

NORTHPOUND PARTNERS IROQUOIS CENTER - PHASE 2 SITE IMPROVEMENT PLANS 1163 E OGDEN AVENUE NAPERVILLE, ILLINOIS

11/07/25

IMPERVIOUS AREA SUMMARY:
 EXISTING IMPERVIOUS AREA = 457,713 SF OR 10.51 AC
 PROPOSED IMPERVIOUS AREA = 457,394 SF OR 10.50 AC
 NET NEW IMPERVIOUS AREA = -631 SF (LESS THAN 2,500 SF)
 STORMWATER BMP OR DETENTION NOT REQUIRED.

WOOLPERT
 3333 Warrenville Road, Suite 200
 Lisle, IL 60532
 800.414.1045

PROJECT TEAM



3333 Warrenville Road
 Suite 200
 Lisle, IL 60532
 800.414.1045



NORTHPOUND PARTNERS
 640 N. LASALLE DRIVE, SUITE 605
 CHICAGO, IL 60654
 312-238-8988

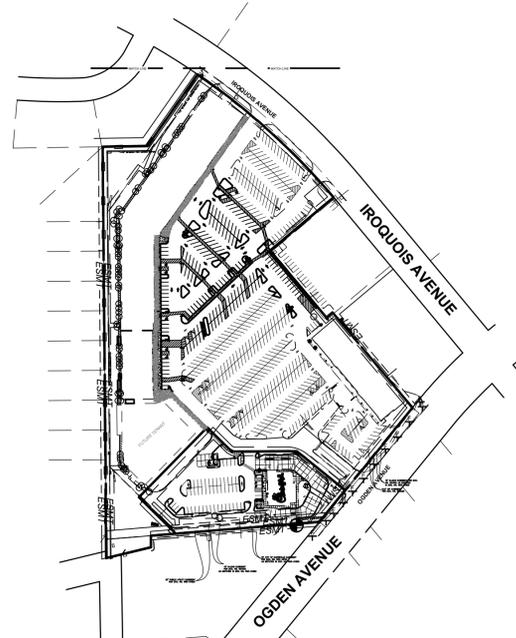
VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE



SHEET INDEX

FILLED CIRCLE INDICATES INCLUDED IN ISSUANCE	LATEST ISSUANCE NUMBER	LATEST ISSUANCE DATE	SHEET NUMBER	SHEET TITLE
•	-	12/19/25	C-001	COVER SHEET
•	-	07/23/25	C-002	GENERAL NOTES
•	-	07/23/25	C-003	GENERAL NOTES
•	-	07/23/25	C-101	EXISTING CONDITIONS PLAN
•	-	12/19/25	C-102	DEMOLITION PLAN
•	-	12/19/25	C-201	SITE PLAN
•	-	12/19/25	C-301	OVERALL GRADING PLAN
•	-	12/19/25	C-302	ENLARGED GRADING PLAN
•	-	11/07/25	C-310	EROSION CONTROL PLAN
•	-	11/07/25	C-401	LANDSCAPE PLAN
•	-	08/15/25	C-501	PHOTOMETRIC PLAN
•	-	08/15/25	C-502	PHOTOMETRIC DETAILS
•	-	11/07/25	C-601	DETAILS

BENCHMARK:

BENCHMARK #1: THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETTIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
 CROSS CUT - SEE DRAWING FOR LOCATION.
 ELEVATION = 766.61'



NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS
 1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25

SHEET NAME:
 COVER SHEET

SHEET NO:
C-001

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION
07/23/25	07/23/25	REVISED PER CITY COMMENTS
08/15/25	08/15/25	REVISED PER CITY COMMENTS
11/07/25	11/07/25	REVISED PER CITY COMMENTS
12/19/25	12/19/25	REVISED PER CITY COMMENTS

Layout Title Name: C-001 COVER SHEET
 Last Saved By: Schneider, L. 12/19/2025 12:29:21 PM
 W:\Swin\B\Dayron\10021124.00_Northpond Iroquois Shopping_Center\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10021124.00-C001-COV.dwg Plotted By: Schneider, Lauren Plotted: December 19, 2025, 4:22:10 PM

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.
2. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
4. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", ADOPTED APRIL 1, 2016 WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE CITY OF NAPERVILLE. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
5. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.
6. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA-6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.
7. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
8. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.
9. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
10. ALL EXISTING SEPTIC SYSTEMS ARE TO BE ABANDONED. ABANDONED TANKS ARE TO BE FILLED TO OR REMOVED BY A LICENSED SEPTIC SYSTEM CONTRACTOR. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.
11. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

STORM SEWER

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED APRIL 1, 2016, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF NAPERVILLE.
2. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, PVC SDR-26, OR DUCTILE IRON PIPE CLASS 52 AS CALLED OUT ON THE PLANS. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-7. RUBBER GASKETS SHALL BE USED.
3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.
4. SEE DETAIL SHEET FOR MANHOLE FRAMES AND GRATES.
5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT SEALANT AND BE TUCKPOINTED WITH HYDRAULIC CEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.
6. ALL STRUCTURES SHALL HAVE THE ADJUSTMENT RINGS AND FRAME SEALED WITH A RUBBER GASKET. ADJUSTMENT RINGS SHALL BE RUBBER, EJIW INFRARISER OR APPROVED EQUAL.
7. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GRADE LINE. CASTINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE (I.E. STEEP DRIVE APPROACH) IT SHALL BE PROPERLY SLOPED WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.
5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE
6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.
7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.
9. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAPERVILLE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - 11.1. ILLINOIS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - 11.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 - 11.3. LOCAL MUNICIPAL REQUIREMENTS.
12. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.
17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPREAD.
19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.
20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.
21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.
22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.
23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.
25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES, (IDOT TY. 8).
26. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.

UTILITY CONTACTS

- ELECTRICAL SERVICE
AGENCY: NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES – ELECTRIC
ADDRESS:
CONTACT:
PHONE: (630) 420-6181
EMAIL:
- GAS SERVICE
AGENCY: NICOR GAS
ADDRESS:
CONTACT:
PHONE: (888) 642-6748
EMAIL:
- TELEPHONE SERVICE
AGENCY: AT&T
ADDRESS:
CONTACT:
PHONE: (800) 288-2020
EMAIL:
- SANITARY SEWER SERVICE
AGENCY: NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES – WATER
ADDRESS:
CONTACT:
PHONE: (630) 420-6137
EMAIL:
- STORM SEWER SERVICE
AGENCY: NAPERVILLE PUBLIC WORKS SERVICE CENTER
ADDRESS:
CONTACT:
PHONE: (630) 420-6095
EMAIL:
- WATER SERVICE
AGENCY: NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES – WATER
ADDRESS:
CONTACT:
PHONE: (630) 420-6137
EMAIL:



ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
	07/23/25	REVISED PER CITY COMMENTS

NORTH POND PARTNERS IROQUOIS CENTER - PHASE 2 SITE IMPROVEMENT PLANS

1163 E. OGDEN AVENUE
NAPERVILLE, ILLINOIS

PROJECT NO:	10021124.00
DATE ISSUED:	06/06/25
DESIGNED BY:	LS
DRAWN BY:	LS
CHECKED BY:	RW

SHEET NAME:
GENERAL NOTES

SHEET NO:

C-002

CITY OF NAPERVILLE GENERAL NOTES

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 (CURRENT EDITION) AND WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'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 PRECONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRECONSTRUCTION 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 AND LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. BEFORE 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 BY CALLING (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.

STORM SEWER NOTES (GENERAL)

1. NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL REPAIR ANY EXISTING FIELD DRAINAGE TILE DAMAGED DURING CONSTRUCTION AND PROPERLY REROUTE AND/OR CONNECT SAID TILE TO THE NEAREST STORM SEWER OUTLET. ALL LOCATIONS OF ENCOUNTERED FIELD.

STORM SEWER NOTES (STORM SEWER WORK IN PLANS)

1. THE FOLLOWING MATERIALS ARE PERMITTED FOR STORM SEWER AND PIPE CULVERTS, WHERE A PARTICULAR MATERIAL IS SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, NO OTHER KIND OF MATERIAL WILL BE PERMITTED:

a) REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 76, CLASSES I, II, III, IV OR V. BITUMINOUS JOINTS SHALL CONFORM TO ASTM DESIGNATIONS C 14 OR C 76 AS MAY BE APPLICABLE. BITUMINOUS MATERIAL SHALL CONSIST OF A HOMOGENEOUS BLEND OF BITUMEN, INERT FILLER, AND SUITABLE SOLVENT APPROVED BY THE CITY ENGINEER. RUBBER GASKET JOINTS SHALL CONFORM TO ASTM C 433. REINFORCED CONCRETE PIPE SHALL ALSO BE PERMITTED AS ROUND, ELLIPTICAL, OR BOX SHAPED OR AS REINFORCED CONCRETE ARCH CULVERT.

b) NON-REINFORCED CONCRETE PIPE - NON-REINFORCED CONCRETE PIPE SHALL BE ALLOWED FOR PIPES WITH A 10 INCH OR SMALLER DIAMETER. NON-REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 14, CLASS 3. BITUMINOUS JOINTS SHALL CONFORM TO ASTM DESIGNATIONS C 14 OR C 76 AS MAY BE APPLICABLE. BITUMINOUS MATERIAL SHALL CONSIST OF A HOMOGENEOUS BLEND OF BITUMEN, INERT FILLER, AND SUITABLE SOLVENT APPROVED BY THE CITY ENGINEER. RUBBER GASKET JOINTS SHALL CONFORM TO ASTM C 433.

c) DUCTILE IRON PIPE (DIP) - DUCTILE IRON PIPE SHALL CONFORM TO ANSI A 21.51 (AWWA C-151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C-150), TAR (SEAL) COATED AND CEMENT LINED PER ANSI A 21.4 (AWWA C-104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS. ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH POLYETHYLENE.

d) POLYVINYL CHLORIDE PIPE (PVC) - POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D 3034, TYPE PSM. THE MINIMUM STANDARD DIMENSION RATIO (SDR) SHALL BE 26. THE PIPE SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C, AND SHALL HAVE A MINIMUM PIPE STIFFNESS OF FORTY-SIX (46) LBS. PER INCH (317 KPA). JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMETRIC SEALS PER ASTM D 3212.

e) HIGH DENSITY POLYETHYLENE PIPE (HDPE) - HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 252 AND M 294. PIPE AND FITTINGS SHALL BE MADE FROM VIRGIN PE COMPOUNDS WHICH CONFORM TO THE REQUIREMENTS OF CELL CLASS 324420C AS DEFINED AND DESCRIBED IN ASTM D 3350. RUBBER GASKET JOINTS SHALL BE USED.

f) FULLY GALVANIZED CORRUGATED STEEL PIPE - FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DRIVEWAY CROSSINGS ONLY WHEN A DTC

CITY OF NAPERVILLE GENERAL NOTES (CONT.)

2. BEDDING, OTHER THAN CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-7 OR CA-11 OF THE STANDARD SPECIFICATIONS.

3. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-6 OF THE STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

4. JOINTS CONNECTING DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH SEWER CLAMP NON-SHEAR TYPE COUPLINGS; CASCADE CSS, ROMAC LSS, FERNOCO, INC. SHEAR RING, OR APPROVED EQUAL. WHEN AVAILABLE, A STANDARD JOINT WITH A TRANSITION GASKET MAY BE USED. THE NAME OF THE MANUFACTURER, CLASS, AND DATE OF ISSUE SHALL BE CLEARLY IDENTIFIED ON ALL SECTIONS OF PIPE. THE CONTRACTOR SHALL ALSO SUBMIT BILLS OF LADING, OR OTHER QUALITY ASSURANCE DOCUMENTATION WHEN REQUESTED BY THE CITY ENGINEER. ALL NUTS AND BOLTS FOR COUPLINGS SHALL BE STAINLESS STEEL.

5. MANHOLES FOR STORM SEWERS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL MANHOLES SHALL BE WATER-TIGHT. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.

6. MANHOLES SHALL BE FURNISHED WITH A SELF-SEALING FRAME AND SOLID COVER (EAST JORDAN IRON WORKS 1022 WITH TYPE A SOLID COVER, OR APPROVED EQUAL) WITH THE WORD "STORM" IMPRINTED ON THE COVER IN RAISED LETTERS. ALL FRAMES AND LIDS SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT. BOTH THE MANHOLE FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. INVERTED MANHOLE FRAMES ARE NOT ALLOWED. PICK HOLES SHALL NOT CREATE OPENINGS IN THE MANHOLE COVER.

7. MANHOLE STEPS ON MAXIMUM 16 INCH CENTER SHALL BE FURNISHED WITH EACH MANHOLE, SECURELY ANCHORED IN PLACE, TRUE TO VERTICAL ALIGNMENT, IN ACCORDANCE WITH THE NAPERVILLE STANDARD DETAILS. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1/2 INCH A615/A615M-05A (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C 478-05 (OR LATEST EDITION) AND OSHA STANDARDS.

8. CATCH BASINS AND INLETS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 24 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL CATCH BASINS AND INLETS SHALL BE WATER-TIGHT AT ALL POINTS BELOW GRADE. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER. CATCH BASINS AND INLETS SHALL BE FURNISHED WITH A FRAME AND GRATE BASED UPON THE LOCATION OF THE INSTALLATION AS LISTED BELOW. ALL FRAMES AND GRATES SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT.

A) PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.

B) BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, OR APPROVED EQUAL.

C) DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, OR APPROVED EQUAL.

D) MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, OR APPROVED EQUAL.

E) NON-PAVED AREAS: EAST JORDAN IRON WORKS 6527 BEEHIVE GRATE, OR APPROVED EQUAL. ALTERNATELY, IN AREAS WHERE THERE IS THE LIKELIHOOD OF PEDESTRIAN TRAFFIC, EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL MAY BE USED.

9. THE STEEL CASING PIPE SHALL BE BITUMINOUS COATED, A MINIMUM OF 30 MILS THICKNESS INSIDE AND OUT, AND SHALL BE OF LEAK PROOF CONSTRUCTION, CAPABLE OF WITHSTANDING THE ANTICIPATED LOADINGS. SEE TABLE 200-1 IN THE NAPERVILLE STANDARD SPECIFICATIONS FOR THE MINIMUM WALL THICKNESSES OF VARIOUS STEEL CASING DIAMETERS. THE STEEL CASING PIPE SHALL HAVE MINIMUM YIELD STRENGTH OF 35,000 PSI AND SHALL MEET THE REQUIREMENTS OF A139/A139M-04 (OR LATEST EDITION), GRADE B. RING DEFLECTION SHALL NOT EXCEED 2% OF THE NOMINAL DIAMETER. THE STEEL CASING PIPE SHALL BE DELIVERED TO THE JOBSITE WITH BEVELED ENDS TO FACILITATE FIELD WELDING.

10. ALL PIPE SHALL BE LAID TRUE TO LINE AND GRADE. DIRT AND OTHER FOREIGN MATERIAL SHALL BE PREVENTED FROM ENTERING THE PIPE OR PIPE JOINT DURING HANDLING OR LAYING OPERATIONS. ALL STORM SEWER PIPE TO PIPE CONNECTIONS SHALL BE SEALED WITH BUTYL MASTIC TO ENSURE WATER TIGHTNESS. LIFT HOLES TO BE SEALED USING BUTYL MASTIC AND CONCRETE PLUGS. AT NO TIME SHALL CONNECTIONS BETWEEN THE STORM SEWER AND SANITARY SEWER BE ALLOWED.

11. FOR STRUCTURES LOCATED IN PAVED AREAS, A MINIMUM OF FOUR, 2-INCH DIAMETER HOLES SHALL BE DRILLED OR PRECAST INTO THE STRUCTURE WITHIN 1 FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1-FOOT BY 1- FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

12. ALL STORM SEWER STRUCTURE FRAMES WITHOUT INSIDE FLANGES SHALL BE SHAPED WITH NONSHRINKING HYDRAULIC CEMENT TO FORM A FILLET TO THE STRUCTURE OR ADJUSTING RING. WHEN ADJUSTMENTS ARE NECESSARY, THEY SHALL BE PERFORMED WITH A MAXIMUM OF 2 PRECAST CONCRETE RINGS SET IN A CONTINUOUS LAYER OF PREFORMED BITUMINOUS MASTIC. THE MAXIMUM HEIGHT OF ADJUSTMENTS SHALL BE 12 INCHES. TWO INCH CONCRETE RINGS SHALL ONLY BE USED WHEN THE ADJUSTMENT IS LESS THAN 3 INCHES. ADJUSTMENTS LESS THAN 4 INCHES MAY BE MADE USING HARD COMPOSITE RUBBER TYPE RINGS, SUCH AS GNR OR APPROVED EQUAL. ONLY ONE TYPE OF ADJUSTING RING MAY BE USED ON A STRUCTURE; COMBINING BOTH CONCRETE AND HARD COMPOSITE RUBBER RINGS ON A STRUCTURE IS NOT PERMITTED.

CITY OF NAPERVILLE GENERAL NOTES (CONT.)

EROSION CONTROL AND DRAINAGE NOTES (GENERAL)

11. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
12. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
13. DURING CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED TO MINIMIZE THE TRACKING OF DIRT ONTO THE PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP PUBLIC STREET PAVEMENT CLEAN OF DIRT AND DEBRIS. ANY DIRT THAT IS TRACKED ONTO THE PUBLIC STREETS SHALL BE REMOVED THE SAME DAY. IF THE AMOUNT TRACKED ON THE PUBLIC STREET IS EXCESSIVE, CLEANING MAY BE REQUIRED MORE FREQUENTLY.

EROSION CONTROL AND DRAINAGE NOTES (PROJECT SPECIFIC)

1. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. ALL EROSION CONTROL SHALL BE MAINTAINED UNTIL TURF IS ESTABLISHED.
2. ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.
3. ALL OPEN GRATE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS. INLET BASKETS ARE THE PREFERRED METHOD; STRAW BALES SHALL NOT BE USED.
4. STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDDED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

EROSION CONTROL AND DRAINAGE NOTES (NPDES PERMIT)

1. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS DESIGNEE TO INSPECT ALL TEMPORARY EROSION CONTROL MEASURES PER THE REQUIREMENTS OF THE NPDES PERMIT AND CORRECT ANY DEFICIENCIES AS NEEDED.

GEOMETRIC AND PAVING NOTES (GENERAL)

1. THE DEVELOPER AND CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO ADEQUATELY PROTECT THE PAVEMENT AND PROPERTY, CURB AND GUTTER AND OTHER RIGHT-OF-WAY IMPROVEMENTS, WHETHER NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE. SUFFICIENT MEANS SHALL BE EMPLOYED BY THE CONTRACTOR TO PROTECT AGAINST SUCH DAMAGE TO THE SATISFACTION OF THE CITY ENGINEER.
2. ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED IN A MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.
3. THE CONTRACTOR AND/OR DEVELOPER SHALL SECURE ALL NECESSARY RIGHTS AND PERMISSIONS TO PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN THE OWNERSHIP RIGHTS OF THE DEVELOPER. THE DEVELOPER SHALL BEAR THE SOLE RESPONSIBILITY FOR DAMAGES THAT MAY OCCUR AS A RESULT OF WORK PERFORMED UNDER CONTRACTS THEY INITIATE.
4. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) ON THE PROPERTY UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.
5. WHEREVER NEW WORK WILL MEET EXISTING CONDITIONS OTHER THAN LAWN AREAS, REGARDLESS OF WHETHER THE NEW OR EXISTING WORK IS ASPHALT OR CONCRETE, THE EXISTING ADJACENT SIDEWALK, DRIVEWAYS, PAVEMENT OR CURB SHALL BE NEATLY SAW CUT. THE SAW CUT SHALL BE IN A NEAT STRAIGHT LINE SUFFICIENTLY DEEP SO THAT IT RENDERS A SMOOTH VERTICAL FACE TO MATCH TO. IF THE CONTRACTOR IS NOT CAREFUL OR DOES NOT SAW DEEP ENOUGH AND THE CUT LINE BREAKS OUT OR CHIPS TO AN IMPERFECT EDGE, THEN THE EXISTING SIDE MUST BE RE-CUT SQUARE AND DONE OVER UNTIL IT IS CORRECT.

TRAFFIC CONTROL AND PROTECTION NOTES (GENERAL)

1. ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. TRAFFIC CONTROL MUST BE PROVIDED FOR ANY ACTIVITY THAT IMPACTS TRAFFIC FLOW. THIS INCLUDES, BUT IS NOT LIMITED TO, ROAD CLOSURES REQUIRING DETOURS, DAILY LANE CLOSURES, LONG TERM LANE CLOSURES, NARROW LANES, AND CONSTRUCTION VEHICLES ENTERING AND EXITING THE PUBLIC ROADWAY. ALL TRAFFIC CONTROL SETUPS MAY BE INSPECTED BY THE CITY OF NAPERVILLE TO ENSURE THAT THEY ARE PROVIDING POSITIVE GUIDANCE TO MOTORISTS AND ARE NOT IN THEMSELVES PRESENTING A HAZARDOUS SITUATION. A REPRESENTATIVE OF THE DEVELOPER OR CONTRACTOR MUST PROVIDE PHONE NUMBERS AT WHICH THEY CAN BE REACHED 24 HOURS A DAY AND ON WEEKENDS SO THAT THEY CAN MAINTAIN TRAFFIC CONTROL DEVICES.

2. PEDESTRIANS MUST BE PROVIDED WITH A SAFE ALTERNATE ROUTE IF PEDESTRIAN FACILITIES ARE TO BE CLOSED AS A RESULT OF CONSTRUCTION ACTIVITIES. GUIDANCE MUST BE PROVIDED TO PEDESTRIANS SO THAT THEY MAY AVOID THE WORK ZONE. SAID PEDESTRIAN DETOUR PLAN (WITH SIGNAGE) IS TO BE REVIEWED AND ACCEPTED BY THE CITY IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK.

3. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SUCH THAT THE SAFETY OF VEHICLES, AND PEDESTRIANS IS PRESERVED AT ALL TIMES. THE ERECTION AND MAINTENANCE OF THE TRAFFIC CONTROL DEVICES SHALL BE TO THE SATISFACTION OF THE AGENCY OF JURISDICTION AND THE CITY ENGINEER.

4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.



3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

ISSUANCE SCHEDULE
DESCRIPTION
NUMBER DATE
07/23/25 REVISED PER CITY COMMENTS

NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
SITE IMPROVEMENT PLANS
1163 E. OGDEN AVENUE
NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
DATE ISSUED: 06/06/25
DESIGNED BY: LS
DRAWN BY: LS
CHECKED BY: RW

SHEET NAME:
GENERAL NOTES

SHEET NO:

C-003

EXISTING LEGEND

	PROPERTY BOUNDARY
	1' CONTOUR
	5' CONTOUR
	EASEMENT
	TREE/SHRUB LINE
	CHAIN FENCE
	STORM
	WATER
	SANITARY
	GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	CURB INLET
	HEADWALL
	FIRE HYDRANT
	WATER METER PIT
	WATER VALVE
	ELECTRIC PULLBOX
	TRANSFORMER
	ELECTRIC METER
	POWER POLE
	LIGHT POLE
	TELEPHONE PEDESTAL
	GAS METER
	SIGN
	BRUSH
	DECIDUOUS TREE
	EVERGREEN TREE
	BUILDING TO REMAIN
	SURVEY BENCHMARK

NOTES

- SEE SHEET C-002 AND C-003 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.
- HORIZONTAL DATUM REFERENCE: ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1704301421, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019 AND IS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARK:

BENCHMARK #1: THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. CROSS CUT - SEE DRAWING FOR LOCATION.
 ELEVATION = 766.61'



Know what's below.
 Call before you dig.



ISSUANCE NUMBER	SCHEDULE DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS

**NORTHSPOND PARTNERS
 IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS**

1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

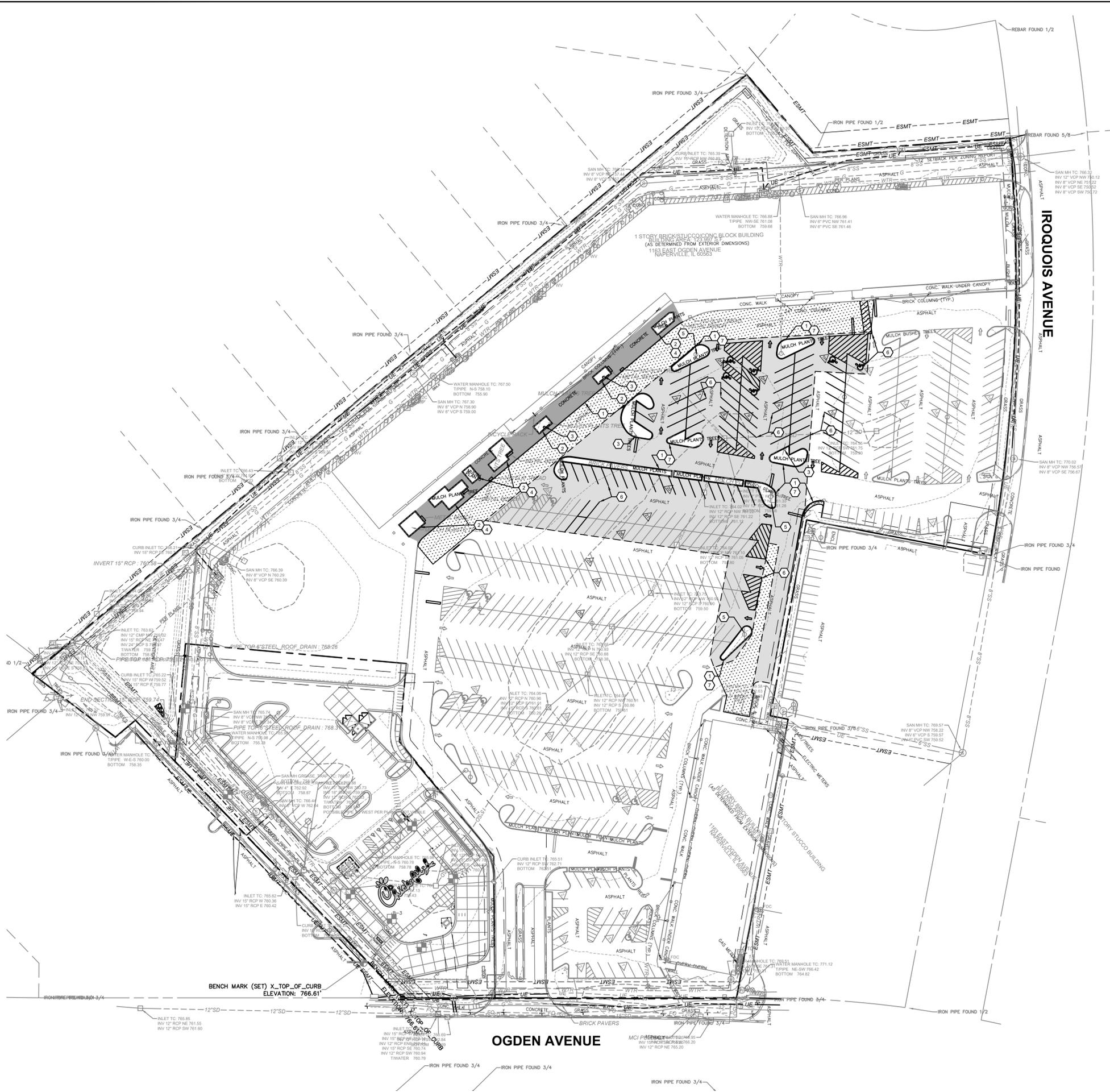
SHEET NAME:
 EXISTING CONDITIONS
 PLAN

SHEET NO:
C-101

Layout Tab Name: C-201 SITE PLAN (3)
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Layout Tab Name: C-102 DEMOLITION PLAN
 Last Saved By: Schneider, L 12/19/2025 12:30:53 PM
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EXISTING LEGEND

- PROPERTY BOUNDARY
- - - 799 --- 1' CONTOUR
- - - 800 --- 5' CONTOUR
- - - ESMT --- EASEMENT
- ~ ~ ~ TREE/SHRUB LINE
- CHAIN FENCE
- SD --- STORM
- WTR --- WATER
- SS --- SANITARY
- G --- GAS
- UE --- UNDERGROUND ELECTRIC
- UT --- UNDERGROUND TELEPHONE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- () HEADWALL
- FIRE HYDRANT
- WATER METER PIT
- WATER VALVE
- ELECTRIC PULLBOX
- TRANSFORMER
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- GAS METER
- SIGN
- BRUSH
- DECIDUOUS TREE
- EVERGREEN TREE

DEMOLITION LEGEND

- ✖ TREE TO BE REMOVED
- ✖ BUSH TO BE REMOVED
- ▨ ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- ▨ MILL AND OVERLAY
- SAWCUT LINE
- ||||| TO BE REMOVED
- ~~~~~ TO BE ABANDONED

KEYNOTES

1. REMOVE CURB
2. REMOVE CONCRETE PLANTER AND FOUNDATION
3. REMOVE SIGN
4. REMOVE TREE
5. REMOVE AND RELOCATE LIGHT POLE AND BASE IN ENTIRETY (SEE CE=201) FOR NEW POLE LOCATION
6. REMOVE PARKING STRIPING
7. REMOVE LANDSCAPING

ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS
11/07/25		REVISED PER CLIENT COMMENTS
12/19/25		REVISED PER CITY COMMENTS

NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
SITE IMPROVEMENT PLANS

1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

SHEET NAME:
 DEMOLITION PLAN

SHEET NO:
C-102



Know what's below.
 Call before you dig.



LEGEND

- SIGN
- BOLLARD
- PARKING SPACE ROW COUNT
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- MILL AND OVERLAY
- SEAL COAT AND STRIPE PAVEMENT

SITE DATA

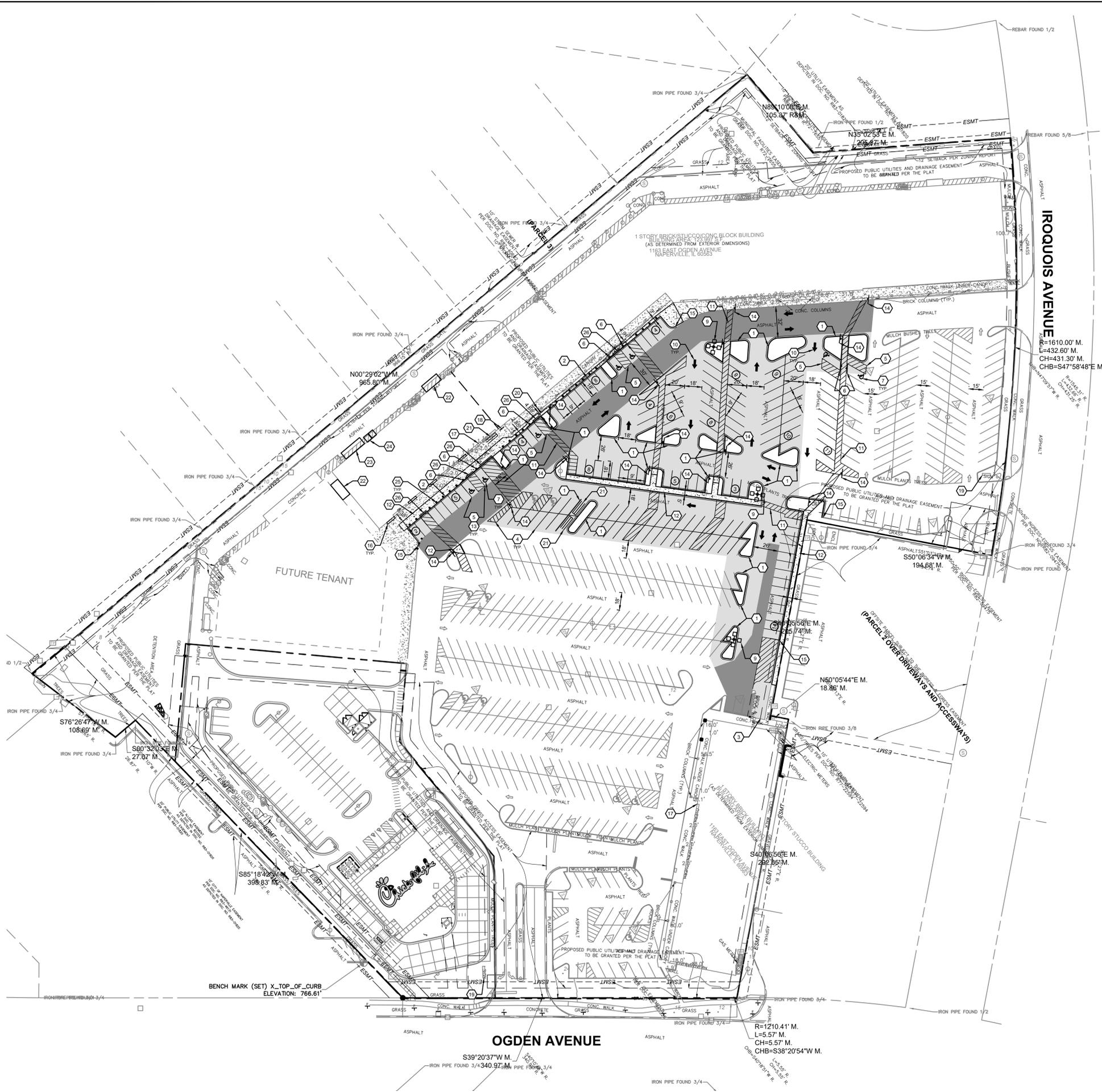
ZONING	B-3 PUD
TOTAL SITE AREA (IN PUD)	12.208 AC
PROPOSED USE	COMMERCIAL
60' PARKING SPACE SIZE REQUIRED	9' X 20'
60' PARKING SPACE SIZE PROVIDED	9' X 20'
TYPICAL PARKING AISLE (TWO WAY)	26' WIDE (B/B)
TYPICAL ACCESS AISLE (TWO WAY)	30' WIDE (B/B)
TYPICAL PARKING AISLE (ONE WAY)	18' WIDE (B/B)
TOTAL PARKING SPACES PROVIDED BEFORE PHASE 2 - LOT 1	519 SPACES
TOTAL PARKING SPACES PROVIDED BEFORE PHASE 2 - LOT 2	52 SPACES
TOTAL PARKING SPACES PROVIDED AFTER PHASE 2 - LOT 1	536 SPACES
TOTAL PARKING SPACES PROVIDED AFTER PHASE 2 - LOT 2	52 SPACES
TOTAL ADA SPACES PROVIDED BEFORE PHASE 2 - LOT 1	15 SPACES
TOTAL ADA SPACES PROVIDED BEFORE PHASE 2 - LOT 2	3 SPACES
TOTAL ADA SPACES PROVIDED AFTER PHASE 2 - LOT 1	16 SPACES
TOTAL ADA SPACES PROVIDED AFTER PHASE 2 - LOT 2	3 SPACES

NOTES

- A. SEE SHEET C-002 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL CURB RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.

KEYNOTES

1. 6" BARRIER CURB AND GUTTER
2. INTEGRAL SIDEWALK AND CURB (FLUSH)
3. EXISTING DUMPSTER PAD AND ENCLOSURE TO REMAIN
4. PAVEMENT MARKINGS
5. ADA ACCESS AISLE
6. ADA PARKING SIGN WITH BOLLARD
7. ADA PARKING SYMBOL
8. R1-1 STOP SIGN
9. RELOCATED LIGHT POLE
10. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
11. CROSSWALK, PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
12. CONCRETE WALK
13. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS.
14. "YIELD HERE TO PEDESTRIANS" SIGN, MUTCD STANDARD SIGN (R1-5)
15. TRANSITION PROPOSED BARRIER CURB OR CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'
16. PLANTER BOX, TYP. (SEE SHEET C401)
17. BUILDING FACADE IMPROVEMENTS (SEE ARCHITECTURAL DRAWINGS)
18. BICYCLE PARKING (8 SPACES)
19. EXISTING MONUMENT SIGN TO REMAIN
20. RELOCATED BICYCLE PARKING (7 SPACES)
21. CART CORRAL
22. PRODUCE WALK-IN
23. FREEZER WALK-IN
24. PROPOSED DUMPSTER (2)
25. PROPOSED BOLLARD
26. ADA DETECTABLE WARNING



**NORTHPOUND PARTNERS
 IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS**

1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

SHEET NAME:
 SITE PLAN

SHEET NO:
C-201



Know what's below.
 Call before you dig.



Layout: Tab Name: OVERALL GRADING PLAN
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EXISTING LEGEND

- PROPERTY BOUNDARY
- - - 799 --- 1' CONTOUR
- - - 800 --- 5' CONTOUR
- - - SD --- STORM SEWER
- □ □ --- DRAINAGE STRUCTURE

PROPOSED LEGEND

- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- STORM SEWER
- CENTERLINE DRAINAGE SWALE
- CURB INLET
- CATCH BASIN
- STORM MAN-HOLE
- STORM STRUCTURE I.D.
- BENCHMARK
- ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW LINE ELEVATION
- TOP OF CASTING ELEVATION
- PAVEMENT ELEVATION
- GROUND ELEVATION
- WALK ELEVATION
- MATCH EXISTING ELEVATION

NOTES

- A. SEE SHEET C-002 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- D. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.

KEYNOTES

1. INTEGRAL SIDEWALK AND CURB (FLUSH)
2. REPLACE EXISTING STORM INLET GRATE WITH CURB INLET GRATE AND FRAME
3. PRODUCE WALK-IN
4. FREEZER WALK-IN
5. PROPOSED DUMPSTER (2)

ISSUANCE SCHEDULE	DESCRIPTION
07/23/25	REVISED PER CITY COMMENTS
11/07/25	REVISED PER CLIENT COMMENTS
12/19/25	REVISED PER CITY COMMENTS

NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
SITE IMPROVEMENT PLANS

1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

SHEET NAME:
OVERALL GRADING PLAN

SHEET NO:
C-301



Layout Tab Name: ENLARGED GRADING PLAN
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EXISTING LEGEND

- PROPERTY BOUNDARY
- - - 750 1' CONTOUR
- - - 800 5' CONTOUR
- - - SD STORM SEWER
- □ □ DRAINAGE STRUCTURE

PROPOSED LEGEND

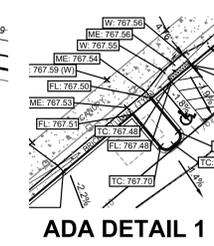
- 750 1' CONTOUR
- 800 5' CONTOUR
- SD STORM SEWER
- - - CENTERLINE DRAINAGE SWALE
- CURB INLET
- CATCH BASIN
- STORM MAN-HOLE
- STORM STRUCTURE I.D.
- BENCHMARK
- ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW LINE ELEVATION
- TOP OF CASTING ELEVATION
- PAVEMENT ELEVATION
- GROUND ELEVATION
- WALK ELEVATION
- MATCH EXISTING ELEVATION
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)

NOTES

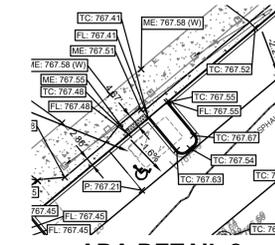
- A. SEE SHEET C-002 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- D. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.

KEYNOTES

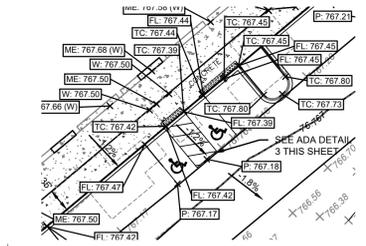
1. INTEGRAL SIDEWALK AND CURB (FLUSH)
2. 6" BARRIER CURB AND GUTTER
3. PRODUCE WALK-IN
4. FREEZER WALK-IN
5. PROPOSED DUMPSTER (2)
6. REPLACE EXISTING STORM INLET GRATE WITH CURB INLET GRATE AND FRAME
7. TRANSITION FROM FLUSH CURB TO 6" CURB AT RADIUS RETURN



ADA DETAIL 1



ADA DETAIL 2



ADA DETAIL 3



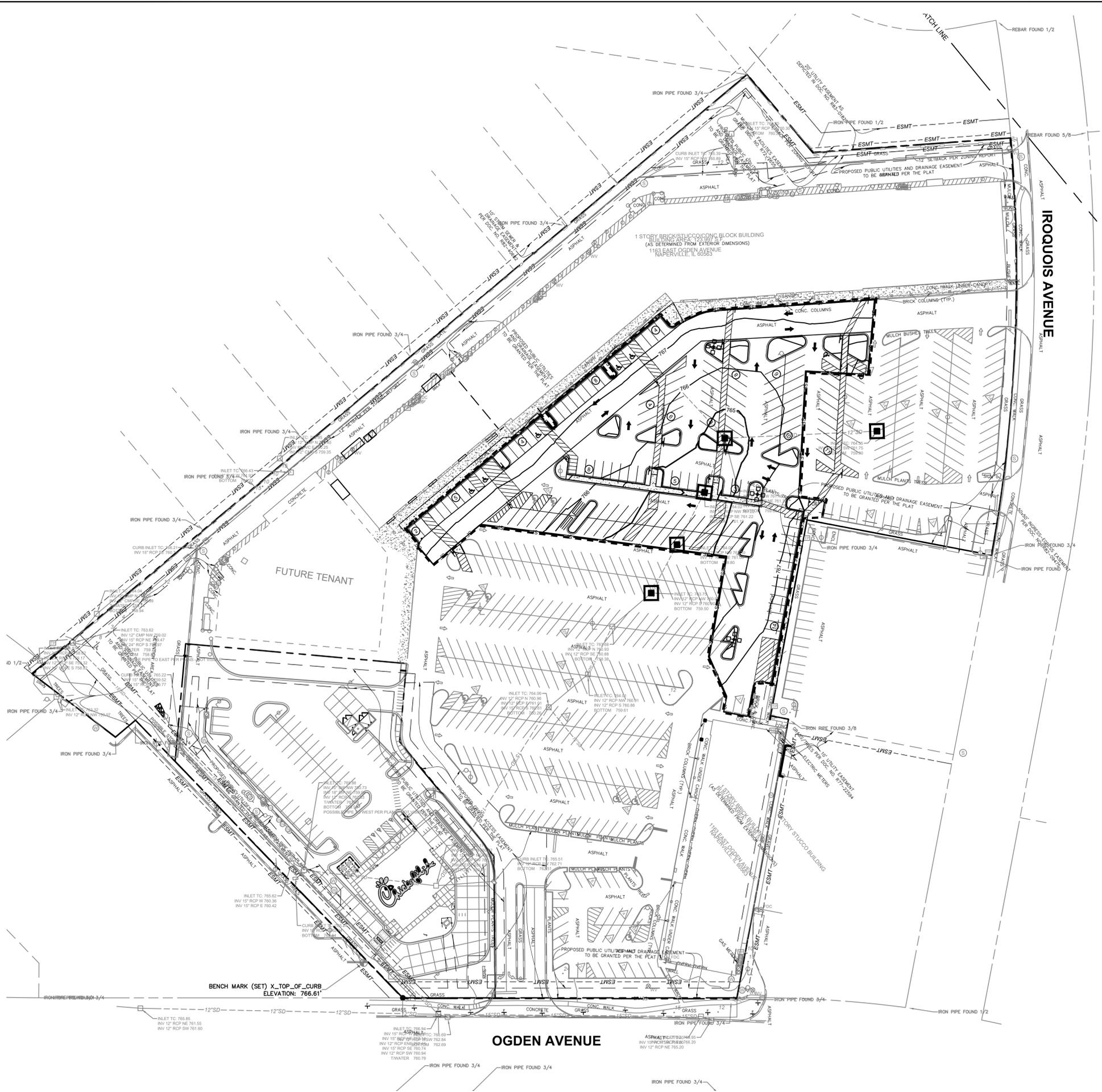
ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS
11/07/25		REVISED PER CLIENT COMMENTS
12/19/25		REVISED PER CITY COMMENTS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

SHEET NAME:
 ENLARGED GRADING PLAN

SHEET NO:
C-302

Layout: Tab Name: C-310 EROSION CONTROL PLAN
 Last Saved By: Schneider, L. 11/16/2025 8:36:11 PM
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EROSION CONTROL LEGEND

- SILT FENCE
- INLET PROTECTION
- CURB INLET PROTECTION
- DOUBLE CURB INLET PROTECTION
- EXISTING TREES TO BE PRESERVED WITH PRESERVATION FENCING
- CONSTRUCTION LIMITS

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY IPP FLEXSTORM INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12. ALL RIP RAP TO BE MIN. 8" DIAMETER.
13. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150 STRAW/COCONUT FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED, WATERED, AND HAVE TEMPORARY MULCH INSTALLED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR WEEKLY AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL INLET AND OUTLET PROTECTION (SEE DETAIL)
4. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
5. INSTALL CONCRETE AND ASPHALT PAVEMENT
6. REMOVE ALL TEMPORARY SE/SC MEASURES

AREA SUMMARY

TOTAL SITE AREA = 10.64 ACRES
 DISTURBED AREA = 1.98 ACRES



ISSUANCE NUMBER	SCHEDULE DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS
11/07/25		REVISED PER CLIENT COMMENTS

**NORTHPOUND PARTNERS
 IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS**

1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

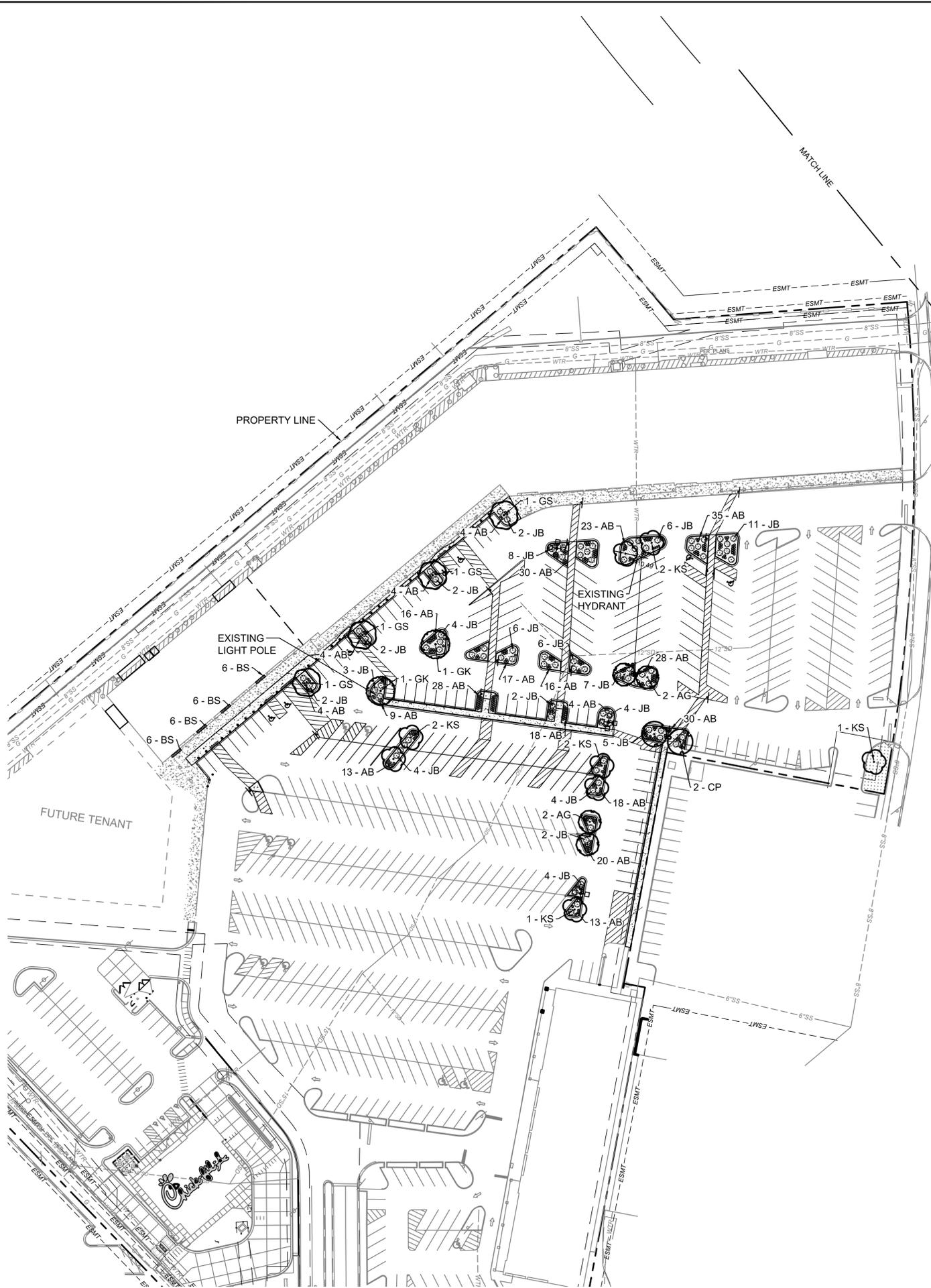
PROJECT NO:	10021124.00
DATE ISSUED:	06/06/25
DESIGNED BY:	LS
DRAWN BY:	LS
CHECKED BY:	RW

SHEET NAME:
EROSION CONTROL PLAN

SHEET NO:
C-310



Layout Tab Name: C-401 LANDSCAPE PLAN
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LANDSCAPE NOTES:

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- MAXIMUM HEIGHT OF PLANTINGS SHALL BE 30 INCHES AT MATURITY IN PARKING LOT ISLANDS AS REQUIRED BY CODE SECTION 5-10-3.5.1.3
- LANDSCAPING COMPLIES WITH SEPARATION DISTANCES AS SPECIFIED IN 5-10-3.10

LANDSCAPE LEGEND:

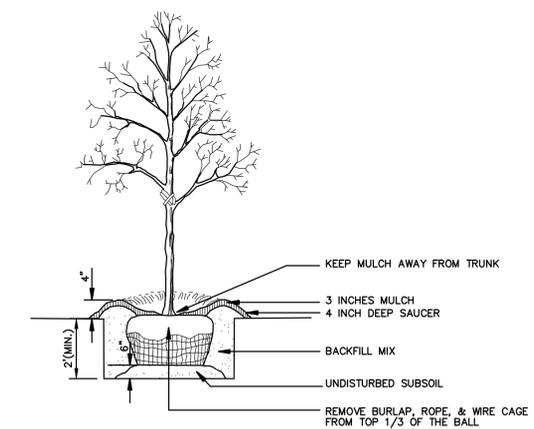
- DOUBLE SHREDDED HARDWOOD MULCH (4,903 SF)
- TURF GRASS (2,655 SF)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOTBALL
SHADE TREES						
	AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.5" Cal.	B&B
	CP	2	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5 Cal.	B&B
	GK	2	Gymnocladus dioicus	Kentucky Coffeetree 'Stately Manor'	2.5 Cal.	B&B
	GS	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
	KS	8	Koeleruteria paniculata 'September'	September Golden Rain Tree	2.5" Cal.	B&B
EVERGREEN SHRUBS						
	BS	24	Buxus microphylla 'Bulthouse'	Sprinter Littleleaf Boxwood	12"ht. x 12"wd.	#1 Cont.
	JB	84	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	6"ht. x 24"wd.	#3 cont.
ORNAMENTAL GRASSES						
	AB	334	Andropogon scoparius	Little Bluestem	12"ht. x 12"wd.	#1 Cont.

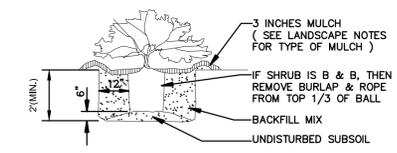
LANDSCAPE REQUIREMENTS:

- INTERIOR PARKING LOT ISLAND LANDSCAPE REQUIREMENTS:
 1) 1 TREE AT 2.5" CALIPER PER 130 SF OF PARKING LOT ISLAND
 PROVIDED: 1 TO 2 TREES ADDED TO PARKING LOT ISLANDS THAT ARE 2.5" CALIPER SIZE AT PLANTING BASED ON PARKING LOT ISLAND SF (TREES NOT INCLUDED IN 2 ISLAND DUE TO LIGHT POLE CONFLICTS)
 2) OVER 50% OF THE LANDSCAPE ISLAND MUST BE PLANTED WITH SHRUBS AND GRASSES
 PROVIDED: OVER 50% OF EACH ISLAND IS PLANTED WITH LOW GROWING EVERGREEN SHRUBS AND ORNAMENTAL GRASSES



TREE PLANTING
N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



SHRUB PLANTING
N.T.S.



ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS
09/15/25		REVISED PER CITY COMMENTS
11/07/25		REVISED PER CLIENT COMMENTS

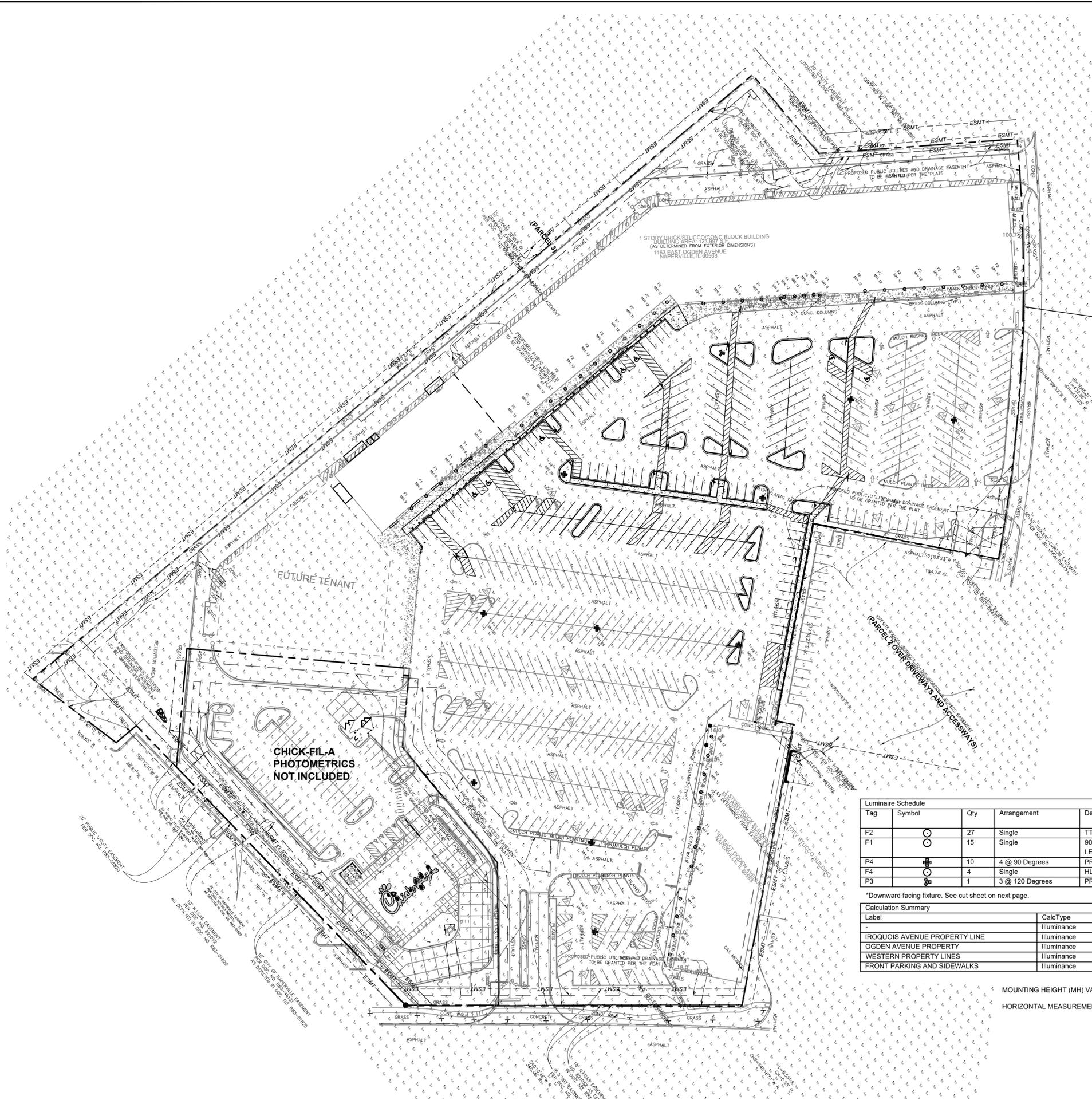
NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS
 1163 E OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 06/06/25
 DESIGNED BY: LS
 DRAWN BY: LS
 CHECKED BY: RW

SHEET NAME:
 LANDSCAPE PLAN

SHEET NO:
C-401

Layout: Tab Name: C-501 PHOTOMETRIC PLAN
Last Saved By: Hadley, 11/6/2025 10:12:05 PM
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NOTE: EXISTING LIGHT LEVELS ALONG PROPERTY LINE EXCEED CURRENT CODE REQUIREMENT AND NOT CAUSE BE PROPOSED FIXTURES.

CERTIFICATION: THE EXTERIOR LIGHTING ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF NAPERVILLE MUNICIPAL CODE SECTION 6-14-4.3.7.2
PLAN PREPARER AND AGENT: WOOLPERT - RYAN WALTER, PE

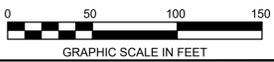
Tag	Symbol	Qty	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Type
F2	○	27	Single	TT-D5-740-U-WQ	0.800	9527	74.7	2016.9	Proposed
F1	○	15	Single	9004-W1-[RW, RJ]-LED3097-F-BK-L1-UNV *	0.800	741	9.8	147	Proposed
P4	⊕	10	4 @ 90 Degrees	PRV-C40-D-UNV-T5-BZ	0.800	18264	131	5240	Existing/Relocated
F4	○	4	Single	HLB305940EMW	0.800	583	9	36	Proposed
P3	⊕	1	3 @ 120 Degrees	PRV-C40-D-UNV-T5-BZ	0.800	18264	131	393	Relocated

Calculation Summary					
Label	CalcType	Units	Avg	Min	Avg/Min
-	Illuminance	Fc	N.A.	N.A.	N.A.
IROQUOIS AVENUE PROPERTY LINE	Illuminance	Fc	0.76	0.1	7.60
OGDEN AVENUE PROPERTY	Illuminance	Fc	0.49	0.1	4.90
WESTERN PROPERTY LINES	Illuminance	Fc	0.62	0.1	6.20
FRONT PARKING AND SIDEWALKS	Illuminance	Fc	2.54	0.1	25.40

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.
HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.



Know what's below.
Call before you dig.



ISSUANCE NUMBER	SCHEDULE
07/23/25	DESCRIPTION
09/15/25	REVISED PER CITY COMMENTS
	REVISED PER CITY COMMENTS

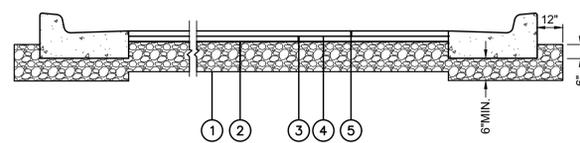
**NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
SITE IMPROVEMENT PLANS**

1163 E OGDEN AVENUE
NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
DATE ISSUED: 06/06/25
DESIGNED BY: LS
DRAWN BY: LS
CHECKED BY: RW

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NO:
C-501

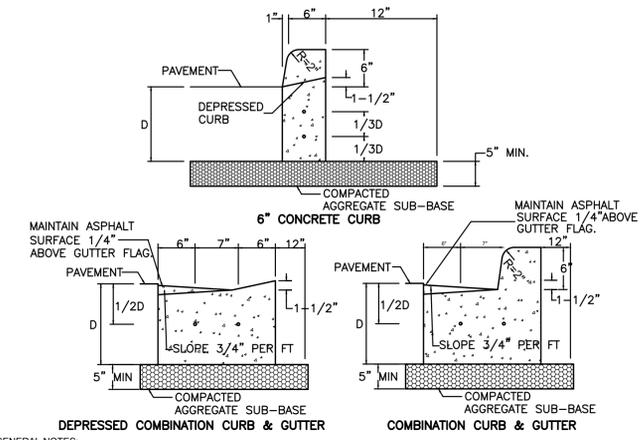


- 1 SUBGRADE COMPACTION
- 2 AGGREGATE BASE* (8" COURSE - LIGHT DUTY) (12" COURSE - HEAVY DUTY) INCLUDING UNDER AND 1' BEYOND CURB.
- 3 HOT-MIX ASPHALT BINDER COURSE, N50, 2.5"
- 4 TACK COAT @ 0.05 TO 0.10 GAL/SY
- 5 HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50, 2"

*NOTE: EXISTING BASE COURSE FOR PARKING LOT TO REMAIN. PROVIDE NEW BASE COURSE FOR PROPOSED PARKING STALLS IN FRONT OF MAIN BUILDING.

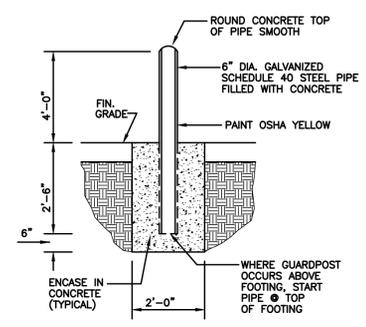
** STRUCTURAL NUMBER CALCULATION = $(0.4 * 2" \text{ HMA SURFACE}) + (0.33 * 2.5" \text{ HMA BINDER}) + (0.13 * 8" \text{ AGGREGATE BASE}) = 2.665$

PAVEMENT SECTION DETAIL
NTS

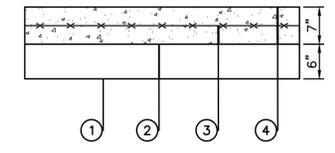


GENERAL NOTES:
 1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
 2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
 3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
 4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.

CURB AND GUTTER DETAIL
NTS



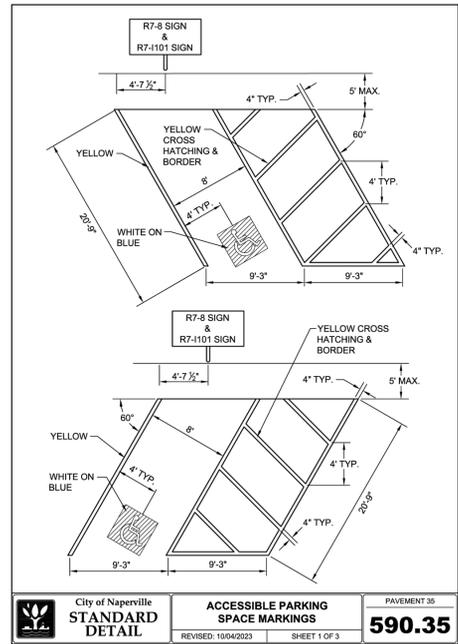
BOLLARD DETAIL
NTS



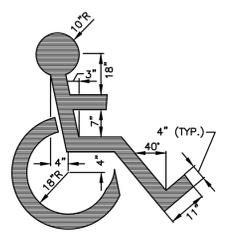
- 1 SUBGRADE COMPACTION
- 2 6" COMPACTED CA-6 STONE BASE
- 3 1 LAYER - 6x6, W1.4xW1.4 W.W.F.
- 4 7" CONCRETE, 4000 psi @ 28 DAYS

GENERAL NOTES:
 1. CONTRACTION JOINTS EVERY 5'-0" c/c, EXPANSION JOINTS EVERY 25'-0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
 2. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING.
 3. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

CONCRETE PAVEMENT DETAIL
NTS

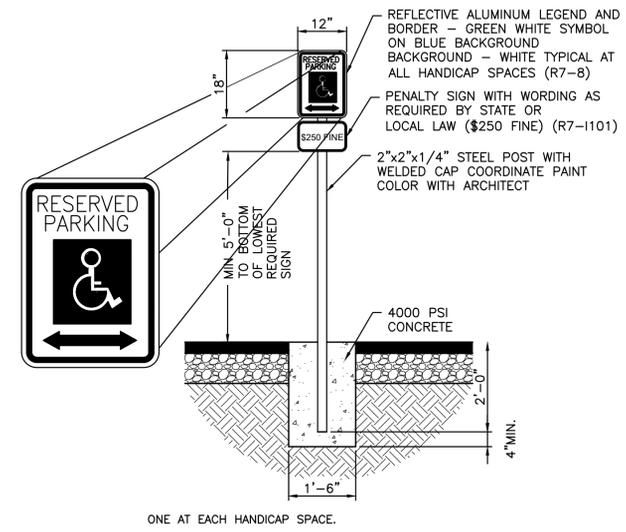


ACCESSIBLE PARKING SPACE MARKINGS
REVISION: 10/04/2023 SHEET 1 OF 3 **590.35**

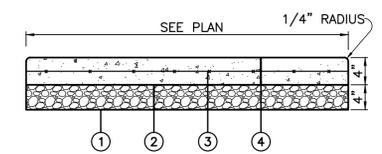


NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARDS 595a) DOUBLE COAT. (TYP.) SYMBOL SHALL MEET ILLINOIS ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

ACCESSIBLE PARKING SYMBOL DETAIL
NTS



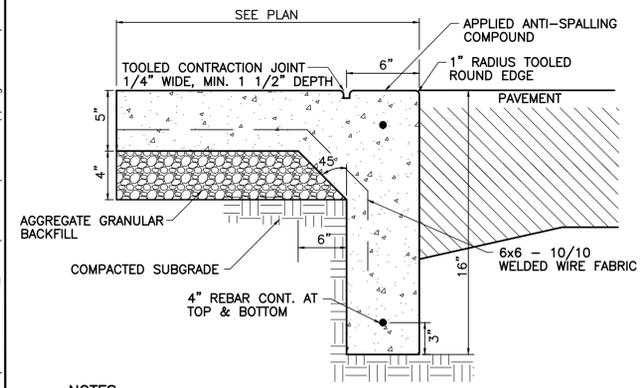
ACCESSIBLE PARKING SIGN
NTS



- 1 SUBGRADE COMPACTION
- 2 AGGREGATE BASE, 4" COURSE
- 3 1~LAYER ~ 6 x 6, W1.4 x W1.4 W.W.F.
- 4 4" CONCRETE, 4000 psi @ 28 DAYS

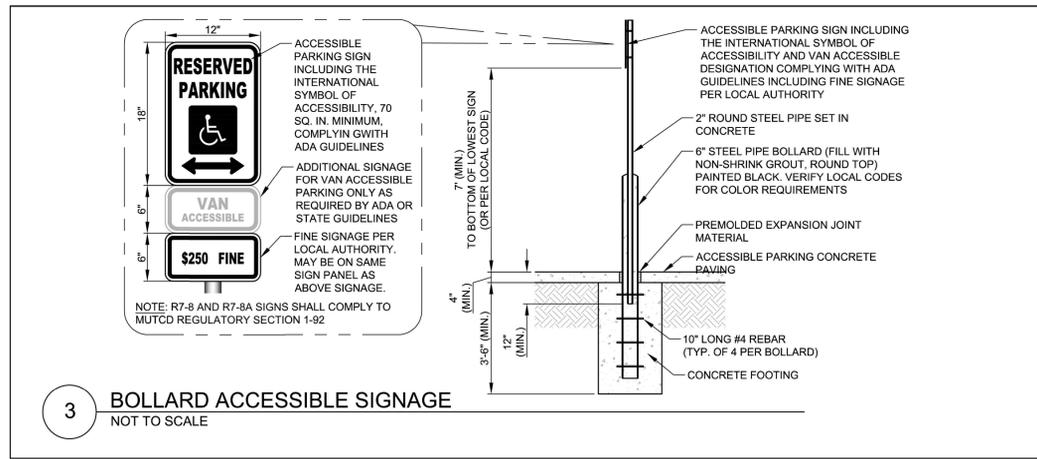
NOTES:
 1. CONTRACTION JOINTS EVERY 5'-0" c/c, EXPANSION JOINTS EVERY 25'-0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
 2. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

CONCRETE SIDEWALK DETAIL
NTS

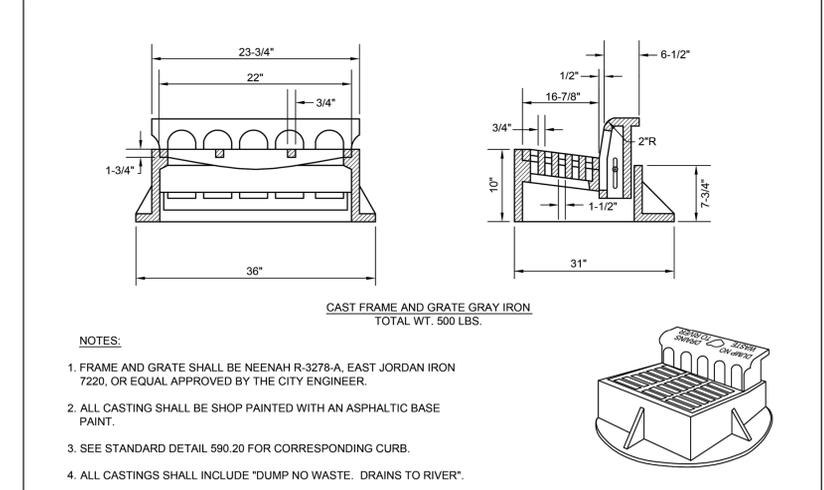


NOTES:
 1. CONTRACTION JOINTS TO BE A MINIMUM OF 1 1/2" DEEP.
 2. SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
 3. FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXPANSION JOINTS.

INTERGRAL SIDEWALK AND CURB DETAIL
NTS



BOLLARD ACCESSIBLE SIGNAGE
NOT TO SCALE



NOTES:
 1. FRAME AND GRATE SHALL BE NEENAH R-3278-A, EAST JORDAN IRON 7220, OR EQUAL APPROVED BY THE CITY ENGINEER.
 2. ALL CASTING SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.
 3. SEE STANDARD DETAIL 590.20 FOR CORRESPONDING CURB.
 4. ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS TO RIVER".

FRAME & GRATE FOR B-6.12 CURB & GUTTER
REVISION: 05/15/2015 SHEET 1 OF 1 **290.11**

ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
07/23/25		REVISED PER CITY COMMENTS
11/07/25		REVISED PER CLIENT COMMENTS

NORTHPOUND PARTNERS
IROQUOIS CENTER - PHASE 2
 SITE IMPROVEMENT PLANS

1163 E. 1163 E. OGDEN AVENUE
 NAPERVILLE, ILLINOIS

PROJECT NO: 10021124.00
 DATE ISSUED: 05/10/24
 DESIGNED BY: RW
 DRAWN BY: MG
 CHECKED BY: RG

SHEET NAME:
 DETAILS

SHEET NO:

Layout Job Name: C-601 DETAILS
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