES:
 1. Temporary sediment 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 I with equivalent opening size of at least 30 for nonwoven and 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.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-620(W). SHEET 2 OF 2. DATE: 11-20-01.

EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

DETAIL 1 **DETAIL 2** **DETAIL 3**

STAPLE DETAIL **PUSH PIN DETAIL**

NOTES:
 1. Staple shall be placed in a diamond pattern of 2 per sq. ft. (about 30 staples per sq. ft.) in a 4' x 4' grid. This requires 1,200 staples with 18" x 18" spacing and 400 staples with 12" x 12" spacing per 100 sq. ft. of area.
 2. Staple or push pin lengths and be selected based on soil type and conditions. (Minimum staple length is 6").
 3. Erosion control blanket shall be placed in contact with the soil over a prepared subgrade.
 4. All anchor stakes shall be spaced at approximately 12" intervals.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-620(CV). SHEET 1 OF 1. DATE: 10-09-03.

EROSION CONTROL BLANKET INSTALLATION DETAILS

DETAIL 1 **DETAIL 2** **DETAIL 3**

STAPLE DETAIL **PUSH PIN DETAIL**

NOTES:
 1. Staple shall be placed in a diamond pattern of 2 per sq. ft. (about 30 staples per sq. ft.) in a 4' x 4' grid. This requires 1,200 staples with 18" x 18" spacing and 400 staples with 12" x 12" spacing per 100 sq. ft. of area.
 2. Staple or push pin lengths and be selected based on soil type and conditions. (Minimum staple length is 6").
 3. Erosion control blanket shall be placed in contact with the soil over a prepared subgrade.
 4. All anchor stakes shall be spaced at approximately 12" intervals.

REFERENCE: Project, Design, Checked, Approved. STANDARD DWG. NO. IL-620(CV). SHEET 1 OF 1. DATE: 10-09-03.

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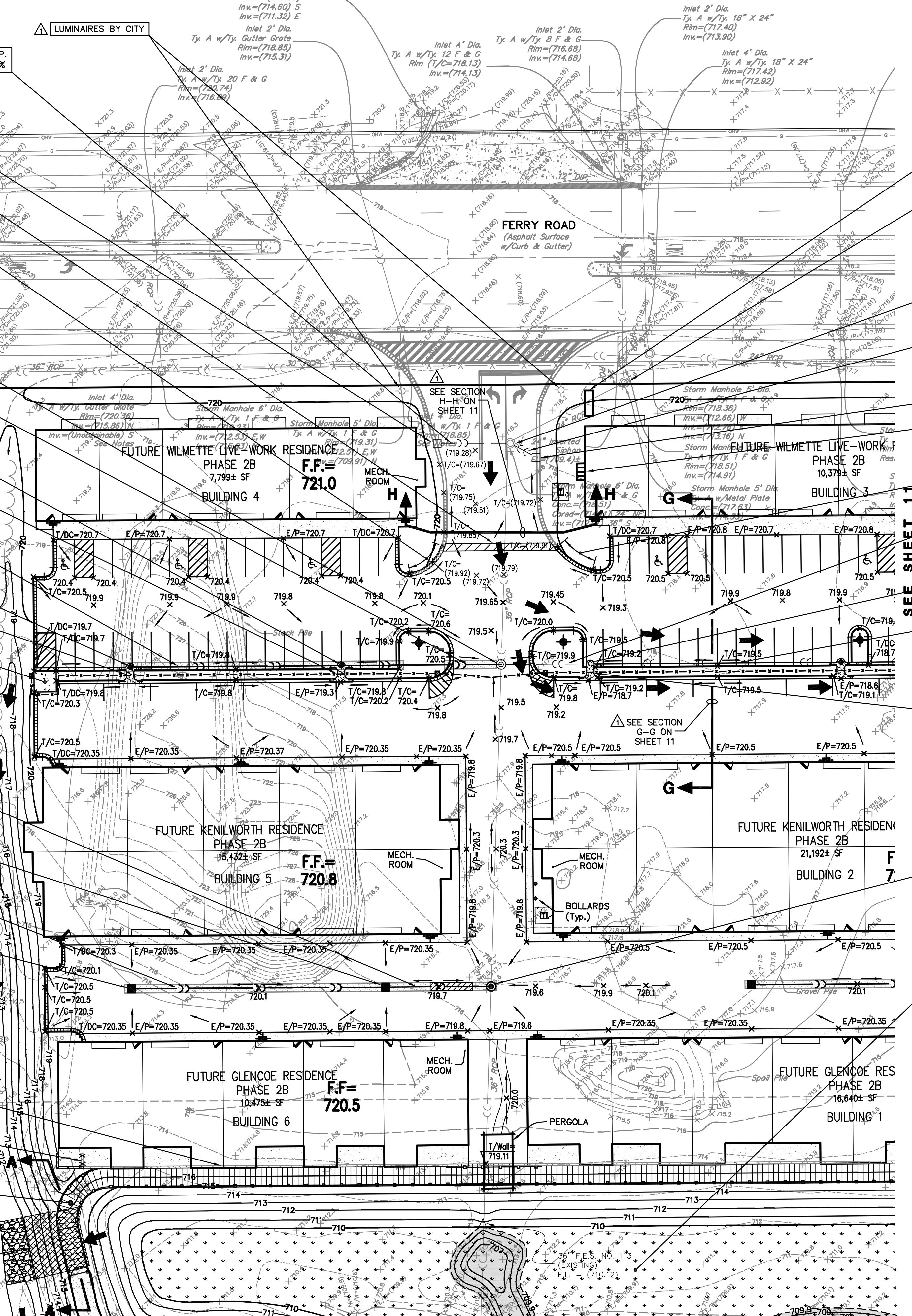
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SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

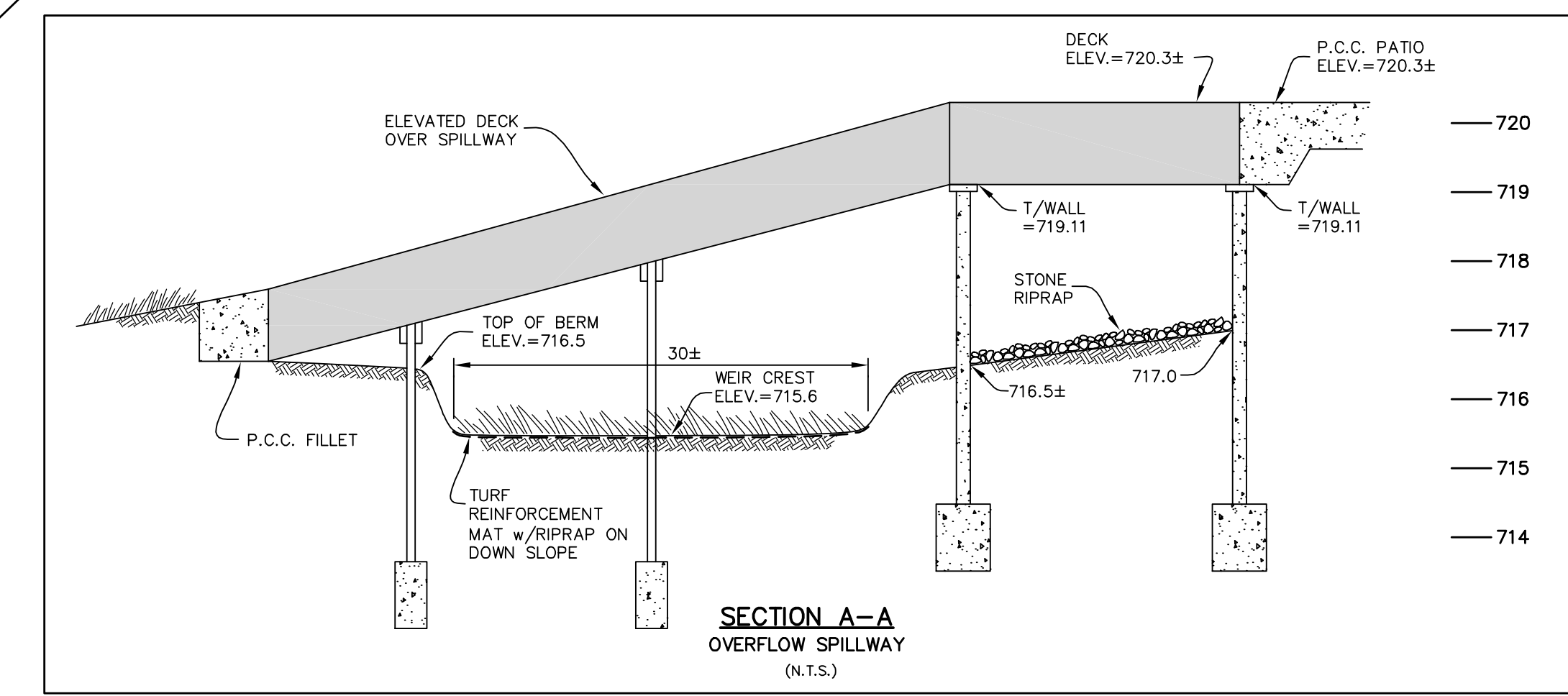
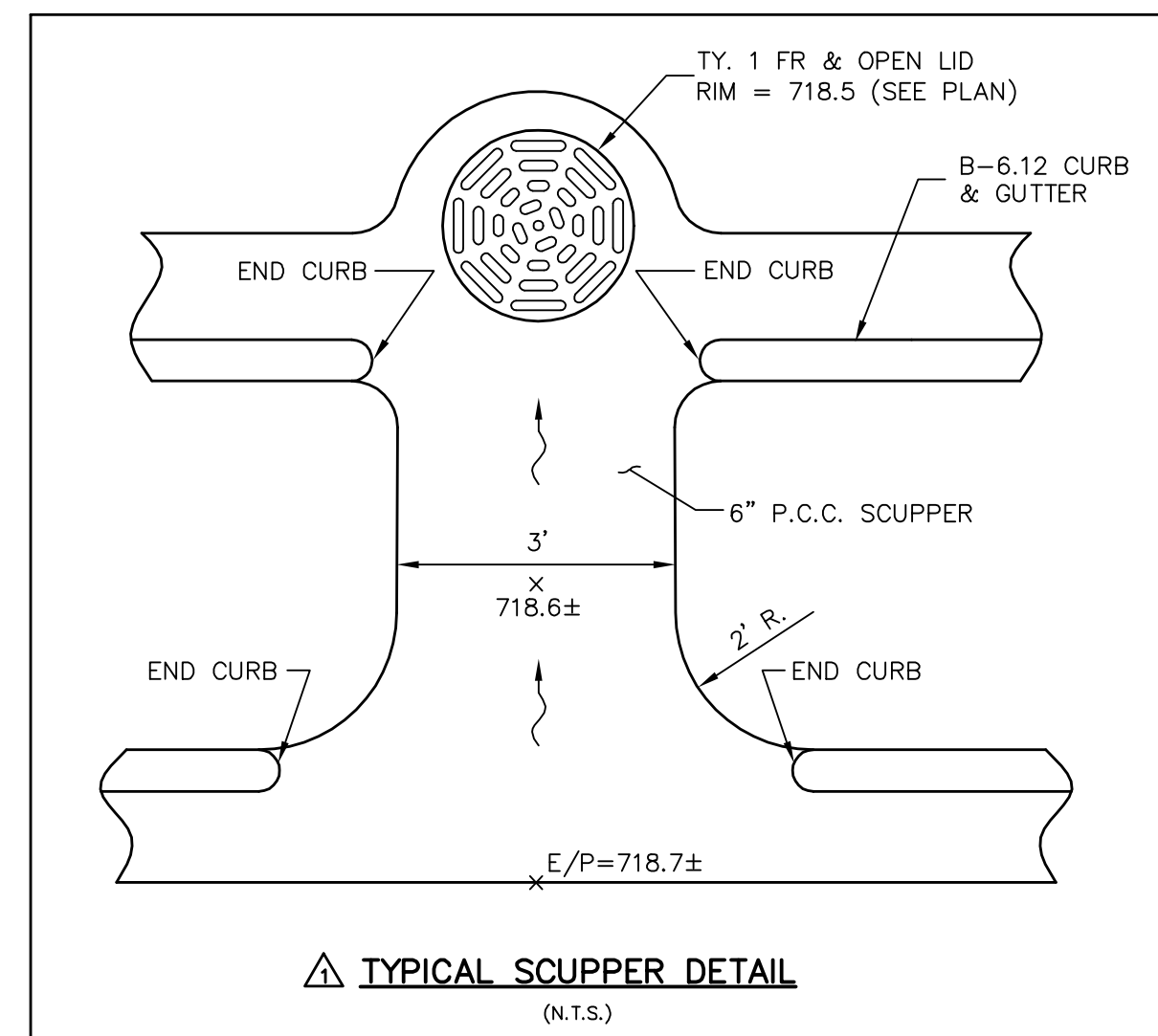
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- (EXISTING STRUCTURE) INLET NO. 101
TY. A w/TY. 11 FR. & GR.
RIM = (T/C) 719.54
INV. = 715.14
- 20± S.Y. MILLED BUTT JOINT
- REMOVE AND REPLACE 20± L.F. EXISTING CURB AND GUTTER
- 32 L.F.-12" R.C.P.
TY. 2 @ 0.60%
(EXISTING)
- LUMINAIRES BY CITY
- (EXISTING MANHOLE) STM. MH. NO. 103
TY. A w/TY. 1 FR. & O.L.
RIM = 719.3
INV. = 711.23± (36" N, S)
711.43 (18" E)
714.15 (12" W)
- (ADJUST EXISTING MANHOLE RIM = 718.03)
- 76 L.F.-12" R.C.P.
TY. 2 @ 0.28%
- N. 1873331.7, E. 1016702.9
STM. MH. NO. 104
TY. A w/TY. 1 FR. & O.L.
RIM = 719.0
INV. = 714.36 E, W
- P.C.C. SCUPPER
ELEV. = 719.2±
- 100 L.F.-12" R.C.P.
TY. 2 @ 0.50%
- N. 1873331.0, E. 1016603.1
INLET NO. 106
TY. A w/TY. 1 FR. & O.L.
RIM = 719.0
INV. = 714.86
- P.C.C. SCUPPER
ELEV. = 718.8
- DUMPSTER PAD
ELEV. = 719.7
- 50 L.F.-12" R.C.P.
TY. 2 w/C-361 O-RING
JOINTS @ 0.96%
- N. 1873179.5, E. 1016723.9
INLET NO. 124
TY. A w/TY. 1 FR. & O.L.
RIM = 719.4
INV. = 716.00
- 120 L.F.-12" R.C.P.
TY. 2 @ 0.25%
- N. 1873178.7, E. 1016603.9
INLET NO. 125
TY. A w/TY. 1 FR. & O.L.
RIM = 719.6
INV. = 716.30
- TOP OF WALL=719.11
(SEE DETAIL)
- REMOVE EXISTING REINFORCED P.C.C. RETAINING WALL
- OVERFLOW SPILLWAY w/ELEVATED DECK
(SEE SECTION A-A)
F.G. = 715.6±
- 40± S.Y. BOULDER RIPRAP
- 85± S.Y. - TURF REINFORCEMENT MAT (V-MAX SC 250 OR APPROVED EQUAL)



- PROPOSED MONUMENT SIGN (SEE ARCH. PLANS)
- ADJUST EXISTING MANHOLE RIM = 718.3
- EXISTING MANHOLE w/TY. 1 FRAME & OPEN LID
RIM = 719.19
INV. = 711.99 (24" NE)
714.19 (12" SE)
714.09 (12" W)
711.79 N, S (36" EXIST.)
- (SEE FERRY ROAD PLANS)
- 14 L.F.-12" R.C.P.
TY. 2 @ 1.67%
(EXISTING)
- (EXISTING STRUCTURE) INLET NO. 102
TY. A w/TY. 11 FR. & GR.
RIM = (T/C) 719.45
INV. = 714.95
- BICYCLE RACK
- REMOVE AND REPLACE 20± L.F. EXISTING CURB AND GUTTER
- 42 L.F.-18" R.C.P.
TY. 2 @ 1.30%
(EXISTING)
- (EXISTING MANHOLE) STM. MH. NO. 108
TY. A w/TY. 1 FR. & O.L.
RIM = 718.7
INV. = 711.98 (18" E, W)
- (ADJUST EXISTING MANHOLE RIM = 718.5)
- 119 L.F.-18" R.C.P.
TY. 2 @ 0.08%
(EXISTING)
- P.C.C. SCUPPER
ELEV. = 718.6
(SEE DETAIL)
- N. 1873179.9, E. 1016773.9
STM. MH. NO. 123
TY. A w/TY. 1 FR. & O.L.
RIM = 719.4
INV. = 710.7± (36" N)
715.52 (12" W)
- (INTERCEPT EXIST. 36" STM. SEWER)
- EXISTING 9.8± Ac.-FT. STORMWATER MANAGEMENT FACILITY
H.W.L. = 715.6 @ OVERFLOW
(w/VEGETATED PCBMPs PER PLANTING PLAN)



- DRAINAGE & GRADING NOTES**
1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6" OF THE TOP OF CURB.
 3. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
 4. [Symbol] - WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS).
 5. [Symbol] - INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
 6. [Symbol] - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 7. (ELEV.) - INDICATES EXISTING ELEVATION.
 8. [Symbol] - DENOTES EXISTING UTILITY TO BE REMOVED.
 9. [Symbol] - BARRIER CURB & GUTTER (B-6.12)
 10. [Symbol] - REVERSE PITCH BARRIER CURB
 11. [Symbol] - DEPRESSED CURB & GUTTER (PITCH TO DRAIN, SEE PLAN)
 12. [Symbol] - LIMITS OF NEW PAVEMENT CONSTRUCTION
 13. [Symbol] - UNLOCK ADA DETECTABLE WARNING STRIP (OR APPROVED EQUAL)

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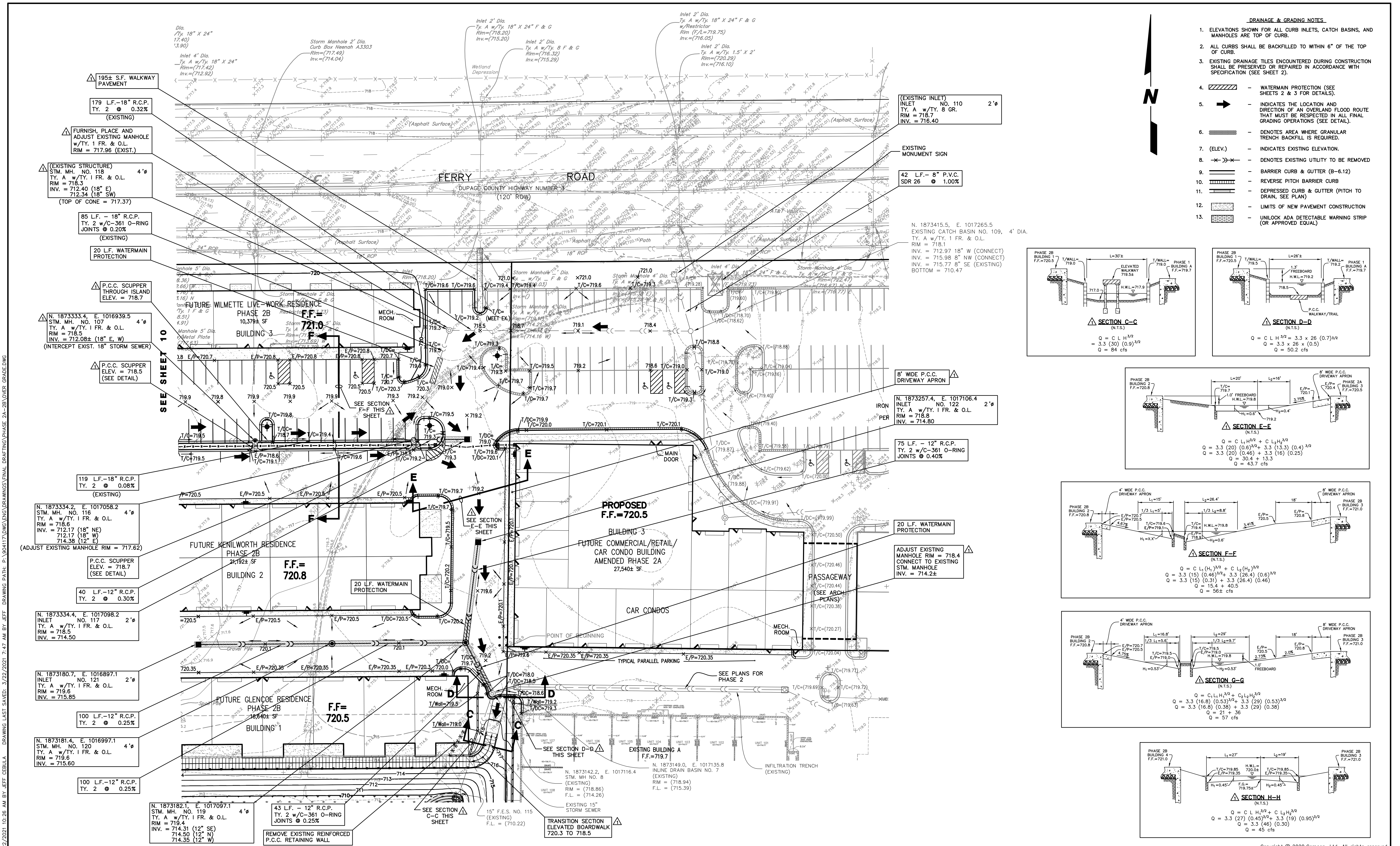
DRAINAGE AND GRADING PLAN

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

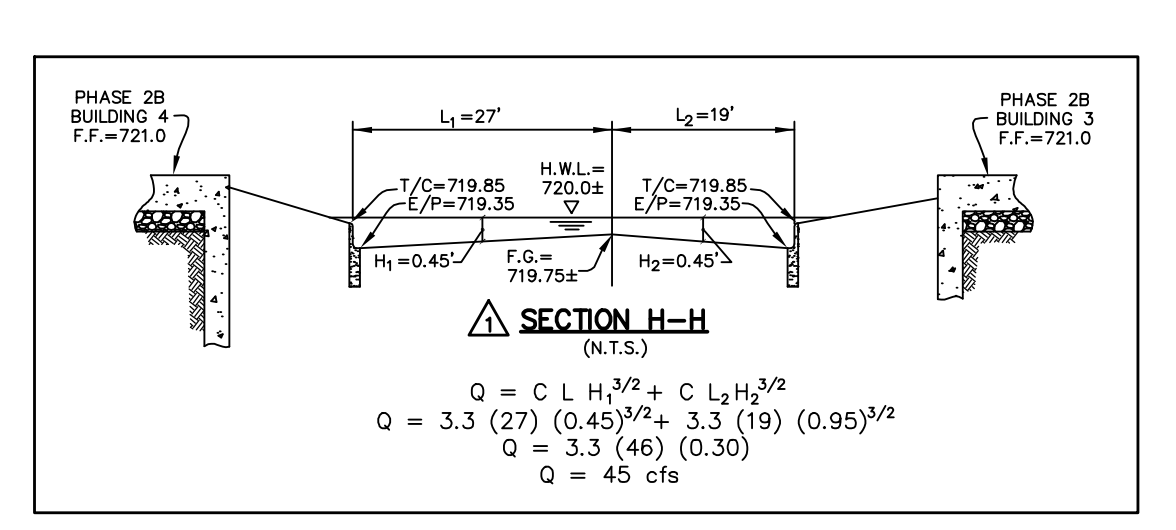
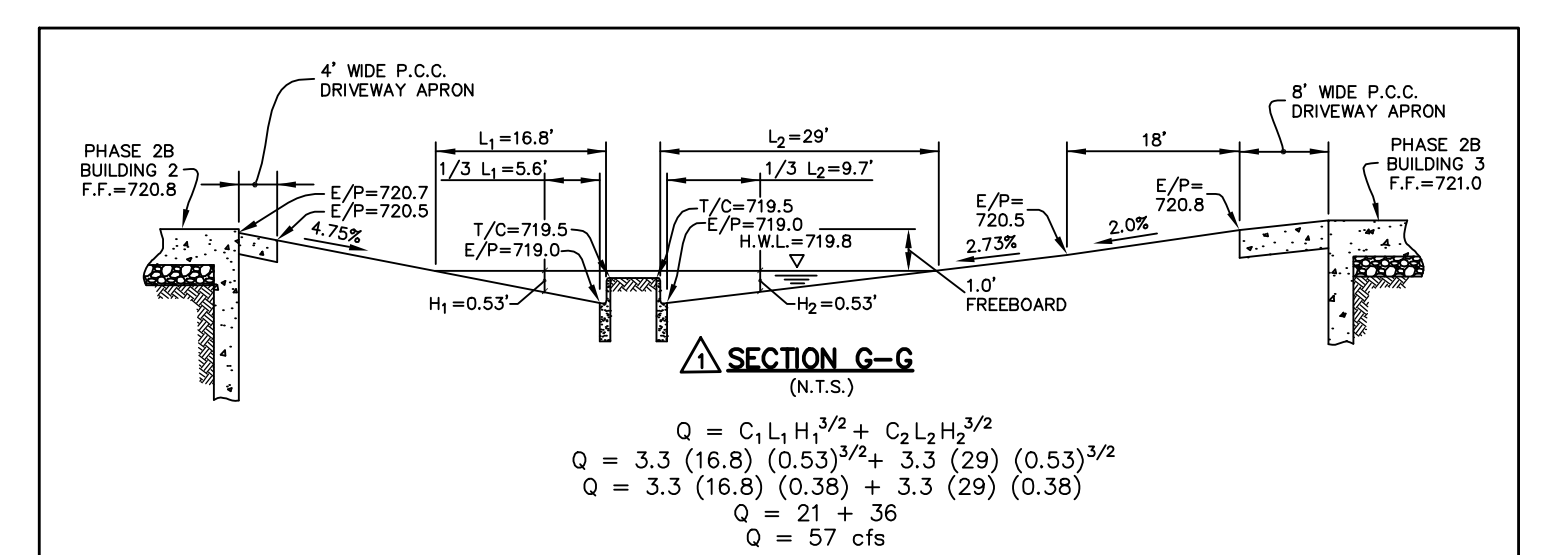
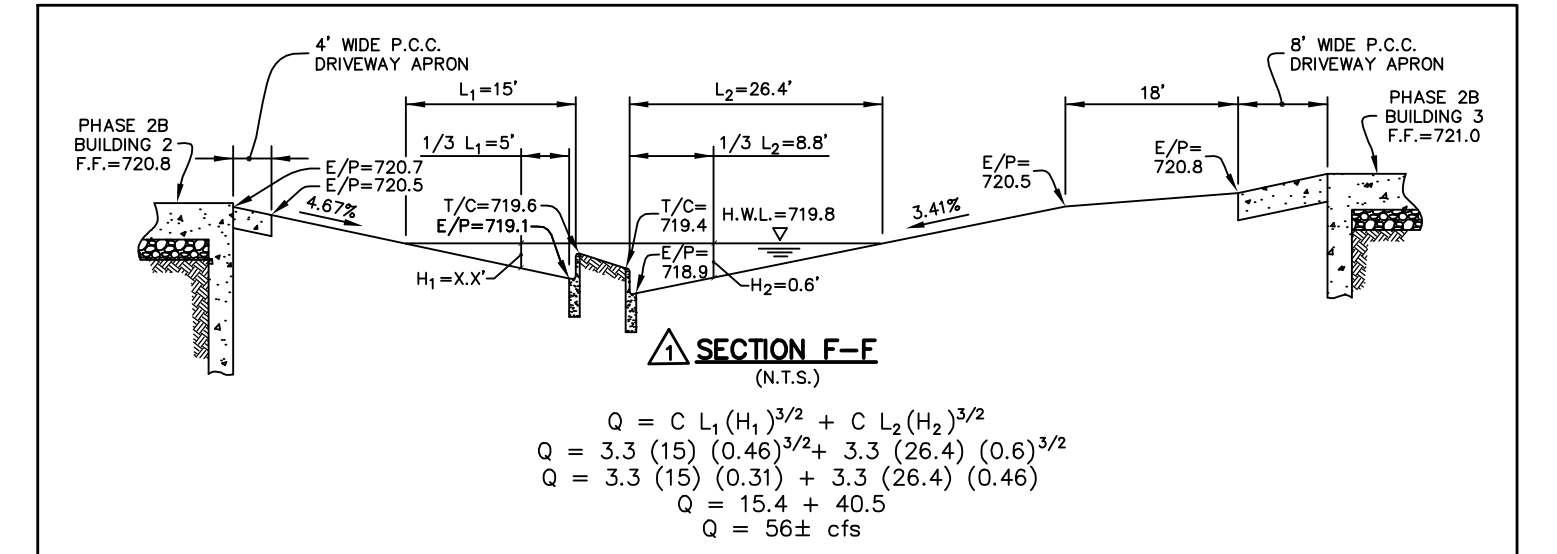
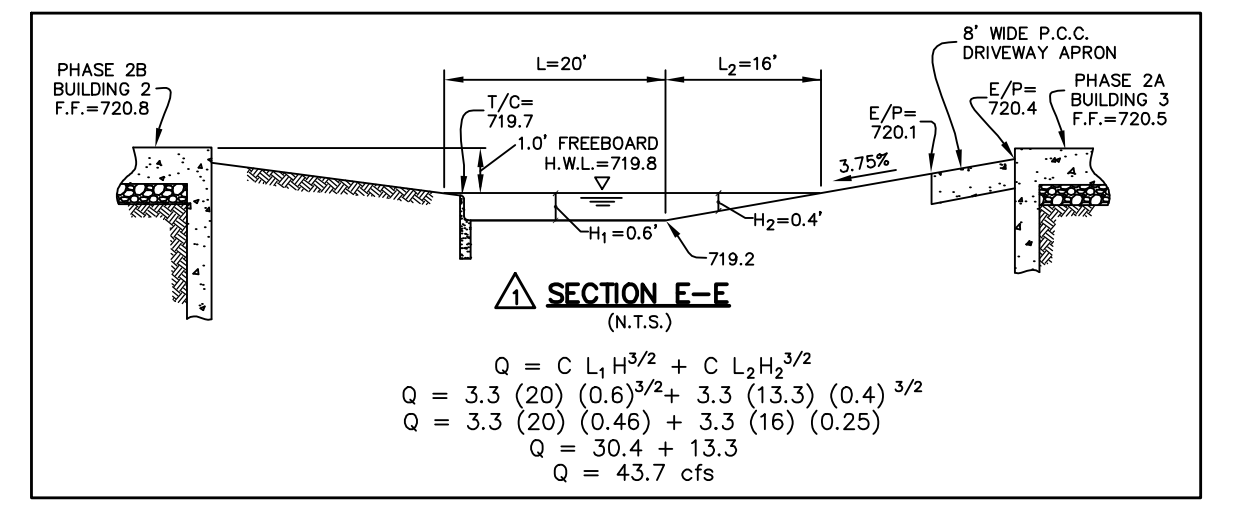
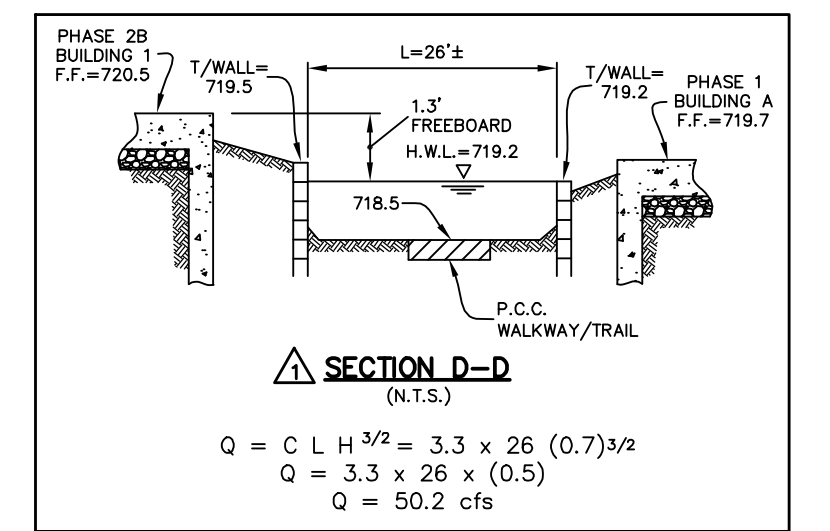
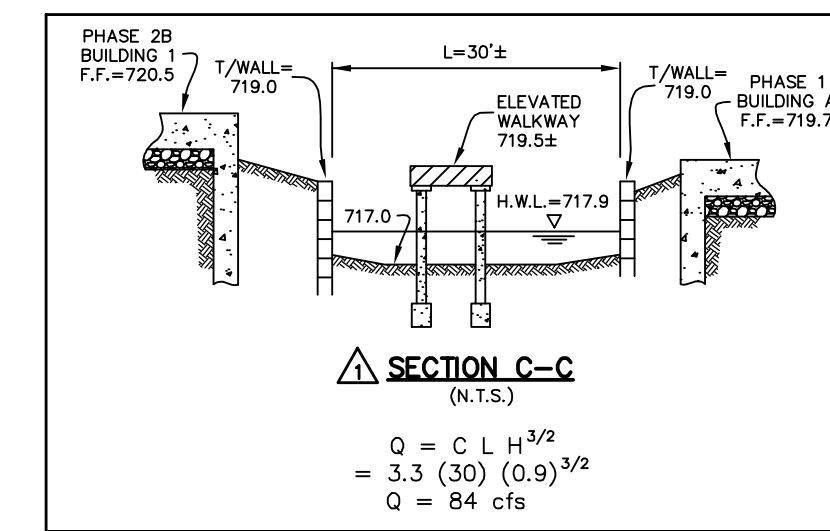
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- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6" OF THE TOP OF CURB.
 - EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
 - WATERMAIN 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 (6-6.12)
 - REVERSE SLOPE BARRIER CURB
 - DEPRESSED CURB & GUTTER (PITCH TO DRAIN, SEE PLAN)
 - LIMITS OF NEW PAVEMENT CONSTRUCTION
 - UNLOCK ADA DETECTABLE WARNING STRIP (OR APPROVED EQUAL)



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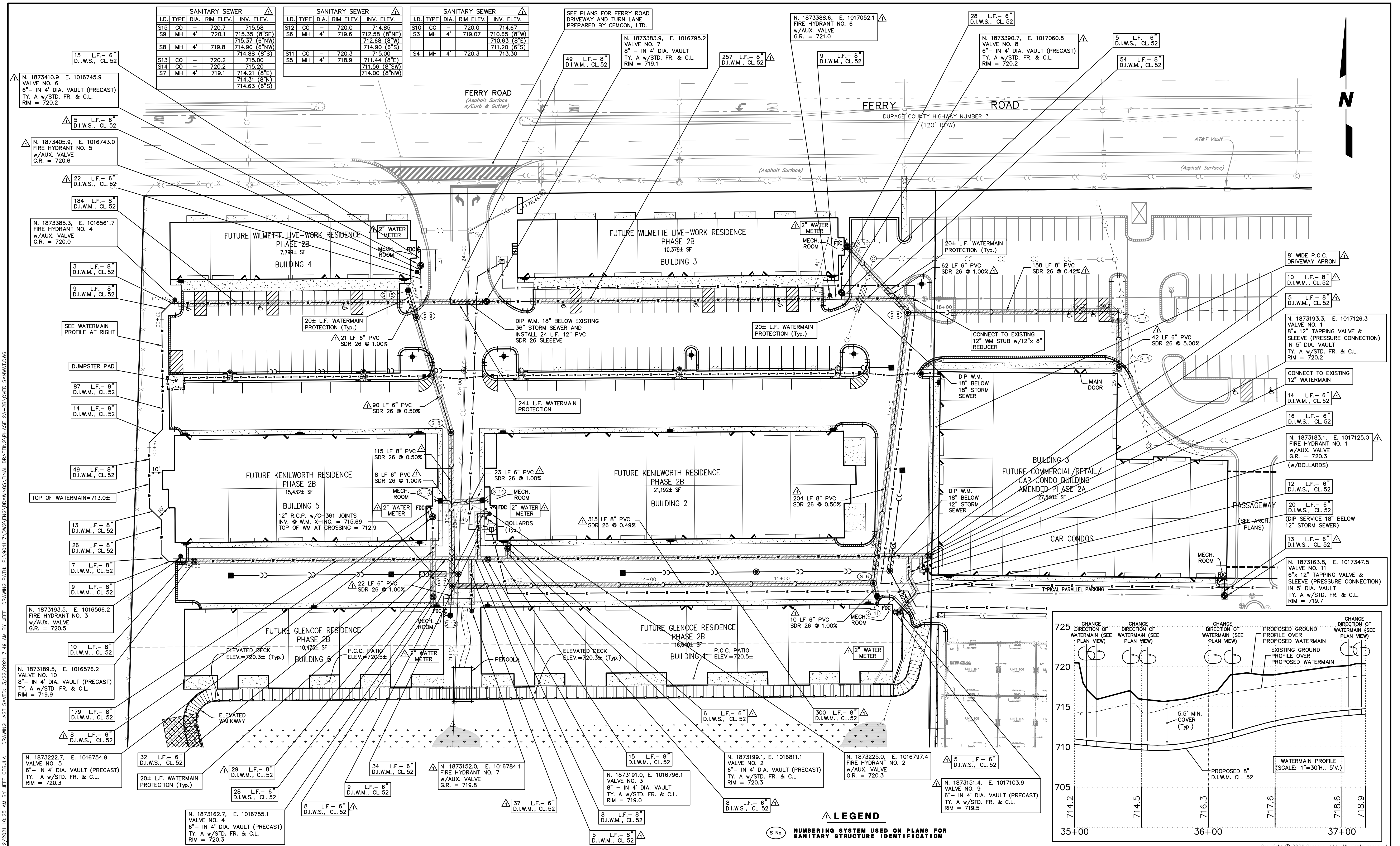
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1	03-15-21	JGC	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21		

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DRAINAGE AND GRADING PLAN

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

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DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'	11 of 16



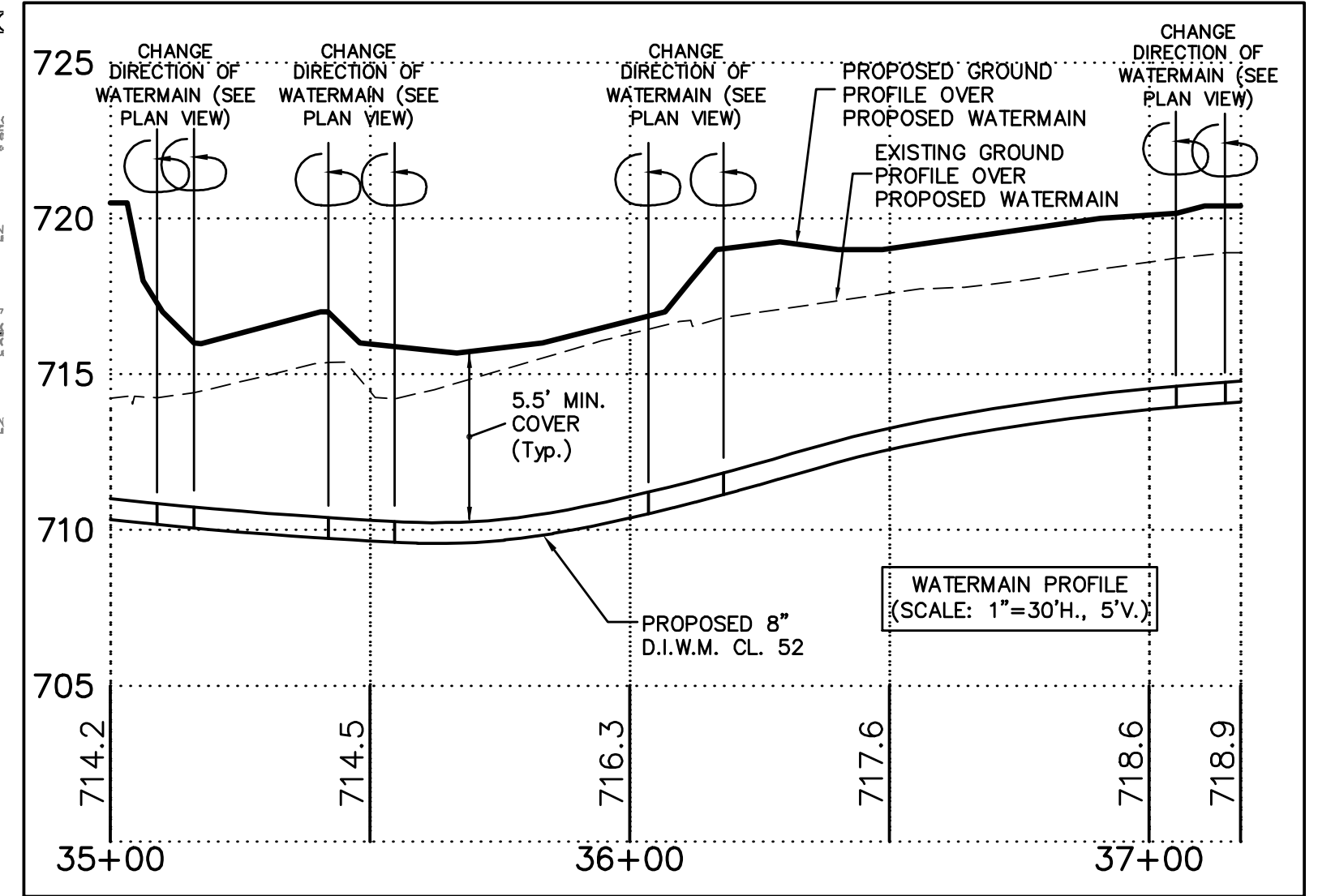
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SANITARY SEWER			
ID.	TYPE	DIA.	INV. ELEV.
S15	CO	4"	720.7
S9	MH	4"	720.1
S8	MH	4"	719.8
S13	CO	4"	720.2
S14	CO	4"	720.2
S7	MH	4"	719.1

SANITARY SEWER			
ID.	TYPE	DIA.	INV. ELEV.
S12	CO	4"	720.0
S6	MH	4"	719.6
S11	CO	4"	720.3
SS	MH	4"	718.9

SANITARY SEWER			
ID.	TYPE	DIA.	INV. ELEV.
S10	CO	4"	720.0
S3	MH	4"	719.07
S4	MH	4"	720.3

LEGEND
 S No. NUMBERING SYSTEM USED ON PLANS FOR SANITARY STRUCTURE IDENTIFICATION



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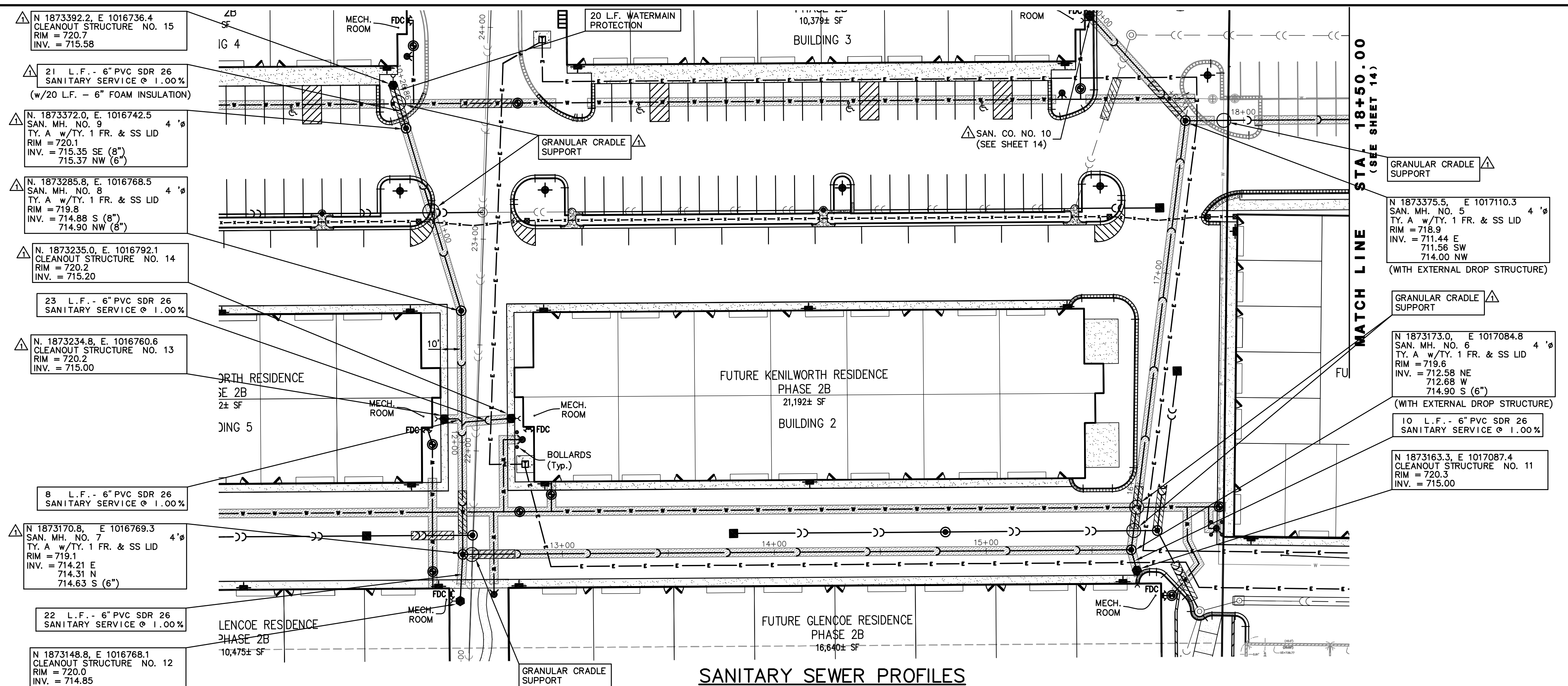
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1	03-15-21	JGC	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED 01-18-21		

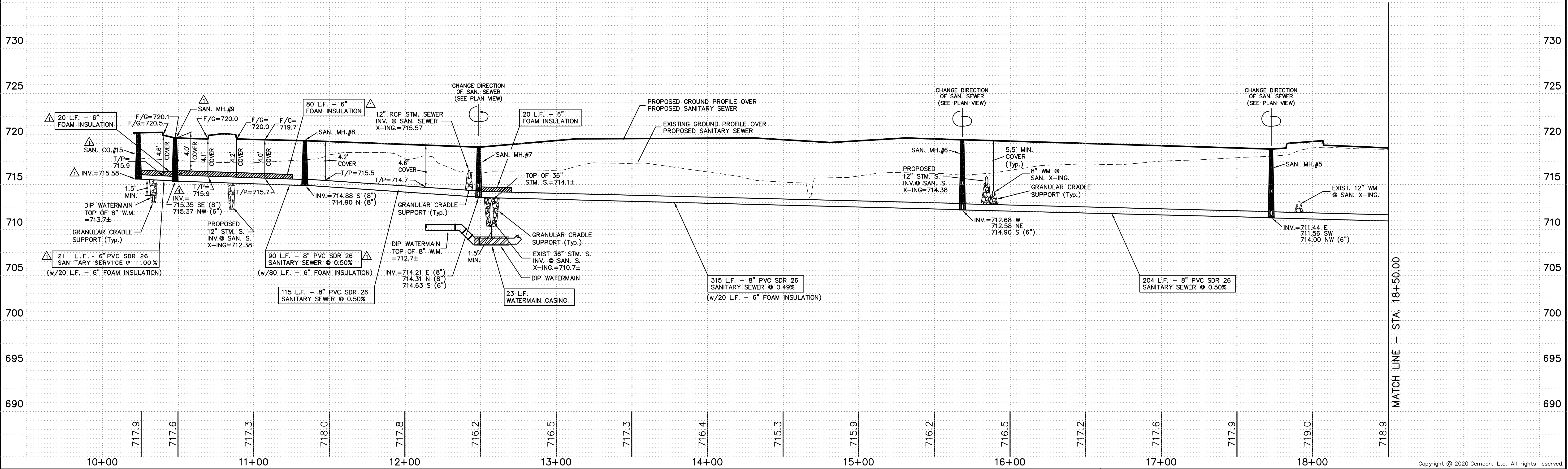
WATERMAIN PLAN AND PROFILE
IRON GATE MOTOR CONDOS BUILDING 3 PHASE 2A AND PHASE 2B

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

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SANITARY SEWER PROFILES



MATCH LINE - STA. 18+50.00

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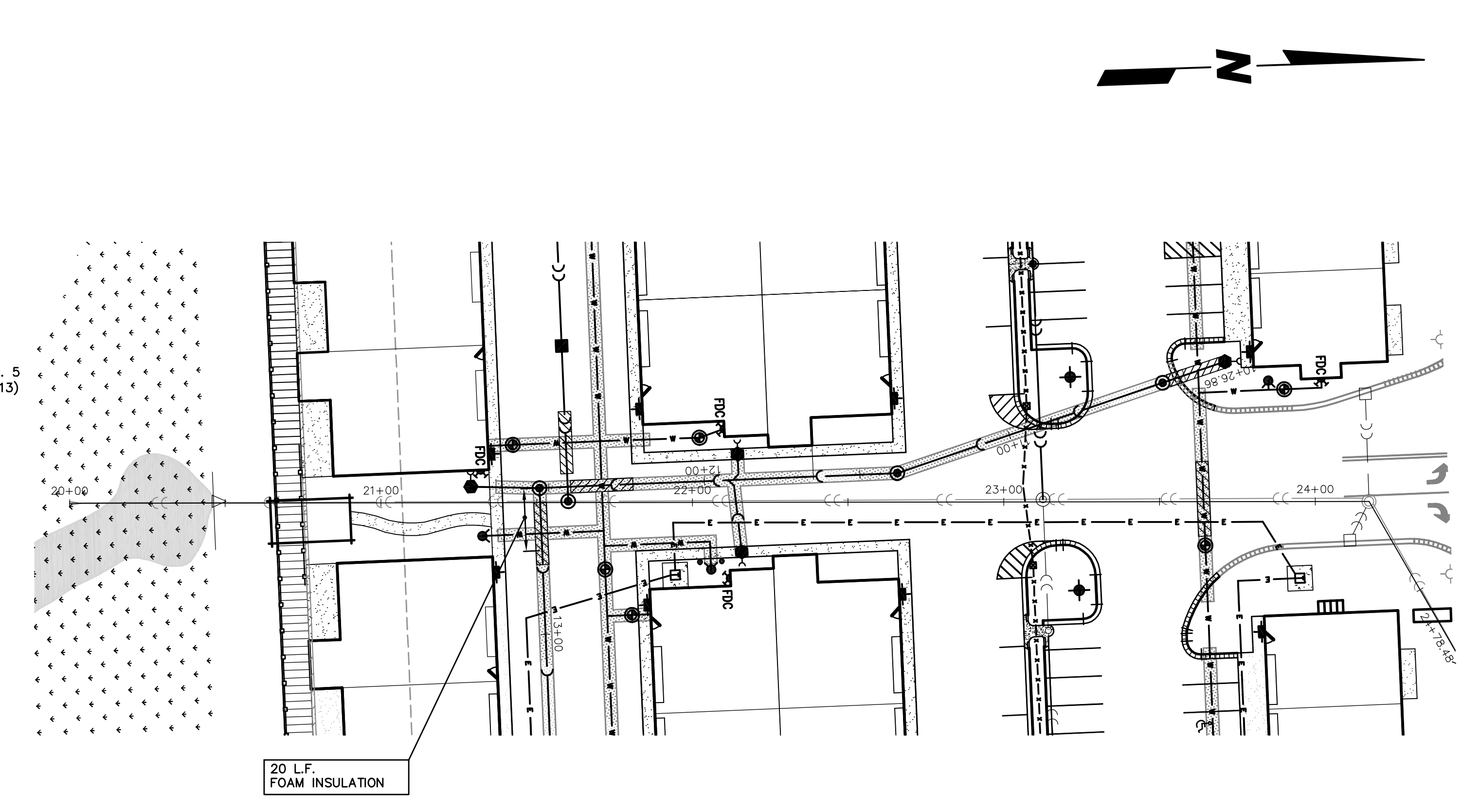
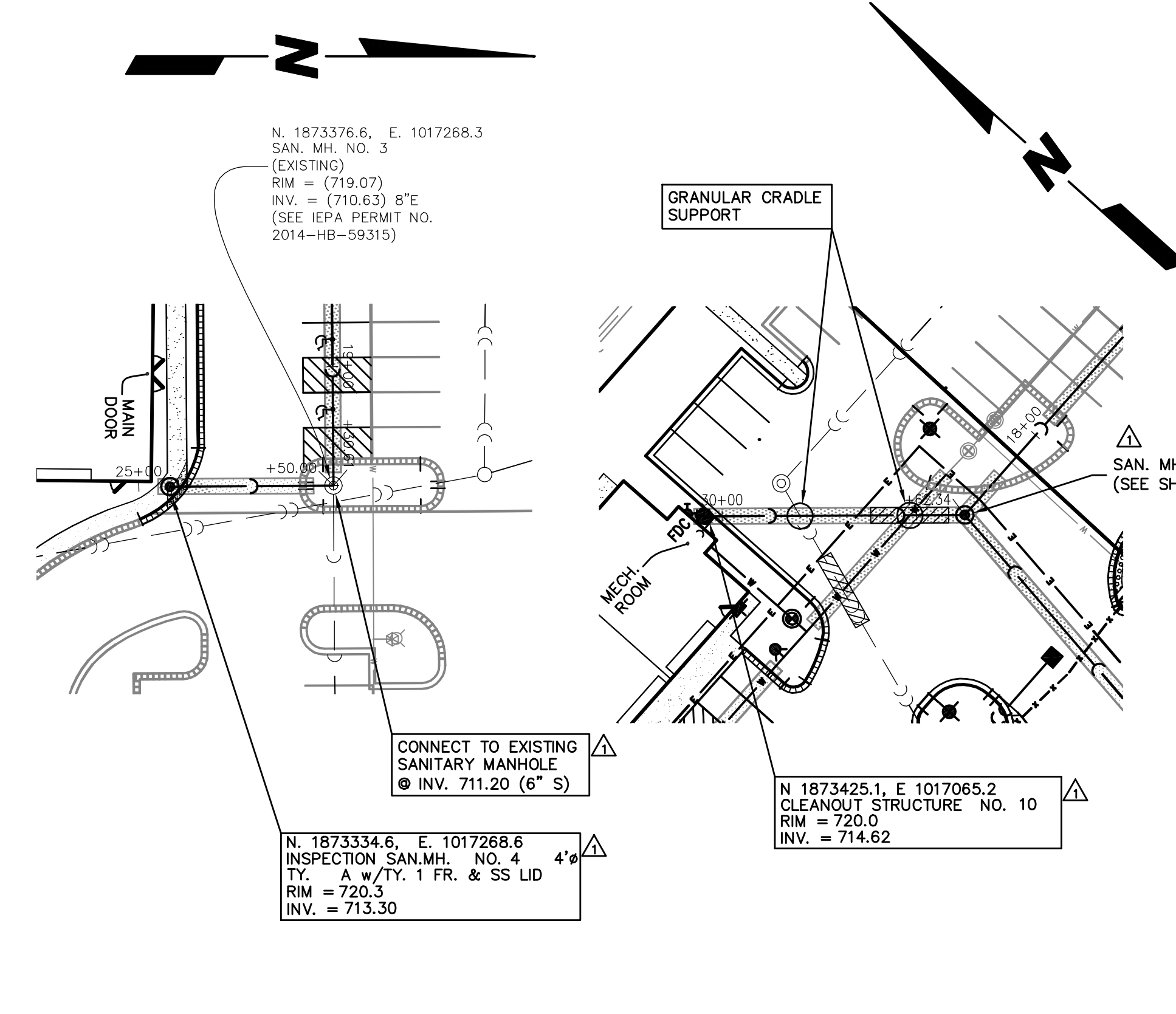
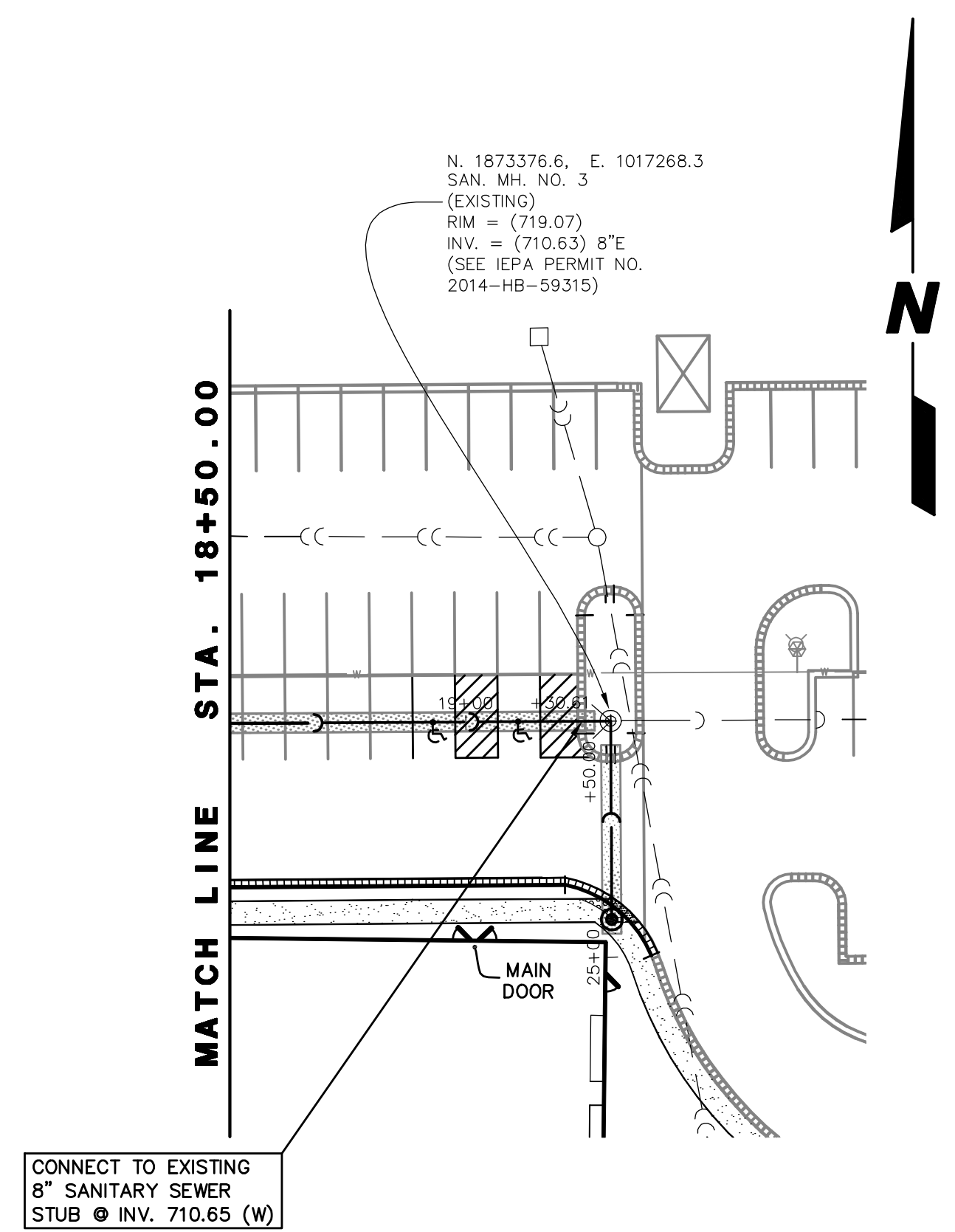
PREPARED BY:
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SANITARY SEWER PLAN AND PROFILE					
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DIR: 904117	DRN. BY: JGC	DATE: 12-16-20	SCALE: 1" = 30'H, 5'V.	13 of 16	

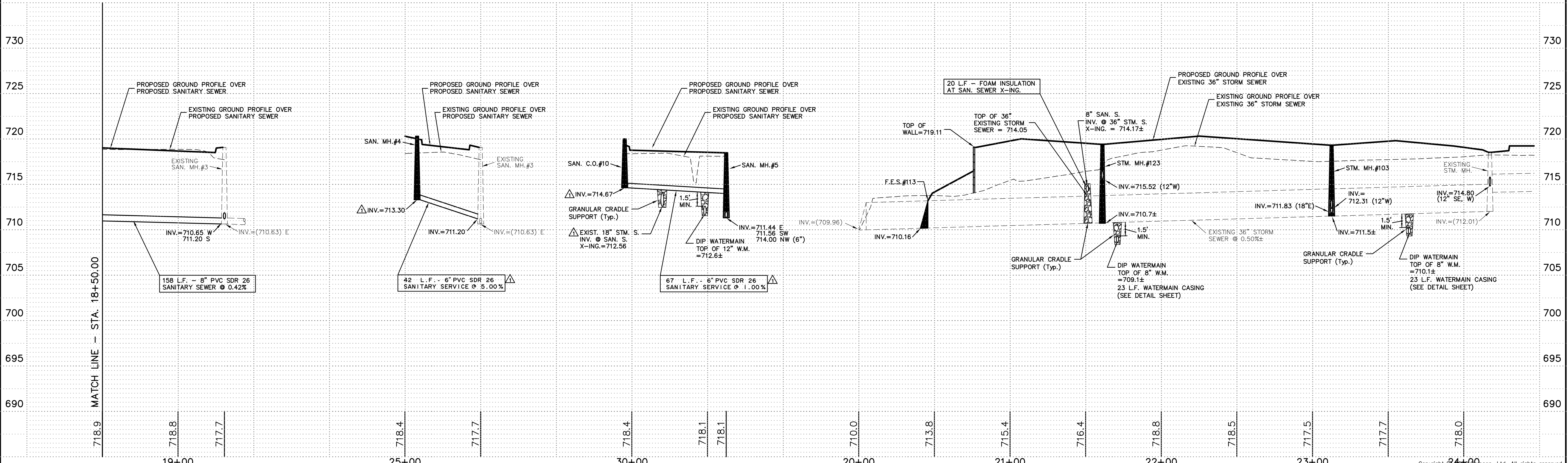
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SANITARY SEWER PROFILES

EXISTING 36" STORM SEWER



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SANITARY AND STORM SEWER PLAN AND PROFILE

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

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EAST JORDAN 1566G CLEAN OUT, BLACK ASPHALTIC COATED W/ CLEAN OUT COVER 1566G OR APPROVED EQUAL

SANITARY SEWER CLEANOUT STANDARD DETAIL

390.23

POLYETHYLENE ENCASEMENT STANDARD DETAIL

490.15

VALVE VAULT WITH CAST DUCTILE IRON SLEEVE PRESSURE TAP STANDARD DETAIL

490.02

VALVE VAULT STANDARD DETAIL

490.01

WATER MAIN CASING PIPE STANDARD DETAIL

490.16

HYDRANT STANDARD DETAIL

490.06

WATER MAIN TRENCH SECTION STANDARD DETAIL

490.10

SANITARY SEWER MANHOLE STANDARD DETAIL

390.01

UTILITY TRENCH PAVING SECTION (RIGID PAVEMENTS) STANDARD DETAIL

590.12

UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS) STANDARD DETAIL

590.13

SANITARY MANHOLE - FRAME & COVER STANDARD DETAIL

390.06

SERVICE TAP AND CONNECTION STANDARD DETAIL

490.20

VALVE VAULT - FRAME & COVER STANDARD DETAIL

490.04

THRUST BLOCK STANDARD DETAIL

490.11

SANITARY MANHOLE - EXTERIOR DROP CONNECTION STANDARD DETAIL

390.02

TRENCH SECTION FOR PVC PIPE STANDARD DETAIL

390.10

RISE FOR SERVICE LATERAL STANDARD DETAIL

390.20

SANITARY SEWER SERVICE CONNECTION STANDARD DETAIL

390.21

LOWERING/ADJUSTING WATER MAIN STANDARD DETAIL

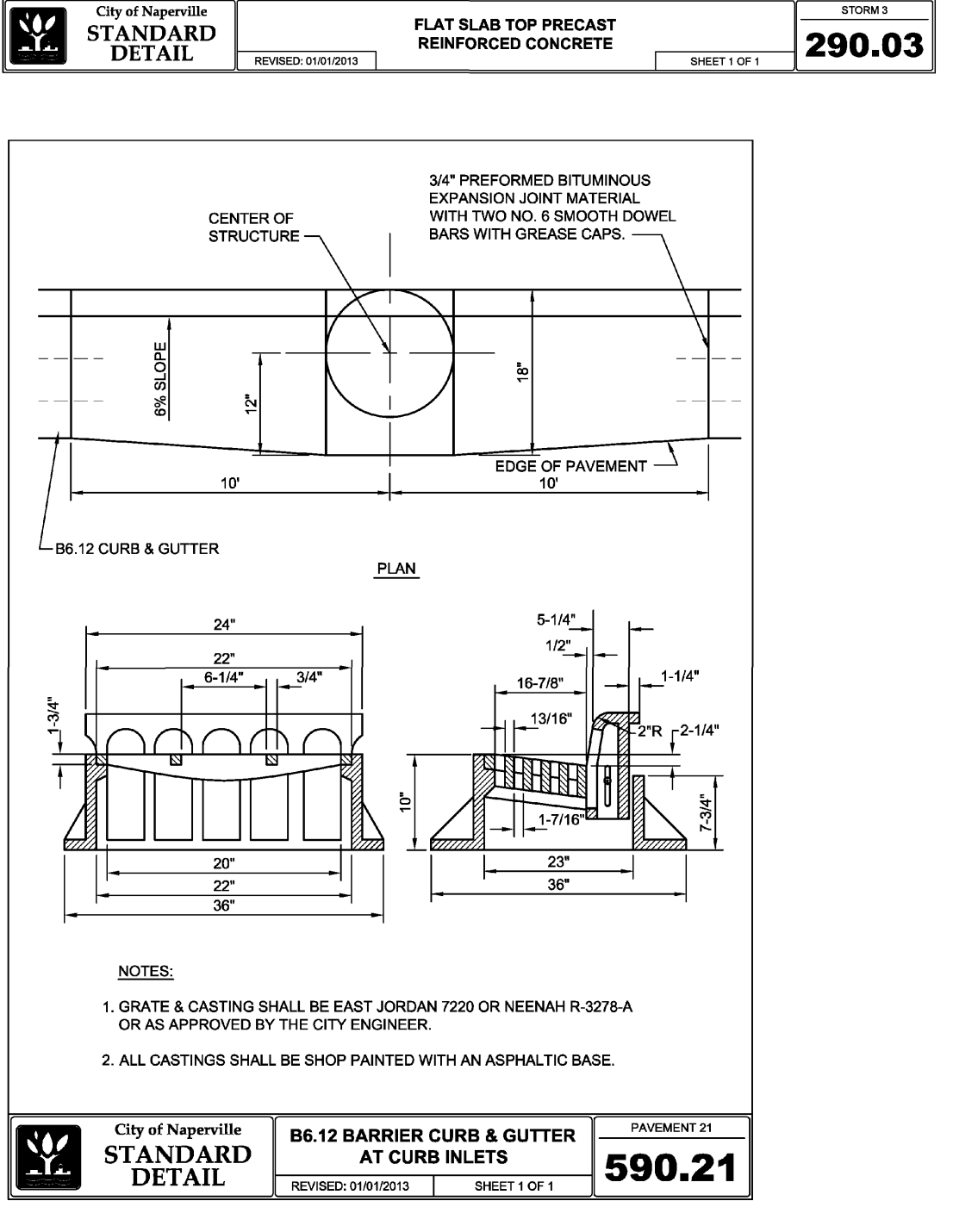
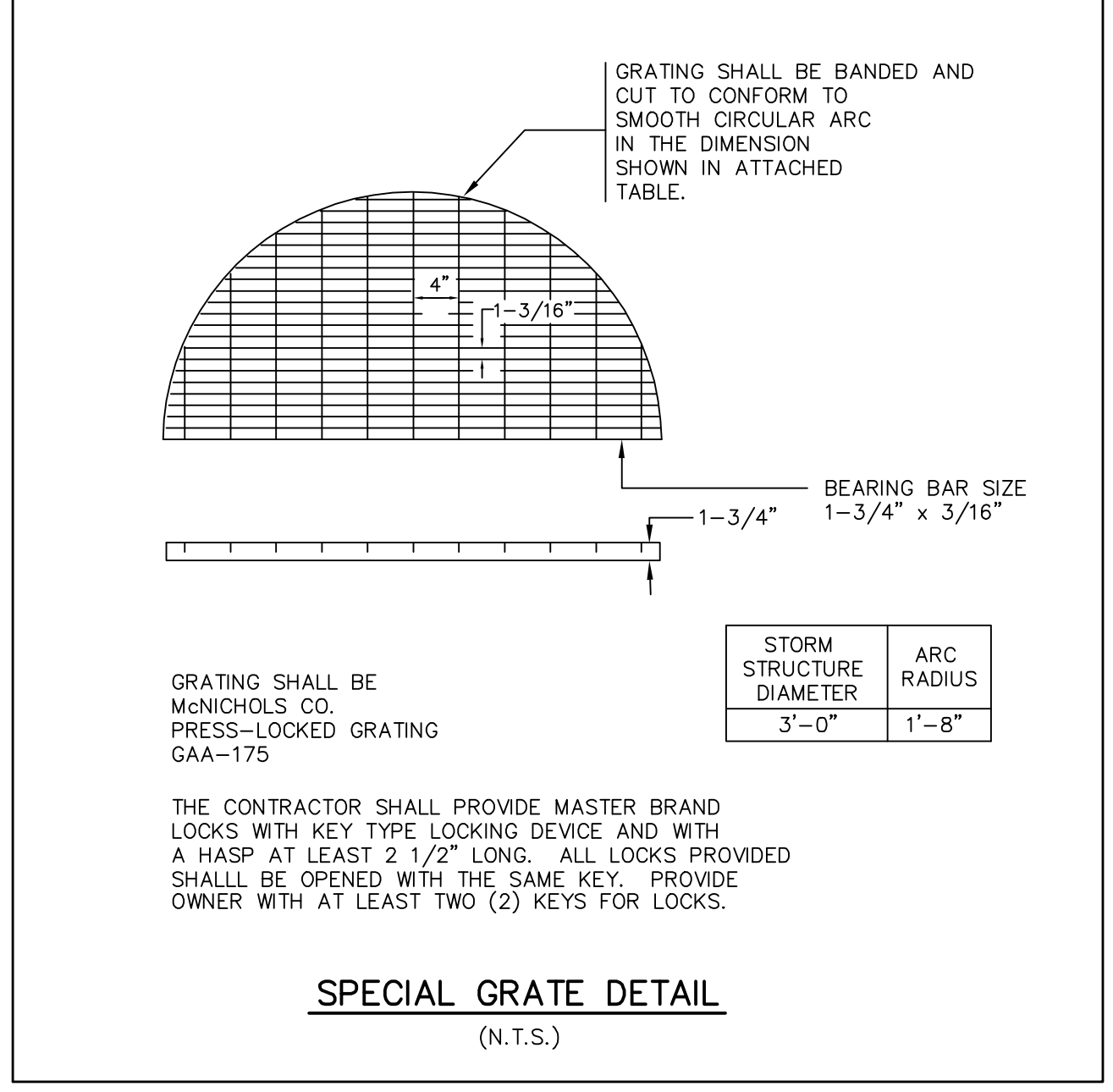
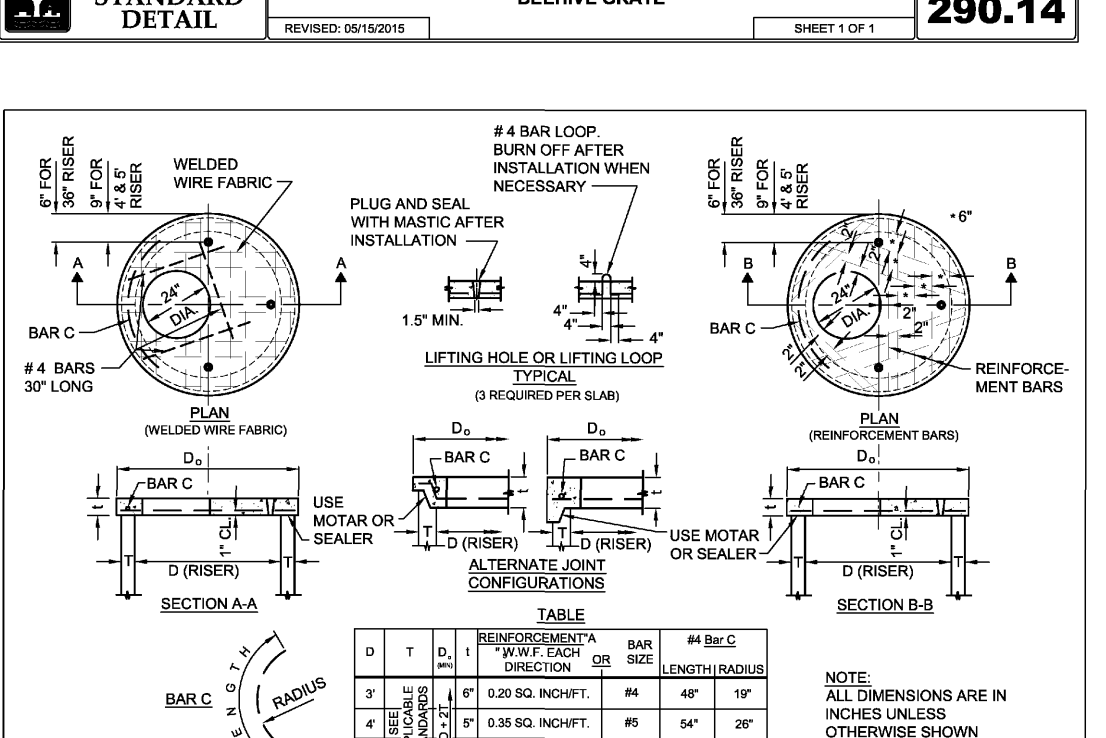
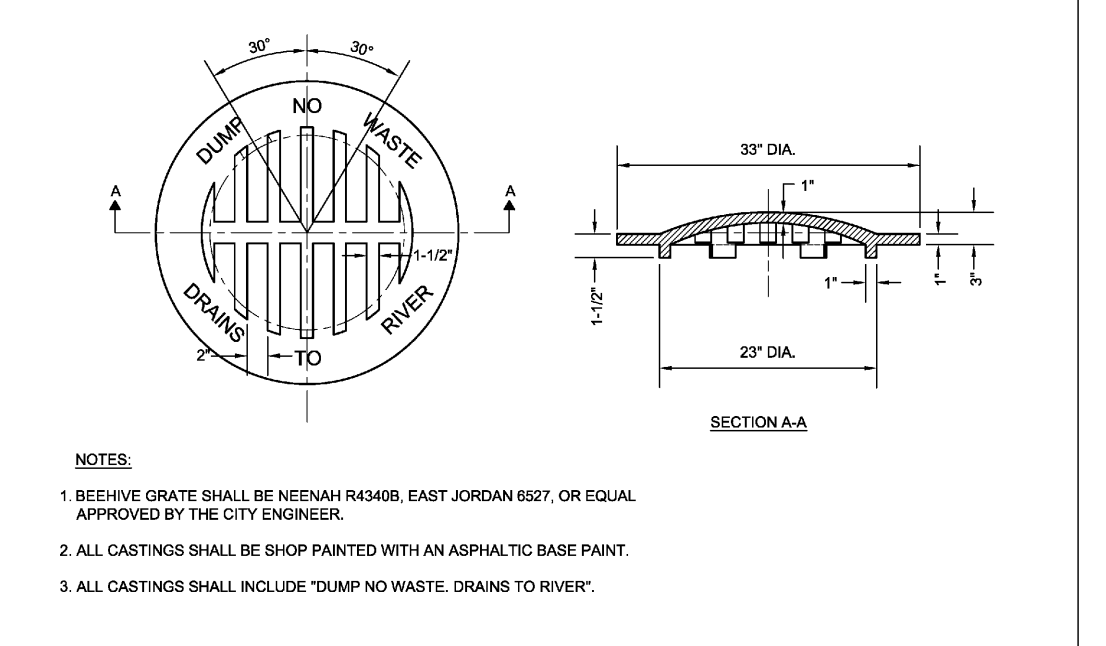
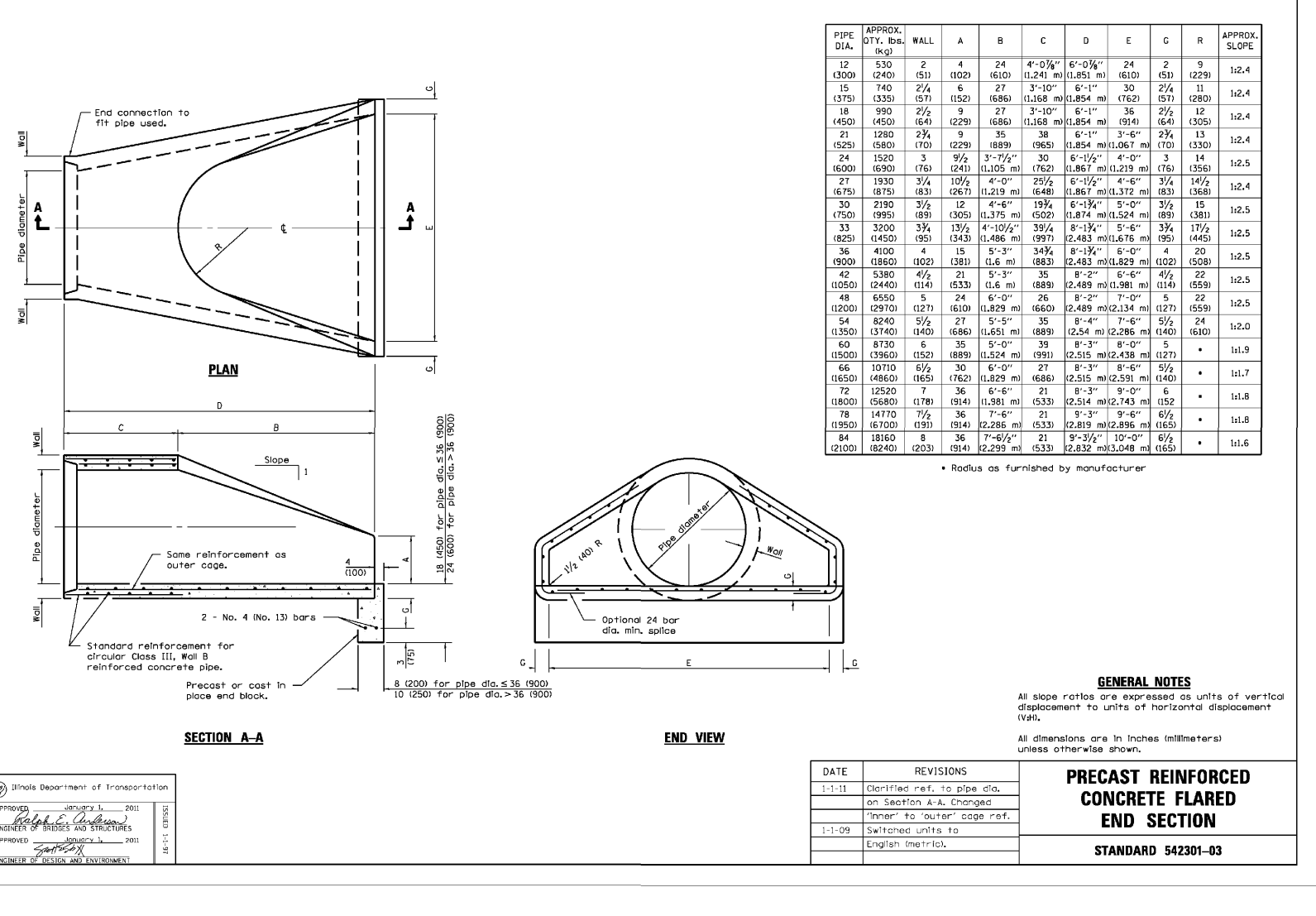
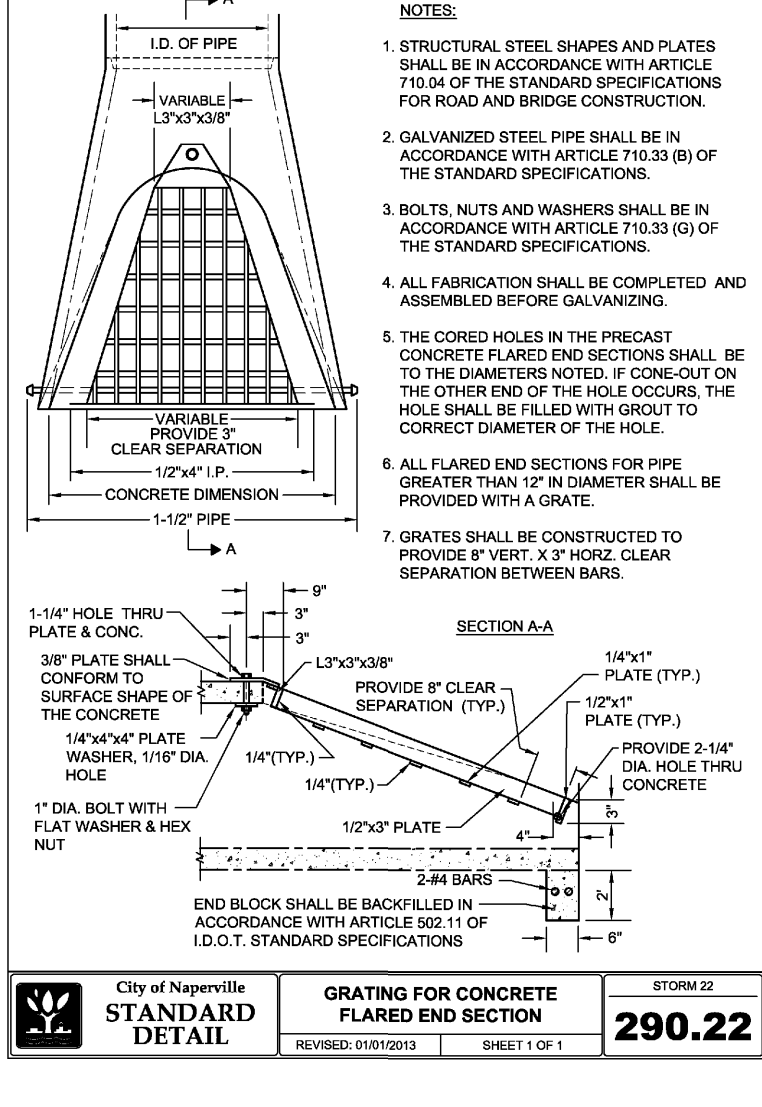
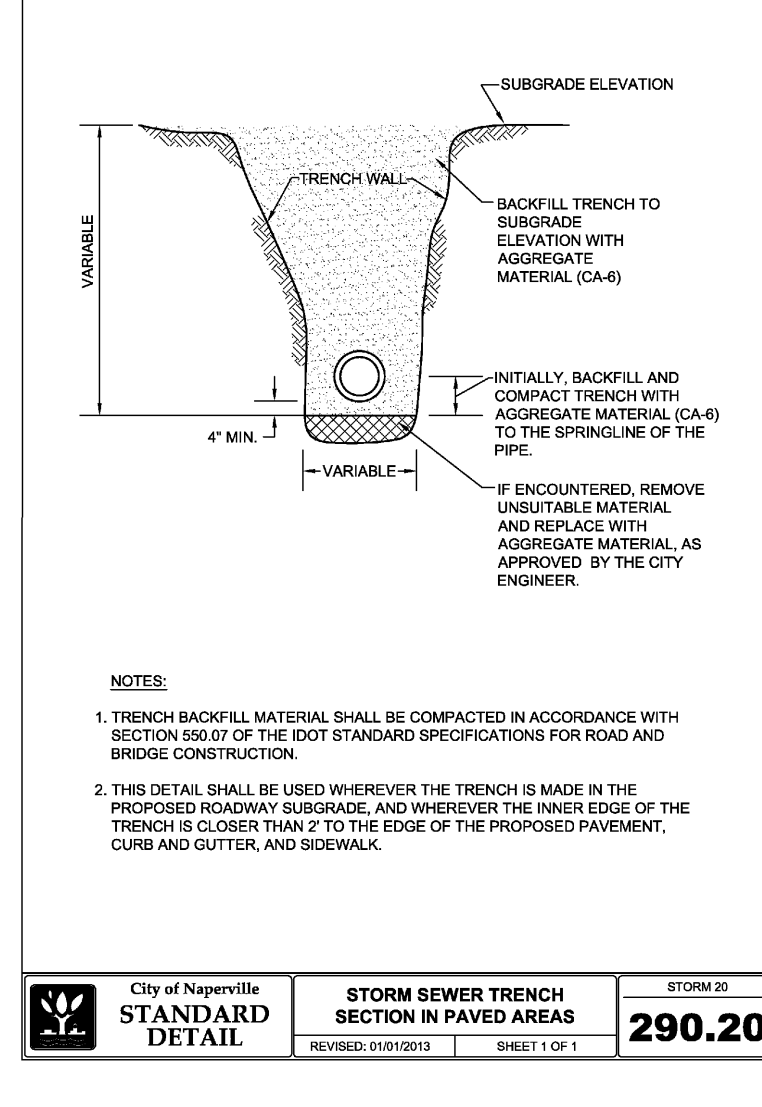
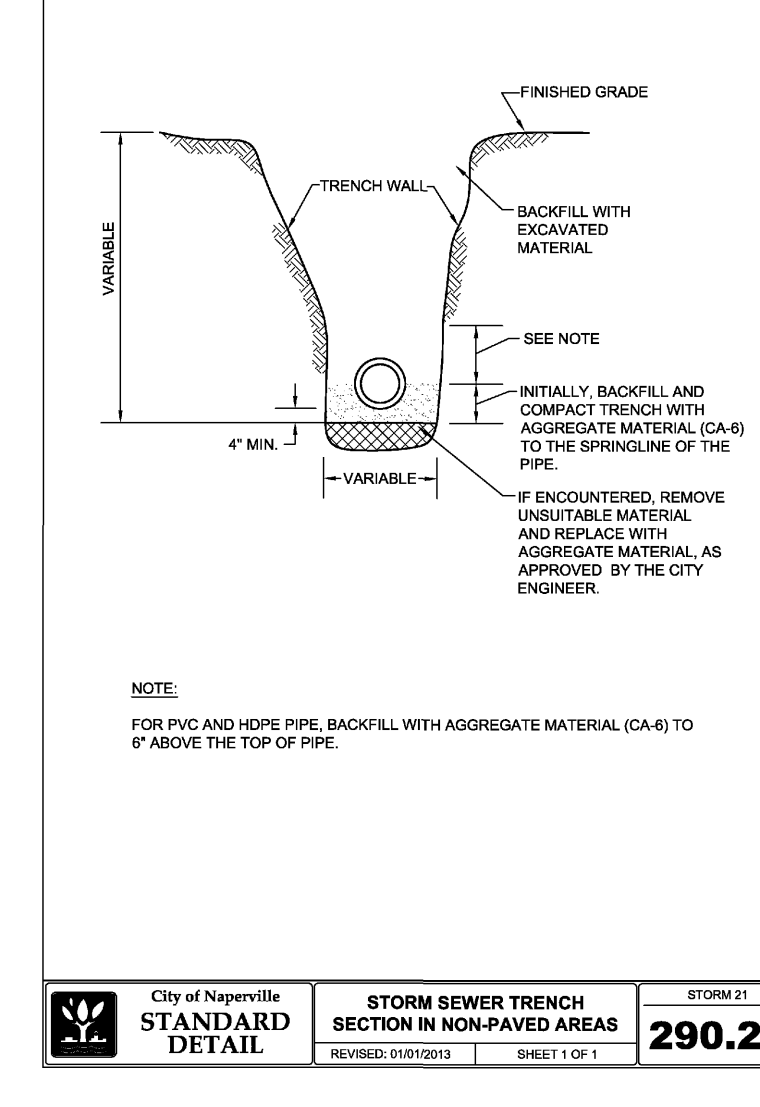
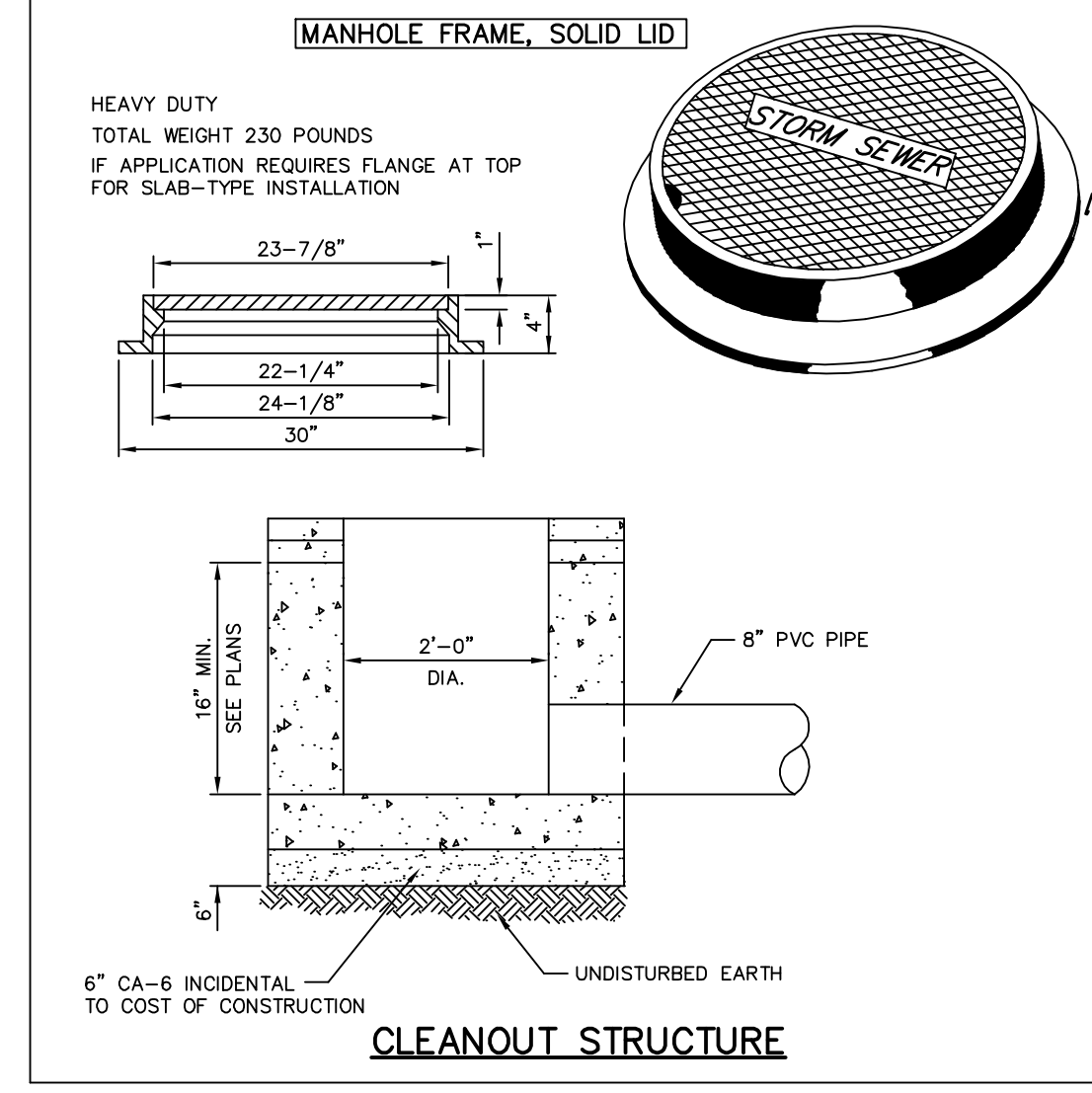
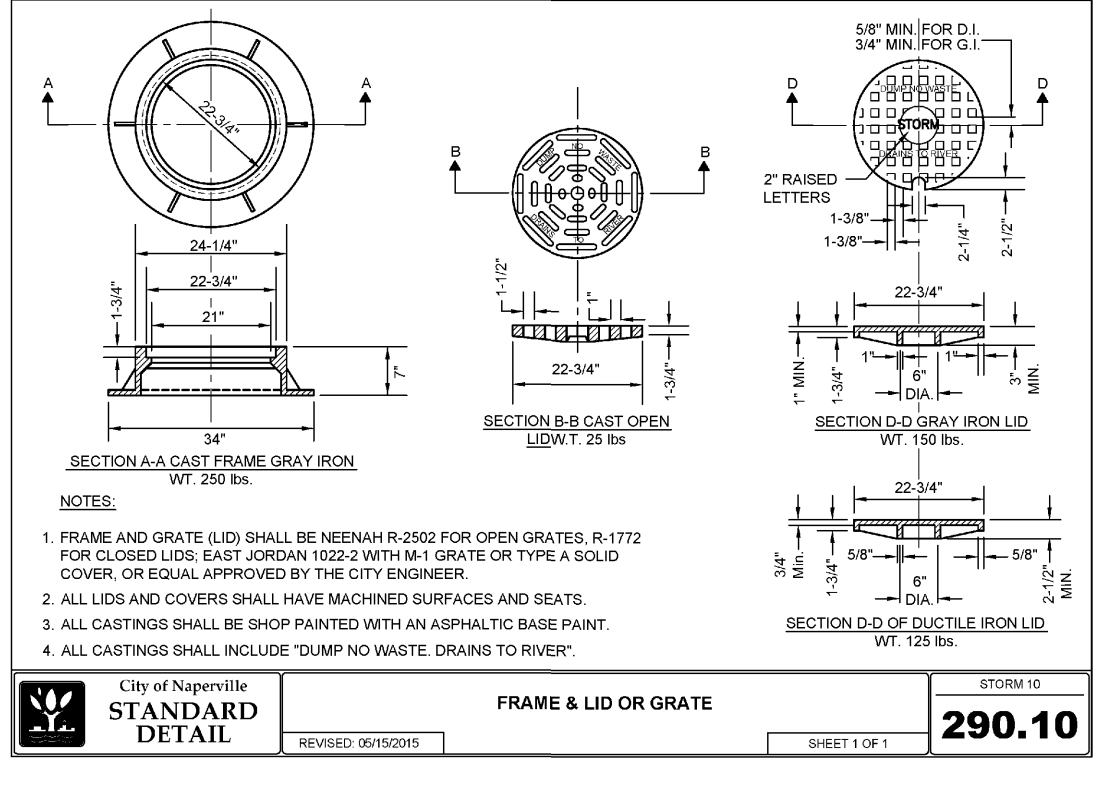
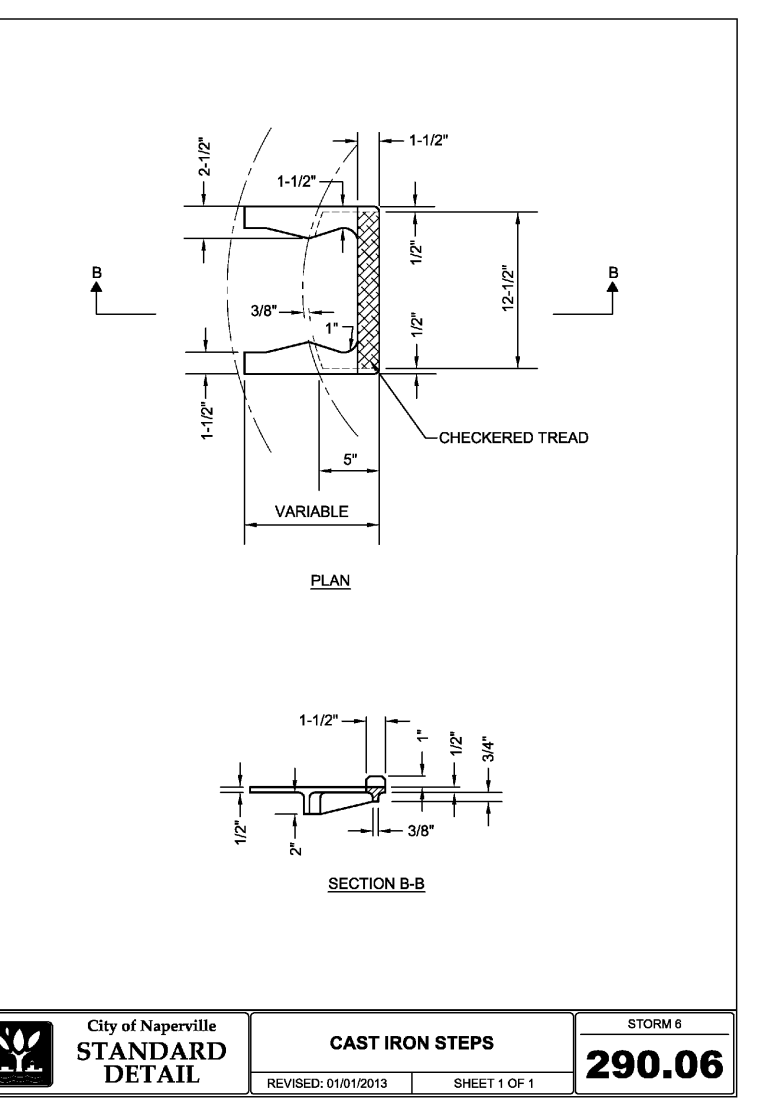
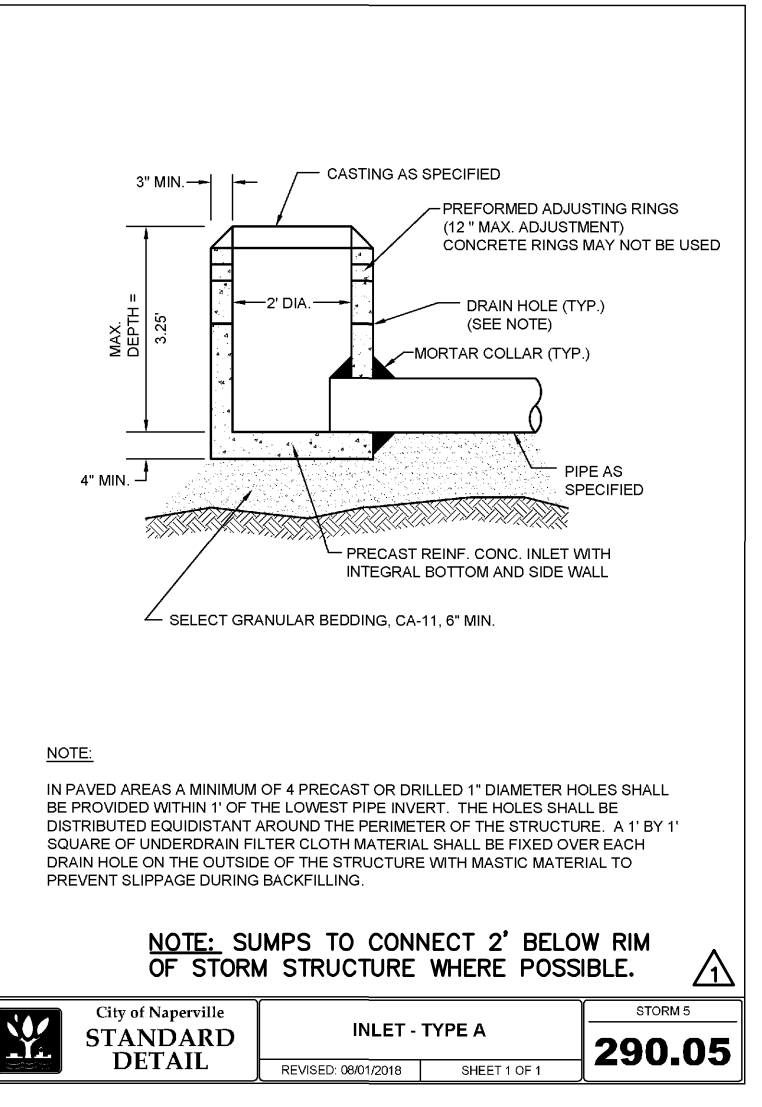
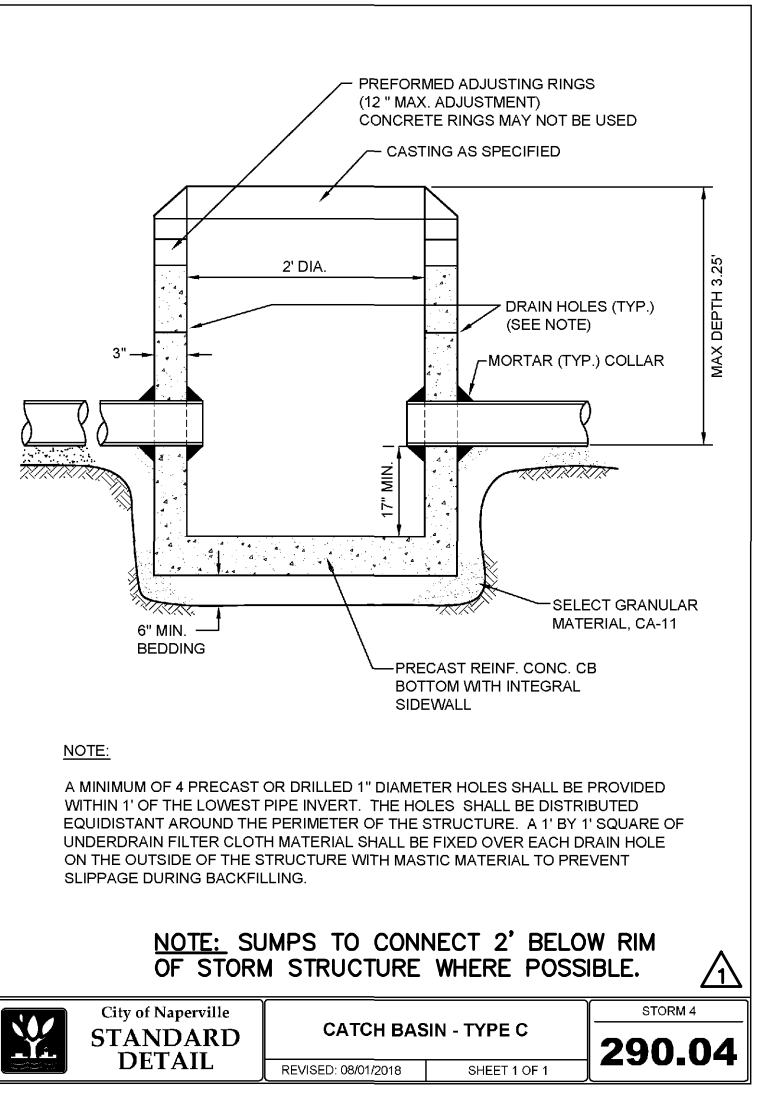
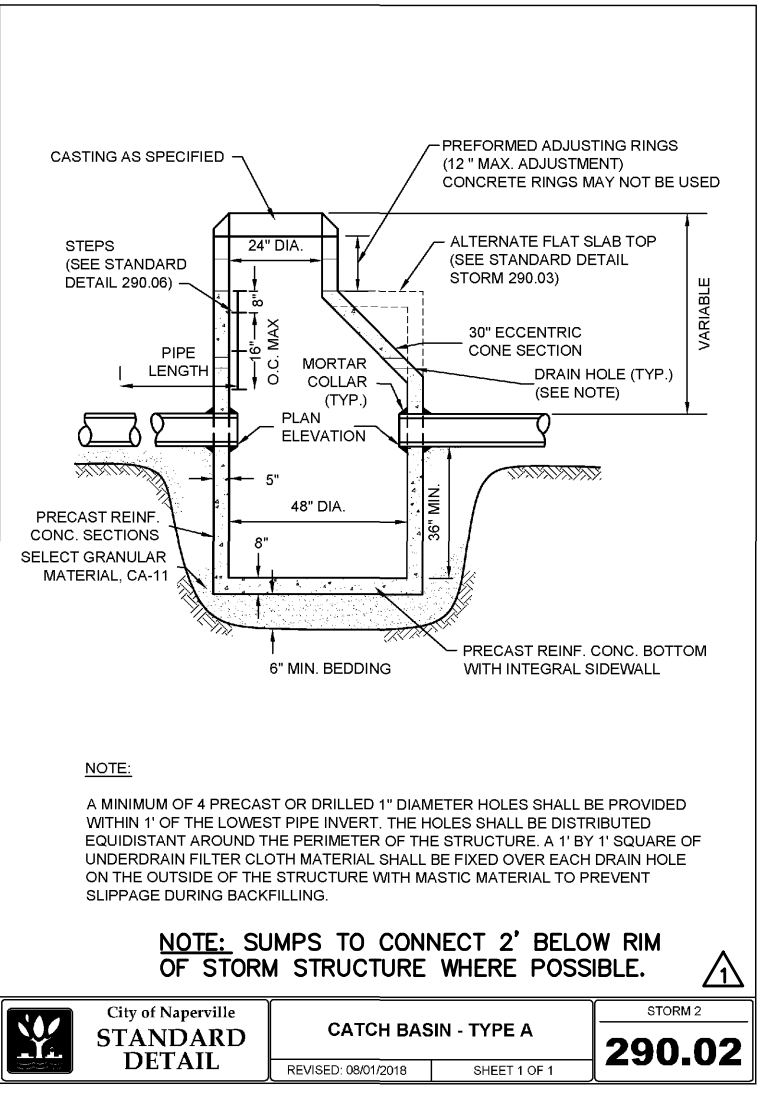
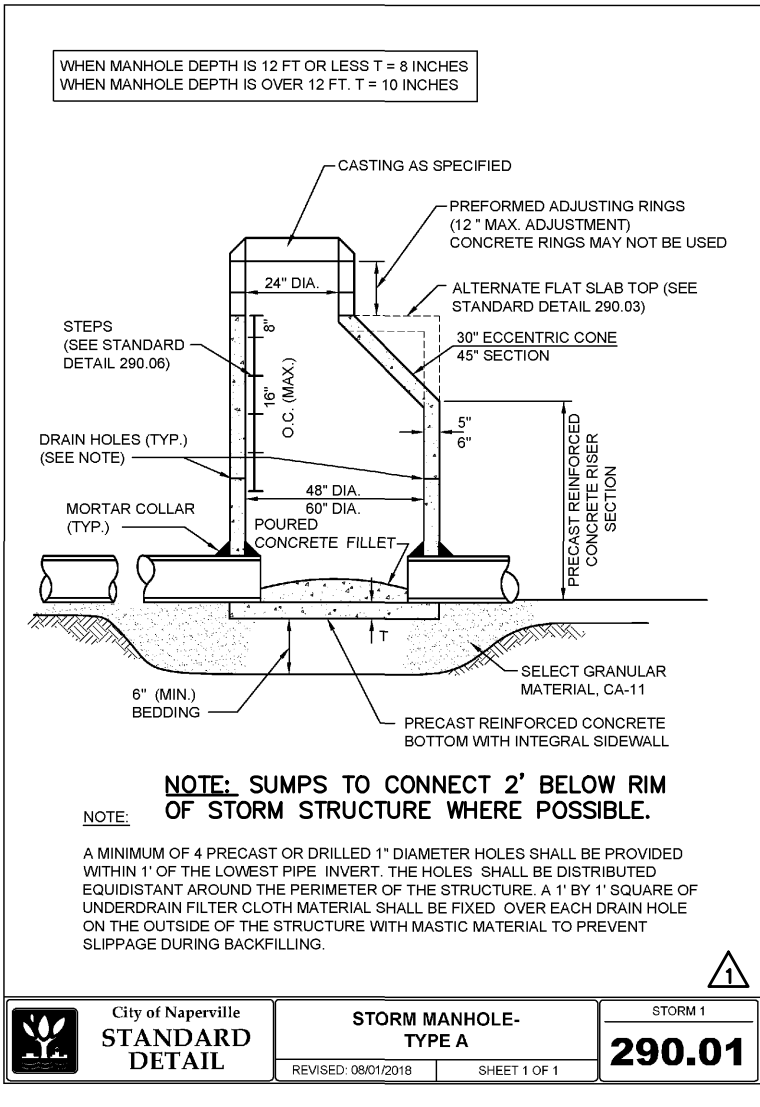
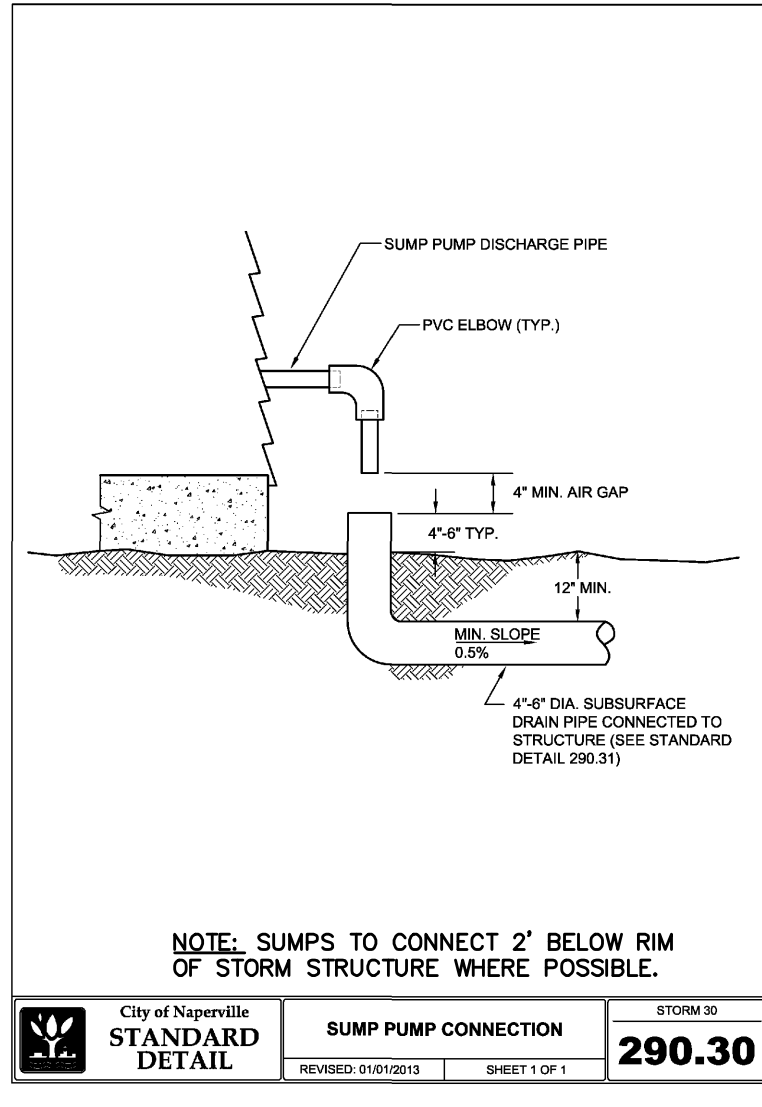
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LOWERING/ADJUSTING WATER MAIN STANDARD DETAIL

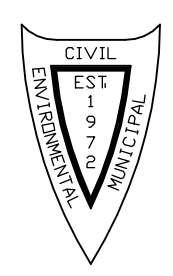
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DRAINAGE STRUCTURE DETAILS

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

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