

Created: 5/29/25  
Last revised: 9/18/2025

**CURRENT UNINCORPORATED  
PROPERTY ADDRESSES:  
10826 and 10846 S Book Rd  
NAPERVILLE, IL 60564**

**Upon Annexation:  
4711 Clearwater Lane  
4712 Clearwater Lane  
4715 Clearwater Lane  
4716 Clearwater Lane  
4719 Clearwater Lane  
4720 Clearwater Lane  
4723 Clearwater Lane  
4724 Clearwater Lane  
4727 Clearwater Lane  
4728 Clearwater Lane  
4731 Clearwater Lane  
4732 Clearwater Lane  
4735 Clearwater Lane  
4736 Clearwater Lane**

**P.I.N.  
07-01-15-400-002**

**RETURN TO/PREPARED BY:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE/  
COMMUNITY SERVICES DEPARTMENT  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540**

**ANNEXATION AGREEMENT**  
**FOR RESERVES OF SADDLE CREEK**

THIS ANNEXATION AGREEMENT (“**Agreement**”) is entered between the CITY OF NAPERVILLE, an Illinois municipal corporation and home rule unit of local government under the statutes and Constitution of the State of Illinois, with offices at 400 South Eagle Street, Naperville, Illinois 60540, (hereinafter referred to as the “**CITY**”) and Book Road 1006600 LLC, with offices at 7245 Regal Oak Court, Yorkville, IL 60560, registered with the Illinois Secretary of State’s Office to transact business in the State of Illinois, (hereinafter referred to as the “**OWNER AND DEVELOPER**”). **CITY AND OWNER AND DEVELOPER** are together hereinafter referred to as the “**parties**” and sometimes individually as “**party**”.

## RECITALS

1. **WHEREAS**, the OWNER AND DEVELOPER is the owner of record of all of the real property described in **EXHIBIT A**, which property is contiguous to the CITY and not within the corporate limits of any municipality (hereinafter referred to as the “**SUBJECT PROPERTY**”); and

2. **WHEREAS**, the OWNER AND DEVELOPER has signed and filed a Petition for Annexation and Zoning with the Naperville City Clerk for the **SUBJECT PROPERTY** for the purpose of developing the approximately eight (8) acres of the **SUBJECT PROPERTY** for fourteen (14) single-family homes to be known as the “Reserves of Saddle Creek”; and

3. **WHEREAS**, all notices, publications, public hearings and all other matters attendant to such Petition for Annexation and Zoning, have been given, held or performed as required by statute or the CITY’S ordinances, regulations, and procedures; and

4. **WHEREAS**, the CITY’S corporate authorities have considered the annexation of the **SUBJECT PROPERTY** and have determined the Petition for Annexation and Zoning to be in order; and

5. **WHEREAS**, the OWNER AND DEVELOPER propose that the **SUBJECT PROPERTY** be developed pursuant to the zoning classification(s) specified in the CITY’S Zoning Ordinance, and the terms and conditions set forth and referenced herein; and

6. **WHEREAS**, in addition to the matters specified above, the parties hereto have considered all other matters and hereby agree that the development of the **SUBJECT PROPERTY** for the uses permitted in the R1A District of the CITY’S Zoning Ordinance and in accordance with the terms and conditions of this Agreement will inure to the benefit and improvement of the CITY and its residents, will promote the CITY’S sound planning and development, and will otherwise enhance and promote the general welfare of the CITY’S residents; and

7. **WHEREAS**, the CITY and the OWNER AND DEVELOPER have determined that the development of the **SUBJECT PROPERTY** should proceed as conveniently as possible and be subject to the ordinances, codes and regulations of the CITY, now in force and effect and as amended from time to time, unless specifically amended as part of the special terms and conditions contained in this Agreement.

## **EXHIBIT C**

NOW THEREFORE, in consideration of the premises and the mutual promises contained herein, the parties agree that:

**GENERAL CONDITIONS FOR**  
**THE ANNEXATION OF THE SUBJECT PROPERTY**

**G1.0 RECITALS.**

G1.1 The above-stated Recitals are a material part of this Agreement and are hereby incorporated in this Subsection G1.1 by reference.

**G2.0 ANNEXATION AND ZONING.**

G2.1 The SUBJECT PROPERTY shall be zoned as set forth in the Recitals and in the Special Conditions below.

G2.2 If this Agreement and the Ordinance approving this Agreement, and those ordinances pertaining to the SUBJECT PROPERTY which were approved by the CITY concurrently with this Agreement, are not recorded with the Office of the Recorder in the county in which the SUBJECT PROPERTY is located within the timeframe set forth in said Ordinance and ordinances, said Ordinance and ordinances, and all exhibits thereto, including but not limited to this Agreement, shall be automatically null and void without further action being taken by the City. OWNER AND DEVELOPER shall defend, indemnify, and hold the CITY and its officers, agents, and employees harmless for any error or omission in recording or for failure to timely record.

G2.3 Notwithstanding the area, lot, yard, and height standards contained in the Naperville Zoning Code for the zoning classification granted pursuant to this Agreement, after the fifth (5th) year after this Agreement is approved, if the SUBJECT PROPERTY is developed with any residential uses, the SUBJECT PROPERTY may only be developed with uses which comply with the density limitations specified in the then-current zoning classification applicable to the SUBJECT PROPERTY.

**G3.0 ANNEXATION FEES.**

G3.1 The OWNER AND DEVELOPER have paid all applicable annexation fees specified in Section S2.0 in accordance with Section 1-9E-1 of the Naperville Municipal Code.

**G4.0 PARK DISTRICT ANNEXATION.**

G4.1 The OWNER AND DEVELOPER have filed concurrently herewith a petition executed by OWNER AND DEVELOPER to annex the SUBJECT PROPERTY to the Naperville Park District. Said petition is conditional and not effective until annexation of the SUBJECT PROPERTY to the City of Naperville.

**G5.0 TRANSPORTATION IMPACT FEES – INTENTIONALLY OMITTED.**

**G6.0 SIDEWALKS AND OTHER TRANSPORTATION RELATED PUBLIC IMPROVEMENTS.**

G6.1 Prior to recordation of a Final Plat of Subdivision for any portion of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall, at their sole cost and expense, and at the discretion of the City Engineer:

1. construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way, as approved by the City Engineer; or
2. pay to the CITY the estimated cost to construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way. Upon payment, OWNER AND DEVELOPER shall have no further obligation to construct said sidewalk.

**G7.0 UTILITY LINES AND EASEMENTS.**

G7.1 The OWNER AND DEVELOPER shall grant to the CITY, at no cost to the CITY, any easements within the SUBJECT PROPERTY which the CITY may determine are necessary for the purposes of constructing, installing, replacing and maintaining sanitary sewers, water mains, electric service facilities, and other utilities necessary or incidental to service the SUBJECT PROPERTY.

G7.2 The CITY shall allow the OWNER AND DEVELOPER to use appropriate easements obtained by the CITY from other parties for the purpose of providing sanitary sewers, water mains and other utilities to service the SUBJECT PROPERTY.

**G8.0 WATER SUPPLY AND DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM.**

G8.1 The OWNER AND DEVELOPER shall be solely responsible for the cost and expense incurred to extend the CITY'S water distribution system and sanitary sewer collection system to the SUBJECT PROPERTY. Payment shall be due at the time a building permit is issued if the CITY constructs and installs the proposed extension or any portion thereof.

G8.2 The CITY shall permit the connection of the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S water supply and distribution system and sanitary sewer collection system, and shall supply water and collection facilities thereto to the same extent as may be supplied to other structures and areas within the CITY.

G8.3 The OWNER AND DEVELOPER shall be responsible for the cost of all water lines and sanitary sewer lines and related appurtenances located on the SUBJECT PROPERTY.

G8.4 The OWNER AND DEVELOPER shall also be responsible to pay for all infrastructure availability charges, connection fees and user fees for the CITY'S water distribution system and sanitary sewer collection system as set forth in the CITY'S ordinances, rules, and regulations.

**G9.0 WASTEWATER TREATMENT PLANT CAPACITY.**

G9.1 The CITY guarantees that at the time building permits are requested, sufficient wastewater treatment plant capacity shall exist to provide complete and adequate wastewater treatment services for the SUBJECT PROPERTY without payment of any fees other than those specified in Subsection G9.2 of this Agreement.

G9.2 The OWNER AND DEVELOPER shall pay all applicable wastewater infrastructure availability charges, connection fees and customary wastewater user fees in accordance with Title 8 of the Naperville Municipal Code, as amended and any rules and regulations promulgated pursuant to Title 8.

**G10.0 UTILITY OVERSIZING.**

G10.1 The OWNER AND DEVELOPER shall construct and install at its sole cost and expense all water and sanitary sewer lines shown on the approved final engineering plans submitted for development of the SUBJECT PROPERTY.

G10.2 The CITY shall pay for oversized water or sanitary sewer lines constructed as required by the CITY in accordance with the provisions of this Section to provide for increased capacity, not merely to compensate for slope differential.

G10.3 Upon installation and acceptance by the CITY of said oversized lines, for residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct an eight (8") inch line and the cost to construct the oversized line. For non-residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct a twelve (12") inch line and the cost to construct the oversized line.

G10.4 All such oversized lines shall be constructed and installed in strict accordance with the provisions of Section 7-3-6 of the Naperville Municipal Code (Cost Sharing Policy), as amended.

**G11.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS TAXES.**

G11.1 OWNER AND DEVELOPER shall pay any and all existing Utility Rebates, Special Connection Fees, Recapture Fees, Special Assessments, or Special Service Area Taxes when due as specified in Section S3.0.

G11.2 OWNER AND DEVELOPER shall further pay any and all future Utility Rebates, Special Connection Fees, Special Assessments, Recapture Fees, or Special Service Area Taxes, which may be properly and legally approved, established, or levied in the future. Notwithstanding the foregoing, this provision does not abrogate the right of any property owner to contest any Special Assessment or Special Service Area Tax.

G11.3 The sum of the monies to be paid pursuant to 70 ILCS 705/20(e)(1)-(5) as a result of disconnection of the SUBJECT PROPERTY from a fire protection district shall be the sole responsibility of the OWNER AND DEVELOPER which responsibility shall be deemed fulfilled upon payment of said sum to the CITY. Payment in full shall be paid prior to recordation of the ordinance approving annexation of the Subject Property to the CITY and prior to recordation of this Agreement. Failure or oversight to collect said sum shall not release the OWNER AND DEVELOPER from liability therefore. This provision shall survive the expiration or termination of this Agreement.

G11.4 This provisions of this Section G11.00 and each subpart hereof shall survive the expiration or termination of this Agreement.

**G12.0 ELECTRICAL UTILITY SERVICE.**

G12.1 The CITY shall connect the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S electrical utility system, and shall supply electrical service to those structures to the same extent service is provided on a regular basis to CITY'S other electric customers.

G12.2 The OWNER AND DEVELOPER shall accept all electrical power and energy required for the SUBJECT PROPERTY from the CITY'S electrical utility system at the time such service is available.

G12.3 The OWNER AND DEVELOPER shall pay all applicable connection fees, and costs related to on-site electrical distribution facilities and customary user fees in accordance with Title 8 of the Naperville Municipal Code.

**G13.0 REFUSE AND WEED CONTROL.**

G13.1 During all phases of construction, OWNER AND DEVELOPER shall provide a sufficient number of construction-sized dumpsters to contain all trash and debris generated throughout the entire area of the project.

G13.2 OWNER AND DEVELOPER shall prevent such containers from overflowing and shall prevent debris from blowing from the site by having the containers emptied as soon as reasonably possible once they are filled.

G13.3 During all phases of construction, OWNER AND DEVELOPER shall regularly cut all weeds and grass in excess of eight (8") inches high on the site and on the right-of-way adjacent to the site.

**G14.0 CHANGES TO ORDINANCES AND REGULATIONS.**

G14.1 If during the first five (5) years of the term of this Agreement, the provisions of the existing Naperville Zoning Code as it relates to the SUBJECT PROPERTY are amended to impose more stringent requirements in the subdivision, development, or construction on the SUBJECT PROPERTY, then such more stringent requirements shall not be effective as applied to the SUBJECT PROPERTY unless such change is agreed to by the parties hereto. This provision shall not apply to amendments to the Naperville Municipal Code related to conditional uses other

than those conditional uses already approved by the Naperville Planning and Zoning Commission for the SUBJECT PROPERTY.

G14.2 Except as provided in Subsections G14.2.1 and G14.2.2 and G14.2.3 of this Section, if, during the first two (2) years of the term of this Agreement, the provisions of CITY ordinances or regulations are amended or modified to impose more stringent requirements for the subdivision, or construction of the site development improvements for the SUBJECT PROPERTY than were in effect as of the date of approval of this Agreement, which improvements are specified in the submitted and approved Final Engineering Plans, such amendments or modifications shall not be effective as applied to the SUBJECT PROPERTY, unless such amendments are agreed to by the parties *or* such amendments are adopted to protect the health or safety of the CITY'S residents.

G14.2.1 Any ordinances, standards, or regulations which are the subject of the CITY'S Flood Plain or Stormwater Ordinances for either DuPage or Will County shall be exempt from the provisions of subsection G14.2.

G14.2.2 Any CITY ordinances establishing the payment of subdivision, or development fees, or any taxes, dedication requirements, or reimbursement for costs which may be applicable to the SUBJECT PROPERTY shall be exempt from the provisions of subsection G14.2.

G14.2.3 Any CITY Building, Fire or Life Safety Codes or ordinances or regulations approved after the date of approval of this Agreement shall be exempt from the provisions of G14.2

G14.3 If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of any improvements, buildings, appurtenances, or any other development of any kind or character upon the SUBJECT PROPERTY, other than those upon which site plan approval may be based, are amended or modified to impose less restrictive requirements on development or construction upon properties situated within the CITY'S boundaries, then the benefit of such less restrictive requirements shall inure to the benefit of the OWNER AND DEVELOPER, and anything to the contrary contained herein notwithstanding, the OWNER AND DEVELOPER may proceed with development or construction upon the SUBJECT PROPERTY pursuant to the less restrictive amendment or modification applicable generally to all properties within the CITY.

## **EXHIBIT C**

**G15.0 EXISTING STRUCTURES.**

G15.1 At the time this Agreement is fully executed by the parties hereto, where there are any structures on the SUBJECT PROPERTY:

G15.1.1 A City of Naperville street address shall be assigned to the SUBJECT PROPERTY in accordance with Section 9-2-2 of the Naperville Municipal Code, as amended from time to time within thirty (30) days after this Agreement is fully executed by the parties hereto.

G15.1.2 Any existing structures on the SUBJECT PROPERTY shall be fully accessible for emergency vehicles, including two (2) points of access, and any “Special Conditions for the Annexation of The SUBJECT PROPERTY” set forth below (“Special Conditions”).

G15.2 At the time this Agreement is fully executed by the parties hereto, any existing structures on the SUBJECT PROPERTY which fail to conform to the requirements of the CITY’S duly adopted Building and Fire Prevention Codes, as amended from time to time, shall be brought into conformity with such requirements pursuant to any Special Conditions set forth below.

**G16.0 EFFECT OF THIS AGREEMENT.**

G16.1 Except as provided in Section G14.0 of this Agreement, if any relevant existing CITY resolution, ordinance, regulations, or interpretation thereof, is inconsistent with or conflicts with any provision of this Agreement, then the provisions of this Agreement shall supersede the terms of said inconsistent resolutions, ordinances, or regulations as they may be applicable to the SUBJECT PROPERTY.

**G17.0 NO DISCONNECTION OR DEANNEXATION.**

G17.1 Neither OWNER AND DEVELOPER nor any of their successors in interest shall file, cause to be filed, or take any action that would result in the disconnection or deannexation of the SUBJECT PROPERTY from the CITY during the term of this Agreement.

**G18.0 MODIFICATIONS TO THIS AGREEMENT.**

G18.1 If the OWNER AND DEVELOPER or the CITY wish to modify this Agreement, the CITY shall hold the necessary public hearings.

G18.2 Such hearings shall be held and an approval granted or denial given without unreasonable delay after the request is made.

G18.3 This Section shall not be construed to require the CITY to modify this Agreement.

G18.4 Any such amendment or modification may be made only as to a portion of the SUBJECT PROPERTY, or as to the provisions applying exclusively thereto, and may be without the consent of the owners of other portions of the SUBJECT PROPERTY not affected by the amendment or modification.

**G19.0 BINDING EFFECT AND TERM.**

G19.1 The parties intend that the terms and conditions of this Agreement shall be a covenant running with the land and shall be recorded against the title of the SUBJECT PROPERTY in the Office of the Recorder of the county in which the SUBJECT PROPERTY is located, and shall be binding upon and inure to the benefit of the parties hereto and all, grantees, successors in interest, assignees, heirs, executors, or lessees (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof), and upon any successor CITY officials and successor municipalities for a period of ten (10) years from the EFFECTIVE DATE of this Agreement.

G19.2 The zoning classification for the SUBJECT PROPERTY established by this Agreement shall survive the expiration or termination of this Agreement unless changed in accordance with applicable law.

G19.3 Any obligation owed by OWNER AND DEVELOPER for payment or reimbursement of monies provided for herein shall survive the termination or expiration of this Agreement.

G19.4 Any obligations to be performed hereunder by OWNER AND DEVELOPER shall survive the expiration or termination of this Agreement.

**G20.0 CONTINUING RESPONSIBILITY.**

G20.1 Except as otherwise provided herein, if the OWNER AND DEVELOPER sells or conveys all or any portion of the SUBJECT PROPERTY during the term of this Agreement, all of the OWNER AND DEVELOPER'S obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, or successor in interest, and the OWNER AND DEVELOPER shall be released from such obligations, provided the conditions of subsection G20.2 of this Agreement have been met.

G20.2 No sale or conveyance shall be effective to release the OWNER AND DEVELOPER from the obligations imposed by this Agreement until the purchaser or grantee has posted good and sufficient surety, as determined by the CITY, to secure the performance of all of the OWNER AND DEVELOPER'S obligations contained in this Agreement and as required by CITY ordinance, policy, or regulation.

G20.3 Any provision contained in this Agreement which provides for payment or reimbursement of money to the CITY, and/or which provides for the dedication or conveyance of property to the CITY, shall survive the expiration or termination of this Agreement.

**G21.0 SEVERABILITY.**

G21.1 If any of the provisions of this Agreement are determined by a court of competent jurisdiction to be invalid, such provisions shall be deemed to be stricken, and such adjudication shall not affect the validity of the remainder of the terms of this Agreement as a whole or of any section, subsection, sentence or clause not adjudged to be invalid.

G21.2 The invalidity of any such provision shall not affect any zoning classification for the SUBJECT PROPERTY that has been approved by the CITY pursuant to the provisions of the CITY'S ordinances and regulations. Any change to such zoning classification shall take place only in accordance with applicable statutes and ordinances.

**G22.0 NOTICES.**

G22.1 Any notice or demand hereunder from one party to another party or to an assignee or successor in interest of either party or from an assignee or successor in interest of either party to another party, or between assignees or successors in interest of either party shall be in writing and shall be deemed duly served if mailed by prepaid registered or certified mail addressed to the parties specified in Section S4.0 or any individual or entity substituted according to subsection G22.2 of this Agreement.

G22.2 The parties, or any assignee or successor in interest, may substitute names and addresses for notices as appropriate.

**G23.0 GOVERNING LAW AND VENUE.**

G23.1 This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance, and any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

**G24.0 FORCE MAJEURE.**

G24.1 Subject to the provisions of G24.2 whenever a period of time is provided for in this Agreement for either the CITY or OWNER AND DEVELOPER to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform due to causes beyond the control of said party such as war, riot, strike or lockout by or against either party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, pandemics, systemic supply-chain interruptions, fire, flood, storm, earthquake, tornado or any act of God ("Events of Force Majeure").

G24.2 Provided, however, that said time period shall be extended for only the actual amount of time said party is directly delayed by one or more Events of Force Majeure. Except as to a strike or lockout by or against either party's own employees or suppliers, an act or omission shall not be deemed to be beyond OWNER AND DEVELOPER'S control if committed, omitted or caused by OWNER AND DEVELOPER, OWNER AND DEVELOPER'S employees, officers or agents or a subsidiary, affiliate or parent of OWNER AND DEVELOPER or by any corporation or other business entity that holds a controlling interest in OWNER AND DEVELOPER, whether held directly or indirectly.

**G25.0 ENFORCEABILITY.**

G25.1 This Agreement shall be enforceable by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants and terms of this Agreement. In the event that the CITY seeks enforcement of any aspect of this Agreement in a court of competent jurisdiction, and prevails in whole or in part in such action, the OWNER AND DEVELOPER shall reimburse the CITY for its costs and expenses, including but not limited to reasonable attorneys' fees (in-house or outside counsel) within thirty (30) days of receipt of an invoice therefor.

**G26.0 CHALLENGE TO ANNEXATION.**

G26.1 If the annexation of the SUBJECT PROPERTY is challenged in any court of legal jurisdiction, the parties to this Agreement agree to cooperate to defend the validity of said annexation. OWNER AND DEVELOPER agrees to hold the CITY harmless and to reimburse the CITY for any and all expenses incurred by the CITY for said defense including but not limited to reimbursement for any services of outside legal counsel. If the annexation of the SUBJECT PROPERTY is challenged and is held to be invalid: (a) any real estate taxes which have been paid

to the CITY shall not be rebated to the OWNER AND DEVELOPER, or its successors and assigns; and (b) the CITY shall enter into a separate written service agreement with the OWNER AND DEVELOPER, or its successor and assigns, so as to provide utility service to the SUBJECT PROPERTY in accordance with the general terms of this Agreement to the extent permitted by law.

**G27.0 TIMING OF GRANTS OF PROPERTY INTERESTS.**

G27.1 When any dedication of right-of-way, grant of easement, or other dedication or grant of property interests to the CITY is provided for in this Agreement, said dedication or grant shall occur prior to, or simultaneously with, the recording of any final plat of subdivision or issuance of any permit, whichever occurs first.

G27.2 Failure to comply with the timing requirements set forth in this Section shall not relieve the OWNER AND DEVELOPER of the obligations set forth in this Section, and the provisions of this Section shall survive the expiration or termination of this Agreement.

**G28.0 NON-WAIVER OF RIGHTS.**

G28.1 No failure of either Party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the Parties at variance with the terms hereof, nor any payment under this Agreement shall constitute a waiver of either party's right to demand compliance with the terms hereof.

**G29.0 CAPTIONS AND PARAGRAPH HEADINGS.**

G29.1 Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

**G30.0 ENTIRE AGREEMENT.**

G30.1 This Agreement sets forth all the covenants, conditions and promises between the Parties with regard to the subject matter set forth herein and there are no covenants, promises, agreements, conditions or understandings between the Parties, either oral or written, other than those contained in this Agreement.

**G31.0 AUTHORIZATIONS.**

G31.1 The OWNER AND DEVELOPER'S authorized representatives who have executed this Agreement warrant that they have been lawfully authorized by the OWNER AND DEVELOPER to execute this Agreement on its behalf. The Mayor and City Clerk warrant

that they have been lawfully authorized to execute this Agreement. The OWNER AND DEVELOPER shall deliver to the CITY within ten (10) days of the EFFECTIVE DATE on page 1 of this Agreement copies of all articles of incorporation, bylaws, resolutions, ordinances or other documents which evidence their legal authority to execute this Agreement.

**G32.0 SURETY.**

G32.1 All improvements required to be done by the OWNER AND DEVELOPER for any phase of the SUBJECT PROPERTY shall be secured by a cash deposit or Letter of Credit in a form approved by the City Attorney, in an amount approved by the City Engineer, and in compliance with the Naperville Municipal Code. This provision shall apply whether or not a Letter of Credit is specified for each improvement. As to any surety or maintenance surety provided by the OWNER AND DEVELOPER to the CITY for improvements related to development of the SUBJECT PROPERTY, OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY'S reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said surety. Notwithstanding provision of said surety, until the public improvements have been accepted by the CITY, the OWNER AND DEVELOPER shall remain obligated for completion of said public improvements and/or (at the CITY'S sole discretion) to pay any costs for said public improvements to the extent that the surety is not sufficient to pay for the costs of the public improvements, or in the event of any denial, or partial denial, of coverage by the surety, or failure of the surety to timely respond to a demand for payment. The provisions set forth in this Section G32 shall survive the expiration or termination of this Agreement.

**G33.0 ACCEPTANCE OF PUBLIC IMPROVEMENTS.**

G33.1 Subject to approval by the City Engineer, the CITY shall accept public improvements installed by the OWNER AND DEVELOPER on the SUBJECT PROPERTY, or within the adjacent public right-of-way, pursuant to the process set forth in Section 7-1-7 of the Naperville Municipal Code. Upon CITY acceptance thereof, the OWNER AND DEVELOPER shall post a cash deposit or letter of credit in a form and amount approved by the City guaranteeing said improvements against defects in materials or workmanship in the amount of ten percent (10%)

of the estimated cost of said improvement to be effective for a period of one year from the date of acceptance.

**G34.0 EXHIBITS INCORPORATED.**

G34.1 All exhibits attached or referenced herein are incorporated herein by reference and made part hereof.

**G35.0 AMBIGUITY.**

G35.1 If any term of this Agreement is ambiguous, it shall not be construed for or against any party on the basis that the party did or did not write it.

**G36.0 RECAPTURE AGREEMENTS.**

G36.1 If, pursuant to the terms of this Agreement, the OWNER AND DEVELOPER installs improvements, including but not limited to water distribution system improvements, sanitary sewer collection system improvements, storm sewer system improvements, roadway improvements, or other improvements (hereinafter "Improvements") which the OWNER AND DEVELOPER and the CITY reasonably determine will benefit properties other than the SUBJECT PROPERTY, the OWNER AND DEVELOPER may submit a request to the City Engineer for the City to enter into a recapture agreement ("Recapture Agreement"). The OWNER AND DEVELOPER'S request must be accompanied by a draft of the proposed Recapture Agreement and documentation, to the satisfaction of the City Engineer, clearly demonstrating the "as built" costs of the Improvements for which recapture is sought. The proposed Recapture Agreement shall identify the benefitting properties and recapture amounts, which shall be subject to approval of the City Engineer. Subject to approval of the proposed Recapture Agreement by the City Engineer, approval of the form of the Recapture Agreement by the City Attorney, and any notice to be given to the benefitting property owners, the matter shall be scheduled for consideration by the Naperville City Council. If an ordinance approving the Recapture Agreement is passed by City Council, the Recapture Agreement shall be recorded against the title of the benefitting properties identified in the Recapture Agreement.

G36.1.1 If a proposed Recapture Agreement and supporting documentation are not provided to the City Engineer within twelve (12) months from completion of the Improvements by the OWNERS AND DEVELOPERS and approval of said Improvements by the City Engineer or the City Engineer's designee, or within such other timeframe as may be

agreed to in writing by the City Engineer, the CITY shall no longer have any obligation to enter into a recapture agreement for Improvements hereunder.

**G37.0 JOINT LIABILITY.**

G37.1 OWNERS AND DEVELOPERS shall be jointly and severally liable for the obligations and responsibilities set forth and referenced herein.

**G38.0 DESIGNEES INCLUDED.**

G38.1 Whenever the title of a position of a City employee or official is used in this Agreement relative to an action being taken or an approval being given (e.g. Zoning Administrator, City Engineer, Director of Department of Public Utilities), the individual's designee shall be automatically be included therein.

**G39.0 REMEDIES CUMULATIVE.**

G39.1 The rights and remedies of the parties to this Agreement, whether provided by law and/or specified in this Agreement, shall be cumulative, and the specification or exercise of any one or more of such remedies shall not preclude the exercise by such party, at that time or different times, of any other such remedies as that party deems appropriate.

**SPECIAL CONDITIONS FOR THE ANNEXATION OF**  
**THE SUBJECT PROPERTY**

To the extent that there is any inconsistency between the terms or conditions of the following Special Conditions and the General Conditions above, the terms and conditions set forth in the Special Conditions of this Agreement shall prevail. To the extent that provisions in the Special and General Conditions are not inconsistent, they shall be read together.

**S1.0 ANNEXATION AND ZONING.**

S1.1 The Zoning Classification for the SUBJECT PROPERTY determined in accordance with Title 6 of the Naperville Municipal Code shall be R1A (Low Density Single-Family Residence District).

S1.2 A plat of annexation prepared by Engineering Resource Associates, dated April 8, 2025, last revised September 15, 2025, which conforms with the statutory requirements is attached hereto and incorporated herein by reference as **EXHIBIT D**.

**S2.0 ANNEXATION FEES.**

S2.1 The Annexation Fee calculated in accordance with Section 1-9E-1 of the Naperville Municipal Code for the SUBJECT PROPERTY is \$4,000.00, which has been paid in full.

**S3.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS TAXES.**

S3.1 OWNER AND DEVELOPER shall pay any and all existing Utility Rebates, Recapture Fees, Special Assessments, or Special Service Area Taxes when due as specified as follows:

Recapture Fees:

111<sup>th</sup> Street Pump Station: \$4,529.04

(8 acres at \$566.13 per acre)

Due: Prior to recordation of this Agreement

S3.2 The amount to be paid to the Plainfield Fire Protection District pursuant to the provisions of 70 ILCS 705/20(e)(1)-(5) as a result of the annexation of the SUBJECT

AND DEVELOPER to the CITY prior to recordation of the ordinance approving annexation of the Subject Property and prior to recordation of this Agreement.

**S4.0 ADDRESSES FOR NOTICES REQUIRED BY THIS AGREEMENT.**

**IF TO THE CITY:**

City Clerk, City of Naperville  
400 South Eagle Street  
Naperville, Illinois 60540

**WITH COPIES TO:**

City Attorney, City of Naperville  
400 South Eagle Street  
Naperville, Illinois 60540

**IF TO THE OWNER AND DEVELOPER:**

Doug Overstreet  
Book Road 1006600 LLC  
7245 Regal Oak Court  
Yorkville, Illinois 60560

**WITH COPIES TO:**

Rich Guerard  
Guerard and Krasner, LLC  
310 S. County Farm Road, Suite H  
Wheaton IL 60187-2409

**S5.0 LOT 14 SCREENING.**

S5.1 The OWNER AND DEVELOPER shall install a six-foot tall privacy fence or minimum six-foot tall evergreen landscaping along the entirety of the rear property line of Lot 14 prior to issuance of an occupancy permit for the residence on Lot 14. Further said privacy fence or evergreen landscaping, as applicable, shall be continuously maintained by OWNER AND DEVELOPER in good condition in perpetuity. Notwithstanding the foregoing, OWNER AND DEVELOPER may elect to change the form of screening in the future with written approval of the Zoning Administrator. The provisions of this Section S5.1 shall survive the expiration or termination of this Agreement.

## **S6.0 EXISTING STRUCTURES.**

S6.1 If the existing structures located on the SUBJECT PROPERTY are not demolished prior to the EFFECTIVE DATE of this Agreement, such existing structures shall be vacant and shall remain vacant until demolished and, subject to the provisions set forth below, shall be demolished by OWNER AND DEVELOPER within ten (10) months of said EFFECTIVE DATE (the “**Demolition Timeframe**”) unless a different timeframe is agreed to in writing by the City Zoning Administrator. OWNER AND DEVELOPER shall obtain demolition permits from the CITY prior to commencement of any demolition work.

During said Demolition Timeframe, or any approved extension thereof, the provisions of Section G15, and each subsection thereof shall not apply to the existing structures. If demolition of the existing structures located on the SUBJECT PROPERTY has not occurred within the Demolition Timeframe, or such other time as agreed to in writing by the City’s Zoning Administrator, then the CITY may issue a stop-work order on any open permits for development of the SUBJECT PROPERTY and may withhold issuance of any new permits associated with the development of the SUBJECT PROPERTY.

S6.1.1 Prior to issuance of any demolition permits for the existing structures located on the SUBJECT PROPERTY after the EFFECTIVE DATE of this Agreement, OWNER AND DEVELOPER shall work with Naperville Preservation Inc. and Naper Settlement to preserve historical objects and conduct photo surveys on the SUBJECT PROPERTY (hereinafter “**Historical Preservation and Documentation**”). No demolition permits shall be issued by the CITY until the CITY has received written correspondence from both Naperville Preservation Inc. and Naper Settlement (which may be by email) stating that Historical Preservation and Documentation of the Subject Property has been completed to their satisfaction. Notwithstanding the foregoing, if OWNER AND DEVELOPER has worked diligently to provide the Historical Preservation and Documentation referenced herein and either Naper Settlement and/or the Naperville Preservation, Inc. have not given their approval, the City Zoning Administrator may, at her discretion, determine that the OWNER AND DEVELOPER has done sufficient Historical Preservation and Documentation and that demolition may proceed.

**S6.0 EMERGENCY ACCESS.**

S6.1 OWNER AND DEVELOPER agrees to construct, at OWNER AND DEVELOPER'S cost, two points of access for emergency vehicles when construction begins; said accesses will be maintained until the roadways are completed. Said emergency access shall consist of a hard surface with binder course and a minimum structural number of 2.36.

**S7.0 SCHOOL AND PARK DONATIONS.**

S7.1 OWNER AND DEVELOPER agrees to abide by the school and park donation provisions set forth in Title 7 of the Naperville Municipal Code as amended from time to time. All school and park donation requirements shall be met by the appropriate land donation or cash-in-lieu payments as are assessed at the time of Final Subdivision Plat approval. OWNER AND DEVELOPER acknowledge that the school and park donation established herein is done so pursuant to City of Naperville Ordinance and Code provisions and agrees that payment of said amount shall not be paid under protest.

S7.2 In the event that the OWNER AND DEVELOPER elects to pay the required school and park donation cash-in-lieu fee pursuant to the "Estimated Lump Sum Payment" provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code, as amended from time to time, the OWNER AND DEVELOPER shall receive a school and park donation credit for two (2) three-bedroom single-family residences which are currently located on the SUBJECT PROPERTY. In the event that the OWNER AND DEVELOPER elects to pay the required school and park donation cash-in-lieu pursuant to the "Per Permit Payment" provisions set forth in Section 7-3-5:5.2.2 of the Naperville Municipal Code, no school and park donation credit shall be given for the SUBJECT PROPERTY if the OWNER AND DEVELOPER elects chooses to pay for the required school and donation prior to issuance of each building permit.

**S8.0 SIDEWALKS.**

S8.1 Book Road Frontage Sidewalk. OWNER AND DEVELOPER shall install public sidewalk as depicted and described in final engineering plans prepared by Engineering Resource Associates dated September 15, 2025 ("**Final Engineering Plans**") attached hereto as **Exhibit B**, at OWNER AND DEVELOPER'S sole cost, across the Book Road frontage of the SUBJECT PROPERTY prior to issuance of the final occupancy permit for the last/fourteenth single family residence on the SUBJECT PROPERTY or within three (3) years after annexation of the SUBJECT PROPERTY, whichever is sooner.

S8.2 Book Road to Clow Creek Bridge Sidewalk and Book Road to Enclave Court Sidewalk.

Prior to issuance of the final occupancy permit for the last/fourteenth single family residence on the SUBJECT PROPERTY, or within three (3) years after annexation of the SUBJECT PROPERTY, whichever is sooner, OWNER AND DEVELOPER shall install public sidewalk as depicted and described in the Final Engineering Plans, at OWNER AND DEVELOPER'S sole cost: (i) from the northeast perimeter of the Book Road frontage of the SUBJECT PROPERTY to the beginning of the bridge over Clow Creek; and (ii) from the southeast perimeter of the Book Road frontage of the SUBJECT PROPERTY to Enclave Court.

S8.2.1 Pursuant to the provisions set forth in Section G36 of this Agreement, and each subsection thereof, OWNER AND DEVELOPER may seek a recapture agreement for the sidewalk improvements described in S8.2(ii) above to the extent that those improvements align with the Book Road frontage of that property.

S8.3 Internal Subdivision Sidewalks. OWNER AND DEVELOPER shall install a five-foot (5') wide public sidewalk (the "**Internal Public Sidewalk**"), at OWNER AND DEVELOPER'S sole cost, as depicted and described in the Final Engineering Plans, along both sides of what is currently titled "Clearwater Lane" on the Final Engineering Plans. As each of the fourteen (14) residences is constructed, sidewalk shall be constructed in front of that residence prior to issuance of an occupancy permit. All Internal Sidewalk shall be installed prior to issuance of the fourteenth occupancy permit within the SUBJECT PROPERTY. Notwithstanding the forgoing, the City Engineer, at his sole discretion, may require completion of the Internal Sidewalk, or some portion thereof, if said Internal Sidewalk has not been completed within three (3) years after recordation of the final plat of subdivision for the SUBJECT PROPERTY unless otherwise agreed to in writing by the City Engineer.

S8.4 The timeframes for construction of the sidewalks set forth in this Section 8 may be extended, in writing, at the discretion of the City Engineer.

S8.5 The provisions of this Section 8 and each subsection hereof, shall survive the expiration or termination of this Agreement.

**S9.0 REQUIRED RIGHT-OF-WAY DEDICATIONS.**

S9.1 OWNER AND DEVELOPER agrees to dedicate, at no cost to the CITY, the full and half-width rights-of-way described below and depicted on the Preliminary/Final Plat

of Subdivision prepared by Engineering Resource Associates, dated April 8, 2025, last revised June 11, 2025, attached hereto and incorporated herein by reference as **EXHIBIT C**.

i. New Clearwater Lane: eighty foot (80') wide full-width right-of-way.

Book Road: An additional seventeen feet (17') of right-of-way to be added to the existing thirty-three feet of right-of-way on the west side of the roadway along the frontage of the SUBJECT PROPERTY.

**S10.0 CAPPING OF THE EXISTING WELL AND TERMINATION OF SEPTIC**

S10.1 Prior to connection of all or any portion of the SUBJECT PROPERTY to any CITY utility, OWNER AND DEVELOPER shall provide written evidence and documentation to the satisfaction of the Director of the City's Department of Utilities-Water/Wastewater demonstrating that: (i) the well on the SUBJECT PROPERTY has been capped and permanently abandoned per Will County Health Department regulations then in effect and is no longer being used for any purpose; and (ii) and that the septic field on the SUBJECT PROPERTY has been permanently terminated per Will County Health Department regulations then in effect and is no longer being used for any purpose. Failure to comply with these requirements shall entitle the CITY to deny issuance of future building permits for the SUBJECT PROPERTY. In addition, the City may take such other actions as it deems appropriate, including but not limited to filing ordinance violations against the OWNER AND DEVELOPER and their grantees, successors in interest, assignees, heirs, executors, or lessees. The provisions of this Section 10.1 shall survive the expiration or termination of this Agreement.

**S11.0 EFFECTIVE DATE.**

S11.1 The effective date ("EFFECTIVE DATE") of this Agreement shall be the date it is fully executed by the parties hereto.

/SIGNATURES ON FOLLOWING PAGE/

IN WITNESS WHEREOF, the parties set their hands and seals as of the EFFECTIVE DATE set forth on page 1 hereof.

CITY OF NAPERVILLE

Attest

By: \_\_\_\_\_

By: \_\_\_\_\_

Scott A. Wehrli  
Mayor

Dawn C. Portner  
City Clerk

State of Illinois            )  
  )  
County of DuPage        )

The foregoing instrument was acknowledged before me by Scott A. Wehrli, Mayor, and Dawn C. Portner, City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

-seal-



LEGAL DESCRIPTION

THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET OF THE  
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

P.I.N.:07-01-15-400-002

PROPERTY ADDRESS

10826-10846 BOOK ROAD

NAPERVILLE, IL 60564

**EXHIBIT C**  
**EXHIBIT A**

# RESERVES OF SADDLE CREEK PLAT OF ANNEXATION

BEING PART OF SECTION 15 TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

OWNER INFORMATION:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

LOT 302  
SADDLE CREEK UNIT 4  
RECORDED OCTOBER 21, 1996  
AS DOC. R96-094479  
07-01-15-401-027

CORPORATE LIMITS OF THE CITY OF NAPERVILLE  
AND NAPERVILLE PARK DISTRICT TAX BOUNDARY

LOT 373  
RIVER RUN  
UNIT 5  
RECORDED OCTOBER 21, 1996  
AS DOC. R96-094475  
07-01-14-302-025

### NAPERVILLE PARK DISTRICT CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }  
THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE NAPERVILLE PARK DISTRICT OF WILL AND DUPAGE COUNTIES  
BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE BOARD OF PARK DISTRICT COMMISSIONERS  
AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
BY: \_\_\_\_\_ PRESIDENT ATTEST: \_\_\_\_\_ SECRETARY

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }  
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE,  
ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

### WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF WILL }  
THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S  
OFFICE OF WILL COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND WAS RECORDED IN  
BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_  
RECORDER OF DEEDS

### PERMISSION TO RECORD

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }  
I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO  
THE NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT.  
THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2026

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

ENGINEERING RESOURCE ASSOCIATES, AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY  
CERTIFIES THAT THIS PLAT OF ANNEXATION HAS BEEN PREPARED FOR THE CITY OF  
NAPERVILLE TO BE USED IN CONJUNCTION WITH AN ORDINANCE AUTHORIZING THE ANNEXATION  
OF SAID PROPERTY  
THIS PROFESSIONAL SERVICE IS NOT INTENDED TO CONFORM WITH THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
LICENSE EXPIRES APRIL 30, 2027



CITY OF NAPERVILLE PROJECT NO.: DEV-033-2025



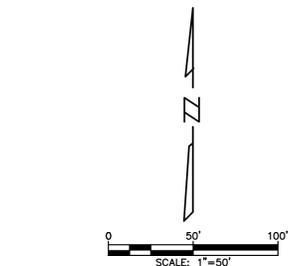
THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET (EXCEPT THE EAST 33.00 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

HEREBY ANNEXED TO THE CITY OF NAPERVILLE AND NAPERVILLE PARK DISTRICT

UNSUBDIVIDED  
(NOT INCLUDED)  
07-01-15-400-005

### LEGAL DESCRIPTION:

THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET (EXCEPT THE EAST 33.00 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



### BASIS OF BEARING

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011).

### AREA SUMMARY

TOTAL: 331,856 SQUARE FEET (7.618 ACRES±)

### LEGEND

- EX. LOT LINE
- EX. EASEMENT
- EX. CENTERLINE
- EX. CORPORATE BOUNDARY LINE AND PARK DISTRICT BOUNDARY LINE
- AREA HEREBY ANNEXED

### ABBREVIATIONS

- A ARC LENGTH
- B.S.L. BUILDING SETBACK LINE
- CH CHORD
- CONC. CONCRETE
- DOC. DOCUMENT
- E EAST
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- INV. INVERT
- N NORTH
- R RADIUS
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- S SOUTH
- T/PIPE TOP OF PIPE
- W WEST
- (XXX.XX) RECORD INFORMATION
- XXX.XX MEASURED INFORMATION

### GENERAL NOTES

- ALL DISTANCES ARE RECORD DIMENSIONS.
- ALL AREAS LISTED ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THERE ARE NOT ELECTORS THAT RESIDE ON THE PROPERTY ANNEXED HEREBY

REVISIONS:	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
	4/8/25	CNB	CITY COMMENTS			
	6/11/25	TBM	CITY COMMENTS			

DRAWN BY: CNB  
CHECKED BY: TBM  
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

PREPARED FOR:  
**OVERSTREET BUILDERS INC.**  
3947 CALIENTE CIRCLE, NAPERVILLE, IL  
(630) 226-0460

TITLE: **PLAT OF ANNEXATION TO THE CITY OF NAPERVILLE, ILLINOIS**

SCALE: 1"=50'  
DATE: 06-11-2025  
JOB NO: W24300.00  
SHEET 1 OF 1

**GENERAL NOTES**

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83) 2011.
2. ALL AREAS LISTED ARE MORE OR LESS.
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
5. AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS. ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

**NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION:**

THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

# PRELIMINARY/FINAL PLAT OF SUBDIVISION OF RESERVES OF SADDLE CREEK

THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

P.I.N.: 07-01-15-400-002

PROPERTY ADDRESS  
10826-10846 BOOK ROAD  
NAPERVILLE, IL 60564

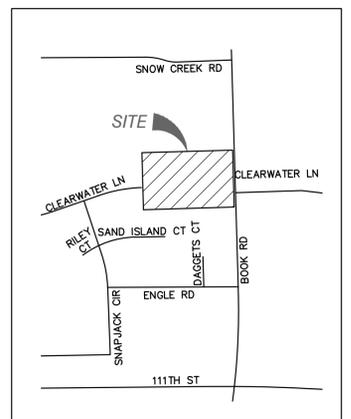
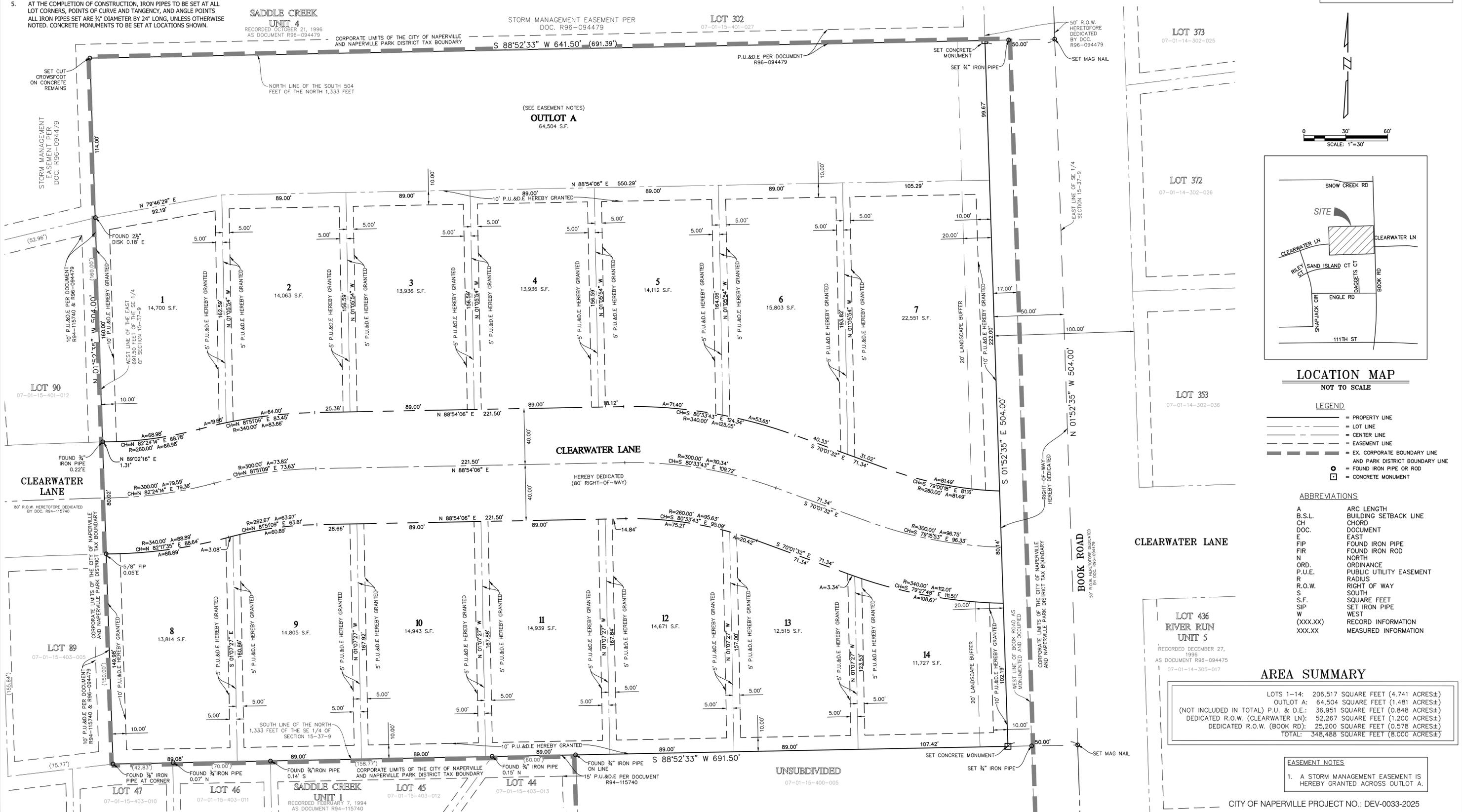
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

**SADDLE CREEK UNIT 4**  
RECORDED OCTOBER 21, 1996  
AS DOCUMENT R96-094479

STORM MANAGEMENT EASEMENT PER  
DOC. R96-094479

**LOT 302**  
07-01-15-401-027

**LOT 373**  
07-01-14-302-025



**LOCATION MAP**

NOT TO SCALE

**LEGEND**

- = PROPERTY LINE
- - - = LOT LINE
- - - = CENTER LINE
- - - = EASEMENT LINE
- - - = EX. CORPORATE BOUNDARY LINE AND PARK DISTRICT BOUNDARY LINE
- = FOUND IRON PIPE OR ROD
- = CONCRETE MONUMENT

**ABBREVIATIONS**

- A = ARC LENGTH
- B.S.L. = BUILDING SETBACK LINE
- CH = CHORD
- DOC. = DOCUMENT
- E = EAST
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- N = NORTH
- ORD. = ORDINANCE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S.F. = SQUARE FEET
- SIP = SET IRON PIPE
- W = WEST
- (XXX.XX) = RECORD INFORMATION
- XXX.XX = MEASURED INFORMATION

**AREA SUMMARY**

LOTS 1-14:	206,517 SQUARE FEET (4.741 ACRES±)
OUTLOT A:	64,504 SQUARE FEET (1.481 ACRES±)
(NOT INCLUDED IN TOTAL) P.U. & D.E.:	36,951 SQUARE FEET (0.848 ACRES±)
DEDICATED R.O.W. (CLEARWATER LN):	52,267 SQUARE FEET (1.200 ACRES±)
DEDICATED R.O.W. (BOOK RD):	25,200 SQUARE FEET (0.578 ACRES±)
<b>TOTAL:</b>	<b>348,488 SQUARE FEET (8.000 ACRES±)</b>

**EASEMENT NOTES**

1. A STORM MANAGEMENT EASEMENT IS HEREBY GRANTED ACROSS OUTLOT A.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
4/8/25	CNB	CITY COMMENTS			
6/11/25	TBM	CITY COMMENTS			

**ENGINEERING RESOURCE ASSOCIATES**  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60055  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

PREPARED FOR:  
**OVERSTREET BUILDERS INC.**  
3947 CALIENTE CIRCLE, NAPERVILLE, IL  
(630) 226-0460

TITLE: **PRELIMINARY/FINAL PLAT OF SUBDIVISION**  
**10826-10846 BOOK ROAD**  
**NAPERVILLE, IL**

SCALE: 1"=30'  
DATE: 06-11-25  
JOB NO: W24300.00  
SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_
BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_
TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_ TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

NOTARY PUBLIC

STATE OF \_\_\_\_\_ }
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY \_\_\_\_\_ PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME
\_\_\_\_\_ AND \_\_\_\_\_ PRINT NAME
\_\_\_\_\_ TITLE \_\_\_\_\_ AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY, APPEARED \_\_\_\_\_ TITLE \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_ DATE

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

INDIAN PRAIRIE COMMUNITY UNIT SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, ILLINOIS 60504-6192

OWNER NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7--2--5 NAPERVILLE MUNICIPAL CODE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

ZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY

PRELIMINARY/FINAL PLAT OF SUBDIVISION
RESERVES OF SADDLE CREEK

THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ }
COUNTY OF \_\_\_\_\_ } SS

\_\_\_\_\_ AS MORTGAGEE, UNDER THE
PRINT MORTGAGEE NAME
PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_
A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE
OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DATE \_\_\_\_\_
DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ MONTH \_\_\_\_\_ YEAR \_\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

PRINT MORTGAGEE NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS - OUTLOT A

THE OWNER, OR THE PROPERTY OWNER'S ASSOCIATION (POA) IN THE CASES WHERE MULTIPLE OWNERS ARE INVOLVED, SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON "OUTLOT A" THE OWNER, OR THE POA, SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE ON SAID "OUTLOT A" AND ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS. NEITHER THE OWNER, THE POA, NOR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON "OUTLOT A". THE POA MAY ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION /RETENTION AREAS ON "OUTLOT A". PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON "OUTLOT A".
2. ENTERING ONTO "OUTLOT A" OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON "OUTLOT A" WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON "OUTLOT A" BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID "OUTLOT A" MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID "OUTLOT A". IF EITHER THE OWNER OR POA FAILS TO MAINTAIN THE STORMWATER DETENTION/ RETENTION FACILITIES ON "OUTLOT A" AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON "OUTLOT A" SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON "OUTLOT A". THE OWNER OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON "OUTLOT A" IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TWENTY (20%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TWENTY (20%) PERCENT AND ALL ATTORNEY'S FEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY. THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON "OUTLOT A".

ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NICHOLAS A. VARCHETTO OWNER OR ATTORNEY FOR OWNER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

062-068622
STATE REGISTRATION NUMBER

NOVEMBER 30, 2025
REGISTRATION EXPIRATION / RENEWAL DATE



PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF NAPERVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AND PARTIALLY WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 17197C0045G AND 17197C0037G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2027

DATE OF FIELD SURVEY: JANUARY 15, 2025.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Table with 5 columns: DATE, BY, DESCRIPTION, DATE, BY, DESCRIPTION. Includes revision history for city comments.



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

PREPARED FOR: OVERSTREET BUILDERS INC.
3947 CALIENTE CIRCLE, NAPERVILLE, IL
(630) 226-0460

TITLE: PRELIMINARY/FINAL PLAT OF SUBDIVISION
10826-10846 BOOK ROAD
NAPERVILLE, IL

SCALE: 1"=30'
DATE: 06-11-25
JOB NO: W24300.00
SHEET 2 OF 2

# RESERVES OF SADDLE CREEK

10846 S BOOK ROAD, UNINC. NAPERVILLE, IL 60564  
 JOB NO. W24300.00  
 JUNE 11, 2025  
 FINAL ENGINEERING

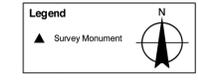
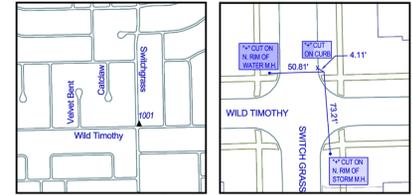
PREPARED FOR:  
**OVERSTREET BUILDERS, INC.**  
 3947 CALIENTE CR,  
 NAPERVILLE, IL 60564  
 (630) 226-0460 EXT 206



**City of Naperville  
 Survey Monument**

City of Naperville  
 Transportation, Engineering,  
 and Development  
 (TED) Business Group  
 400 S. Eagle Street  
 Naperville, IL 60540  
 Phone: 630-305-7001

Station No.: 1001 Date Established: 01/17/2001  
 Order of Accuracy: Horizontal 1st Vertical 4th Date Last Checked: 11/15/2005  
 Station Elevation: 651.59 (Ft) Naperville Field Checked: 10/09/2008  
 Note: Any and all parties utilizing the vertical elevation listed above should always check at least one other monument.  
 Horizontal Datum: NAD83 (2007) Illinois State Plane Transverse Mercator, East Zone  
 Vertical Datum: NAVD 1988 Adjustment  
 North: 1,823,877.19 (Ft) East: 1,022,050.66 (Ft) NOTE: The coordinates shown are Illinois State Plane grid not ground.  
 Latitude: 41° 40' 26.88534" (N) Longitude: 088° 11' 41.88587" (W)  
 Description: Benchmark 3D Top Security Monument. Consisting of a 9/16" Dia. Stainless Steel Datum Point On Threaded 9/16" x 4" Long Rod Totalling (16) in Length With Grasseed Top Security Sleeve Enclosed In Sand and 6" PVC Pipe With BMAC 6 Aluminum Access Cover.



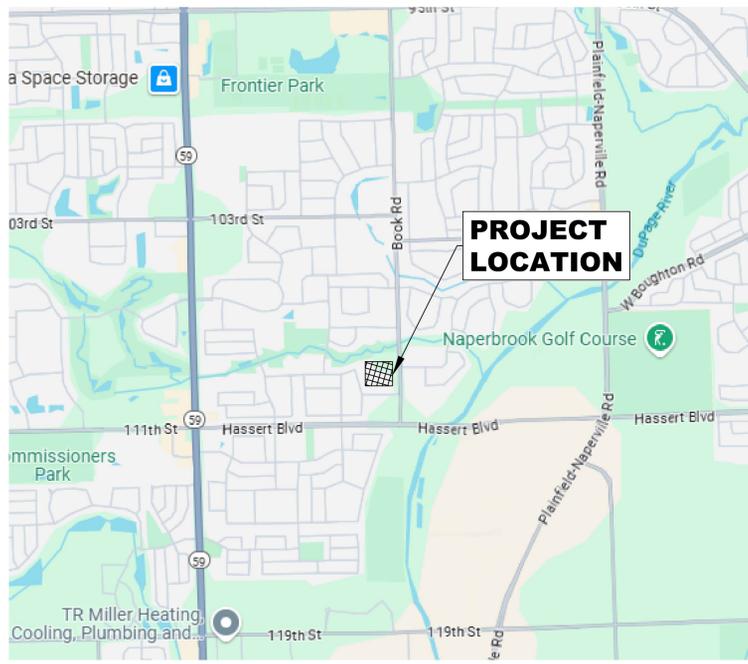
For further data information please consult the National Geodetic Survey: [www.ngs.noaa.gov](http://www.ngs.noaa.gov)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

Engineer: \_\_\_\_\_  
 Seal: \_\_\_\_\_

NICHOLAS A. VARCHETTO  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 062-068622  
 Nicholas A. Varchetto  
 IL. P.E. NO. 062-068622  
 Expires November 30, 2025

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-2.2	GENERAL NOTES
C-2.3	GENERAL NOTES
C-3.0	EXISTING CONDITIONS PLAN
C-3.1	EXISTING CONDITIONS PLAN
C-4.0	DEMOLITION PLAN
C-5.0	GEOMETRIC PLAN
C-5.1	GEOMETRIC PLAN
C-5.2	PLAN & PROFILE
C-5.3	PLAN & PROFILE
C-6.0	UTILITY PLAN
C-7.0	GRADING PLAN
C-7.1	GRADING PLAN
C-7.2	GRADING PLAN
C-8.0	SOIL EROSION & SEDIMENT CONTROL PLAN
C-8.1	SOIL EROSION & SEDIMENT CONTROL PLAN
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C-9.0	CONSTRUCTION DETAILS
C-9.1	CONSTRUCTION DETAILS
C-9.2	CONSTRUCTION DETAILS
C-9.3	CONSTRUCTION DETAILS
C-9.4	CONSTRUCTION DETAILS
C-9.5	CONSTRUCTION DETAILS
C-9.6	CONSTRUCTION DETAILS
C-9.7	CONSTRUCTION DETAILS



COUNTY: WILL  
 TOWNSHIP: 37N  
 RANGE: 9E  
 SECTION: 15

LOCATION MAP

SITE BENCHMARK #1:  
 SOUTHWEST UPPER FLANGE BOLT ON FIRE HYDRANT  
 LOCATED ON THE EAST SIDE OF BOOK ROAD  
 APPROXIMATELY 55' SOUTH OF NORTH PROPERTY  
 LINE EXTENDED.  
 ELEV: 644.32 (NAVD 88)

SITE BENCHMARK #2:  
 NORTHWEST UPPER FLANGE BOLT ON FIRE HYDRANT  
 LOCATED ON THE EAST SIDE OF BOOK ROAD AT  
 APPROXIMATELY SOUTH PROPERTY LINE OF 10920  
 BOOK ROAD EXTENDED.  
 ELEV: 645.43 (NAVD 88)

It's smart It's free It's the law

Call Before You Dig  
**JULIE**  
 ILLINOIS ONE-CALL SYSTEM

Call before you dig  
**800.892.0123**



ENGINEERING  
 RESOURCE ASSOCIATES

2416 GALEN DRIVE  
 CHAMPAIGN, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

35701 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-3060  
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

**GENERAL NOTES:**

1. THE OWNER OR 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 ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
7. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE PROJECT HAS BEEN APPROVED BY THE CITY OF NAPERVILLE DEVELOPMENT REVIEW TEAM AND THE REQUIRED SURETY HAS BEEN POSTED.
8. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6082) PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY IDENTIFY 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.
13. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING: ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060
14. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.
16. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
17. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
18. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.
19. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
20. THE CONTRACTOR IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.
21. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
22. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNERS/BIDDERS RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF

**THE IMPROVEMENT.**

23. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMANS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENANCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).
  24. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.
  25. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRANTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT . THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRANTS.
  26. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM: 1) ALL RIM AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.
  27. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.36.
  28. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.
  29. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  30. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.
  31. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.
  32. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS
  33. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.
  34. FIRE HYDRANTS SHALL BE REQUIRED AND IN SERVICE PRIOR TO VERTICAL CONSTRUCTION WITH A MINIMUM FIRE FLOW 1000 GPM FOR 2 HOURS. HYDRANTS SHALL BE NO FURTHER THAN 2450' FROM ANY HOME WITH AN AVERAGE SPACING BETWEEN HYDRANTS OF 500'.
  35. DURING CONSTRUCTION, ALL ROADS SHALL BE HARD SURFACED (TEMPORARY OR PERMANENT) AND IN PLACE, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS, PURSUANT TO THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 5, CHAPTER 33, AND APPENDIX D. THE BINDER COAT SHALL BE AN ACCEPTABLE MATERIAL. ACCESS FOR FIRE DEPARTMENT VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
- STORM SEWER:**
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 DRAINAGE TILE SHALL BE PROPERLY INDICATED ON THE CONTRACTOR'S RECORD DRAWINGS.
  3. STORM SEWER PIPE RCP SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  4. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443
  5. VERTICAL SEPARATION:
    - 5.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN
    - 5.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
      - 5.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR;
      - 5.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
    - 5.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR

**APPROVED BY THE ENGINEER.**

- 5.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.
6. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.
7. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.
8. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.
9. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.
10. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

**PAVEMENT, SIDEWALK:**

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 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 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 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 SURFACE MUST BE RE-CUT SQUARE AND DONE OVER UNTIL IT IS CORRECT.
6. PAVEMENT THICKNESS SHALL COMPLY WITH NAPERVILLE REQUIREMENTS.
7. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.
8. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEET ON CENTER.
9. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.
10. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

**SOIL EROSION CONTROL PLAN:**

1. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM SEWER WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
2. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
3. 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.
4. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.
5. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF CITY ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE CITY ENGINEER. ALL EROSION CONTROL

MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE CITY OF NAPERVILLE ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

6. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE CITY ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.
7. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.
8. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
10. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.
11. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.
12. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
13. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
14. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
15. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES
17. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"
18. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

**SITE GRADING:**

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.
2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.
3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.
4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.
5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3' +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.
6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.
7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.
10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN SPRING 2021, AND THAT EARTHWORK AND UTILITY OPERATIONS WILL BE COMPLETED BY FALL 2021.

- INSTALL TEMPORARY EROSION CONTROL MEASURES.
- MASS GRADE SITE.
- CONSTRUCT BUILDING FOUNDATION
- CONSTRUCT ROADWAY AND UTILITIES.
- PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

**SANITARY SEWER**

1. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED. ALL STRUCTURE FRAMES SHALL BE FLUSH WITH FINAL GRADE.
2. TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.
3. A SET OF AS-BUILT RECORD DRAWING SHALL BE GIVEN TO THE CITY OF NAPERVILLE UPON COMPLETION OF IMPROVEMENTS SHOWING THE ELEVATION AND LOCATION (TIED TO TWO POINTS) OF ALL NEW AND EXISTING STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINESSTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE), AND ABANDONED WATER OR SANITARY SERVICE LINES. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS.
4. ALL SANITARY SEWER PIPING SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-3139. ALL SANITARY SEWER FITTINGS SHALL BE PVC MEETING THE FOLLOWING REQUIREMENTS: 4" TO 12" SHALL BE INJECTION ALL SANITARY SEWER PIPING SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-3139. ALL SANITARY SEWER FITTINGS SHALL BE PVC MEETING THE FOLLOWING REQUIREMENTS: 4" TO 12" SHALL BE INJECTION MOLDED FITTINGS MEETING ASTM D-2241. GREATER THAN 12" SHALL BE FABRICATED FITTINGS MEETING ASTM D-2241 OR C905. MINIMUM PRESSURE RATING SHALL BE 150 PSI.
5. SANITARY SEWER AND WATER SHALL BE CONSTRUCTED, TESTED, AND PLACED INTO SERVICE IN ACCORDANCE WITH CITY OF NAPERVILLE STANDARD SPECIFICATION AND SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
6. ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING. THE MANHOLE FRAME AND ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING. ANY LEAKS SHALL BE REPAIRED FROM EXTERIOR OF MANHOLE - PATCHING INSIDE OF MANHOLE SHALL NOT BE ACCEPTABLE. A VACUUM OF 10" (254 MM) HG SHALL BE PLACED ON THE MANHOLE AND THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9" (229 MM) HG. THE VACUUM SHALL NOT DROP BELOW 9" (229 MM) HG FOR THE FOLLOWING TIME PERIODS FOR EACH SIZE OF MANHOLE:
  - A) 48-INCH DIAMETER - 60 SECONDS
  - B) 60-INCH DIAMETER - 75 SECONDS
  - C) 72-INCH DIAMETER - 90 SECONDS
  - D) 84-INCH DIAMETER - 105 SECONDS
 ANY MANHOLES THAT FAIL THE TEST SHALL BE SEALED AND RE-TESTED UNTIL ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE INTERNAL TELEVISED INSPECTION OF ALL INSTALLED SANITARY SEWER, LATERALS, MANHOLES AND CONNECTIONS TO THE PUBLIC SYSTEM. FOLLOWING COMPLETION OF TELEVISION WORK, THE CONTRACTOR SHALL SUBMIT VIDEO RECORDINGS ON DVD OR FLASH DRIVE ALONG WITH A COMPREHENSIVE TELEVISION REPORT WHICH WILL INDICATE THE LOCATION, FOOTAGES AND NATURE OF ANY DEFECTS. ALL DEFECTS SHALL BE REPAIRED TO THE SATISFACTION OF THE WATER/WASTEWATER UTILITY AND RE-TELEVISED.
8. CONTRACTOR WORK HOURS ARE ONLY ALLOWED FROM 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH SATURDAY. NO WORK SHALL BE PERMITTED ON SUNDAYS.
9. SANITARY PIPES WITH LESS THAN 4 FEET OR MORE THAN 25 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPING (CLASS 50, MINIMUM) AND ENCASED IN POLYWRAP.
10. ALL EXCAVATIONS MORE THAN 20 FEET DEEP MUST BE PROTECTED BY A SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
11. CONTRACTOR SHALL MAINTAIN 2' MINIMUM CLEARANCE BETWEEN EXISTING UTILITIES AND NEW FOUNDATIONS AND UNDERGROUND FACILITIES. IN AREAS WHERE FOUNDATIONS AND UNDERGROUND FACILITIES ARE PROPOSED ADJACENT TO EXISTING UTILITIES, THE CONTRACTOR SHALL POT HOLE BY VACUUM EXCAVATION OR HAND EXCAVATION TO LOCATE THE EXISTING UTILITY TO VERIFY MINIMUM CLEARANCE REQUIREMENT.
12. FENCES SHALL BE INSTALLED A MINIMUM OF 5 FEET FROM ANY WATER OR SANITARY MAINS WHEN RUNNING PARALLEL WITH THEM. WHERE FENCES ARE INSTALLED CROSSING WATER OR SANITARY MAINS, THE POSTS SHALL BE LOCATED TO HAVE THE MAIN BETWEEN THEM.



**OVERSTREET BUILDERS, INC.**  
 3947 CALLENTE CR, NAPERVILLE, IL 60564  
 (630) 226-0460 EXT 206

**RESERVES OF SADDLE CREEK**  
 10826-10846 BOOK ROAD, NAPERVILLE, IL 60564

DATE	: 04-16-2025	ADDENDUM #1	06-11-2025
PROJECT #	: W24300.00	ADDENDUM #2	07-11-2025
DESIGNED BY	: MD	ADDENDUM #3	08-07-2025
DRAWN BY	: MD	ADDENDUM #4	09-02-2025
CHECKED BY	: NAV	ADDENDUM #5	09-15-2025

DESCRIPTION: C:\PROJECTS\OverstreetBuilders\W24300.00\_10846 S Book Rd, Uninc\City of Naperville\CADD\SHEET\SITE DEVELOPMENT\W24300.00\_sht\_C-2.0\_General Notes.dwg

**GENERAL NOTES**

**C-2.0**  
 SHEET

403.2.8 INSTALLING PIPE THROUGH CASINGS

This work shall be in conformance with Section 20-2.19 of the Standard Specifications for Water and Sewer Main Construction in Illinois, except as modified herein. Encasements for pipes under highways or railroads shall conform to the requirements of the City of Naperville, or the owner of the highway or railroad. Manufactured non-metallic or non-corrosive casing spacers, adjustable runners, or cradles shall be used to support the pipe in the casing and shall be installed per manufacturer's recommendations. A minimum of two supports shall be used per joint of pipe for lengths up to 12-1/2 feet, and a minimum of three supports shall be used per joint for lengths greater than 12-1/2 feet. The annular space shall be filled with pea gravel, low-strength grout, or cellular foam concrete and provisions shall be made so that no voids are left. The Contractor shall make arrangements to have a City of Naperville representative witness the annular spacing filling operations.

403.2.9 CORROSION PROTECTION - POLYETHYLENE ENCASEMENT

Polyethylene encasement is required for all underground installations of gray, ductile and cast iron pipe and other related appurtenances or water main. Polyethylene encasement shall be required unless a soils report submitted to the City by the Ductile Iron Pipe Research Association indicates that the soils in the area are not corrosive to iron pipe. Should corrosive soils be encountered during the installation of the pipe, then the pipe shall be encased in polyethylene wrap.

Installation shall be in accordance with ANSI/AWWA C105/A21.5-99 (or latest edition). The polyethylene encasement shall prevent contact between the pipe and the surrounding backfill and bedding material but is not intended to be a completely air and water tight enclosure.

Overlaps shall be secured by the use of approved adhesive tape, plastic string, or other material capable of holding the polyethylene encasement in place until backfilling operations are completed.

Three different methods for the installation of polyethylene encasement on pipe are acceptable. Methods A and B are for use with polyethylene tubes and method C for use with polyethylene sheets.

a) Method A  
 Cut the polyethylene tube to a length approximately two feet longer than that of the pipe section. Slip the tube around the pipe, centering it to provide a one foot overlap on each adjacent pipe section, and bunching it accordion fashion length-wise until it clears the pipe ends.

Lower the pipe into the trench and make up the pipe joint with the preceding section of pipe. A shallow bell hole must be made at joints to facilitate installation to the polyethylene tube.

After assembling the pipe joint, make the overlap of the polyethylene tube. Pull the bunched polyethylene from the preceding length of pipe, slip it over the end of the new length of pipe and secure in place. Then slip the end of the polyethylene from the new pipe section over the end of the first wrap until it overlaps the joint at the end of the preceding length of pipe.

Secure the overlap in place. Take up the slack width to make a snug, but not tight, fit along the barrel of the pipe, securing the fold at quarter points.

Repair any rips, punctures, or other damage to the polyethylene with adhesive tape or with a short length of polyethylene tube cut open, wrapped around the pipe and secured in place. Proceed with installation of the next section of pipe in the same manner.

b) Method B  
 Cut the polyethylene tube to a length approximately one foot shorter than that of the pipe section. Slip the tube around the pipe, centering it to provide six inches of bare pipe at each end. Make the polyethylene snug, but not tight; secure ends as described in Method A.

Before making up a joint, slip a three foot length of polyethylene tube over the end of the preceding pipe section, bunching it accordion fashion lengthwise. After completing the joint, pull the three foot length of polyethylene over the joint, overlapping the polyethylene previously installed on each adjacent section of pipe by at least one foot. Make the polyethylene snug and secure each end as described in Method A.

Repair any rips, punctures, or other damage to the polyethylene. Proceed with installation of the next section of pipe in the same manner.

c) Method C  
 Cut the polyethylene sheet to a length approximately two feet longer than that of the pipe section. Center the cut length to provide a one foot overlap on each adjacent pipe section, bunching it until it clears the pipe ends. Wrap the polyethylene around the pipe so that it circumferentially overlaps the top quadrant of the pipe. Secure the cut edge of polyethylene sheet at intervals of approximately three feet.

Lower the wrapped pipe into the trench and create the pipe joint with the preceding section of pipe. A shallow bell hole must be made at joints to facilitate installation of the polyethylene. After completing the joint, make the overlap as described above.

Repair any rips, punctures or other damage to the polyethylene. Proceed with installation of the next section in the same manner.

Cover bends, reducers, offsets, and other pipe-shaped appurtenances with polyethylene in the same manner as the pipe. When valves, tees, crosses, and other odd-shaped pieces cannot be wrapped practically in a tube, wrap with a flat sheet or split length of polyethylene tube by passing the sheet under the appurtenance and bringing it up around the body. Make seams by bringing the edges together, folding over twice, and taping down. Handle width and overlaps at joints as described above. Tape polyethylene securely in place at valve stem and other penetrations.

403.3 VALVES  
 The minimum requirements for all valves shall, in design, material and workmanship, conform to AWWA C509-01 or AWWA C515-01 (or latest editions).

All valves shall be inspected upon delivery in the field to insure proper working order before installation. They shall be set and jointed to the pipe in the manner as set forth in the AWWA Standards for the type of connection ends furnished.

The valves shall be suitable for ordinary water works service and intended to be installed in a normal position on buried pipe lines or water distribution systems.

All valves shall be provided with a standard valve chamber so arranged that no shock will be transmitted to the valve and the box or vault opening shall be centered over the operation nut, and the cast iron cover shall be set flush with the road bed or finished surface.

403.4 TAPPING AND LINE STOP SLEEVES  
 Pressure tap connections shall be made in accordance with Standard Details and in accordance with Section 46 of the Standard Specifications for Water and Sewer Main Construction in Illinois.

Tapping sleeves of stainless steel shall not be used for "size on size" installations nor on water mains larger than 12 inches in size.

The outside surface of the existing main and the inner face of the tapping sleeve shall be disinfected with a 1 % chlorine solution.

403.5 INSERT VALVES

Insert valves shall be furnished with flanged inlet and connections having a machined projection on the flanges to mate with a machined recess on the outlet flanges of the tapping sleeves and crosses.

Insert valves shall be furnished for and installed in a horizontal conduit with the valve stem plumb over the center line of the pipe.

403.6 CURB BOXES

Curb boxes shall be capable of extensions and installed to finished grade, and shall conform to the depth of bury of the service line as provided in the Naperville Standard Detail 490.20. "Pigtails" on customer side of curb stop are not allowed.

403.7 VALVE BOXES

Adjustable cast iron valve boxes shall be set to position during backfilling operations so they will be in a vertical alignment to the valve operating stem. The lower casting of the unit shall be installed first in such a manner as to be cushioned and to not rest directly upon the body of the R/W valve or upon the water main. The upper casting of the unit shall then be placed in proper alignment into such an elevation that its top will be a final grade. Backfilling around both units shall be placed and compacted to the satisfaction of the Engineer. Valve boxes must be free of debris, centered over operating nut and easily key-able.

403.8 VALVE VAULTS

Seal tight valve vaults shall be pre-cast with a minimum diameter of 48 inches. For valves 12 inches and smaller, a concentric cone centered on the valve shall be provided. On butterfly valves and pressure connections, vaults shall be a minimum of 60 inches with eccentric cones installed so that the opening of the cone is placed as close to the centerline of the operation as possible.

A butyl mastic material (CONSEAL CS-102B or equal approved by the City Engineer) shall be used to provide a watertight seal between vault barrel sections, cone to barrel section, and the cone section to the adjusting ring or the frame.

Rubber boots/seals must be used where pipes enter manholes to provide a watertight connection where pipe enters. Elastomeric boots shall conform to ASTM C923-02 and ASTM A167-99(2004), or latest edition with stainless steel bands as manufactured by KOR-N-SEAL by NPC, PSX by Press-Seal Gasket Corporation or approved equal.

403.8.1 FRAME ADJUSTMENTS

Adjustments may be necessary to ensure that frames match the elevation of the surrounding pavement or ground surface. Preformed adjusting rings of the proper dimensions needed to mate the frame to the precast structure shall be used. No more than 12 inches of vertical adjustment may be made using the minimum practical number of individual rings.

All rings shall be High Density Polyethylene Plastic (HDPE), Recycled Rubber, High Density Expanding Polystyrene, Expanded Polypropylene (EPP), or other material as approved by the City Engineer. Precast concrete rings, bricks, rocks, shims, or concrete blocks will not be allowed. Tapered adjusting rings shall be required when the frame will need to match the slope of the roadway.

A resilient, flexible, non-hardening, preformed bituminous mastic material, Conseal 102 B or approved equal, shall be used between the cone or top barrel section of the structure and the adjusting rings. A thick bead of non-hardening elastomeric joint sealant conforming to ASTM C-920, Type S, Grade NS, shall be applied between all individual rings, and between the adjusting rings and the frame. The sealant or mastic material shall be applied in such a manner that no surface water or ground water inflow can enter the structure. No dressing or tuckpointing mortar is allowed on the rings.

Frame adjustments shall be completed in accordance with Sections 602 and 603 of Standard Specifications for Road and Bridge Construction, prepared by the Illinois Department of Transportation, latest edition, except as noted herein.

403.9 FIRE HYDRANTS

These specifications are to be used in conjunction with the AWWA Standard C502-05 (or latest edition) for fire hydrants for ordinary water works service. Fire hydrants shall be installed at the locations shown on the approved engineering plans.

Hydrants shall be plumb and shall be set so that the center of the hydrant port is a minimum of 18 inches to a maximum of 24 inches above the surrounding finished grade ensuring the breakaway flange at proper ground height. All hydrants shall be inspected in the field upon delivery to the job to ensure proper operation before installation. A minimum of 1/4 cubic yard of washed coarse stone shall be placed at and around the base of the hydrant to ensure proper drainage of the hydrant after use. The blocking of the hydrant shall consist of a wedge of Portland cement concrete of not less than 1/4 cubic yard extending from the hydrant to undisturbed soil and shall be so placed to form a barrier adjacent to the hydrant base top to counteract the pressure of water exerted thereon. Care shall be taken to insure that weep holes are not covered by concrete. The hydrant shall be set on a concrete block to ensure a firm bearing for the hydrant base. The hydrant valve and tee shall be interconnected by stainless steel rods or approved retainer glands. Locking or restrained fittings may be substituted only after prior approval from the City Engineer. The resetting of existing hydrants and moving and reconnection of existing hydrants shall be handled in a manner similar to the new installation. Auxiliary valve shall be installed a minimum of 18 inches from the face of the hydrant. The contractor shall rotate and/or adjust the hydrants to the satisfaction of the department of Public Utilities. The hydrant settings shall follow the Naperville Standard Detail 490.06.

Fire hydrant should be bagged "NOT IN SERVICE" until all testing and disinfection has been completed and the new water main section is service.

403.10 THRUST BLOCKING AND TIE RODS

a) Blocking to prevent movement of lines under pressure at bends, tees, caps, valves (including inside vaults) and hydrants shall be Portland cement concrete, a minimum of 12 inches thick, placed between solid ground and the fittings (see Naperville Standard Detail 490.11) and shall be anchored in such a manner that pipe and fitting joints will be accessible for repairs. The Portland cement concrete shall meet or exceed a compressive strength of 3500 psi after 28 days.

b) All bends of 11-1/4 degrees or greater, and all tees, crosses and plugs shall be thrust protected to prevent movement of the lines under pressure as shown on the plans.

c) Where unstable soil and/or backfill conditions exist, it may be necessary to install thrust blocking at deflected sections as well as at fittings. If required by the City Engineer, deflection blocking shall be installed at a point approximately 1/5th of the pipe length each side of the coupling. Couplings/sleeves shall be restrained with approved retainer glands.

d) Tie rods shall be 5/8 inch diameter (minimum) stainless steel, grade 304. Eyebolts shall be high strength, low alloy steel.

e) Where conditions prevent the use of concrete thrust blocks, tied joints or restrained joints of a type approved by the City Engineer shall be used.

404.11 RETAINER GLANDS

The contractor may elect to use mechanical joint wedge action retainer glands in lieu of tie-rods. Installation shall be per manufacturers' recommended procedures, including length and/or number of joints to be restrained. Tied or restrained joints shall extend a minimum of two full pipe lengths back from the fitting.

Note: Thrust blocking shall be required behind fire hydrant assemblies in addition to the use of retainer glands and/or tie rods. The use of set screw type retainer glands shall not be permitted for use within the City of Naperville.

Use of approved retainer glands does not eliminate the need for thrust blocking at fittings and valves unless approved by the Department of Public Utilities after review of the appropriate supporting calculations.

404 INSPECTION AND TESTING

404.1 GENERAL INFORMATION

When extending an existing line, the contractor must chlorinate and pressure test both new and valved sections of existing lines in accordance with City standards.

For fire lines to buildings, the permanent valve must be in place prior to disinfection and sampling.

404.2 TESTING FOR TAPPING SLEEVES AND INSERT VALVES

Before a tapping sleeve is installed, the exterior of the main to be tapped, as well as the interior surface of the sleeve, shall be thoroughly cleaned and swabbed with a 1 percent hypochlorite solution.

After the surface disinfection, the tapping saddle or sleeve shall be mounted to the main and tapping valve to form a pressure-tight connection. The installation shall be pressure tested at operating pressure plus 50 percent, to insure the integrity of the installation. This shall be a hydrostatic test, introduced through a port on the tapping machine, or through a tapped mechanical joint plug on the outlet side of the tapping valve. The tapping machine and the tapping valve and sleeve assembly shall be externally supported so that no additional weight is placed upon the main(s).

Prior to installation, the insert valve shall be operated in the position that it will assume in service and for the full length of gate travel in both directions to demonstrate the seal and perfect functioning of all parts in the intended manner. Any defects of workmanship shall be corrected and tested repeated until satisfactory performance is demonstrated.

404.3 PRESSURE TESTING

All newly laid water mains shall be subjected to a hydrostatic pressure test. Testing shall be in accordance with provision AWWA C-600-99 (or latest edition). Each valved section of pipe shall be slowly filled with water and flushed. The specified test pressure shall be applied by means of a pump connected to the pipe in a satisfactory manner. Water used shall be metered. The pump to pipe connection and all necessary apparatus including gauges and meters shall be furnished by the contractor. Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterwards turned off and capped. All joints showing visible leaks shall be repaired or replaced until they are free from leaks. Any cracked or defective pipes, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced by the contractor with sound material and the test shall be repeated until satisfactory to the City Engineer. In no instance shall "Bell Joint Clamps" be permitted to repair leaks at push-on joints.

a) The newly laid water mains or any valved sections of it shall be subjected to a hydrostatic pressure test of no less than 150 pounds per square inch (psi) or 50% more than the operating pressure, whichever is greater. The test pressure shall not vary by more than ± 5 psi.

b) The duration of each pressure test shall be for a period of not less than 4 hours.

c) The pressure test gauge shall be glycerin or oil filled, with a range of not more than 200 psi and increments not greater than 5 psi.

404.3.1 PERMISSIBLE LEAKAGE

a) Suitable means approved by the City Engineer shall be provided by the contractor for determining the quantity of water lost by leakage. The leakage test shall be conducted after satisfactory completion of the pressure test before being accepted.

b) Allowable leakage shall not be greater than that indicated in Table 400-3.

c) Leakage is defined as the quantity of water to be supplied in the newly laid pipe or any valved section under test which is necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

d) Flanged pipes shall be watertight.

TABLE 400-3  
 ALLOWABLE LEAKAGE FOR HYDROSTATIC  
 PRESSURE TEST (150 PSI)

Nominal Pipe Diameter	Allowable Leakage (gallons/hour/1000 LF)
2"	0.19
3"	0.28
4"	0.37
6"	0.55
8"	0.74
10"	0.92
12"	1.10
14"	1.29
16"	1.47
18"	1.66
20"	1.84
24"	2.21

404.4 DISINFECTION (CHLORINATION)

404.4.1 FLUSHING

a) Sections of pipe to be disinfected shall first be flushed to remove any solids or contaminated material that may have become lodged in the pipe. If no hydrant is installed at the end of the main, then a tap should be provided large enough to develop a velocity of at least 2.5 feet per second in the main. One 2-1/2 inch diameter hydrant opening will, under normal pressure, provide this velocity in pipe sizes up to and including 12 inches. See Table 400-4 for additional sizes.

b) All taps required by the contractor for chlorination or flushing purposes or for temporary or permanent release of air, shall be provided by him as part of the construction of water mains. When completed, the copper tubing shall be removed and the corporation stop placed at the "off" position. After testing, all corporation stops in valve vaults shall be brass-capped to protect threads.

TABLE 400-4  
 MINIMUM ORIFICE SIZE (INCHES) TO  
 FLUSH WATER MAIN AT 2.5 FPS

Pipe Diameter	Residual Pressure, PSI				
	20	40	60	80	100
4"	1.11	0.94	0.85	0.79	0.75
6"	1.64	1.38	1.24	1.16	1.09
8"	2.23	1.88	1.69	1.58	1.49
10"	2.75	2.31	2.09	1.94	1.84
12"	3.34	2.81	2.54	2.37	2.24
14"	3.86	3.25	2.94	2.73	2.58
16"	4.31	3.63	3.28	3.05	2.88
18"	4.98	4.19	3.78	3.52	3.33
20"	5.53	4.65	4.20	3.91	3.70

NOTE: Standard hydrant nozzle sizes are 2.5 inch and 4.5 inch

404.4.2 DISINFECTION REQUIREMENTS

a) Before being placed into service, all new water mains and/or extensions to existing mains shall be chlorinated so that an initial chlorine residual of at least 50 ppm is present, and that a chlorine residual of not less than 25 ppm remains in the water after standing 24 hours in the pipe.

b) For extensions and/or connections equal to or less than one pipe length (< 18 ft), the new pipe, fittings and valve(s) required for the connection/extension may be spray or swab disinfected with a minimum 1 percent hypochlorite solution just prior to being installed.

c) Before a tapping sleeve is installed, the exterior of the main to be tapped, as well as the interior surface of the sleeve, shall be thoroughly cleaned and swabbed with a 1 percent hypochlorite solution.

d) Fire service lines requiring disinfection shall have the permanent position indicating valve (OS&Y or approved equal) installed on the fire sprinkler riser prior to disinfection.

404.4.3 FORM OF APPLIED CHLORINE

Chlorine shall be applied by one of the methods which follow, subject to approval by the City Engineer.

a) Liquid Chlorine - A chlorine gas-water mixture shall be applied by means of a solution-feed chlorinating device or the dry gas may be fed directly through proper devices for regulating the rate of flow and providing effective diffusion of the gas into the water within the pipe being treated. Chlorinating devices for feeding solutions of chlorine gas or the gas itself must provide means for preventing the back flow of water into the chlorine cylinder.

b) Chlorine-Bearing Compounds in Water - In certain instances, when the usage of chlorine gas is not practical, such as in congested or confined areas, upon approval of the City Engineer, a chlorine bearing compound of known chlorine content, prepared in solution form, may be substituted for chlorine gas.

404.4.4 POINT AND RATE OF APPLICATION

a) Point of application - The preferred point of application of the chlorinating agent is at the beginning of the pipeline extension or any valved section of it, and through a corporation stop inserted in the pipe. The water injector for delivering the chlorine-bearing water into the pipe should be supplied from a tap made on the pressure side of the gate valve controlling the flow into the pipe line extension. Alternate points of application may be used when approved or directed by the City Engineer.

b) Rate of Application - Water from the existing distribution system, or other approved source of supply shall be controlled to flow very slowly into the newly laid pipeline during the application of the chlorine. The rate of chlorine mixture flow shall be a constant feed and in such proportion to the rate of water entering the newly laid pipe that the dosage applied to the water will be at least 50 parts per million unless otherwise directed by the City Engineer.

c) Retention Period - Treated water shall be retained in the pipe at least 24 hours. After this period, the chlorine residual at pipe extremities and at other representative points shall be at least 25 parts per million.

d) Chlorinating Valves and Hydrants - After the process of chlorinating newly laid pipe, all valves internal to the isolated test section and other appurtenances shall be operated while the pipeline is filled with the chlorinating agent and under normal operating pressure.

e) Preventing Reverse Flow - Valves shall be manipulated so that the strong chlorine solution in the line being treated will not flow back into the existing distribution system supplying the water. Backflow valves are required on chlorine equipment piping.

404.5 FINAL FLUSHING AND TESTING

a) Dechlorination/neutralization may be required by the City Engineer. The environment into which the chlorinated water is to be discharged shall be inspected. If there is any possibility that the chlorinated discharge will cause environmental damage, then a neutralizing chemical shall be added to the discharge water to thoroughly neutralize the chlorine residual remaining in the water (see AWWA C651-05, or latest edition, Appendix B).

b) Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipe at its extremity until the replacement water throughout its length shows, upon test, a residual not in excess of that carried in the source of supply.

c) After flushing, water samples collected on 2 successive work days from the treated piping system, as directed by the City Engineer, shall show satisfactory bacteriological results. Water main shall not be flushed to obtain the second day sample. Bacteriological analysis must be performed by a laboratory approved by the Director of the Illinois Department of Public Health and the City Engineer. A minimum of two samples is required. The actual number of samples will be determined by the City Engineer.

d) Should the initial treatment result in an unsatisfactory bacterial test, the original chlorination procedure shall be repeated by the contractor until satisfactory results are obtained.

e) Naperville Department of Public Utilities must be notified at least 48 hours prior to flushing. New water mains, including pressure tap valves, connected to an existing water main, and existing water main valves shall only be operated by Naperville Department of Public Utilities personnel.

06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-02-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025	PROJECT #	: W24300.00
DESIGNED BY	: MD	DRAWN BY	: MD
CHECKED BY	: NAV	DESCRIPTION:	

GENERAL NOTES

**WATER UTILITES GENERAL NOTES**

- a. New water main valves, including pressure tap valves, adjacent to an existing water main, and existing water main valves shall only be operated by the City of Naperville, Department of Public Utilities CEE/CM Division personnel with 48-hour notice (Monday-Friday). Contact Naperville TED Business Group at 630-420-6082 for scheduling.
- b. Any existing utility structures requiring adjustment or reconstruction shall be completed by the contractor to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract. No more than a total of 12 inches of adjusting rings and/or 2 adjusting rings shall be allowed. All structure frames shall be flush with final grade.
- c. Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, valve boxes and fire hydrants. No trees, shrubs or obstacles will be allowed 10' in front of, 5' on the sides, and 7' to the rear of the electrical transformer.
- d. All retainer glands when required to restrain valves, fittings, hydrants, and pipe joints shall be mechanical joint wedge action type MEGALUG 1100 Series as manufactured by EBBA Iron, Inc. or UNI-FLANGE BLOCKBUSTER 1400 SERIES as manufactured by Ford Meter Box Co. and shall be for use on ductile iron pipe conforming to ANSI/AWWA C151/A21.51, for nominal pipe sizes 3" through 48".
- e. Existing ductile iron systems for restraining push-on pipe bells shall be MEGALUG SERIES 1100HD or FORD SERIES 1390.
- f. Existing ductile iron systems requiring restraint shall be MEGALUG SERIES 1100SD (split MEGALUG) for mechanical joints.
- g. Ductile iron water main to be Class 52. All ductile iron pipe is to be encased in polyethylene film Polyethylene encasement to be installed in accordance with ANSI/AWWA C105/A21.5-05.
- h. A set of as-built record drawing shall be given to the City of Naperville upon completion of improvements showing the elevation and location (tied to two points) of all new and existing structures including fire hydrants, valve boxes and vaults, linestop sleeves, water service corporation stops, water main fittings/bends, manholes, sanitary service wyes (measured from downstream manhole), and abandoned water or sanitary service lines. All elevations should be referenced to the same benchmark datum as the original design plans. Horizontal ties shall be referenced to lot lines, back of curb, or property corners.
- i. All sanitary sewer piping shall be PVC pipe meeting the requirements of ASTM D-2241 with joints conforming to ASTM D-3139. All sanitary sewer fittings shall be PVC meeting the following requirements: 4" to 12" shall be Injection Molded Fittings meeting ASTM D-2241. Greater than 12" shall be Fabricated Fittings meeting ASTM D-2241 or C905. Minimum pressure rating shall be 150 psi.
- j. The valves less than 16" shall be standard pattern, gate valves and shall have the name or mark of the manufacturer, size and working pressure plainly cast in raised letters on the valve body. Valves may be approved from one of the following manufacturers: American, Clow, Waterous or Kennedy.
- k. Stainless steel nuts, bolts/T-bolts, and washers, Type 304 or better, will be required on all water main installations. This would apply to hydrants, tapping sleeves, valves, fittings, restraint, and other appurtenances buried or in valve vaults. Mechanical joints and restraint glands require 304 stainless steel T-bolts. An anti-seize compound shall be factory applied to nuts or bolts - any damage to this coating shall be repair with field applied approved anti-seize compound that is a molybdenum-base lubricant, Bostik Never-Seez or approved equal.
- l. The contractor shall rotate and/or adjust any existing and/or new hydrant to the satisfaction of the Department of Public Utilities.
- m. Water mains shall be subjected to a hydrostatic/leakage test in accordance with Naperville Standard Specifications. Test pressure shall be no less than 150 psi for a period of 4 hours and not vary by more than  $\pm 5$  psi. during the test. The test gauge shall be approved by the City and shall be glycerin or oil filled, with a range of not more than 200 psi and increments not greater than 5 psi, 4" minimum dial size. Water recovery test shall be completed at the end of the testing period to show actual leaking and that the water main did not have too much trapped air in the tested section.
- n. The City of Naperville Public Utilities does not guarantee that any valve or fitting in the existing water distribution system will hold against a hydrostatic/leakage test. The Contractor is solely responsible for providing and acceptable pressure test which shall include provisions around existing valves and fittings.
- o. Fire hydrant should be bagged "NOT IN SERVICE" until all testing and disinfection has been completed and new water main section is service.
- p. Sanitary sewer and water shall be constructed, tested, and placed into service in accordance with City of Naperville Standard Specification and Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.
- q. All valve boxes, vaults, hydrants, and manholes shall not be covered with construction debris and shall remain accessible to the respective utility company.
- r. Water service line smaller than 3" shall be type K copper. If joints are required due to length of service, then only compression type coupling shall be permitted. No soldered or flared type joints are allowed.
- s. All sanitary manholes shall be tested for leakage by vacuum testing. The manhole frame and adjusting rings shall be in place when testing. Any leaks shall be repaired from exterior of manhole - patching inside of manhole shall not be acceptable. A vacuum of 10" (254 mm) Hg shall be place on the manhole and the time shall be measured for the vacuum to drop to 9" (229 mm) Hg. The vacuum shall not drop below 9" (229 mm) Hg for the following time periods for each size of manhole:
  - a) 48-inch diameter - 60 seconds
  - b) 60-inch diameter - 75 seconds
  - c) 72-inch diameter - 90 seconds
  - d) 84-inch diameter - 105 seconds
 Any manholes that fail the test shall be sealed and re-tested until acceptable.
- t. The contractor shall provide internal televised inspection of all installed sanitary sewer, laterals, manholes and connections to the public system. Following completion of televising work, the contractor shall submit video recordings on DVD or flash drive along with a comprehensive televising report which will indicate the location, footages and nature of any defects. Prior to final acceptance, these defects shall be repaired to the satisfaction of the Water/Wastewater Utility and re-televised.
- u. Contractor work hours are only allowed from 7:00 a.m. to 5:00 p.m.,

- Monday through Saturday. No work shall be permitted on Sundays.
- v. Sanitary pipes with less than 4 feet or more than 25 feet of cover shall be constructed of ductile iron piping (Class 50, minimum) and encased in polywrap.
- w. All excavations more than 20 feet deep must be protected by a system designed by a registered professional engineer.
- x. Contractor shall maintain 2' minimum clearance between existing utilities and new foundations and underground facilities. In areas where foundations and underground facilities are proposed adjacent to existing utilities, the contractor shall pot hole by vacuum excavation or hand excavation to locate the existing utility to verify minimum clearance requirement.
- y. Fences shall be installed a minimum of 5 feet from any water or sanitary mains when running parallel with them. Where fences are installed crossing water or sanitary mains, the posts shall be located to have the main between them.
- z. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.
- aa. **Sanitary Force Main** - Force man shall be tested a minimum of 1 hour at 1.5 the shut off head of the pump, 2.5 times the operating pressure, or 20 psi whichever is greatest. Allowable leakage shall be in accordance with section 41-2.1.4C of the standard specifications for water and sewer construction.

Section 200. Storm Sewer Naperville Standard Specifications

**201 GENERAL**

The standards and requirements found in this article are for the materials and construction of storm sewer systems within the City of Naperville, Illinois.

**201.1 SPECIFICATIONS**

All work and equipment performed and installed under this section shall be governed by and shall comply with the following specifications, manuals, and codes listed in Section 102.2. The most current editions and all subsequent revisions and alterations for the specifications are required.

**201.2 CONNECTION TO EXISTING FACILITIES**

No connection to an existing public storm sewer may be made without permission of the City Engineer.

**202 MATERIALS**

**202.1 PIPES**

The following materials will be 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:

**202.1.1 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.

**202.1.2 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.

**202.1.3 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.

**202.1.4 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 elastomeric seals per ASTM D 3212.

**202.1.5 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.

**202.1.6 FULLY GALVANIZED CORRUGATED STEEL PIPE**

Fully Galvanized Corrugated Steel Pipe may be used for residential driveway crossings only when a ditch section is present. The minimum culvert size is 12" diameter.

**202.2 GRANULAR PIPE BEDDING**

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.

**202.3 GRANULAR PIPE BACKFILL**

Backfill material shall conform to the requirements of IDOT standard specifications. The gradation shall conform to gradation CA-6 of the Standard Specifications.

**202.4 CONNECTING DISSIMILAR PIPE MATERIALS**

Joints connecting dissimilar pipe materials shall be made with sewer clamp non-shear type couplings; Cascade CSS, Romac LSS, Fernco, 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.

**202.5 MANHOLES**

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.

**202.5.1 FRAME AND COVER**

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.

**202.5.2 STEPS**

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/A615M45a (or latest edition) Grade 60 steel reinforcement, meeting or exceeding ASTM C 478-05 (or latest edition) and OSHA standards

**202.6 CATCH BASINS AND INLETS**

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.

**202.6.1 FRAME AND GRATE**

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. All storm sewer lids and grates shall be cast with "Dump No Waste. Drains To River."

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.

**202.7 CASING PIPES**

All steel casing pipe shall be bituminous coated, a minimum of 30 mils thickness inside and out, shall be of leak proof construction and capable of withstanding the anticipated loadings. The minimum wall thickness for the casing pipe shall be in accordance with Table 200-1. The steel casing pipe shall have minimum yield strength of 35,000 psi and shall meet the requirements of A1394/A1394M-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.

**TABLE 200-1  
REQUIRED CASING PIPE WALL THICKNESS**

Steel Casing Diameter	Minimum Wall Thickness (Inches)
20"- 22"	0.344
24"	0.375
28"	0.438
30"	0.469
32"	0.501
34"- 36"	0.532

**203 CONSTRUCTION REQUIREMENTS**

**203.1 GENERAL REQUIREMENTS**

**203.1.1 RESPONSIBILITY FOR MATERIALS**

The contractor shall be responsible for the acceptability and storage of all materials furnished by him and shall assume responsibility for the replacement of all such material found damaged in shipping or on job site or defective in manufacture. This shall include the furnishing of all material and labor required for the replacement of installed material discovered to be defective prior to the final acceptance of the work.

**203.1.2 STORAGE OF PIPING MATERIALS**

The interior, as well as all sealing surfaces of all pipe, fittings, and other accessories shall be kept free from dirt and foreign matter. Store pipe bundles on flat surfaces with uniform support. Pipe stored outside and exposed to prolonged periods of sunlight should be covered with canvas or other opaque material. Clear plastic sheets shall not be used. Air circulation shall be provided under covering. Keep gaskets away from oil, grease, electric motors (which produce ozone), excessive heat and direct rays of the sun. Consult the manufacturer for specific storage recommendations.

**203.1.3 HANDLING OF PIPING MATERIALS**

Piping materials shall be unloaded, hauled and distributed at the site of the project by the contractor. Materials shall at all times be handled properly to prevent damage in accordance with manufacturer's recommendations. Pipe and fittings shall not be thrown, dropped, or dragged. Damaged or defective material on the job site shall be rejected and replaced to the satisfaction of the City Engineer. Methods of construction conducive to the damage of sewer pipe shall be corrected when called to the attention of the contractor. All pipe and fittings shall be examined by the contractor above grade before placement in the trench.

**203.2 MANHOLES, CATCH BASINS AND INLETS**

**203.2.1 INSTALLING STRUCTURES IN NON-PAVED AREAS**

Only structures without sumps shall be permitted in non-paved areas. Straw bales shall be staked in place at each structure to prevent debris and foreign material from entering the system during construction.

**203.2.2 INSTALLING STRUCTURES IN PAVED AREAS**

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 one (1) foot by one (1) foot section of underdrain filter cloth material shall be sufficiently fixed to the outside of the manhole with mastic materials to prevent slippage during backfilling.

**203.2.3 WATER-TIGHTNESS**

Non-shrinking hydraulic cement shall be used on all interior and exterior joints within the barrel section to provide a water-tight seal between structure sections. No hydraulic cement shall be applied above the cone section or flat top.

**203.2.4 PIPE CONNECTIONS**

All structures without sumps shall be provided with a precast or cast-in-place concrete fillet, or bench, to provide a smooth flow between pipe sections.

The inside and outside of all pipe section connections to storm structures shall be shaped with additional mortar to provide a 3 inch collar around the pipe.

**203.2.5 FRAME ADJUSTMENTS**

Adjustments may be necessary to ensure that frames and grates match the elevation of the surrounding pavement or ground surface. Preformed adjusting rings of the proper dimensions needed to mate the frame to the precast structure shall be used. No more than 12 inches of vertical adjustment may be made using the minimum practical number of individual rings.

All rings shall be High Density Polyethylene Plastic (HDPE), Recycled Rubber, High Density Expanding Polystyrene, Expanded Polypropylene (EPP), or other material as approved by the City Engineer. Precast concrete rings, bricks, rocks, shims, or concrete blocks will not be allowed. Tapered adjusting rings shall be required when the frame will need to match the slope of the roadway.

A resilient, flexible, non-hardening, preformed bituminous mastic material, Conseal 102 B or approved equal, shall be used between the cone or top barrel section of the structure and the adjusting rings. A thick bead of non-hardening elastomeric joint sealant conforming to ASTM C-920, Type S, Grade NS, shall be applied between all individual rings, and between the adjusting rings and the frame. The sealant or mastic material shall be applied in such a manner that no surface water or ground water inflow can enter the structure.

All storm sewer structure frames without inside flanges shall be shaped with hydraulic cement or elastomeric joint sealant to form a fillet to the structure or adjusting rings and to maintain water-tightness.

Frame adjustments shall be completed in accordance with Sections 602 and 603 of Standard Specifications for Road and Bridge Construction, prepared by the Illinois Department of Transportation, latest edition, except as noted herein.

**203.3 TRENCH BACKFILL, BEDDING & BACKFILL.**

Granular pipe bedding and haunching shall be required on all storm sewers installed in the City of Naperville. Initial backfill shall be required for all sewers constructed of PVC or other flexible pipe material.

**203.3.1 PIPE BEDDING**

Bedding, other than concrete embedment, shall consist of gravel, crushed gravel, or crushed stone. The pipe shall be laid so that it will be uniformly supported and the entire length of the pipe barrel will have full bearing. No blocking of any kind shall be used to adjust the pipe to grade except when used in conjunction with embedment concrete. Bedding shall be required for all sewer construction, and shall be of a thickness equal to 1/4 of the outside diameter of the sewer pipe with a maximum thickness of 8 inches. Granular pipe bedding shall be a minimum of 4 inches in earth excavation and a minimum of 6 inches in rock excavation.

Where unsuitable material is encountered at the grade established, all such unsuitable soil shall be removed under the pipe and for the width of the trench, and shall be replaced with well compacted bedding material. The size range and resulting high voids ratio of bedding material make it suitable for use to dewater trenches during pipe installation. This permeable characteristic dictates that its use be limited to locations where pipe support will not be lost by migration of fine grained natural material from the trench walls and bottom or migration of other materials into the bedding material. When such migration is possible, the material's minimum size range should be reduced to finer than 1/4 inch and the gradation properly designed to limit the size of the voids.

Bedding materials shall be placed to provide uniform and adequate longitudinal support under the pipe. Bell holes at each joint shall be provided to permit the joint to be assembled properly while maintaining uniform pipe support. When the joint has been made, the void under the bell will be filled with bedding or haunching material.

**203.3.2 HAUNCHING**

The most important factor affecting pipe performance and deflection is the haunching material and its density. Place and consolidate the material under the pipe haunch to provide adequate side support to the pipe while avoiding both vertical and lateral displacement of the pipe from proper alignment. The same course materials as used for initial backfill shall also be used for haunching. Place haunching up to the pipe spring line.

**203.3.3 INITIAL BACKFILL FOR FLEXIBLE PIPE**

Initial backfill begins above the spring line of the pipe and extends to a point 6 inches above the top of the pipe and shall be CA-7 or CA-11 carefully placed so as to completely fill the space around the pipe, in 8 inch layers, loose measurements, and compacted to the satisfaction of the City Engineer.

**203.3.4 SELECTED GRANULAR BACKFILL**

The backfill for trenches and excavation made in existing or under proposed pavements where the inner edge of the trench is within 2 feet of the edge of the pavement, curb, gutter, and gutter, or sidewalk, shall be made with compacted selected granular material conforming to IDOT gradation CA-6. Selected granular backfill shall be placed in uniform layers not exceeding 6 inches (loose measure) and compacted with mechanical equipment to 95% of the standard proctor density in accordance with the applicable AASHTO or ASTM requirements.

**203.3.5 DEPTH OF PIPE COVER**

The depth of cover over the pipe shall be appropriate for the material and class of pipe specified for the installation. In no case shall the cover over the pipe be less than 24 inches unless specifically allowed otherwise by the City Engineer.

**203.4 PIPE INSTALLATION**

**203.4.1 LAYING OF PIPE**

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.

**203.4.2 PIPE TO PIPE CONNECTIONS**

All storm sewer pipe to pipe connections shall be sealed with butyl mastic to ensure water tightness. Lift holes are to be sealed using butyl mastic and concrete plugs. At no time shall connections between the storm sewer system and sanitary sewer systems be allowed.

Alternately, premium joint pipe with integral o-rings may be used.

**203.4.3 END SECTIONS**

Storm sewer pipes may be terminated with special end sections including flared end sections and box inlets. Any end section with an opening greater than 12 inches in diameter shall be covered with a grate whose openings are 3 inch horizontal by 8 inch vertical and is rakeable.

**203.4.4 EXISTING DRAIN OR FIELD TILES**

All drain or field tiles encountered during construction must be connected to the storm drainage system. The location of known field tiles shall be depicted on the final engineering plans. The connection point of all field tiles to the storm drainage system must be shown on the record drawings for storm sewers.

**204 INSPECTION AND TESTING**

**204.1 CLEANING**

Prior to acceptance, all the storm sewer and storm sewer appurtenances shall be cleaned and operational to the satisfaction of the City Engineer.

**204.2 VISUAL TEST**

The City of Naperville may require that storm sewer lines be inspected visually to verify accuracy of alignment and freedom from debris and obstructions. The percentage of sewer lines inspected will be designated by the City Engineer. The full diameter of the pipe for straight alignments shall be visible when viewed between consecutive manholes. The method of test shall be either photography or closed circuit television, unless a specific method is required by the special provisions and approved by the City Engineer.

**204.3 DEFLECTION TESTING FOR FLEXIBLE PIPE**

A mandrel test is required by the City of Naperville. The City Engineer shall randomly select portions of the project to be deflection tested. Such portions shall consist of the manhole intervals for the initial sewer construction up to 1,200 linear feet and not less than 20% of the remainder of the sewer project. The City of Naperville reserves the right to test more or less pipe if considered appropriate by the City Engineer.

The 5% deflection test for pipe sizes 6 inches to 18 inches in diameter is to be run using a nine-arm mandrel having a diameter equal to 95% of the inside diameter of the pipe as established in ASTM D-2241-96b. Table 200-2 was developed using the equations outlined in Section 31-1.11C of the Standard Specifications for Water and Sewer Main Construction in Illinois and shall be applied to testing of storm sewer pipe.

**TABLE 200-2  
REQUIRED MANDREL SIZE FOR FLEXIBLE PIPE**

Nominal Pipe Size, Inches	Average Inside Diameter (PVC)	Required Mandrel Size, Inches
6	6.08	5.68
8	7.92	7.38
10	9.87	9.23
12	11.71	10.98
14	12.86	12.02
16	14.70	13.65

**204.3.1 TIME OF TESTING**

The individual lines to be tested shall be tested no sooner than 30 days after they have been installed by the contractor. During the first year of implementation, additional testing may be performed by the City of Naperville.

**204.3.2 SEQUENCE OF TESTING**

Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.

**204.3.3 TESTING OF ENTIRE PROJECT**

In the event that the deflection exceeds the 5% limit in 10% or more of the manhole intervals tested, the total sewer project shall be tested.

**204.3.4 RETEST OF FAILED SECTIONS**

Where deflection is found to be in excess of 5% of the base inside diameter, the contractor shall excavate to the point of excess deflection and carefully compact around the point where excess deflection was found. The line shall then be retested for deflection. However, if the deflected pipe fails to return to the original size (inside diameter) after the initial testing, the affected segment shall be replaced.

**Transportation, Engineering and Development Business Group  
Standard Construction Plan Notes for Development Projects  
AUGUST 2023**

The City of Naperville Transportation, Engineering and Development (TED) Business Group has established Standard Notes, which should be included in the final engineering plans for private development projects. The Standard Notes are broken out by type of work. The Consultant designing the final engineering plans should review the lists below to determine which Standard Notes should be included.

Please note that the City of Naperville Department of Public Utilities – Water/Wastewater (DPU-W) has their own Standard Notes they require for water and sanitary sewer work in private development final engineering plans. Please contact DPU-W for the Water/Wastewater Standard Notes.

**General Notes**

The General Notes in this section should be included in all final engineering plans regardless of the type of project.

1	THE OWNER OR THEIR REPRESENTATIVE IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED BY AP
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**Storm Sewer Notes (General)**

The Storm Sewer Notes in this section should be included in all final engineering plans regardless of the type of work in the project.

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 DRAINAGE TILE SHALL BE PROPERLY INDICATED ON THE CONTRACTOR'S RECORD DRAWINGS.

**Storm Sewer Notes (Storm Sewer Work in Plans)**

The Storm Sewer Notes in this section are intended to be included when a project includes storm sewer work as part of the project. The Consultant should review the following Notes to determine if they are applicable to the work being completed.

The first note provided below includes information regarding all the allowable storm sewer pipe materials. Only those materials that are identified on the plans are required to be included. However, if the contractor requests a change to the pipe material and the associated pipe material information is not included in the engineering plans, the applicable Storm Sewer Note will need to be added to final engineering plans as part of the field change request.

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.
1a	<b>REINFORCED CONCRETE PIPE (RCP)</b> - 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.
1b	<b>NON-REINFORCED CONCRETE PIPE</b> - 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.
1c	<b>DUCTILE IRON PIPE (DIP)</b> - 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 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.
1d	<b>POLYVINYL CHLORIDE PIPE (PVC)</b> - 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 ELASTOMERIC SEALS PER ASTM D 3212.
1e	<b>HIGH DENSITY POLYETHYLENE PIPE (HDPE)</b> - 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.
1f	<b>FULLY GALVANIZED CORRUGATED STEEL PIPE</b> - FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DRIVEWAY CROSSINGS ONLY WHEN A DITCH SECTION IS PRESENT. THE MINIMUM CULVERT SIZE IS 12" DIAMETER.
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, FERCO, 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, NEENAH R-2502, OR APPROVED EQUAL FOR OPEN GRATES. EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE A SOLID COVER, NEENAH R-1772, OR APPROVED EQUAL FOR CLOSE LIDS. B) BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, NEENAH R-3278-A, OR APPROVED EQUAL. C) DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, NEENAH R-3225-L, OR APPROVED EQUAL. D) MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, NEENAH R-3501-P, OR APPROVED EQUAL. E) NON-PAVED AREAS: EAST JORDAN IRON WORKS 6527 BEEHIVE GRATE, NEENAH R-4340-B, 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 NON-SHRINKING HYDRAULIC CEMENT TO FORM A FILLET TO THE STRUCTURE OR ADJUSTING RING. WHEN ADJUSTMENTS ARE NECESSARY, NO MORE THAN 12 INCHES OF VERTICAL ADJUSTMENT MAY BE MADE USING THE MINIMUM PRACTICAL NUMBER OF INDIVIDUAL RINGS. ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDED POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER. PRECAST CONCRETE RINGS, BRICKS, ROCKS, SHIMS, OR CONCRETE BLOCKS WILL NOT BE ALLOWED. TAPERED ADJUSTING RINGS SHALL BE REQUIRED WHEN THE FRAME WILL NEED TO MATCH THE SLOPE OF THE ROADWAY. A RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL, CONSEAL 102 B OR APPROVED EQUAL, SHALL BE USED BETWEEN THE CONE OR TOP BARREL SECTION OF THE STRUCTURE AND THE ADJUSTING RINGS. A THICK BEAD OF NON-HARDENING ELASTOMERIC JOINT SEALANT CONFORMING TO ASTM C-920, TYPE S, GRADE NS, SHALL BE APPLIED BETWEEN ALL INDIVIDUAL RINGS, AND BETWEEN THE ADJUSTING RINGS AND THE FRAME. THE SEALANT OR MASTIC MATERIAL SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUND WATER INFLOW CAN ENTER THE STRUCTURE.

DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES:

1. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING. DPU-E REQUIRES 30 WORKING DAYS ADVANCE WRITTEN NOTICE PRIOR TO PAVEMENT INSTALLATION TO ALLOW FOR THE INSTALLATION OF ELECTRIC FACILITIES. GRADE ELEVATION MUST BE WITHIN 4" OF FINAL GRADING BEFORE ELECTRIC FACILITIES CAN BE INSTALLED.
2. ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
3. AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4') FEET OF THE FRONT AND TWO (2') FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICES RULES AND POLICIES 22.2.F.
4. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTIONS. NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA. TRANSFORMER PAD SHALL MAINTAIN CLEARANCE OF 20' FROM EGRESS POINTS. PER DPU-E SPECIFICATIONS C10-2130 AND C30-0016.
5. DPU-E REQUIRES A MINIMUM OF 5' SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS, STORM DRAINS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES.
6. TO HAVE AN EXISTING SERVICE DISCONNECTED CALL THE CITY DISPATCH OFFICE AT 630-420-6187. PLEASE ALLOW AT LEAST 24 HOURS NOTICE. METERS AND METER SEALS ARE TO BE REMOVED ONLY BY DPU-E PERSONNEL. THE LOCATION AND TYPE OF NEW OR REPLACEMENT METER RELATED TO EQUIPMENT MUST BE PRE-APPROVED IN WRITING BY DPU-E. AN ELECTRIC SERVICE MUST BE INSPECTED BY THE DEVELOPMENT SERVICES TEAM ELECTRICAL INSPECTOR PRIOR TO CONNECTION.
7. LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN 1" LETTERS USING PERMANENT STICKERS. IN MULTIPLE METER BANKS, THE COMPLETE ADDRESS MAY BE ON THE DISCONNECT SWITCH AND THE SUITE NUMBERS ON THE METER SOCKETS. THE ELECTRICAL SERVICE EQUIPMENT WILL NOT PASS INSPECTION WITHOUT THE APPROPRIATE ADDRESS LABELING.

**Erosion Control and Drainage Notes (General)**

The Erosion Control and Drainage Notes in this section should be included in all final engineering plans regardless of the type of work in the project.

1	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.
2	DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
3	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)**

The Erosion Control and Drainage Notes in this section are intended to be included when a project includes erosion control work as part of the project. The Consultant should review the following Notes to determine if they are applicable to the work being completed.

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. STRAW BALES SHALL NOT BE USED.
4	STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDED.
5	ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH OR GREATER RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

**Erosion Control and Drainage Notes (NPDES Permit)**

The Erosion Control and Drainage Note in this section should be included if the project requires an 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.
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**Geometric and Paving Notes (General)**

The Geometric and Paving Notes in this section should be included in all final engineering plans regardless of the type of work in the project.

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.
6	ALL PAVEMENT PATCHES WITHIN THE PUBLIC RIGHT-OF-WAY MUST CONFORM TO CITY STANDARDS. REFERENCE NAPERVILLE STANDARD DETAILS 590.12 AND 590.13.

**Traffic Control and Protection Notes (General)**

The Traffic Control and Protection Notes in this section should be included in all final engineering plans regardless of the type of work in the project.

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 SET-UPS 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.

**Traffic Control and Protection Notes (Arterial Roads)**

The Traffic Control and Protection Notes in this section should be included in all final engineering plans if the project involves work either in or adjacent to arterial roadways.

1	LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-9AM AND 3PM-7PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. LANE CLOSURES ON ARTERIAL STREETS ARE NOT PERMITTED BETWEEN 7AM AND 7PM ON WEEKENDS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ARTERIAL ROADWAYS ARE DEFINED AS BOTH MAJOR AND MINOR ARTERIAL ROADWAYS AS DESIGNATED ON THE CITY'S MASTER THOROUGHFARE PLAN, LATEST EDITION.
2	ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROW BOARD AS PART OF THE TRAFFIC CONTROL.

**Traffic Control and Protection Notes (General)**

The Traffic Control and Protection Notes in this section should be included in all final engineering plans regardless of the type of work in the project.

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 SET-UPS 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.

**Traffic Control and Protection Notes (Arterial Roads)**

The Traffic Control and Protection Notes in this section should be included in all final engineering plans if the project involves work either in or adjacent to arterial roadways.

1	LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-9AM AND 3PM-7PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. LANE CLOSURES ON ARTERIAL STREETS ARE NOT PERMITTED BETWEEN 7AM AND 7PM ON WEEKENDS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ARTERIAL ROADWAYS ARE DEFINED AS BOTH MAJOR AND MINOR ARTERIAL ROADWAYS AS DESIGNATED ON THE CITY'S MASTER THOROUGHFARE PLAN, LATEST EDITION.
2	ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROW BOARD AS PART OF THE TRAFFIC CONTROL.
3	AT THE END OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY REOPENED TO TRAFFIC. ANY OPEN HOLES MUST BE PLATED OR COLD PATCHED; THE CITY WILL NOT ALLOW THE HOLES TO BE FILLED WITH GRAVEL.

**Traffic Control and Protection Notes (Downtown)**

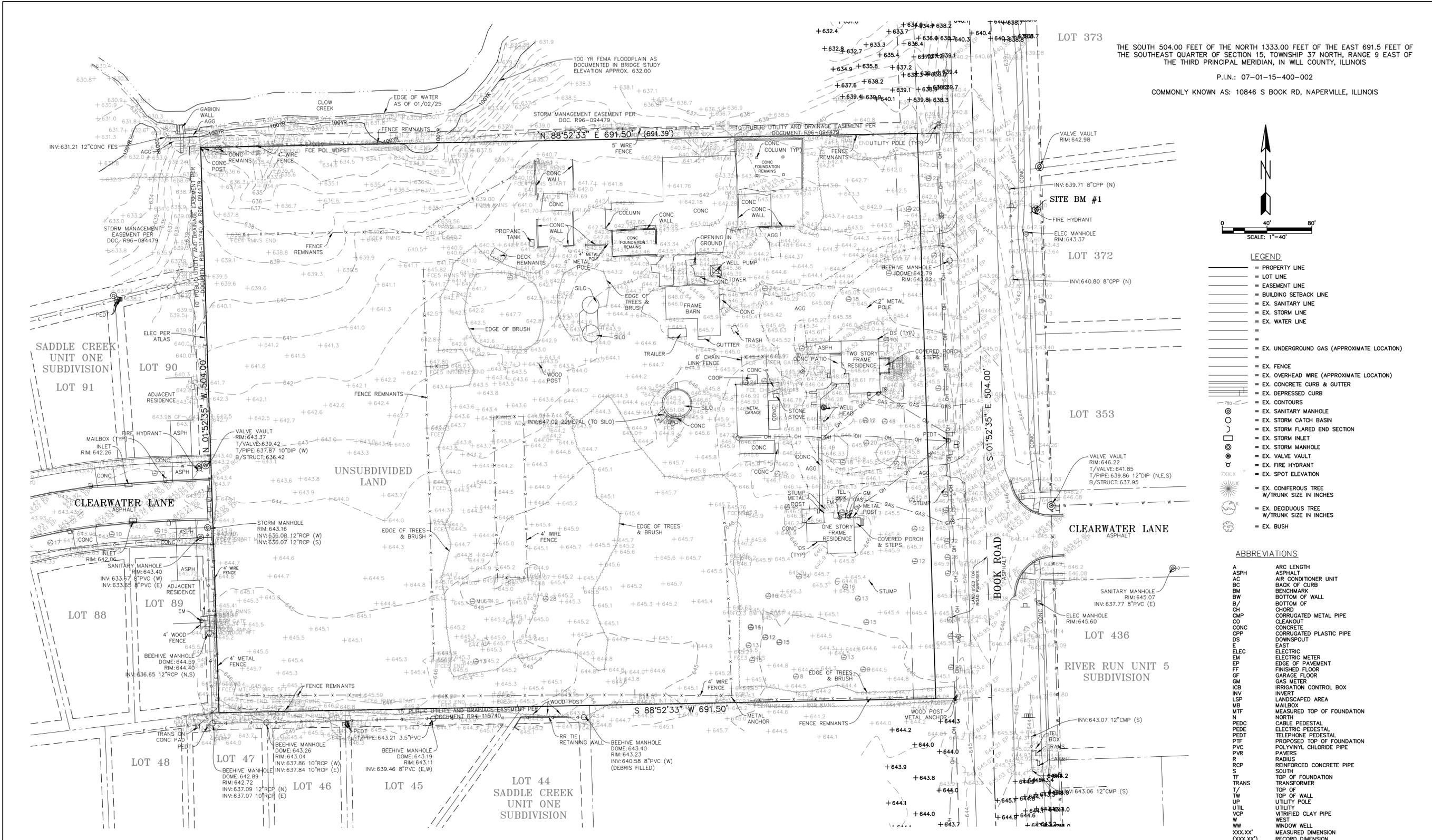
The Traffic Control and Protection Notes in this section should be included in all final engineering plans if the project is located in downtown Naperville.

1	PEDESTRIAN TRAFFIC SHALL BE MAINTAINED IN THE DOWNTOWN. IF A PEDESTRIAN DETOUR CANNOT BE ACCOMMODATED, THE CITY MAY REQUIRE THE CONTRACTOR TO PROVIDE A PROTECTED COVERED WALKWAY.
2	ANY WORK IMPACTING THE PUBLIC RIGHT-OF-WAY SHALL NOT BE ALLOWED IN THE DOWNTOWN ON A FRIDAY, SATURDAY, SUNDAY, AND/OR HOLIDAY, UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
3	ALL WORK IN THE DOWNTOWN SHALL BE COORDINATED WITH THE DOWNTOWN NAPERVILLE ALLIANCE (DNA) TO AVOID CONFLICT WITH SPECIAL EVENTS.
4	UNLESS REQUIRED TO SUPPORT THE CURRENT WORK EFFORT, WORKERS' PERSONAL VEHICLES MAY NOT BE PARKED ON-STREET. CONTRACTORS MAY REQUEST HANGTAGS FROM THE CITY TO ALLOW WORKERS TO PARK IN DESIGNATED AREAS WITHIN THE CITY PARKING DECKS.

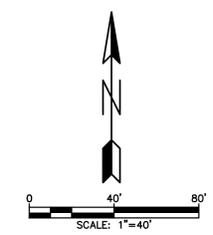
06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: NAV

GENERAL NOTES



THE SOUTH 504.00 FEET OF THE NORTH 1333.00 FEET OF THE EAST 691.5 FEET OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS  
 P.I.N.: 07-01-15-400-002  
 COMMONLY KNOWN AS: 10846 S BOOK RD, NAPERVILLE, ILLINOIS



- LEGEND**
- = PROPERTY LINE
  - = LOT LINE
  - = EASEMENT LINE
  - = BUILDING SETBACK LINE
  - = EX. SANITARY LINE
  - = EX. STORM LINE
  - = EX. WATER LINE
  - = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
  - = EX. FENCE
  - = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
  - = EX. CONCRETE CURB & GUTTER
  - = EX. DEPRESSED CURB
  - = EX. CONTOURS
  - = EX. SANITARY MANHOLE
  - = EX. STORM CATCH BASIN
  - = EX. STORM FLARED END SECTION
  - = EX. STORM INLET
  - = EX. STORM MANHOLE
  - = EX. VALVE VAULT
  - = EX. FIRE HYDRANT
  - = EX. SPOT ELEVATION
  - = EX. CONIFEROUS TREE  
W/TRUNK SIZE IN INCHES
  - = EX. DECIDUOUS TREE  
W/TRUNK SIZE IN INCHES
  - = EX. BUSH

- ABBREVIATIONS**
- A ARC LENGTH
  - ASPH ASPHALT
  - AC AIR CONDITIONER UNIT
  - BC BACK OF CURB
  - BM BENCHMARK
  - BW BOTTOM OF WALL
  - BT BOTTOM OF
  - CH CHORD
  - CM CORRUGATED METAL PIPE
  - CN CLEANOUT
  - CONC CONCRETE
  - CPP CORRUGATED PLASTIC PIPE
  - DS DOWNSPOUT
  - E EAST
  - ELEC ELECTRIC
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - FF FINISHED FLOOR
  - GF GARAGE FLOOR
  - GM GAS METER
  - ICB IRRIGATION CONTROL BOX
  - INVERT
  - LANDSCAPED AREA
  - MB MAILBOX
  - MTF MEASURED TOP OF FOUNDATION
  - N NORTH
  - PEDC CABLE PEDESTAL
  - PEDE ELECTRIC PEDESTAL
  - PEDT TELEPHONE PEDESTAL
  - PTF PROPOSED TOP OF FOUNDATION
  - PVC POLYVINYL CHLORIDE PIPE
  - PVR PAVERS
  - R RADIUS
  - RCP REINFORCED CONCRETE PIPE
  - S SOUTH
  - TF TOP OF FOUNDATION
  - TRANS TRANSFORMER
  - T TOP OF
  - TW TOP OF WALL
  - UTL UTILITY POLE
  - UTL UTILITY
  - VCP VITRIFIED CLAY PIPE
  - W WEST
  - WW WINDOW WELL
  - XXX.XX' MEASURED DIMENSION
  - (XXX.XX') RECORD DIMENSION

**WATERWAY INFORMATION**

FLOOD	FREQ.	Q	OPENING SQ.FT.	NAT.	HEAD-FT.	HEADWATER EL.			
	YR.	CF.S.	EXIST.	PROP.	HW.E.	EXIST.	PROP.	EXIST.	PROP.
DESIGN	50	639	8592	8592	630.51	072	072	631.23	631.23
BASE	100	764	1052	1052	635.05	073	073	636.28	636.28
OVERTOPPING									
MAX.CALC.	500	141	156.24	156.24	632.36	1.80	1.80	634.60	634.60

\* Road does not overflow for any modified event.

**SITE BENCHMARK #1:**  
 SOUTHWEST UPPER FLANGE BOLT ON FIRE HYDRANT  
 LOCATED ON THE EAST SIDE OF BOOK ROAD  
 APPROXIMATELY 55' SOUTH OF NORTH PROPERTY  
 LINE EXTENDED.  
 ELEV: 644.32 (NAVD 88)

**SITE BENCHMARK #2:**  
 NORTHWEST UPPER FLANGE BOLT ON FIRE HYDRANT  
 LOCATED ON THE EAST SIDE OF BOOK ROAD AT  
 APPROXIMATELY SOUTH PROPERTY LINE OF 10920  
 BOOK ROAD EXTENDED.  
 ELEV: 645.43 (NAVD 88)

**SNOW NOTE**  
 THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF SNOW/ICE COVER. EVERY EFFORT WAS MADE BY ENGINEERING RESOURCE ASSOCIATES TO ACCURATELY LOCATE ANY AND ALL IMPROVEMENTS, ADDITIONS, ETC., (SPECIFICALLY THOSE WHICH MAY ENCRUSH UPON PROPERTY LINES.) SOME ITEMS WHICH ARE CLEARLY WITHIN THE PROPERTY LINE BOUNDARIES MAY NOT HAVE BEEN OBSERVED DUE TO THE SNOW COVER.

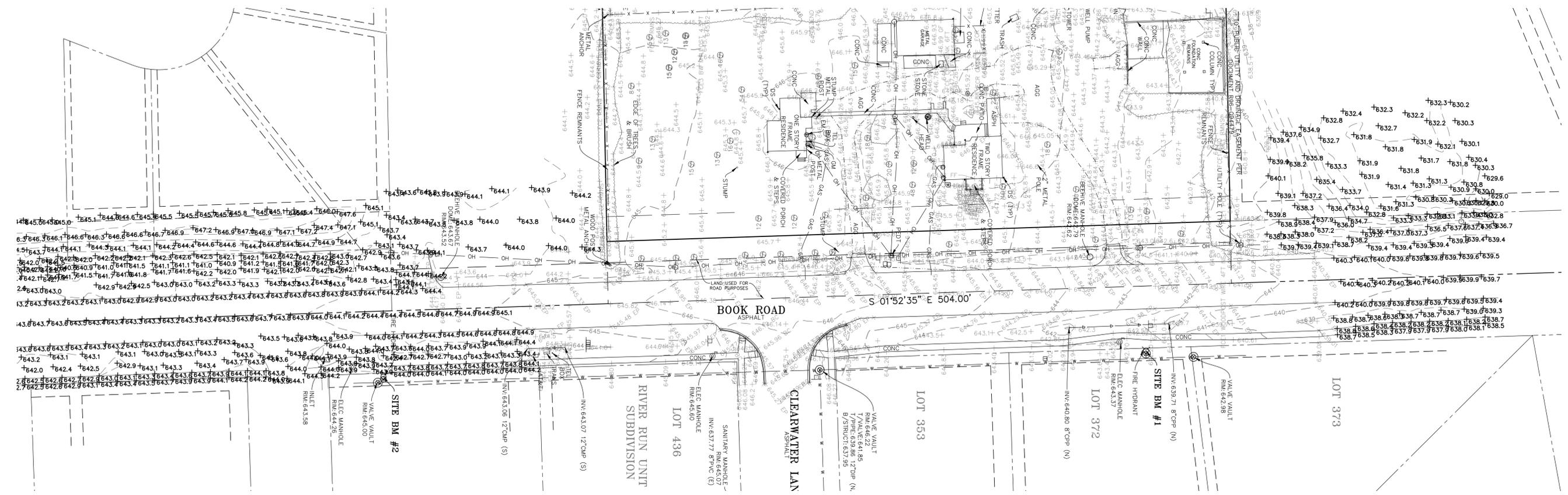
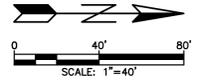
DATE	DESCRIPTION
04-16-2025	NAV
07-11-2025	ADDENDUM #1
08-07-2025	ADDENDUM #2
09-03-2025	ADDENDUM #3
09-15-2025	ADDENDUM #5

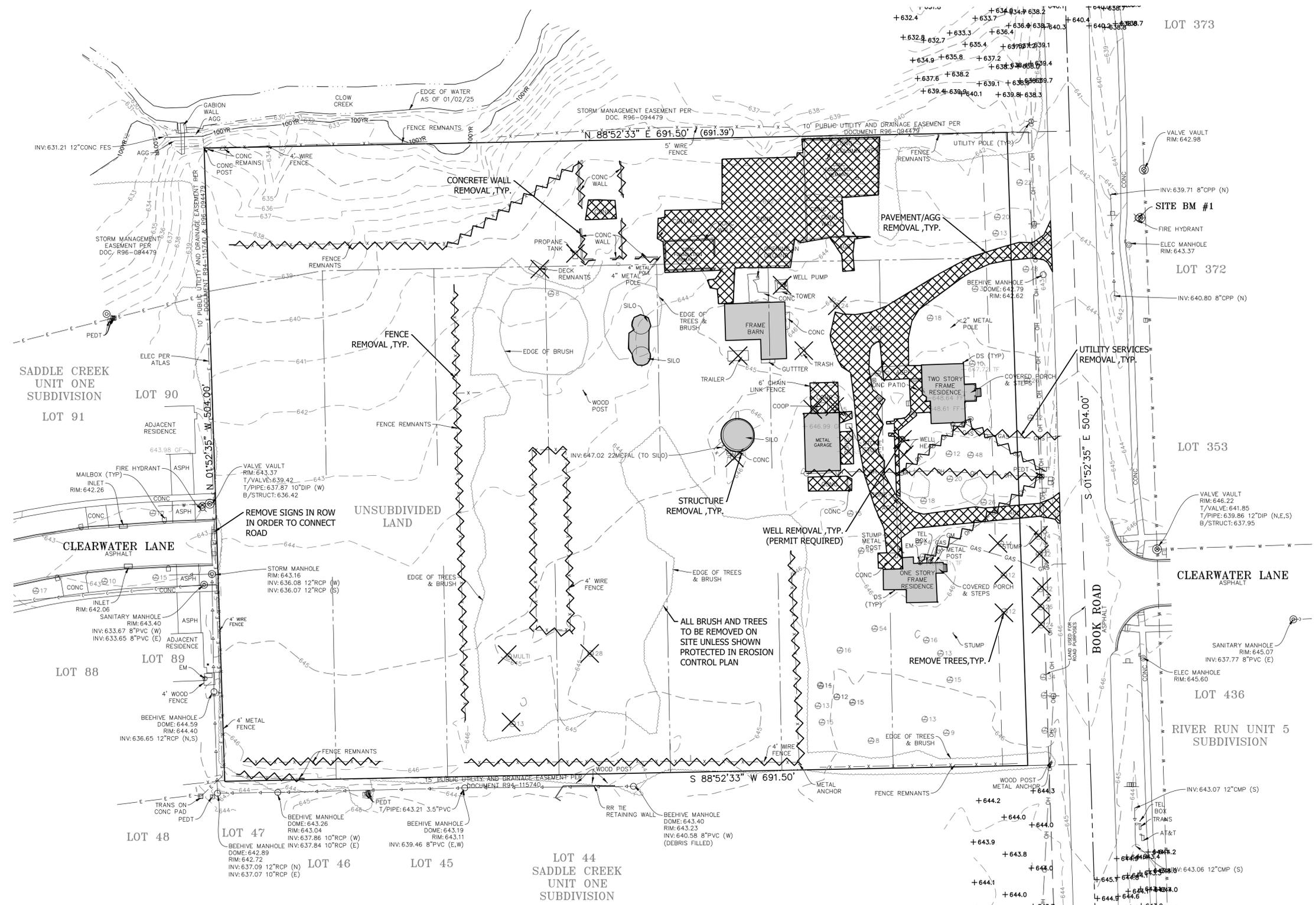
DATE	: 04-16-2025
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CHECKED BY	: NAV

EXISTING CONDITIONS PLAN

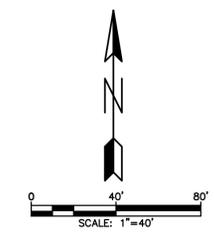
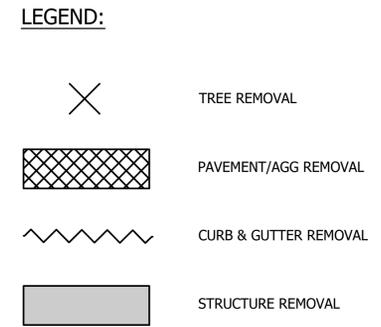
**C-3.1**  
 SHEET

NOTES:  
 SEE SHEET C-3.0 FOR EXISTING LEGEND AND NOTES





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

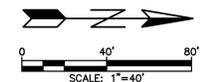
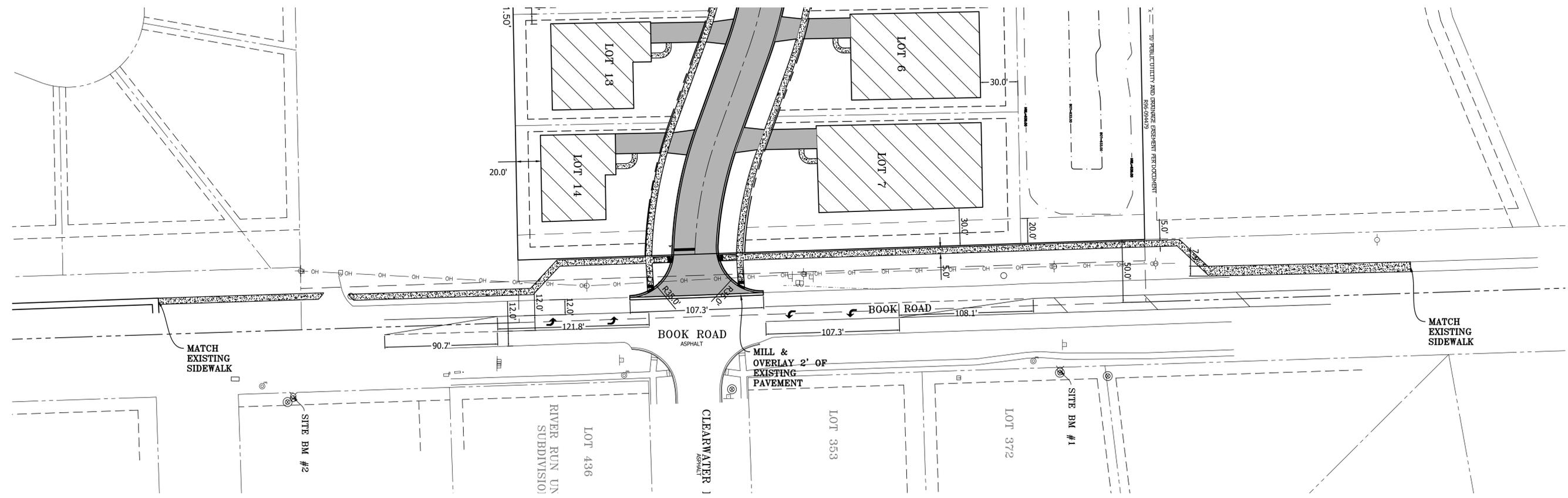


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06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: IMV



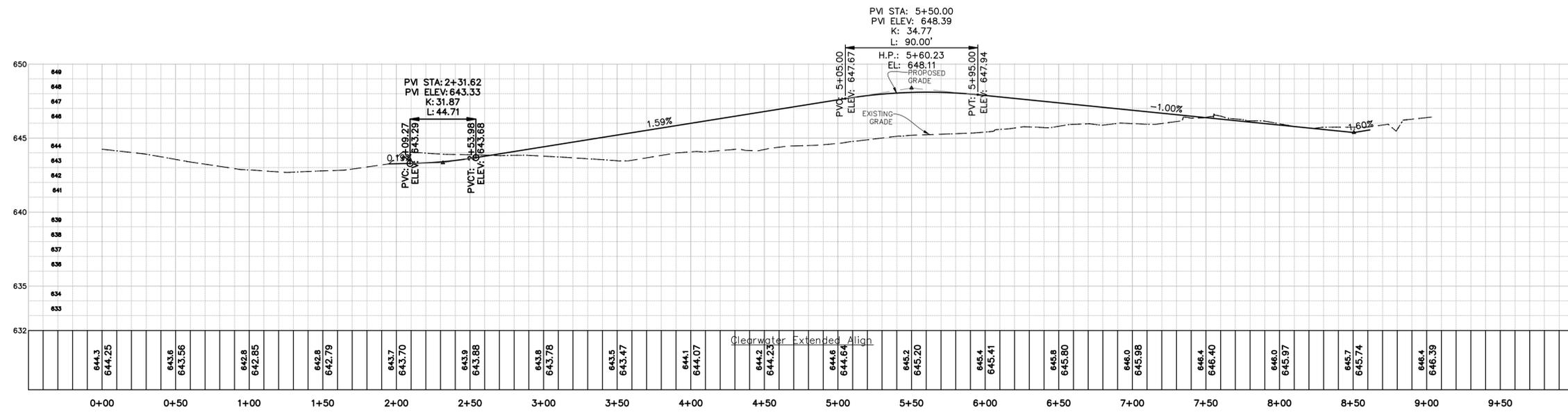
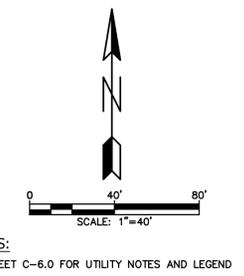
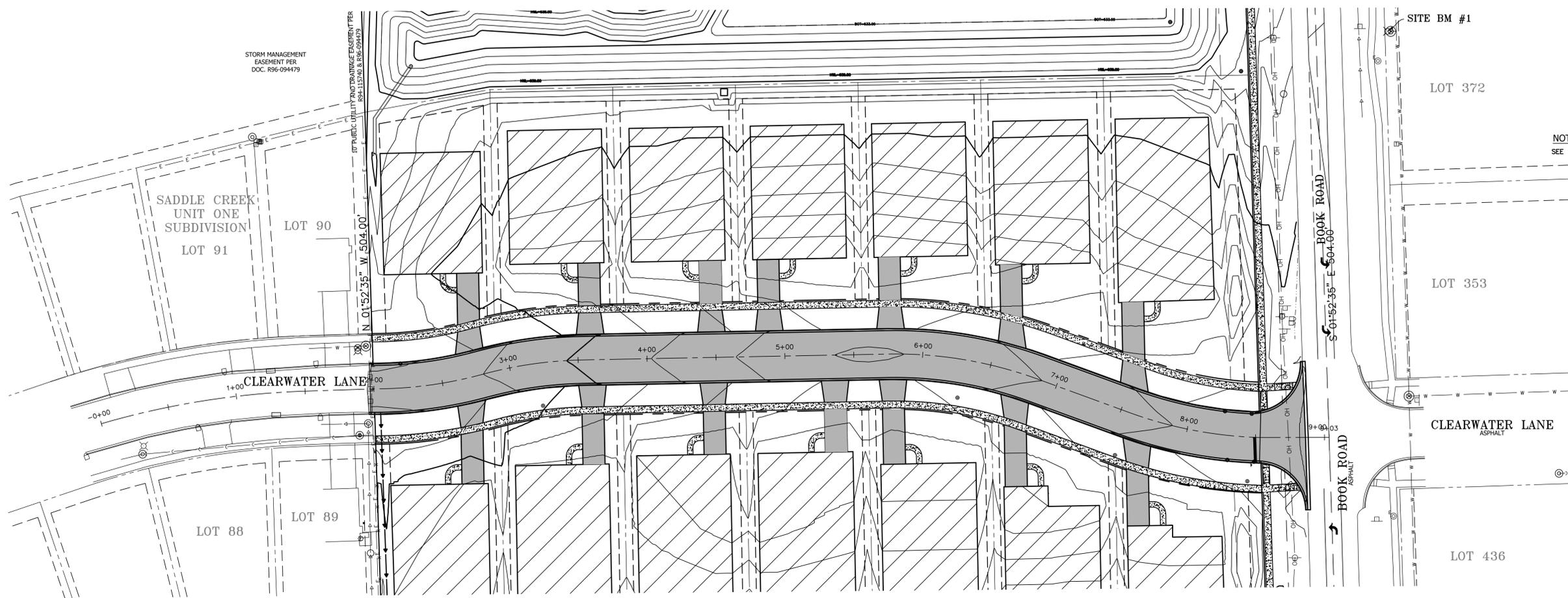
NOTES:  
 SEE SHEET C-5.0 FOR GEOMETRIC LEGEND AND NOTES



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

#	ADDENDUM #	DATE	DESCRIPTION
1	ADDENDUM #1	04-16-2025	
2	ADDENDUM #2	07-11-2025	
3	ADDENDUM #3	08-07-2025	
4	ADDENDUM #4	09-03-2025	
5	ADDENDUM #5	09-15-2025	

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
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**RESERVES OF SADDLE CREEK**  
 10826-10846 BOOK ROAD, NAPERVILLE, IL 60546

06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE : 04-16-2025  
 PROJECT # : W24300.00  
 DESIGNED BY : MD  
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 CHECKED BY : MAV

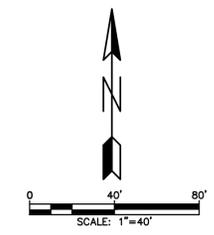
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PLAN & PROFILE

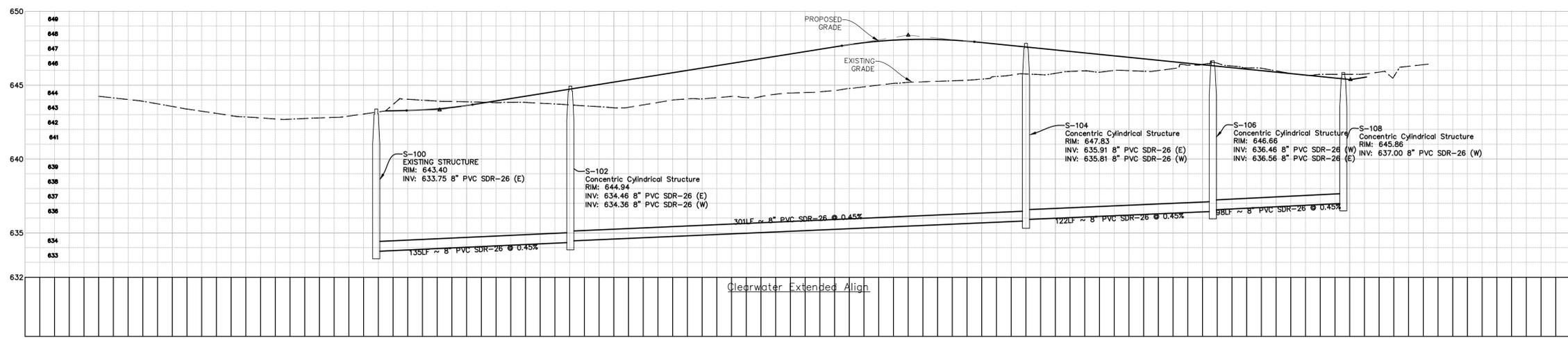
**C-5.2**  
SHEET

06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

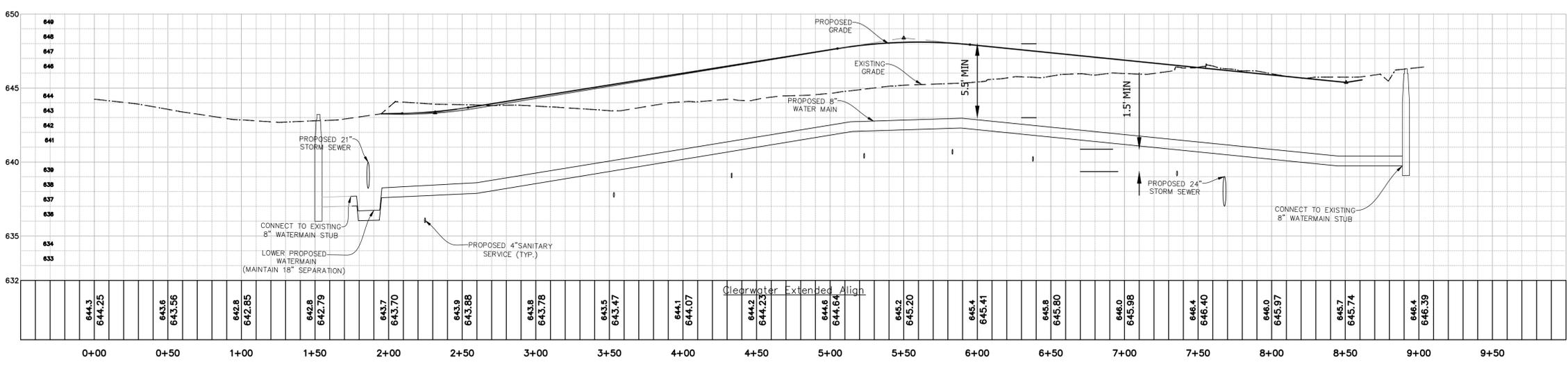
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CHECKED BY	: NAV



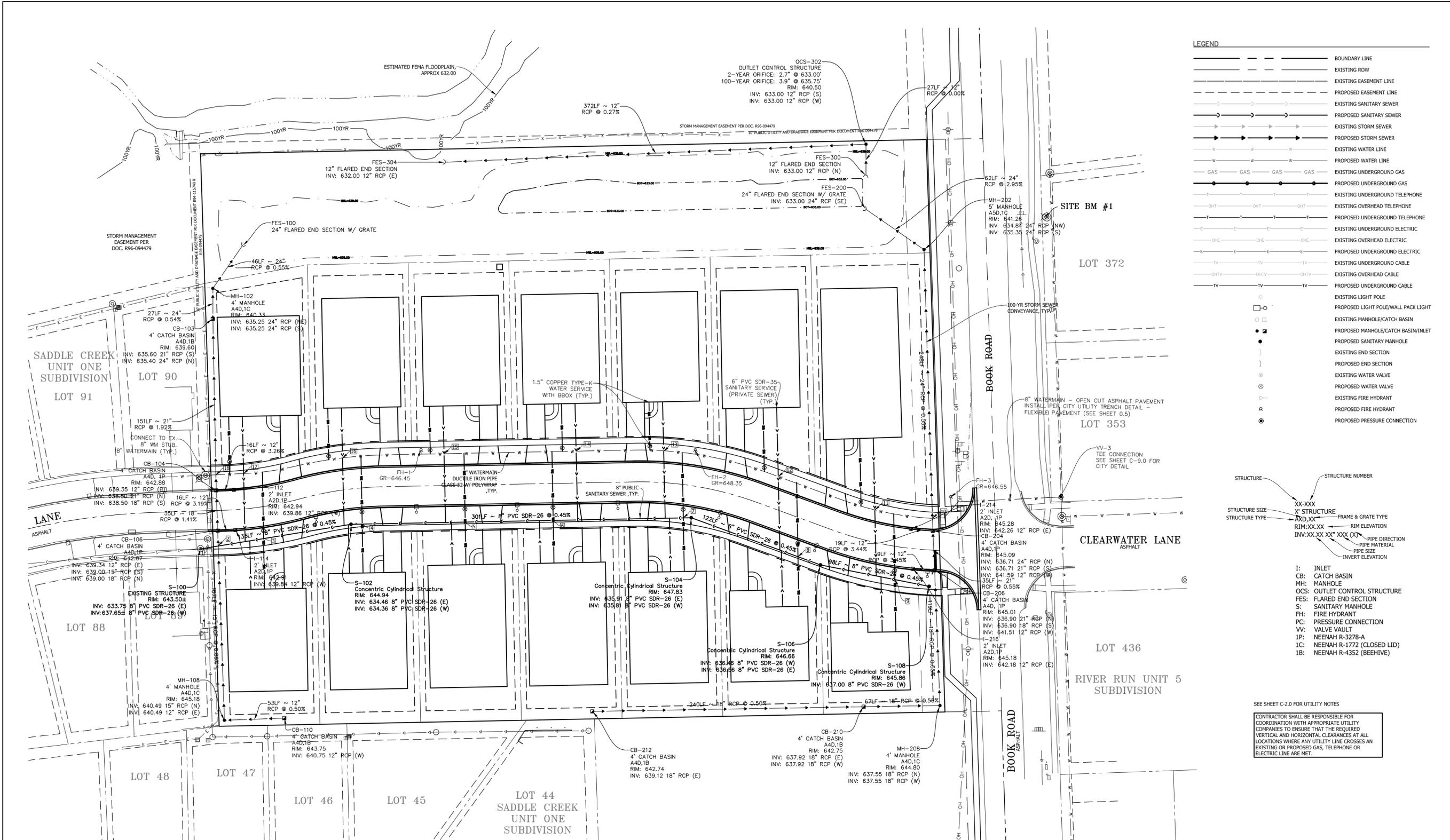
NOTES:  
 SEE SHEET C-6.0 FOR UTILITY NOTES AND LEGEND



PROPOSED 8" SANITARY SEWER PROFILE  
 H: 1"=4'  
 V: 1"=40'



PROPOSED 8" WATERMAIN PROFILE  
 H: 1"=4'  
 V: 1"=40'



**LEGEND**

- BOUNDARY LINE
- - - EXISTING ROW
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- - - EXISTING STORM SEWER
- - - PROPOSED STORM SEWER
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING UNDERGROUND GAS
- - - PROPOSED UNDERGROUND GAS
- - - EXISTING UNDERGROUND TELEPHONE
- - - PROPOSED UNDERGROUND TELEPHONE
- - - EXISTING OVERHEAD TELEPHONE
- - - PROPOSED OVERHEAD TELEPHONE
- - - EXISTING UNDERGROUND ELECTRIC
- - - PROPOSED UNDERGROUND ELECTRIC
- - - EXISTING OVERHEAD ELECTRIC
- - - PROPOSED OVERHEAD ELECTRIC
- - - EXISTING UNDERGROUND CABLE
- - - PROPOSED UNDERGROUND CABLE
- - - EXISTING LIGHT POLE
- - - PROPOSED LIGHT POLE/WALL PACK LIGHT
- - - EXISTING MANHOLE/CATCH BASIN
- - - PROPOSED MANHOLE/CATCH BASIN/INLET
- - - EXISTING SANITARY MANHOLE
- - - PROPOSED SANITARY MANHOLE
- - - EXISTING END SECTION
- - - PROPOSED END SECTION
- - - EXISTING WATER VALVE
- - - PROPOSED WATER VALVE
- - - EXISTING FIRE HYDRANT
- - - PROPOSED FIRE HYDRANT
- - - PROPOSED PRESSURE CONNECTION

STRUCTURE: STRUCTURE NUMBER  
 STRUCTURE SIZE: XX-XXX  
 STRUCTURE TYPE: X-XXX  
 RIM: XX.XX  
 INV: XX.XX  
 XX (X) - FRAME & GRATE TYPE  
 XX.XX - RIM ELEVATION  
 XX.XX - PIPE DIRECTION  
 XX (X) - PIPE MATERIAL  
 XX (X) - PIPE SIZE  
 XX.XX - INVERT ELEVATION

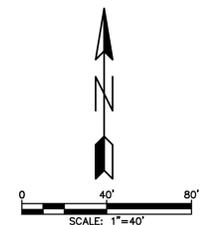
I: INLET  
 CB: CATCH BASIN  
 MH: MANHOLE  
 OCS: OUTLET CONTROL STRUCTURE  
 FES: FLARED END SECTION  
 S: SANITARY MANHOLE  
 FH: FIRE HYDRANT  
 PV: PRESSURE CONNECTION  
 VC: VALVE VAULT  
 1P: NEENAH R-3278-A  
 1C: NEENAH R-1772 (CLOSED LID)  
 1B: NEENAH R-4352 (BEEHIVE)

SEE SHEET C-2.0 FOR UTILITY NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

**UTILITY CROSSING TABLE**

CROSSING NUMBER	FINISH GRADE	TOP UTILITY	B/P ELEV.	BOTTOM UTILITY	T/P ELEV.	VERTICAL SEPARATION	NOTES
1	643.60	12" STORM	636.30	8" SANITARY	634.45	1.65	FIELD VERIFY EXISTING STORM SEWER DEPTH
2	643.78	15" STORM	639.05	8" SANITARY	634.50	4.55	
3	643.88	1" WATER	638.80	8" SANITARY	634.78	4.02	
4	645.39	1" WATER	640.30	8" SANITARY	635.18	5.12	
5	646.93	1" WATER	641.80	8" SANITARY	635.59	6.21	
6	648.20	1" WATER	643.07	8" SANITARY	635.95	7.12	
7	648.18	1" WATER	643.05	8" SANITARY	636.46	6.59	
8	647.12	1" WATER	641.99	8" SANITARY	637.03	4.96	
9	646.22	1" WATER	641.09	8" SANITARY	637.53	3.56	
10	646.13	8" WATER	640.46	24" STORM	638.90	1.56	
11	646.50	8" WATER	640.83	4" SANITARY	639.33	1.50	
12	647.43	8" WATER	641.76	4" SANITARY	640.26	1.50	
13	648.39	8" WATER	642.72	4" SANITARY	641.22	1.50	
14	648.41	8" WATER	642.74	4" SANITARY	641.24	1.50	
15	646.55	8" WATER	640.88	4" SANITARY	639.38	1.50	
16	645.39	8" WATER	639.46	4" SANITARY	637.96	1.50	
17	643.86	8" WATER	637.93	4" SANITARY	636.43	1.50	
18	643.60	21" STORM	638.35	8" WATER	636.65	1.50	LOWER PROPOSED WATERMAIN TO MAINTAIN 1.5' SEPARATION



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**RESERVES OF SADDLE CREEK**  
 10826-10846 BOOK ROAD, NAPERVILLE, IL 60546

DATE : 04-16-2025  
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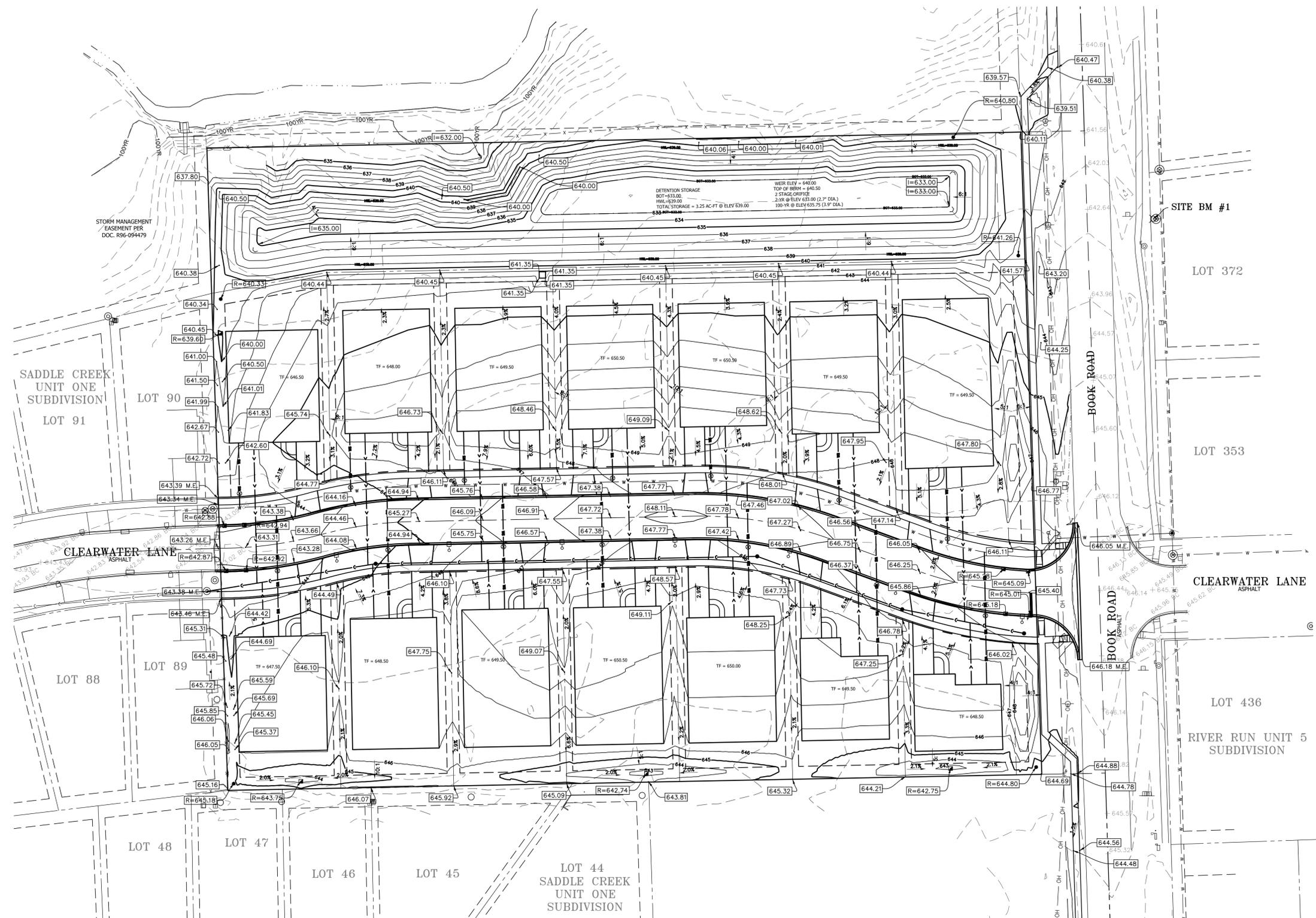
ADDENDUM #1 : 06-11-2025  
 ADDENDUM #2 : 07-11-2025  
 ADDENDUM #3 : 08-07-2025  
 ADDENDUM #4 : 09-02-2025  
 ADDENDUM #5 : 09-15-2025

DESCRIPTION: UTILITY PLAN

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**C-6.0**  
 SHEET

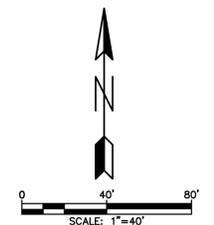
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



**GRADING LEGEND**

- PROPERTY LINE
- - - LOT LINE ADJACENT / R.O.W.
- - - EASEMENT LINE
- PROP. CONTOURS
- ▣ PROP. STORM CATCH BASIN
- ▤ PROP. STORM END SECTION
- D.S.
- ⊗ PROP. DOWNSPOUT
- ⊗ PROP. STORM BUBBLER
- ⊗ PROP. SPOT ELEV.
- ⊗ XXX.X M.E. MATCH EX. ELEV.
- ⊗ R=XXX.X PROP. RIM ELEV.

- NOTES:**
- SEE SHEET C-2.0 FOR GRADING NOTES
  - EX. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
  - PROP.. GRADE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
  - ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE PUSH WITH PAVEMENT OR FINISH GRADE.



06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: MAV
DESCRIPTION:	G:\PROJECTS\OverstreetBuilders\W24300.00 10846 S Book Rd, Uninc\Milco Naperville\CADD\SHET\N SITE DEVELOPMENT\W24300.00 sht C-7.0 Grading Plan.dwg



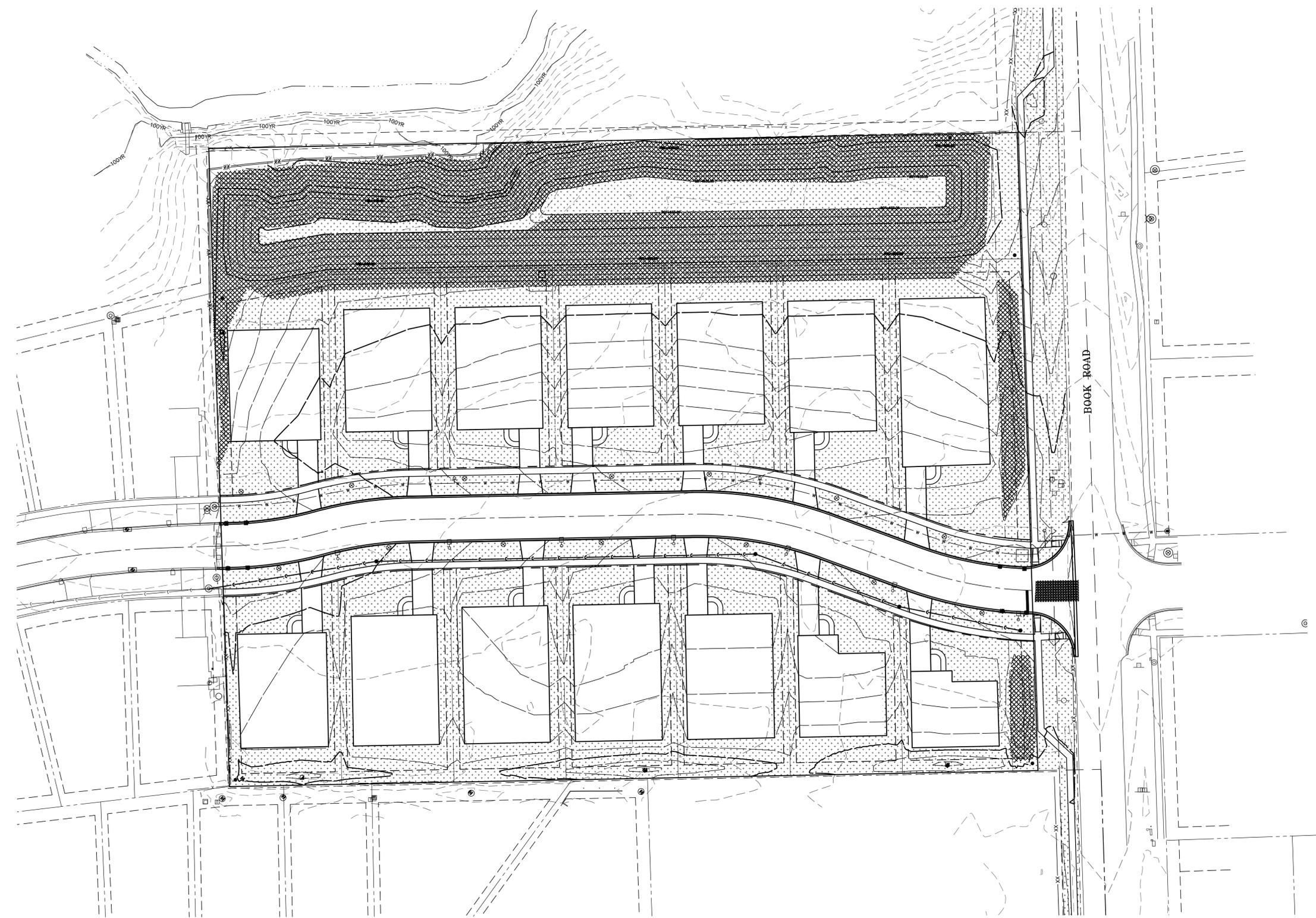


DATE	DESCRIPTION
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09-02-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
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DRAWN BY	: MD
CHECKED BY	: MAV

SOIL EROSION &  
 SEDIMENT  
 CONTROL PLAN

**C-8.0**  
 SHEET

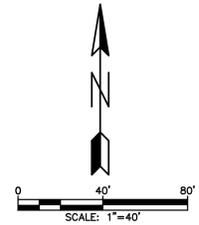


- SDESC LEGEND**
- LIMITS OF DISTURBANCE
  - xx- TEMPORARY SILT FENCE
  - x- TEMPORARY TREE PROTECTION FENCE
  - ▨ PERMANENT SEEDING
  - ▩ PERMANENT SEEDING
  - ▧ STABILIZED CONSTRUCTION ENTRANCE
  - ◆ INLET PROTECTION FILTER BASKET
  - CONCRETE WASHOUT

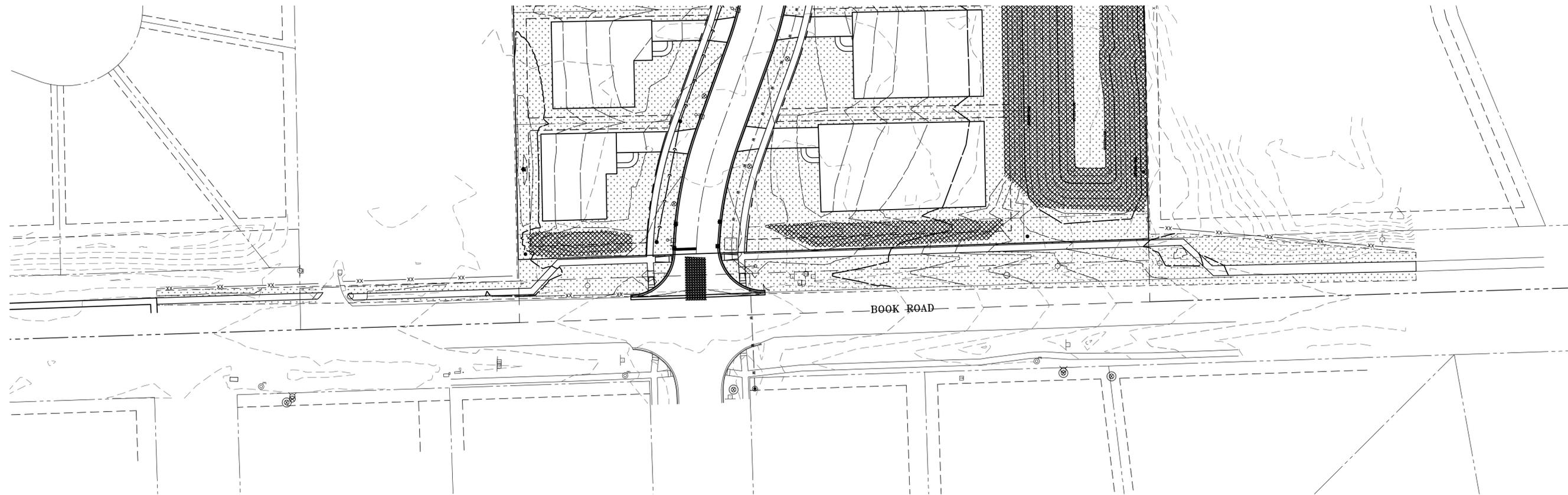
- CONSTRUCTION SEQUENCE SCHEDULE:**
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL (SESC) MEASURES
    - 1.1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
    - 1.2. INSTALL SILT FENCE
    - 1.3. INSTALL INLET FILTER PROTECTION AT EXISTING STORM STRUCTURES
  2. TREE REMOVAL AS SHOWN ON TREE PRESERVATION PLAN
  3. REMOVE EXISTING BUILDING AND STRUCTURES.
  4. CONTAIN STOCKPILE LOCATIONS WITHIN THE SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
  5. START CONSTRUCTION OF BUILDING PAD AND UTILITIES.
  6. INSTALL INLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
  7. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
  8. INSTALL PAVEMENT.
  9. PERMANENTLY STABILIZE ALL AREAS.
  10. REMOVE ALL TEMPORARY SESC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

\*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS DAY AFTER EVERY 0.5 IN. OR GREATER RAINFALL EVENT.

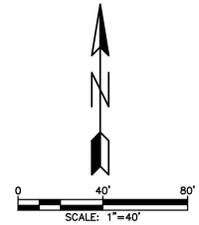
- NOTES:**
1. SEE SHEET C-7.1 FOR EROSION CONTROL DETAILS.
  2. THE LOCATIONS OF CONSTRUCTION STAGING AREA AND TOPSOIL STOCKPILE AREA ARE SUBJECT TO CHANGE PER CONTRACTOR. STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE. CONSTRUCTION TRAILERS, TEMPORARY PARKING, AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS, SUPPLIES, AND STOCKPILES SHALL BE PLACED IN THIS AREA IF NEEDED. TOPSOIL STOCKPILE AREA SHALL BE ENCLOSED WITH SILT FENCE.
  3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING AN EXISTING STORM DRAINAGE SYSTEM. SEE SHEET C-7.1 FOR CONSTRUCTION EXIT DETAIL.
  4. ALL SOIL DISTURBANCE SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



NOTES:  
 SEE SHEET C-8.0 FOR SESC LEGEND AND NOTES



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

EXHIBIT C  
 EXHIBIT D

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: MAV

SOIL EROSION &  
 SEDIMENT  
 CONTROL PLAN

C-8.1  
 SHEET

06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DESCRIPTION:

RESERVES OF  
 SADDLE CREEK  
 10826-10846 BOOK ROAD, NAPERVILLE, IL 60564

OVERSTREET BUILDERS, INC.  
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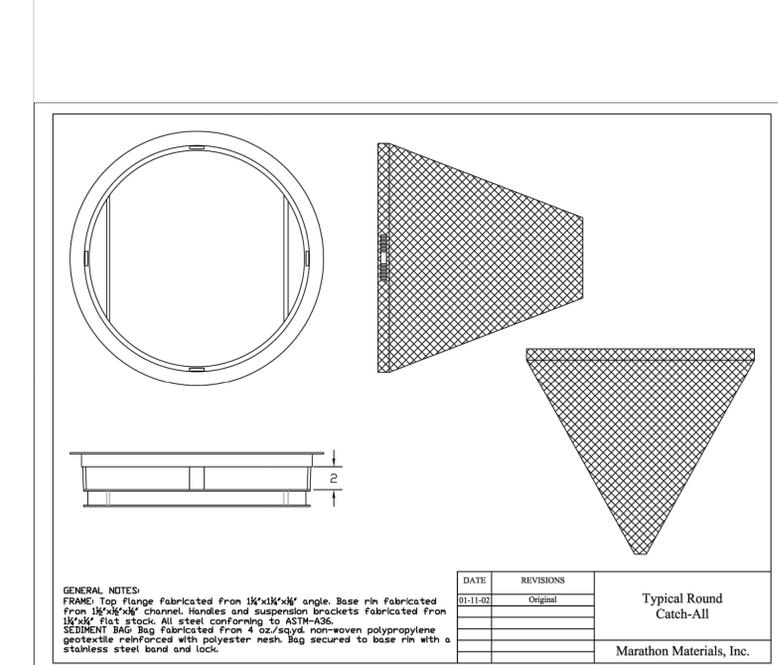
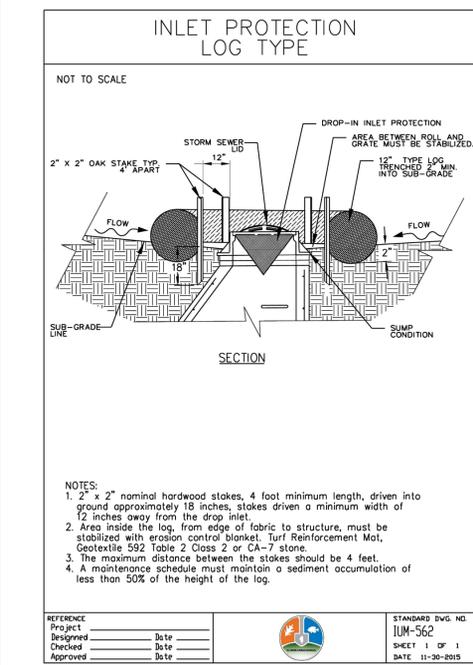
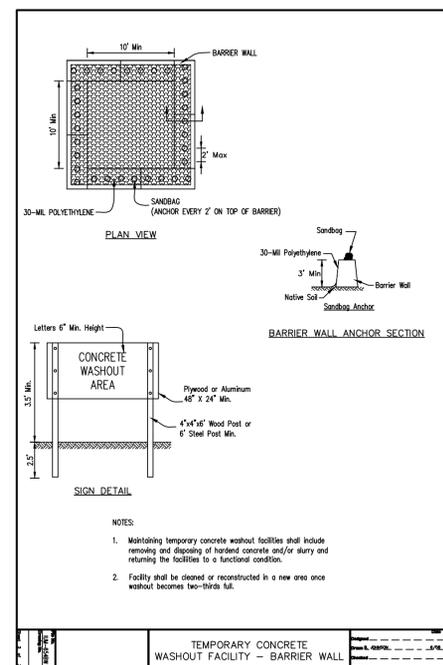
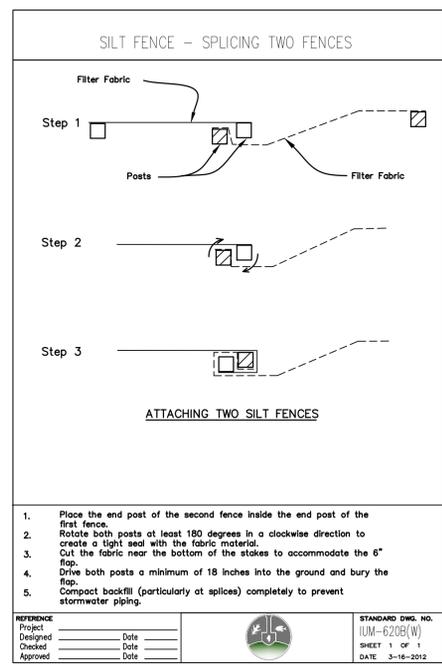
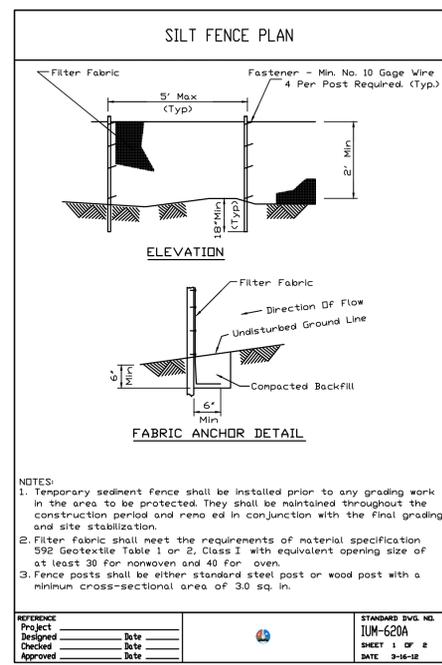
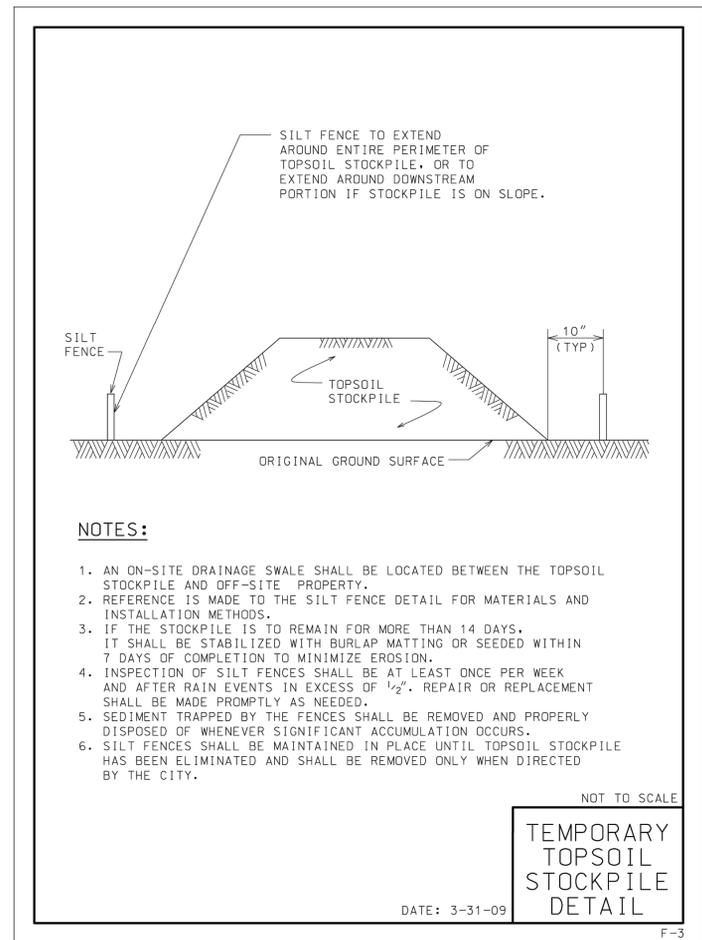
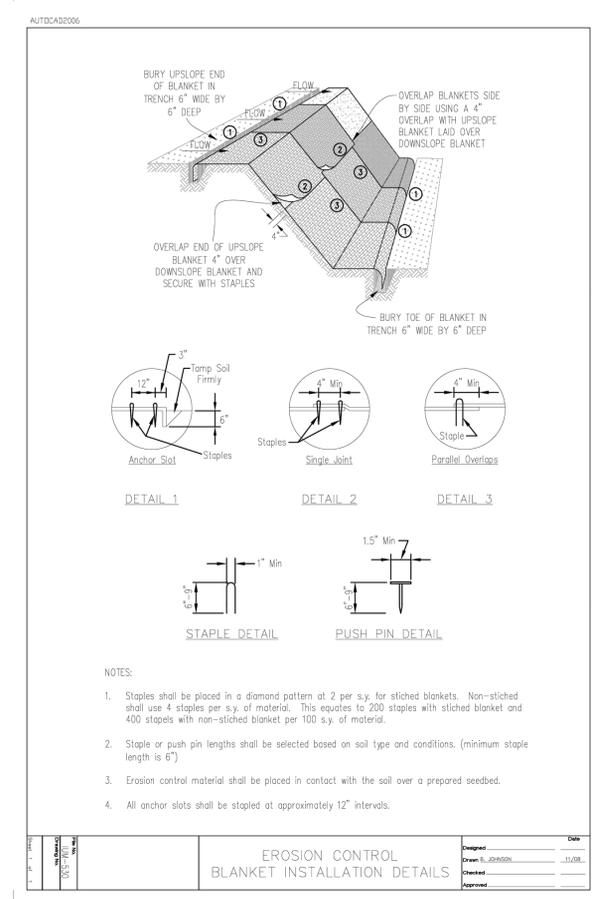
ENGINEERING  
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DATE	06-11-2025	ADDENDUM #1
PROJECT #	07-11-2025	ADDENDUM #2
DESIGNED BY	08-07-2025	ADDENDUM #3
DRAWN BY	09-15-2025	ADDENDUM #4
CHECKED BY		ADDENDUM #5

DATE	04-16-2025	DESCRIPTION
PROJECT #	W24300.00	
DESIGNED BY	MD	
DRAWN BY	MD	
CHECKED BY	NAV	

SOIL EROSION &  
 SEDIMENT  
 CONTROL PLAN



# STORMWATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED IN THE PROJECT TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM SEWER WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION WITHIN THE CONSTRUCTION SITE AND TO LIMIT SEDIMENTS FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN EROSION CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION DEPENDING ON THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITION.

THE CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A TIME FRAME SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER, THEREFORE MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING. THE ENGINEER WILL DETERMINE IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE DELETED AND IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS, WHICH ARE NOT INCLUDED IN THIS PLAN, SHALL BE ADDED. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN STANDARD 280001 OF THE PLANS. SECTION 280. TEMPORARY EROSION CONTROL, OF THE STANDARD SPECIFICATIONS ADDITIONALLY SUPPLEMENTS THIS PLAN.

#### SITE DESCRIPTION

##### DESCRIPTION OF CONSTRUCTION ACTIVITY

- THE PROJECT CONSISTS OF AN EXTENSION OF CLEARWATER LANE TO BOOK ROAD WITH 14 PROPOSED SINGLE-FAMILY LOTS WITH IMPROVED ONSITE PARKING, STORM SEWER SYSTEM, AND LANDSCAPED AREAS.
- THE PROPERTY IS LOCATED NORTH OF HASSERT BLVD AND WEST OF BOOK ROAD, WITHIN THE CITY OF NAPERVILLE.

##### DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

- EROSION CONTROL SILT FENCING SHALL BE IN PLACE PRIOR TO EARTHWORK ACTIVITIES.
- SITE SHALL BE ROUGH GRADED.
- UNDERGROUND UTILITY NETWORK DIRECTING FLOW TO DETENTION FACILITY SHALL BE INSTALLED.
- SITE SHALL BE FINE-GRADED, WITH ALL PROPOSED PAVING AREAS GRADED TO ROUGHLY 1-FOOT BELOW FINAL ELEVATION ON PLANS.
- CONCRETE WORK AND BITUMINOUS PARKING LOT SHALL BE CONSTRUCTED.
- DISTURBED AREAS SHALL BE TOPSOILED & SEEDED.

##### AREA OF CONSTRUCTION SITE:

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 8.00 ACRES BY WHICH 7.82 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING, AND OTHER ACTIVITIES.

##### OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEYS AND SOIL BORINGS THAT WERE UTILITIES FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION CONTROL SYSTEMS.
- PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND PLAN DRAWINGS INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER GRADING ACTIVITIES WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

##### DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

THE SITE SHALL DRAIN INTO THE PROPOSED STORMWATER DETENTION PONDS BY MEANS OF AN EXISTING STORM SEWER SYSTEM.

##### CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- THE DRAWINGS, SPECIFICATIONS AND SPECIAL PROVISIONS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, PROTECTION OF TREES, PRESERVATION OF NATURE VEGETATION, AND OTHER APPROPRIATE MEASURES AS DIRECTED BY THE ENGINEER. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - AREAS OF EXISTING VEGETATION, WOOD AND GRASSLANDS, OUTSIDE THE PROPOSED CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
  - DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL.
  - AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINS AWAY FROM THE PROJECT, TEMPORARY PERIMETER EROSION BARRIER SHALL BE INSTALLED AS CALLED OUT IN THIS PLAN AND DIRECTED BY THE ENGINEER.
  - BARE AND SPARSELY VEGETATED GROUND IN HIGH ERODIBLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
  - IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED, AREAS WHICH ARE HIGHLY ERODIBLE AS DETERMINED BY THE ENGINEER, SHALL BE TEMPORARILY SEEDED WHEN NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
- ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. DESIRABLE GRASS SEED WILL BECOME ESTABLISHED IN THESE AREAS AND WILL SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/MOWING AND OVER SEEDING CAN BE COMPLETED.
- THE SOIL AND WATER CONSERVATION DISTRICT IS RESPONSIBLE FOR CONDUCTING SITE VISITS AND VERIFYING THAT THE PRACTICES ARE WORKING PROPERLY AND DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL. IF ADDITIONAL PRACTICES ARE DEEMED NECESSARY BY THE SWCD THE CONTRACTOR WILL IMPLEMENT THE PRACTICE IN A TIMELY MANNER.

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES PERMIT NUMBER ILR10 ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

ENGINEER: NICHOLAS A. VARCHETTO, PE

DATE

#### DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING, PARKING OF VEHICLES OF CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS OR OTHER CONSTRUCTION RELATED ACTIVITIES.
  - WITHIN THE CONSTRUCTION LIMITS, AREAS WHICH MAY BE SUSCEPTIBLE TO EROSION AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.
- AS CONSTRUCTION PROCEEDS, THE CONTRACTOR SHALL INSTITUTE THE FOLLOWING AS DIRECTED BY THE ENGINEER
  - PLACE TEMPORARY EROSION CONTROL FACILITIES AT LOCATIONS SHOWN ON THE PLANS.
  - TEMPORARILY SEED ERODIBLE BARE EARTH ON A WEEKLY BASIS TO MINIMIZE THE AMOUNT OF ERODIBLE SURFACE AREA WITHIN THE CONTRACT LIMITS.
  - PROVIDE TEMPORARY EROSION CONTROL SYSTEMS.
  - CONTINUE BUILDING UP THE EMBANKMENT TO THE PROPOSED GRADE WHILE, AT THE SAME TIME, PLACING PERMANENT EROSION CONTROL FINAL SHAPING TO THE SLOPES.
- EXCAVATED AREAS AND EMBANKMENT SHALL BE PERMANENTLY SEEDED IMMEDIATELY AFTER FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN THE AREA IS PLANNED FOR SEVEN (7) DAYS.
- CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR OTHER POLLUTANT IN ACCORDANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
- THE RESIDENT ENGINEER SHALL INSPECT THE PROJECT WEEKLY DURING CONSTRUCTION ACTIVITIES. INSPECTION SHALL ALSO BE DONE WEEKLY AND AFTER RAINS OF 1/2-INCH OR GREATER OR EQUIVALENT SNOWFALL AND DURING THE WINTER SHUTDOWN PERIOD. THE PROJECT SHALL ADDITIONALLY BE INSPECTED BY THE CONSTRUCTION FIELD ENGINEER ON A BIWEEKLY BASIS TO DETERMINE THAT EROSION CONTROL EFFORTS ARE IN PLACE AND EFFECTIVE AND IF OTHER EROSION CONTROL WORK IS NECESSARY.
- SEDIMENT COLLECTED DURING CONSTRUCTION OF THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EARTH EXCAVATION FOR EROSION CONTROL.
- THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED, AS DIRECTED BY THE ENGINEER, AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.

#### DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SODDED AND ESTABLISHED.
- ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

#### MISCELLANEOUS:

- TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT A RATE OF 100 LBS/ACRES, IF DIRECTED.
- SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS, AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
- ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. PRIOR TO THE APPROVAL AND USE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE MANUFACTURER INSTALLATION PROCEDURES TO FACILITATE THE ENGINEER IN CONSTRUCTION INSPECTION.

#### SOIL EROSION CONTROL:

- SOIL EROSION CONTROL MUST CONFORM TO THE CITY ORDINANCE.

#### A. SPECIFICATIONS:

- A CONSTRUCTION ENTRANCE TO THE SITE SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY WORK ON THE SITE: THE CONSTRUCTION ENTRANCE SHALL CONSIST OF 12" OF CRUSHED CONCRETE, 50 FEET IN LENGTH AND 24 FEET WIDE, AS SHOWN ON PLANS.
  - ALL STOCK PILES ON THE SITE WHICH WILL NOT BE REDISTRIBUTED FOR A WEEK OR LONGER WILL BE SEEDED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE.
  - SEEDING IN DISTRIBUTED AREAS OUTSIDE OF THE RIGHT-OF-WAYS WILL BE DONE WITH PERENNIAL RYE GRASS, 1/2 LB. PER 1,000 SF, IF IT IS LATER IN THE FALL AND A MORE RAPID GERMINATION IS REQUIRED, 1 LB OF OATS PER 1,000 S.F. CAN BE ADDED TO THE RYE GRASS.
  - THE SEEDING AND MULCH WILL BE MAINTAINED AND REPAIRED WHEN NECESSARY UNTIL THE PROJECT IS COMPLETED.
  - AGGREGATE BASE SHALL BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE FOR ROADS TO PROVIDE REQUIRED STABILIZATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL STRUCTURES.
  - CONTRACTOR SHALL INSPECT EROSION CONTROL STRUCTURES WEEKLY OR AFTER ANY MAJOR STORMS OR AS DIRECTED BY THE CITY.
  - ALL DESIGN AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AS CONTAINED IN THE IEPA/WPC/87-012 OR CURRENT EDITION AND THE ILLINOIS PROCEDURE AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.
  - DUST CONTROL AND CLEANING OF ROADWAYS AS REQUESTED BY THE CITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- INSTALLATION
    - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
    - NOTIFY PUBLIC WORKS DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT 24 HOURS PRIOR TO INITIATING CONSTRUCTION.

#### DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: \_\_\_\_\_  
 NAME OF ENGINEER  
 ILLINOIS REGISTERED PROF. ENG. NO. \_\_\_\_\_

OWNER AND DEVELOPER:  
 NAME OF DEVELOPER/OWNER

TITLE: \_\_\_\_\_

CORPORATION: \_\_\_\_\_

#### SOIL PROTECTION CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A	+		*	*					
DORMANT SEEDING	B	+									B	+
TEMPORARY SEEDING			C	+		*	D*					
SODDING			E**	+								
MULCHING	F	+										

- |   |                                   |                        |            |
|---|-----------------------------------|------------------------|------------|
| A. KENTUCKY BLUEGRASS MIXED WITH PERENNIAL RYEGRASS | 90 LBS/AC                         | C. SPRING OATS         | 100 LBS/AC |
| B. KENTUCKY BLUEGRASS MIXED WITH PERENNIAL RYEGRASS | 135 LBS/AC                        | D. WHEAT OR CEREAL RYE | 150 LBS/AC |
|   | 45 LBS/AC + 2 TONS STRAW MULCH/AC | E. SOD                 |            |
|   |                                   | F. STRAW MULCH         | 2 TONS/AC  |

- \* IRRIGATION NEEDED DURING JUNE AND JULY
- \*\* IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

#### OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

#### OWNER

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

COMPANY \_\_\_\_\_

#### CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR 10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

#### GENERAL CONTRACTOR

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

COMPANY \_\_\_\_\_

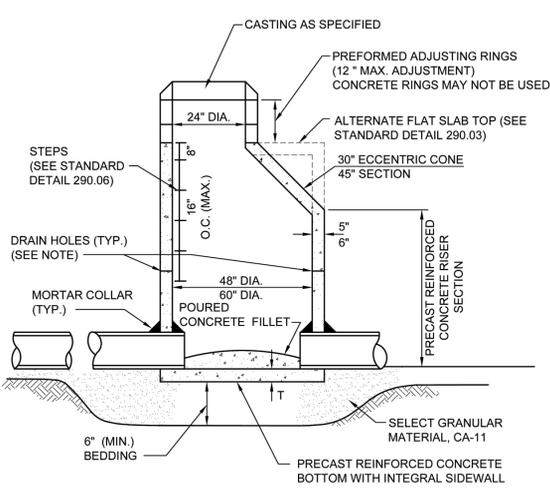
06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-02-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: NAV

SOIL EROSION & SEDIMENT CONTROL PLAN

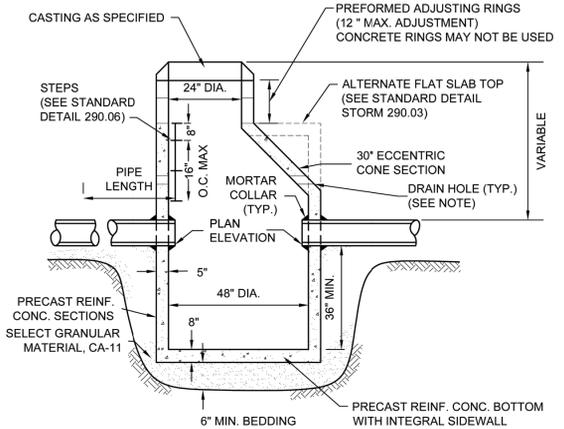


WHEN MANHOLE DEPTH IS 12 FT OR LESS T = 8 INCHES  
 WHEN MANHOLE DEPTH IS OVER 12 FT. T = 10 INCHES



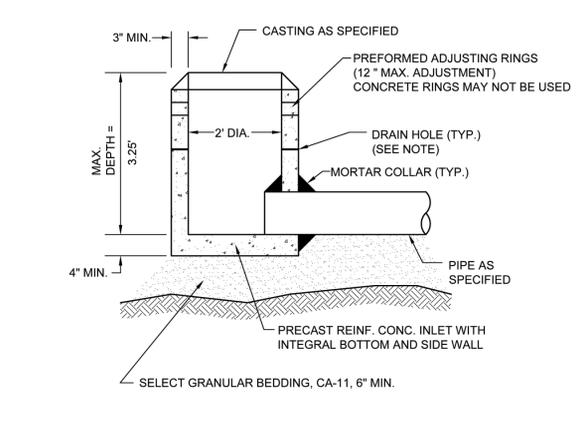
**NOTE:**  
 A MINIMUM OF 4 PRECAST OR DRILLED 1" DIAMETER HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THE STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

City of Naperville STANDARD DETAIL  
 STORM MANHOLE - TYPE A  
 REVISED: 08/01/2018 SHEET 1 OF 1  
**290.01**



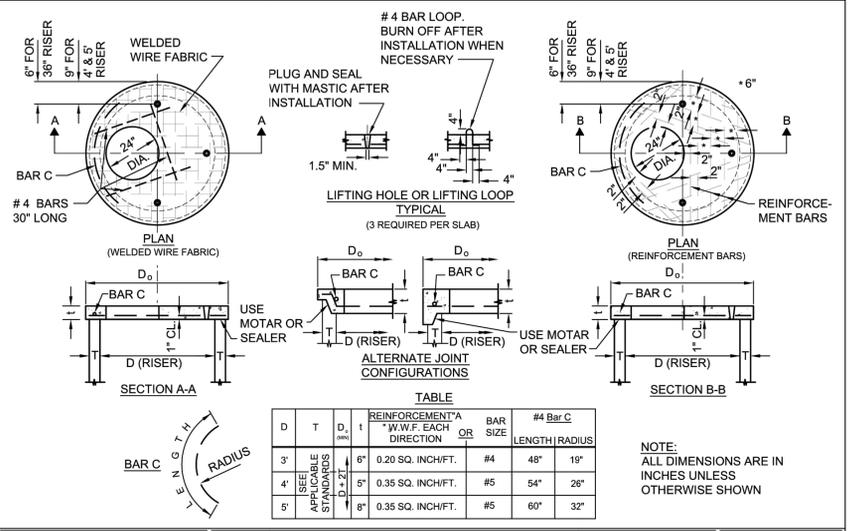
**NOTE:**  
 A MINIMUM OF 4 PRECAST OR DRILLED 1" DIAMETER HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THE STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

City of Naperville STANDARD DETAIL  
 CATCH BASIN - TYPE A  
 REVISED: 08/01/2018 SHEET 1 OF 1  
**290.02**

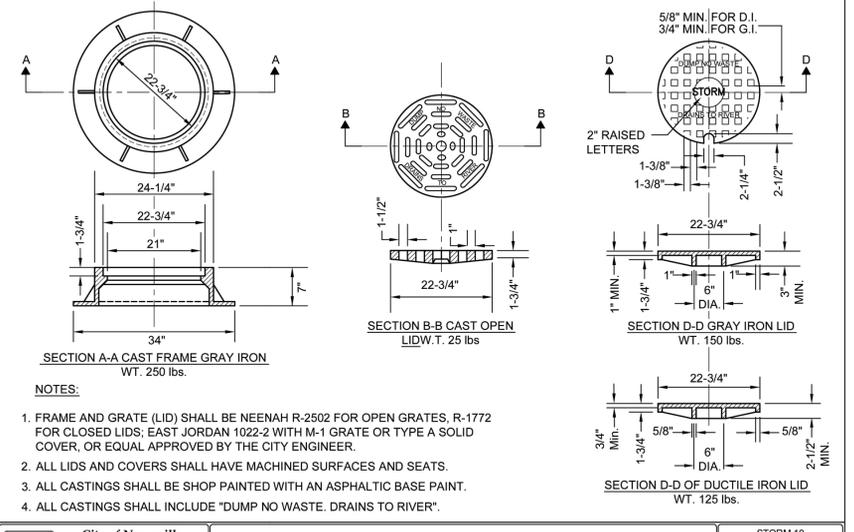


**NOTE:**  
 IN PAVED AREAS A MINIMUM OF 4 PRECAST OR DRILLED 1" DIAMETER HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THE STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

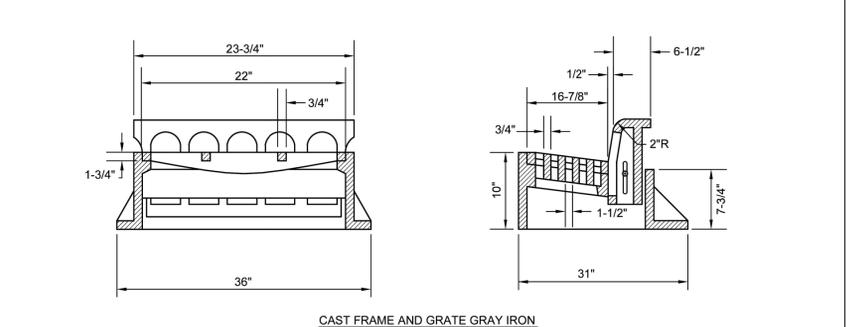
City of Naperville STANDARD DETAIL  
 INLET - TYPE A  
 REVISED: 08/01/2018 SHEET 1 OF 1  
**290.05**



City of Naperville STANDARD DETAIL  
 FLAT SLAB TOP PRECAST REINFORCED CONCRETE  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**290.03**



City of Naperville STANDARD DETAIL  
 FRAME & LID OR GRATE  
 REVISED: 05/15/2015 SHEET 1 OF 1  
**290.10**



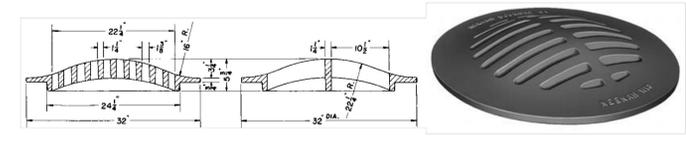
**NOTES:**  
 1. FRAME AND GRATE SHALL BE NEENAH R-3278-A, EAST JORDAN IRON 7220, OR EQUAL APPROVED BY THE CITY ENGINEER.  
 2. ALL CASTING SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.  
 3. SEE STANDARD DETAIL 590.20 FOR CORRESPONDING CURB.  
 4. ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS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

City of Naperville STANDARD DETAIL  
 FRAME & GRATE FOR B-6.12 CURB & GUTTER  
 REVISED: 05/15/2015 SHEET 1 OF 1  
**290.11**

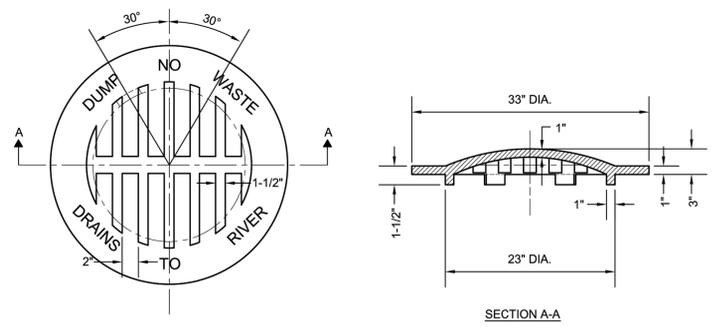
Note: When specifying/ordering grates, refer to "Choosing the Proper Inlet Grate" on pages 125-126.  
 For a complete listing of FREE OPEN AREAS and WEIR PERIMETERS of all NEENAH grates, refer to pages 327-332.

**R-4352 Beehive Grate**

Heavy Duty



CATALOG NUMBER	GRATE TYPE	SO. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4352	Beehive	1.3	5.8



**NOTES:**  
 1. BEEHIVE GRATE SHALL BE NEENAH R4340B, EAST JORDAN 6527, OR EQUAL APPROVED BY THE CITY ENGINEER.  
 2. ALL CASTINGS SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.  
 3. ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS TO RIVER".

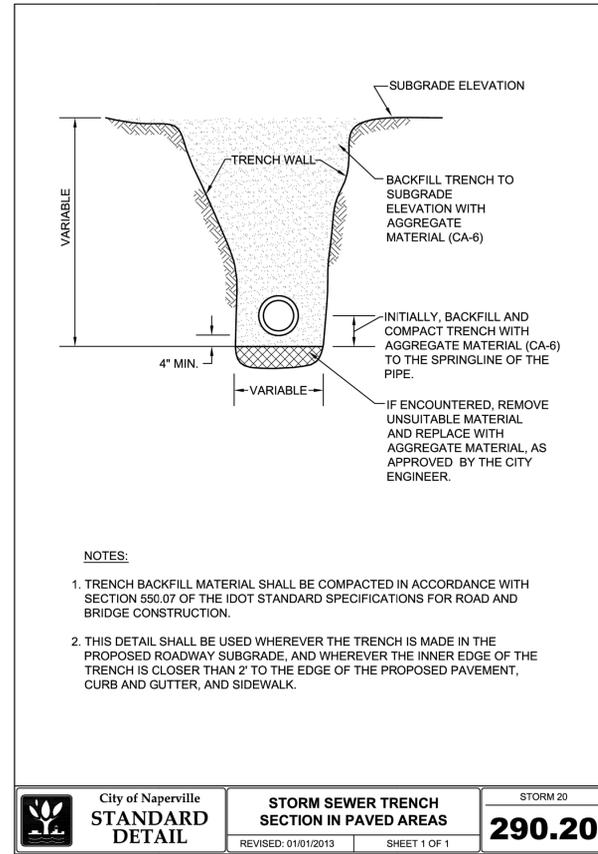
City of Naperville STANDARD DETAIL  
 BEEHIVE GRATE  
 REVISED: 05/15/2015 SHEET 1 OF 1  
**290.14**



DATE	PROJECT #	DESIGNED BY	DRAWN BY	CHECKED BY	DESCRIPTION
06-11-2025	ADDENDUM #1				
07-11-2025	ADDENDUM #2				
08-07-2025	ADDENDUM #3				
09-03-2025	ADDENDUM #4				
09-15-2025	ADDENDUM #5				

DATE	04-16-2025
PROJECT #	W24300.00
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	NAV

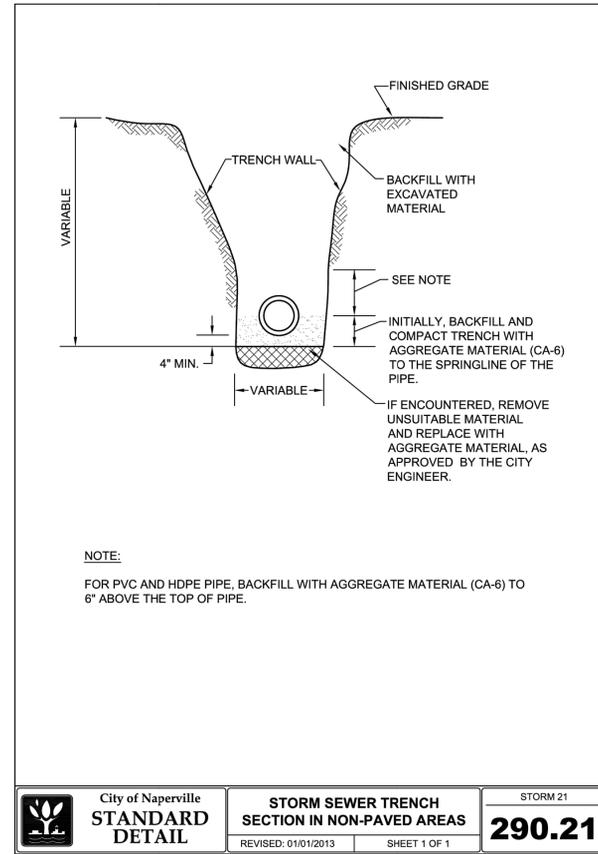
CONSTRUCTION DETAILS



**STORM SEWER TRENCH SECTION IN PAVED AREAS**  
 STANDARD DETAIL  
 REVISDED: 01/01/2013 SHEET 1 OF 1  
**290.20**  
 STORM 20

**NOTES:**

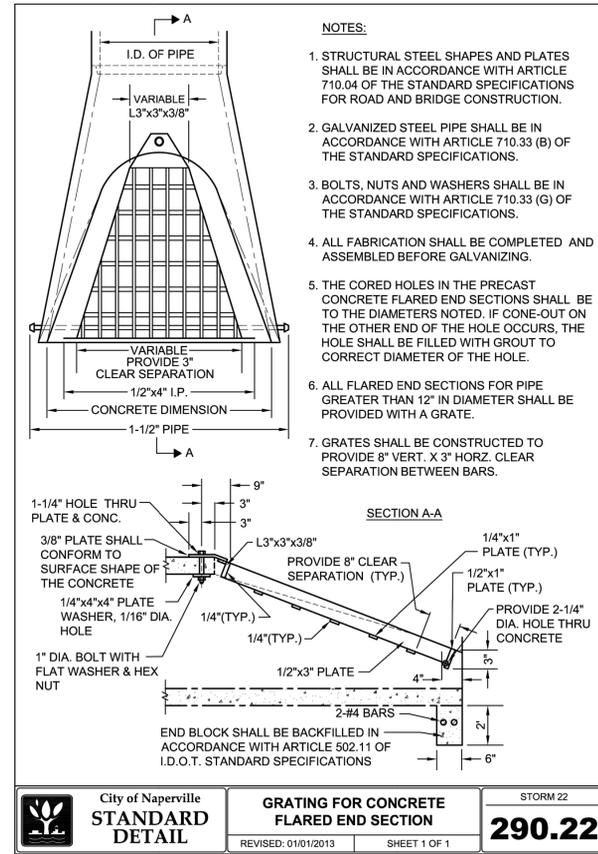
- TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THIS DETAIL SHALL BE USED WHEREVER THE TRENCH IS MADE IN THE PROPOSED ROADWAY SUBGRADE, AND WHEREVER THE INNER EDGE OF THE TRENCH IS CLOSER THAN 2' TO THE EDGE OF THE PROPOSED PAVEMENT, CURB AND GUTTER, AND SIDEWALK.



**STORM SEWER TRENCH SECTION IN NON-PAVED AREAS**  
 STANDARD DETAIL  
 REVISDED: 01/01/2013 SHEET 1 OF 1  
**290.21**  
 STORM 21

**NOTE:**

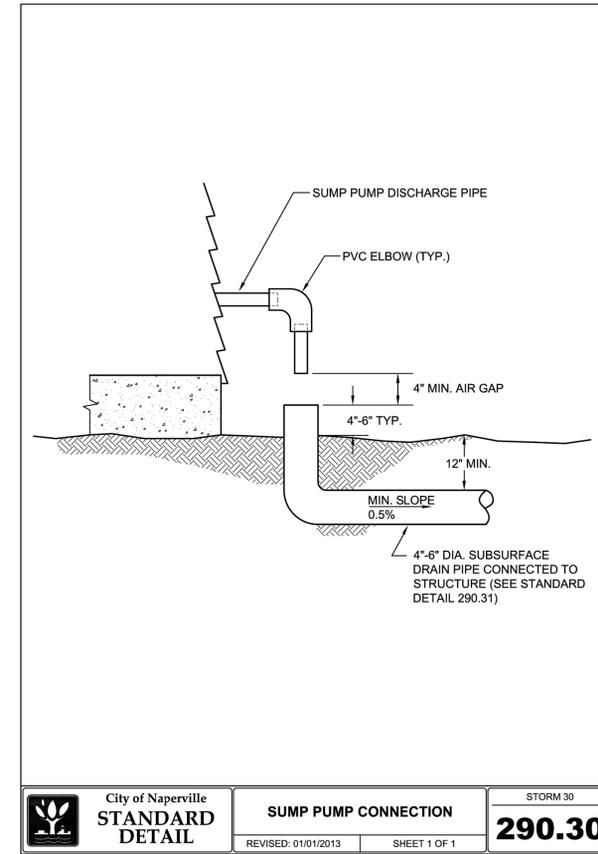
FOR PVC AND HDPE PIPE, BACKFILL WITH AGGREGATE MATERIAL (CA-6) TO 6" ABOVE THE TOP OF PIPE.



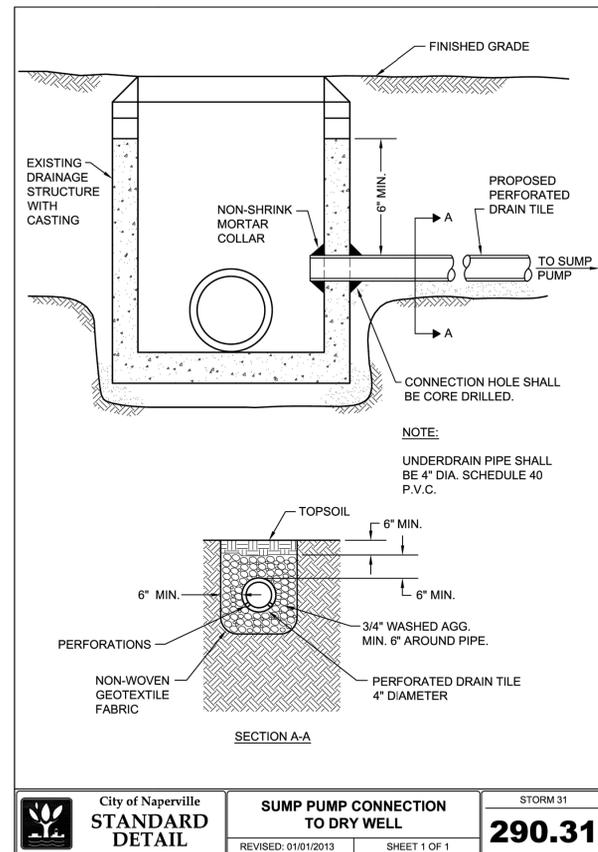
**GRATING FOR CONCRETE FLARED END SECTION**  
 STANDARD DETAIL  
 REVISDED: 01/01/2013 SHEET 1 OF 1  
**290.22**  
 STORM 22

**NOTES:**

- STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 710.04 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (B) OF THE STANDARD SPECIFICATIONS.
- BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (G) OF THE STANDARD SPECIFICATIONS.
- ALL FABRICATION SHALL BE COMPLETED AND ASSEMBLED BEFORE GALVANIZING.
- THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
- ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.
- GRATES SHALL BE CONSTRUCTED TO PROVIDE 8" VERT. X 3" HORIZ. CLEAR SEPARATION BETWEEN BARS.



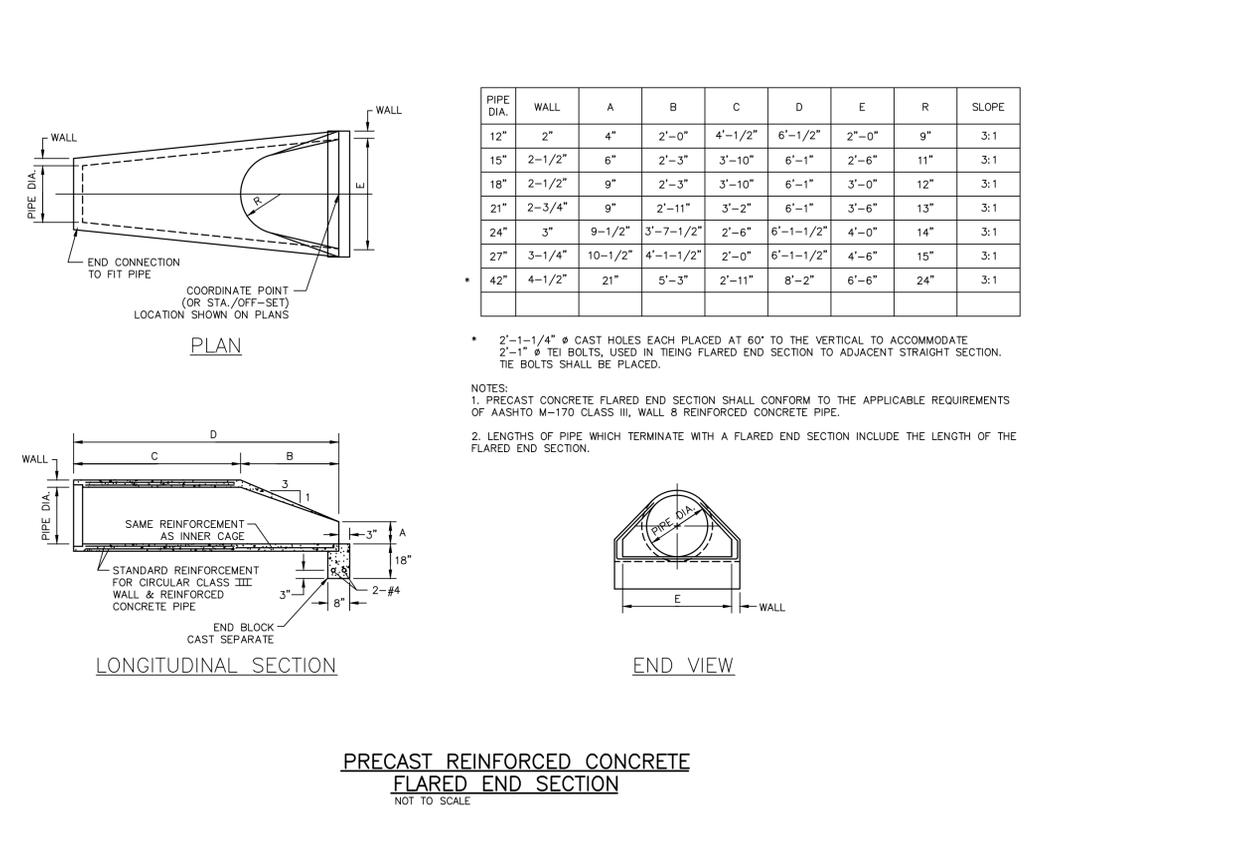
**SUMP PUMP CONNECTION**  
 STANDARD DETAIL  
 REVISDED: 01/01/2013 SHEET 1 OF 1  
**290.30**  
 STORM 30



**SUMP PUMP CONNECTION TO DRY WELL**  
 STANDARD DETAIL  
 REVISDED: 01/01/2013 SHEET 1 OF 1  
**290.31**  
 STORM 31

**NOTE:**

UNDERDRAIN PIPE SHALL BE 4" DIA. SCHEDULE 40 P.V.C.

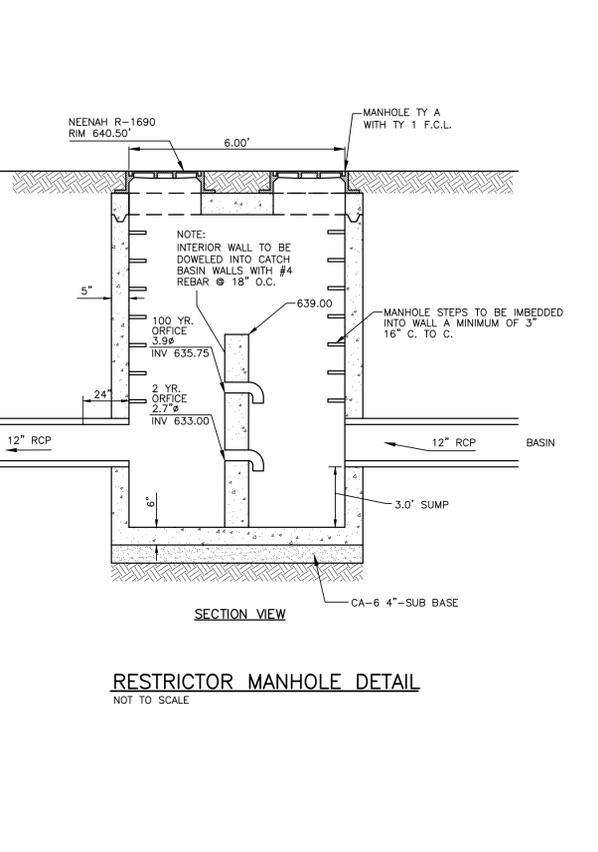


**PRECAST REINFORCED CONCRETE FLARED END SECTION**  
 NOT TO SCALE

PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-1/2"	6'-1/2"	2'-0"	9"	3:1
15"	2-1/2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2-1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2-3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9-1/2"	3'-7-1/2"	2'-6"	6'-1-1/2"	4'-0"	14"	3:1
27"	3-1/4"	10-1/2"	4'-1-1/2"	2'-0"	6'-1-1/2"	4'-6"	15"	3:1
42"	4-1/2"	21"	5'-3"	2'-11"	8'-2"	6'-6"	24"	3:1

**NOTES:**

- PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL & REINFORCED CONCRETE PIPE.
- LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.



**RESTRICTOR MANHOLE DETAIL**  
 NOT TO SCALE

Inside MANHOLE DIAMETER	48"	60"
PIPE DIAMETER	≤21"	>21"
Wall Thickness	5"	6"
Ecc. Cone Sec.(L)	2'-6"	3'-9"
MANHOLE DEPTH	≤12'	>12'
t	8"	10"

ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING PER CITY STANDARDS. THE MANHOLE FRAME AND ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING. ANY LEAKS SHALL BE REPAIRED FROM EXTERIOR OF MANHOLE - PATCHING INSIDE OF MANHOLE SHALL NOT BE ACCEPTABLE.

PREFORMED NON-HARDENING BITUMINOUS MASTIC MATERIAL, CONSIST. CS-102B, OR APPROVED EQUAL, BETWEEN BOTTOM RING AND STRUCTURE.

EXTERNAL CHIMNEY SEAL (OPTIONAL)

PREFORMED ADJUSTING RINGS PER SECTION 302.1.3 OF THE STANDARD SPECIFICATIONS (12" MAX. ADJUSTMENT)

ECCENTRIC CONE SECTION

STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 3/8" INCH A615/615M-05A (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C478-05 AND OSHA STANDARDS.

CA-6 TRENCH BACKFILL REQUIRED AROUND MANHOLE IN PAVED AREAS AND UNDER SIDEWALKS, MANHOLE TO ROADWAY SUBGRADE ELEVATION

RUBBER BOOT CONFORMING TO ASTM C923-02 OR LATEST REVISION (FOR N-SEAL OR APPROVED EQUAL)

POURED CONCRETE FILLET TO TOP OF PIPE 2% SLOPE (TYP.)

PROVIDE CONCRETE FILLET FOR ALL SANITARY MANHOLE INVERTS

PRECAST REINFORCED CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALL

6" CA11 AGGREGATE

SECTION A-A

City of Naperville  
**STANDARD DETAIL**  
 SANITARY SEWER MANHOLE  
 REVISED: 08/01/2018 SHEET 1 OF 1  
**390.01**  
 SANITARY 1

2" RAISED LETTERS

SEAL TITE LID

SEAL TITE CONCEALED PICK HOLE

CAST FRAME

CAST CLOSED LID

SECTION A-A

SECTION D-D

NOTES:

- 1) DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
- 2) ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
- 3) THE MANHOLE COVERS SHALL HAVE 2" RAISED LETTERS AS SHOWN.
- 4) ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL. 35 LID MAY BE USED.
- 5) CASTINGS ARE SHALL BE EAST JORDAN 1022-Z3; NEENAH R-1772 OR APPROVED EQUAL.
- 6) WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN FLOOD PLAIN AREA, AND AS NOTED ON THE PLANS. NEENAH R-1916-F1, EAST JORDAN IRON WORKS 1022-Z1PT OR APPROVED EQUAL.
- 7) LIDS AND FRAMES TO MEET ASSHTO M306 PROOF LOADING SPECIFICATIONS

City of Naperville  
**STANDARD DETAIL**  
 SANITARY MANHOLE - FRAME & COVER  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**390.06**  
 SANITARY 6

EXCAVATED TRENCH WIDTH

PAVEMENT SUBGRADE

PIPE WIDTH

FINAL BACKFILL CA-6 UNDER PAVED AREAS/SIDEWALKS EXCAVATED MATERIALS UNDER OTHER AREAS

PIPE EMBEDMENT (COMPACTED)

6" COVER

SPRINGLINE

INITIAL BACKFILL CA-11

HAUNCHING CA-11

FOUNDATION

BEDDING, CA-11 1/4 OF THE OUTSIDE DIAMETER OF THE PIPE (4" MIN.)

NOTES:

1. IN PAVED AREAS, ALL TRENCHES MUST BE COMPACTED IN CONFORMANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
2. IF FOUNDATION IS UNSUITABLE TO BED PIPE, UNDERCUTS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

City of Naperville  
**STANDARD DETAIL**  
 TRENCH SECTION FOR PVC PIPE  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**390.10**  
 SANITARY 10

PLAN

SECTION A-A

45° CURVE

TRENCH WALL

STOPPER CEMENTED OR STAKED IN PLACE

UNDISTURBED EARTH - SHAPE TO PROVIDE UNIFORM BEARING FOR 1/4 OF BARREL CIRCUMFERENCE

MAXIMUM SLOPE 1:1

STANDARD TEE - BARREL SIZE TO BE CALLED FOR ON A PLAN, OR AS OTHERWISE SPECIFIED

BEDDING CA-11

NOTES:

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

City of Naperville  
**STANDARD DETAIL**  
 RISE FOR SERVICE LATERAL  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**390.20**  
 SANITARY 20

FIGURE 1 STANDARD TEE CONNECTION EXISTING CLAY ON PVC

FIGURE 2 STANDARD SADDLE CONNECTION EXISTING PVC OR LINED PIPE

SADDLE (GENCO MODEL DEPICTED)

SLIPLINING

PVC TEE OR WYE

PVC

STAINLESS STEEL COUPLING

CLAY PIPE

CLAY PIPE

STANDARD TEE CONNECTION-FIGURE 1

1. BYPASS OR RESTRICT FLOW IN PIPE AS REQUIRED.
2. SAW CUT AND REMOVE EXISTING PIPE TO MINIMUM EXTENT SHOWN IN FIGURE 1.
3. INSTALL STANDARD PVC TEE AND PIPE AS SHOWN, PVC SHALL BE SDR26, ASTM 2241.
4. FLEXIBLE COUPLING SHALL BE A NON-SHEARING TYPE TRANSITION COUPLING: FERNCO STRONG BACK RC 1000 SERIES, CASCADE STYLE CSS COUPLING, OR APPROVED EQUAL.

STANDARD SADDLE CONNECTION FIGURE 2

1. FOR LINED PIPE CAREFULLY REMOVE OLD CLAY PIPE TO MINIMUM EXTENT SHOWN WITHOUT DAMAGING LINER PIPE.
2. HOLES FOR SADDLE INLET SHALL BE LAID OUT USING SADDLE AS TEMPLATE AND CUT WITH APPROPRIATE EQUIPMENT NOT DAMAGE THE PIPE TO REMAIN. HOLE TO BE BURRED AND BEVELED WHERE REQUIRED TO PROVIDE HOLE SLOPE TO CONFORM TO THE FITTING.
3. SADDLE SHALL BE SEALTITE TEE "U" MODEL 40 BY GENCO, CASCADE STYLE CSWRY OR CSWRT, OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
 SANITARY SEWER SERVICE CONNECTION  
 REVISED: 08/01/2018 SHEET 1 OF 1  
**390.21**  
 SANITARY 21

THE INSTALLATION OF THIS APPLICATION MUST BE APPROVED IN WRITING BY THE DEPARTMENT OF PUBLIC UTILITIES WATER CIVIL ENVIRONMENTAL ENGINEERING DIVISION

2" RIGID CELLULAR POLYSTYRENE INSULATION (MIN COMPRESSIVE STRENGTH OF 40PSI PER ASTM C578-92) 2" THICK FOR EACH 6" OF COVER BELOW 4'

SAN

CA-11 BEDDING/COVER

DUCTILE IRON PIPE (CLASS 50 MI.) WITH POLYETHYLENE ENCASUREMENT

City of Naperville  
**STANDARD DETAIL**  
 SANITARY SEWER PIPE INSULATION  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**390.22**  
 SANITARY 22

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

6" PVC PIPE

6" CLAY PIPE

BACKFILL

6" PVC

6" TEE

CA11 PIPE BEDDING

FLEXIBLE COUPLING SHALL BE A NON-SHEAR TYPE TRANSITION COUPLING AS MANUFACTURED BY FERNCO SERIES 1056RC OR APPROVED EQUAL.

1566A CLEANOUT/ MONUMENT BOX COVER

SECTION A-A

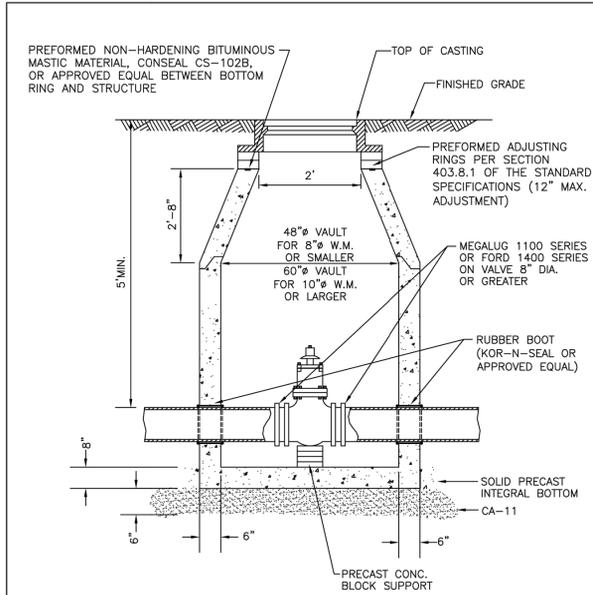
COVER SECTION

City of Naperville  
**STANDARD DETAIL**  
 SANITARY SEWER CLEANOUT  
 EFFECTIVE: 1/15/2020 SHEET 1 OF 1  
**390.23**  
 SAN 23

06-11-2025	ADDENDUM #1
07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

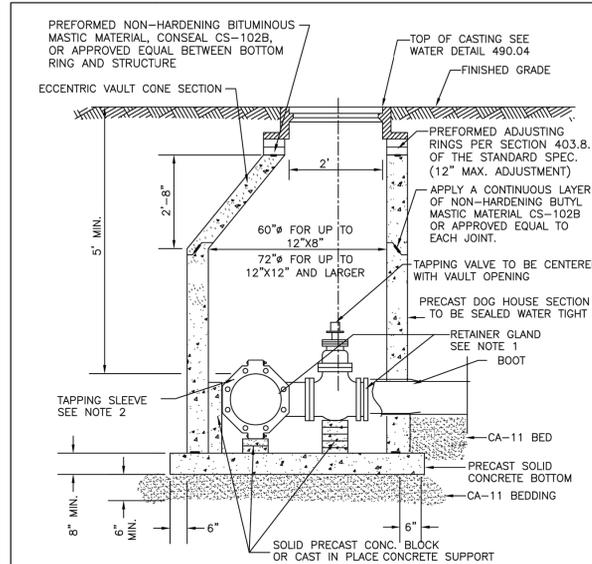
DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: NAV

CONSTRUCTION DETAILS
C-9.2 SHEET



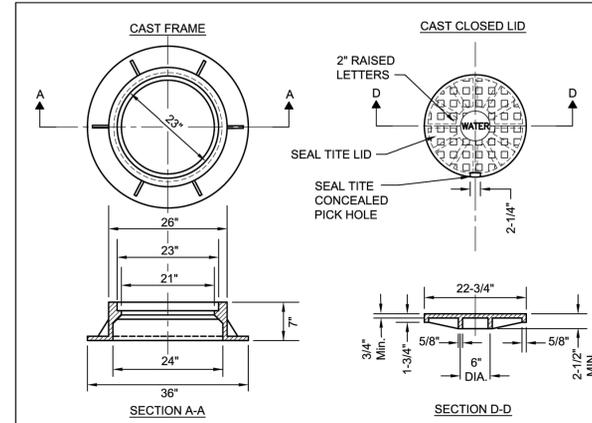
1. VALVE MUST ALIGN WITH THE CENTER OF VAULT OPENINGS.
2. CONCENTRIC CONES TO BE USED FOR VALVES 12" AND SMALLER.
3. VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH MECHANICAL JOINT ENDS TO COMPLY WITH ANSI/AWWA C515-09 OR LATEST VERSION VALVES TO BE CLOW, AMERICAN, WATEROUS, KENNEDY OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
 VALVE VAULT  
 WATER 1  
**490.01**  
 REVISED: 08/01/2018 SHEET 1 OF 1



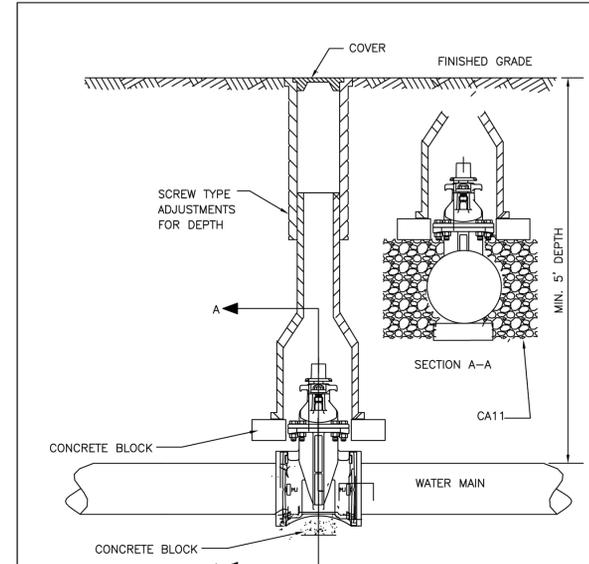
- 1.) USE MEGALUG SERIES 1100 OR FORD UNI-FLANGE SERIES 1400 RETAINER GLANDS WITH STAINLESS STEEL T-BOLTS COATED WITH ANTI-SIZE COMPOUND.
- 2) TAPPING SLEEVES SHALL BE CAST OR DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-82 (TYLER/JUNION OR APPROVED EQUAL). EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE. TAPPING SLEEVE TO BE PRESSURE TESTED HYDROSTATICALLY TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
- 3) EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE AND TAPPING SLEEVE IS TO BE PRESSURE TESTED TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
- 4) DO NOT USE STAINLESS STEEL SLEEVE ON SIZE TAPS OR PIPES LARGER THAN 12" DIAMETER
- 5) IN THE EVENT IT IS NECESSARY TO USE A PRECAST SPLIT BOTTOM FLOOR DUE TO SPACE CONSTRAINTS THE FLOOR MUST BE GROUTED WATER TIGHT.
- 6) TAPPING VALVES SHALL CONFORM TO C515-09 OR LATEST REVISION: AMERICAN SERIES 2500 RESILIENT WEDGE TAPPING VALVES WITH FLANGED X MECHANICAL JOINT ENDS OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
 VALVE VAULT WITH CAST/DUCTILE IRON SLEEVE PRESSURE TAP  
 WATER 2  
**490.02**  
 REVISED: 01/01/2013 SHEET 1 OF 1



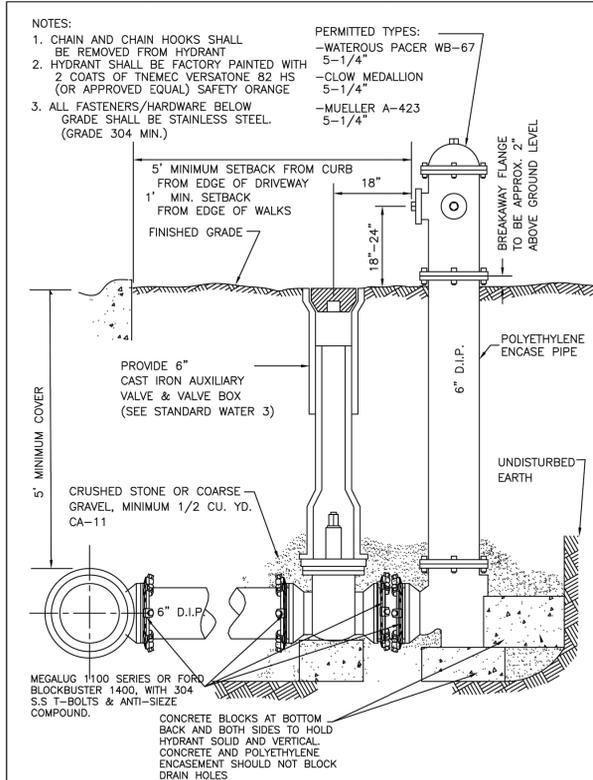
- NOTES:
1. DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
  2. ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
  3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
  4. ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
  5. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN 1022 OR NEENAH R-1772-C, HEAVY DUTY.
  6. LIDS AND FRAMES TO MEET AASHTO M306 PROOF LOADING SPECIFICATIONS.

City of Naperville  
**STANDARD DETAIL**  
 VALVE VAULT - FRAME & COVER  
 WATER 4  
**490.04**  
 REVISED: 01/01/2013 SHEET 1 OF 1

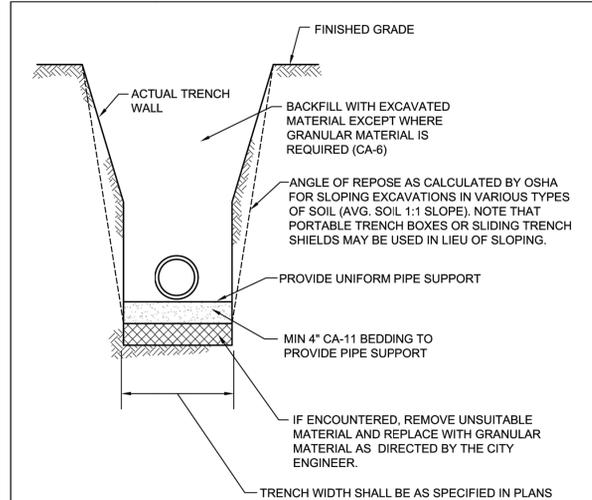


- NOTES:
1. TYLER 6850 OR APPROVED EQUAL. FOR LARGER VALVES TYLER 6860 OR APPROVED EQUAL WITH #6 BASE.
  2. VALVE BOXES ARE NOT ALLOWED IN PAVED AREAS - VALVE VAULT SHALL BE PROVIDED. CONTRACTOR SHALL SUBMIT IN WRITING ANY LOCATION WHERE A VAULT IS NOT INTENDED TO BE INSTALLED AND SPECIFIC REASON WHY IT CANNOT BE INSTALLED. THIS MUST BE APPROVED IN WRITING BY DPU-WATER.
  3. RESTRAINT GLANDS REQUIRED ON EACH SIDE OF VALVE IF STUBBED FOR FUTURE CONNECTION OR PIPE BEND WITHIN TWO PIPE LENGTHS OF VALVE.

City of Naperville  
**STANDARD DETAIL**  
 VALVE BOX  
 WATER 5  
**490.05**  
 REVISED: 01/01/2013 SHEET 1 OF 1

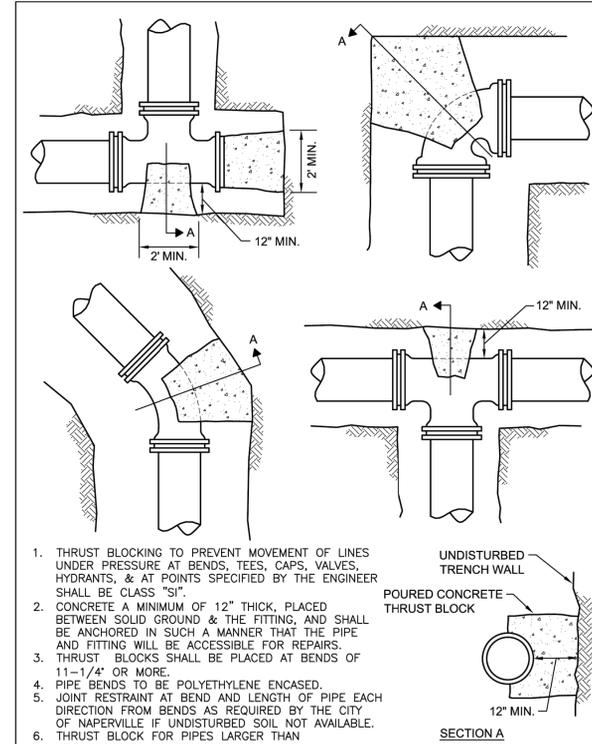


City of Naperville  
**STANDARD DETAIL**  
 HYDRANT  
 WATER 6  
**490.06**  
 REVISED: 05/15/2015 SHEET 1 OF 1

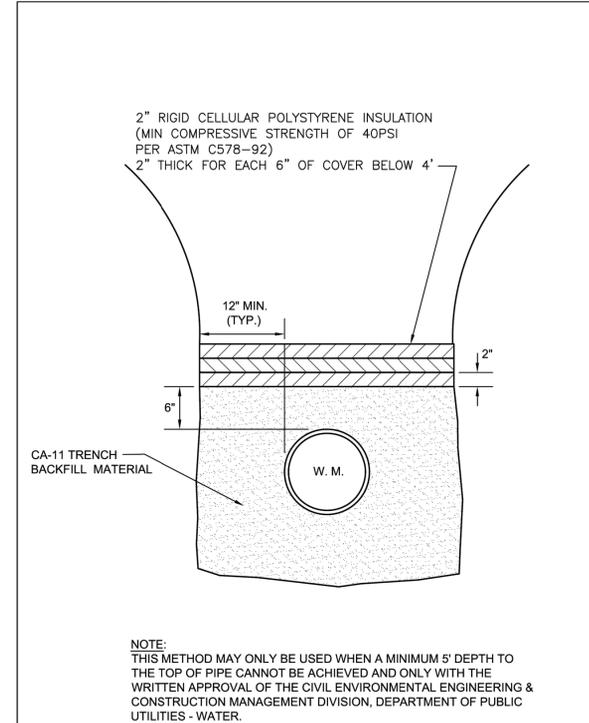


- NOTES:
1. IN PAVED AREAS ALL TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. METHOD 1. 95% MINIMUM STANDARD PROCTOR.
  2. DUCTILE IRON WATER MAIN TO BE CLASS 52. ALL DUCTILE IRON PIPE IS TO BE ENCASED IN POLYETHYLENE FILM. POLYETHYLENE ENCASEMENT TO BE INSTALLED IN ACCORDANCE WITH AWWAC105A21.5-99.(OR LATEST EDITION)
  3. STAINLESS STEEL NUTS, BOLTS/T-BOLTS, AND WASHERS. TYPE 304 OR BETTER, WILL BE REQUIRED ON ALL WATER MAIN INSTALLATIONS. THIS WOULD APPLY TO HYDRANTS, TAPPING SLEEVES, VALVES, FITTINGS, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T-BOLTS. AN ANTI-SIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS - ANY DAMAGE TO THIS COATING SHALL BE REPAIRED WITH FIELD-APPLIED, APPROVED ANTI-SIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEEZ OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
 WATER MAIN TRENCH SECTION  
 WATER 10  
**490.10**  
 REVISED: 01/01/2013 SHEET 1 OF 1



City of Naperville  
**STANDARD DETAIL**  
 THRUST BLOCK  
 WATER 11  
**490.11**  
 REVISED: 05/15/2015 SHEET 1 OF 1

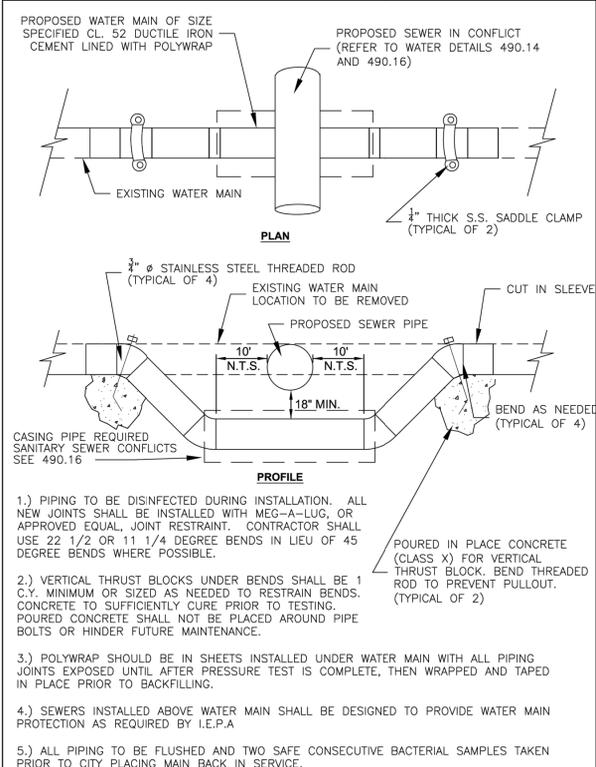


City of Naperville  
**STANDARD DETAIL**  
 PIPE INSULATION  
 WATER 12  
**490.12**  
 REVISED: 01/01/2013 SHEET 1 OF 1

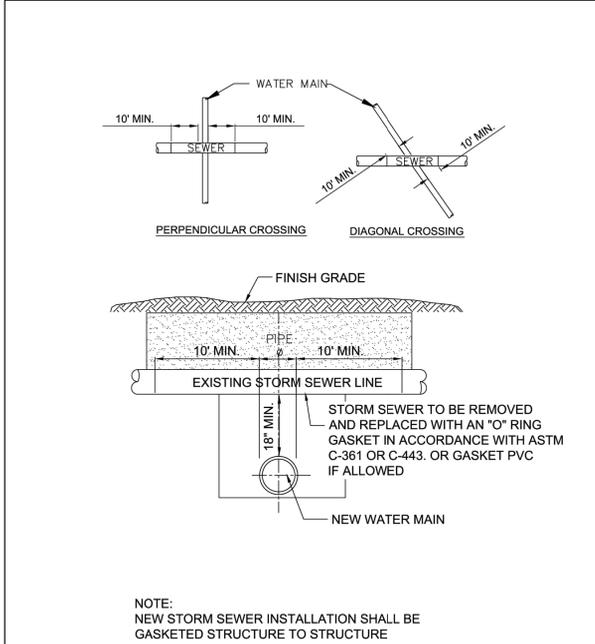
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07-11-2025	ADDENDUM #2
08-07-2025	ADDENDUM #3
09-03-2025	ADDENDUM #4
09-15-2025	ADDENDUM #5

DATE	: 04-16-2025
PROJECT #	: W24300.00
DESIGNED BY	: MD
DRAWN BY	: MD
CHECKED BY	: NAV

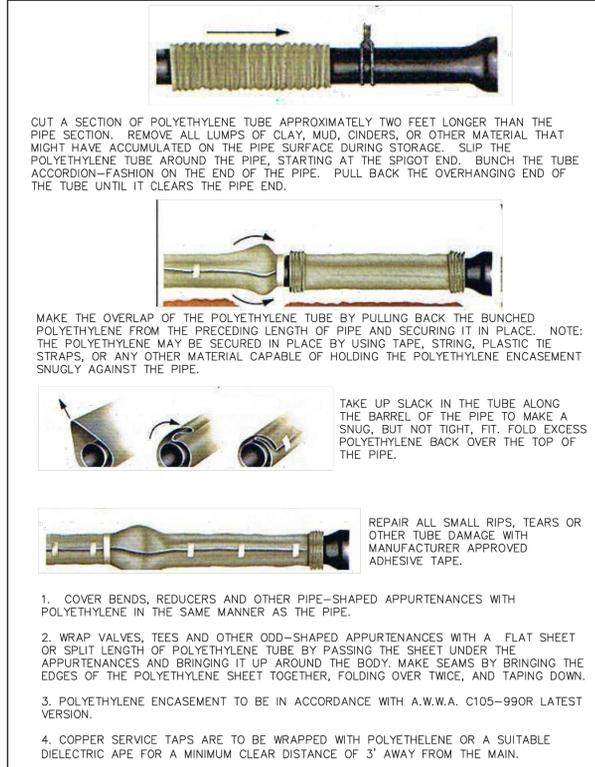
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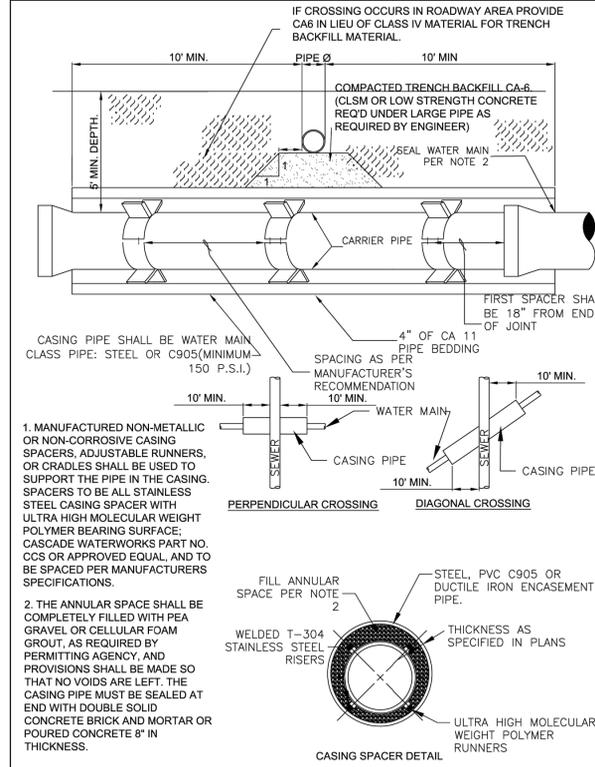
City of Naperville STANDARD DETAIL WATER 13  
**490.13**  
 LOWERING/ADJUSTING WATER MAIN  
 REVISED: 05/15/2015 SHEET 1 OF 1



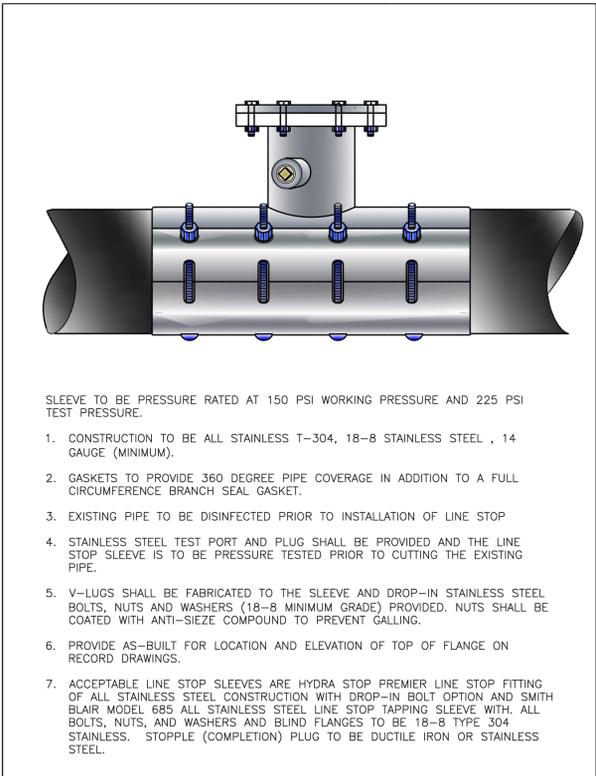
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**490.14**  
 WATER MAIN PROTECTION FROM EXISTING STORM SEWER PIPE  
 REVISED: 01/01/2013 SHEET 1 OF 1



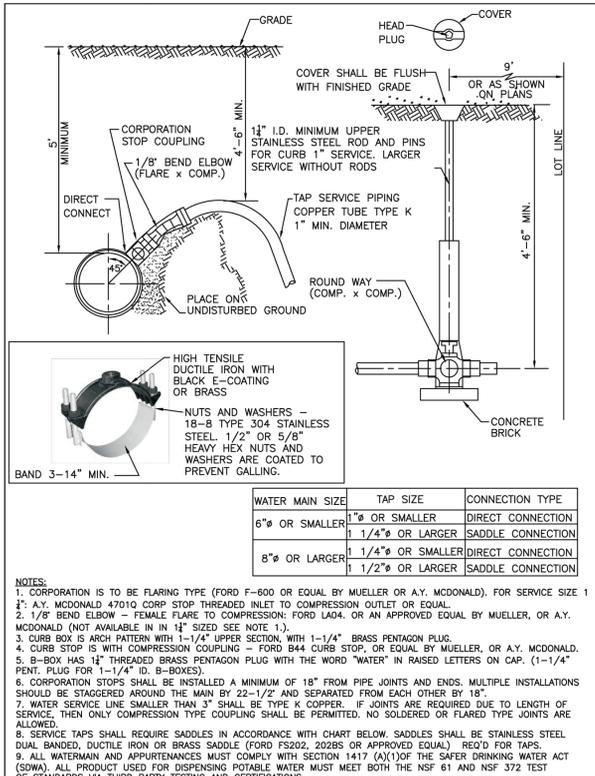
City of Naperville STANDARD DETAIL WATER 15  
**490.15**  
 POLYETHYLENE ENCASEMENT  
 REVISED: 01/01/2013 SHEET 1 OF 1



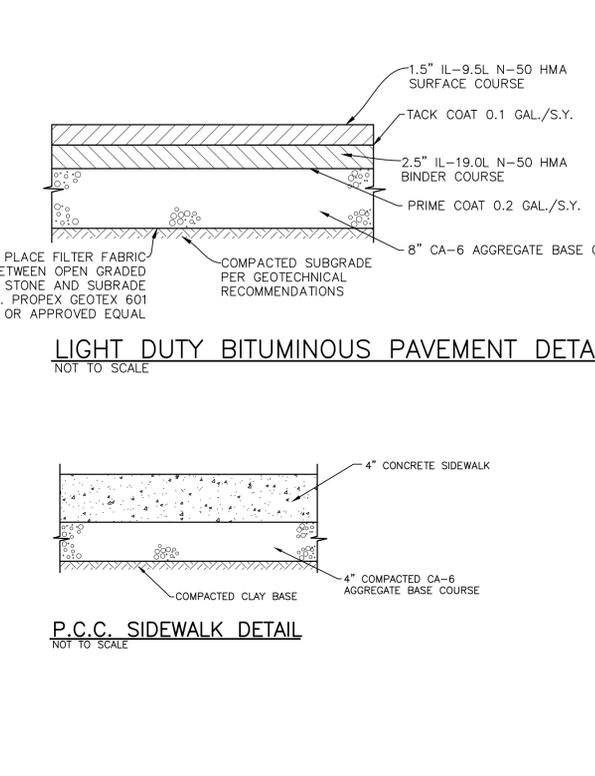
City of Naperville STANDARD DETAIL WATER 16  
**490.16**  
 WATER MAIN CASING PIPE  
 REVISED: 01/01/2013 SHEET 1 OF 1



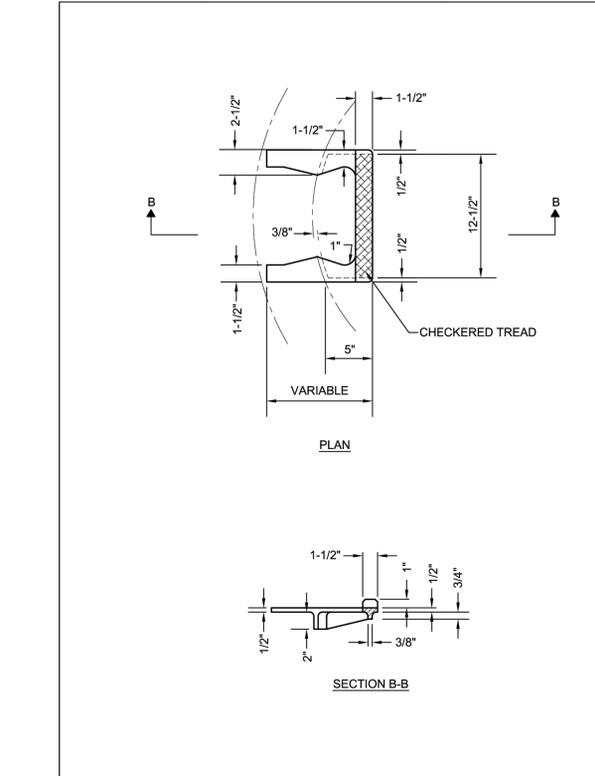
City of Naperville STANDARD DETAIL WATER 17  
**490.17**  
 LINE STOP TAPPING SLEEVE  
 REVISED: 01/01/2013 SHEET 1 OF 1



City of Naperville STANDARD DETAIL WATER 20  
**490.20**  
 SERVICE TAP AND CONNECTION  
 REVISED: 05/15/2015 SHEET 1 OF 1

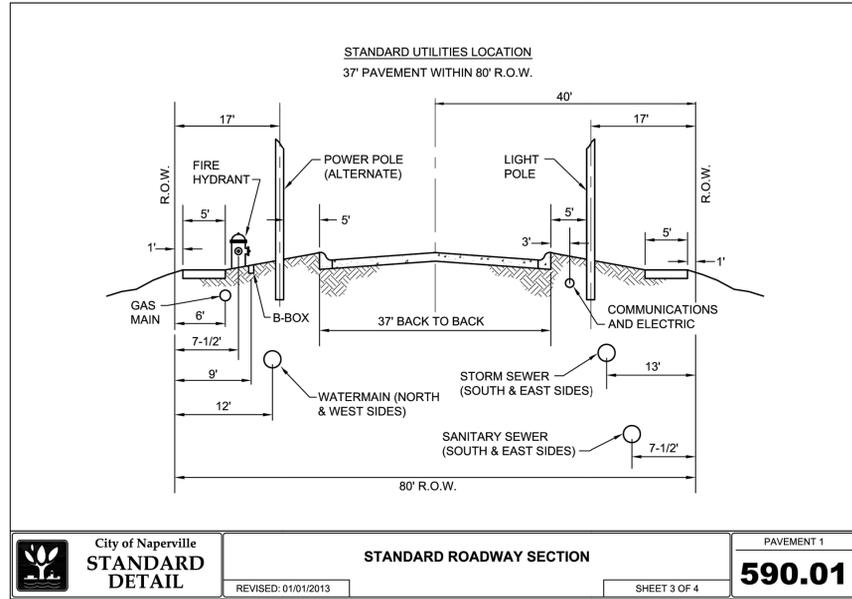


City of Naperville STANDARD DETAIL WATER 20  
**490.20**  
 LIGHT DUTY BITUMINOUS PAVEMENT DETAIL  
 NOT TO SCALE

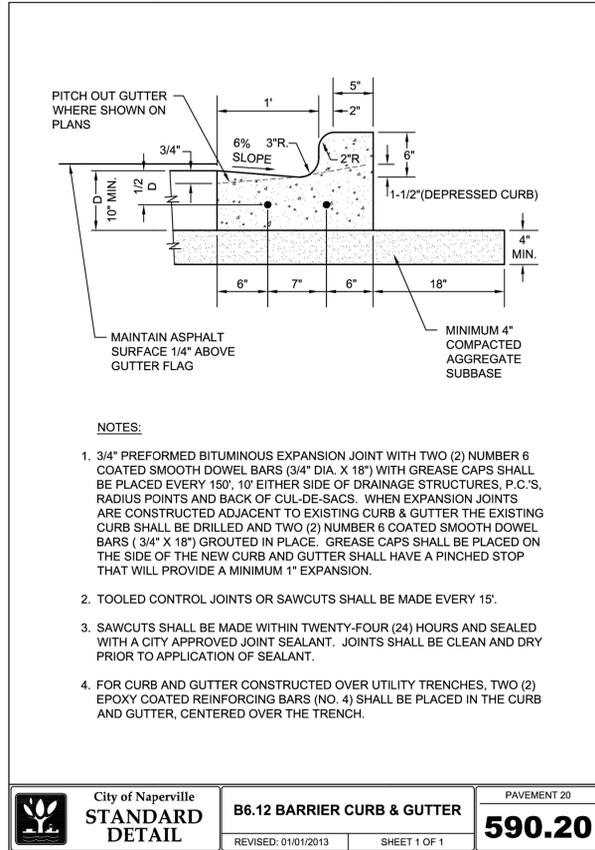


City of Naperville STANDARD DETAIL STORM 6  
**290.06**  
 CAST IRON STEPS  
 REVISED: 01/01/2013 SHEET 1 OF 1

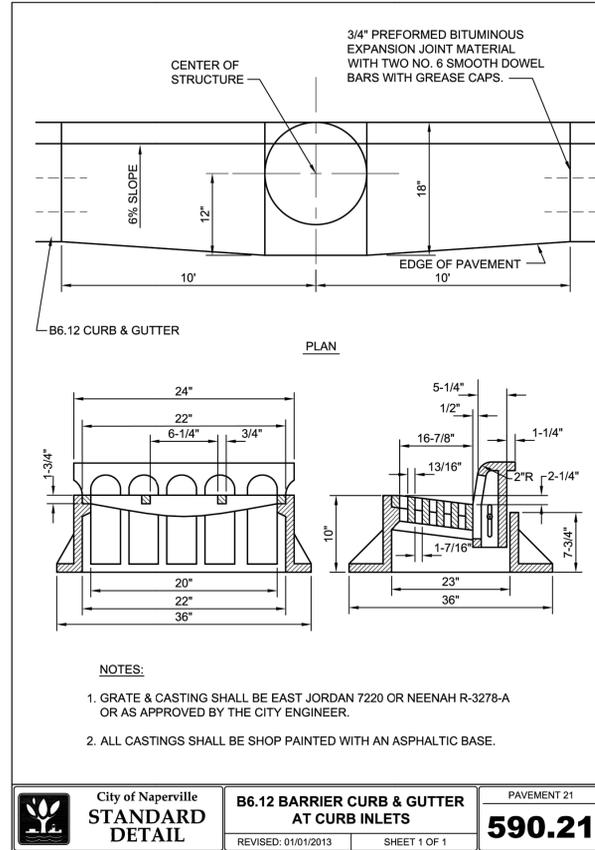
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PROJECT #	W24300.00	ADDENDUM #2	07-11-2025
DESIGNED BY	MD	ADDENDUM #3	08-07-2025
DRAWN BY	MD	ADDENDUM #4	09-03-2025
CHECKED BY	NAV	ADDENDUM #5	09-15-2025



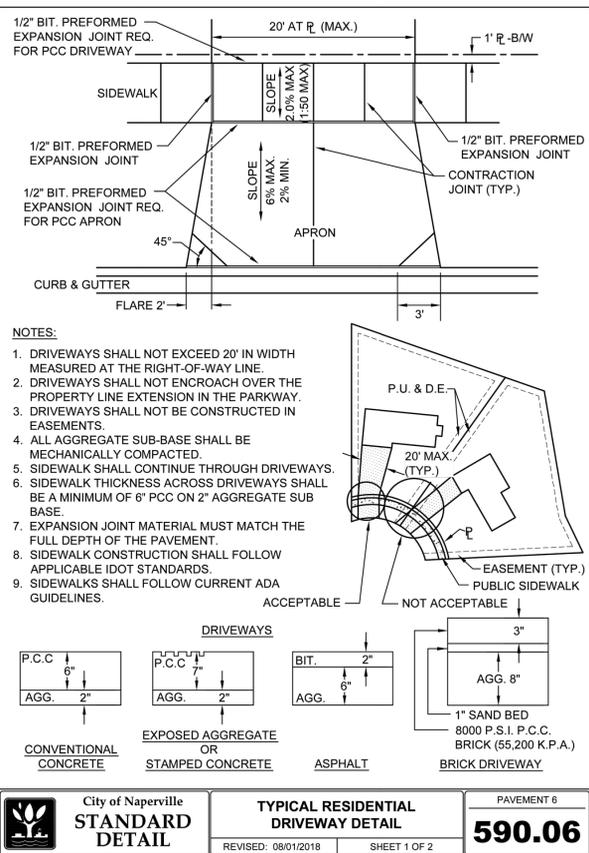
City of Naperville  
**STANDARD ROADWAY SECTION**  
 REVIS: 01/01/2013 SHEET 3 OF 4  
**PAVEMENT 1**  
**590.01**



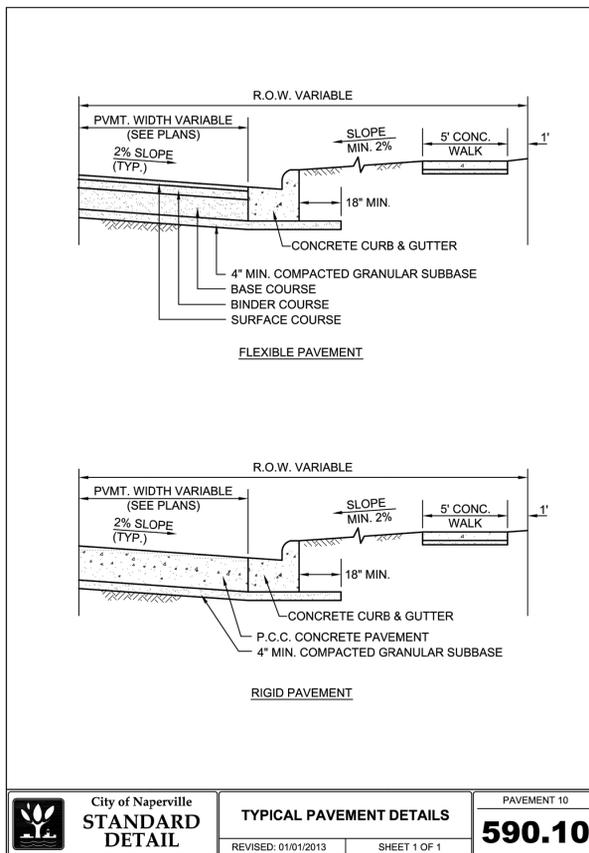
City of Naperville  
**STANDARD DETAIL**  
 REVIS: 01/01/2013 SHEET 1 OF 1  
**PAVEMENT 20**  
**590.20**



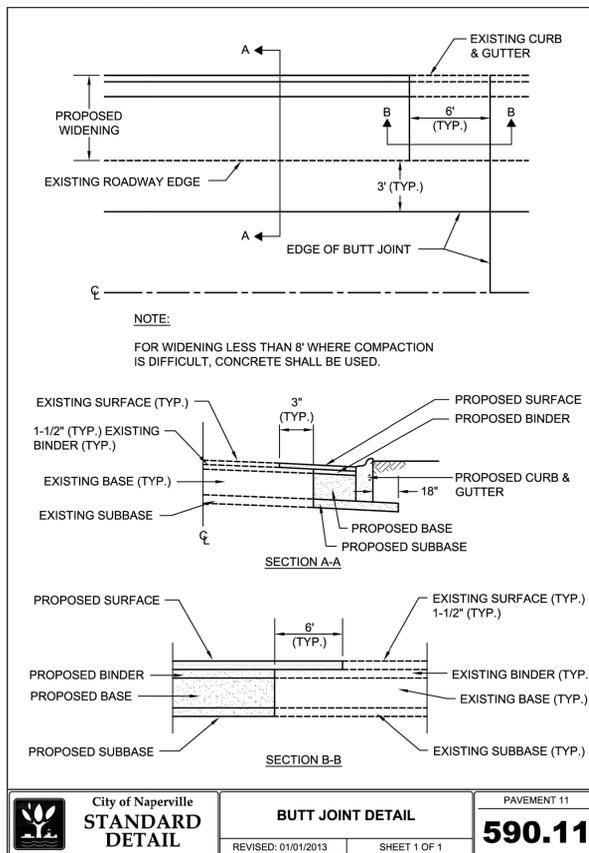
City of Naperville  
**STANDARD DETAIL**  
 REVIS: 01/01/2013 SHEET 1 OF 1  
**PAVEMENT 21**  
**590.21**



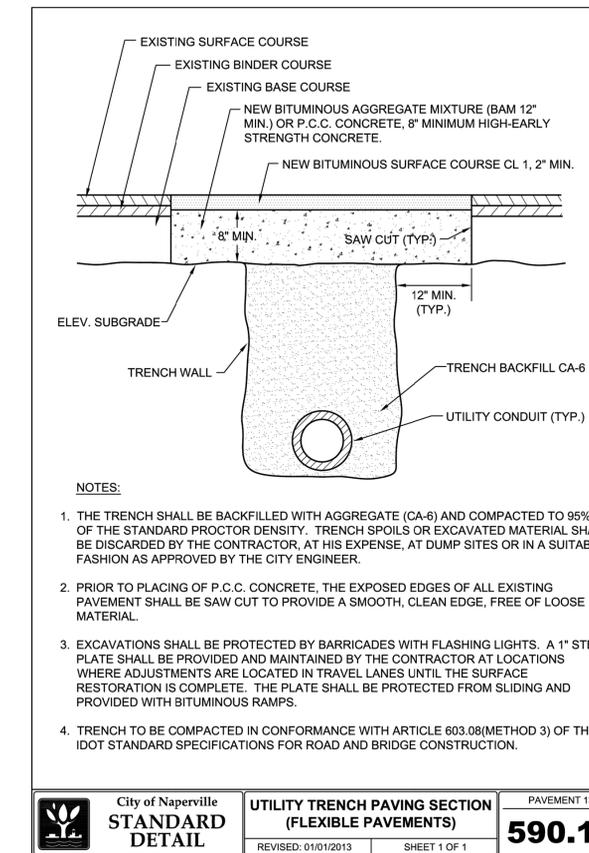
City of Naperville  
**STANDARD DETAIL**  
 REVIS: 08/01/2018 SHEET 1 OF 2  
**PAVEMENT 6**  
**590.06**



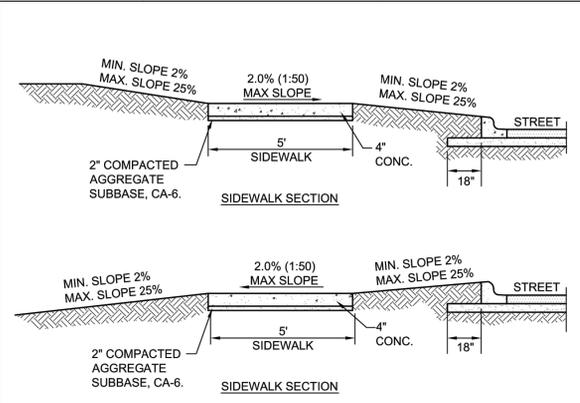
City of Naperville  
**STANDARD DETAIL**  
 REVIS: 01/01/2013 SHEET 1 OF 1  
**PAVEMENT 10**  
**590.10**



City of Naperville  
**STANDARD DETAIL**  
 REVIS: 01/01/2013 SHEET 1 OF 1  
**PAVEMENT 11**  
**590.11**

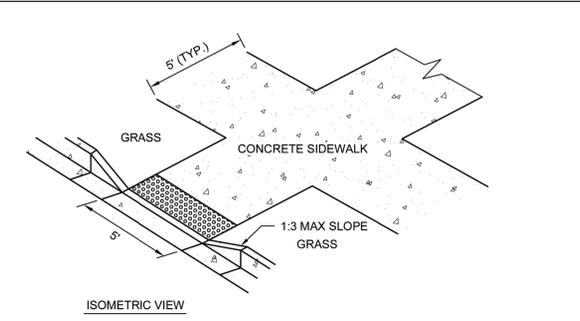


City of Naperville  
**STANDARD DETAIL**  
 REVIS: 01/01/2013 SHEET 1 OF 1  
**PAVEMENT 13**  
**590.13**



- NOTES:**
1. CONCRETE SHALL BE IDOT CLASS SI.
  2. MINIMUM SIDEWALK THICKNESS SHALL BE 4".
  3. SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE AT A MINIMUM 6" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR COMMERCIAL DRIVEWAYS.
  4. MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% (20:1). FOR ANY SLOPE IN EXCESS OF 5%, ALL REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE (LATEST EDITION) SHALL BE MET.
  5. MINIMUM TRANSVERSE SLOPE SHALL BE 1.0% (1:100). MAXIMUM TRANSVERSE SLOPE SHALL BE 2.0% (1:50).
  6. A MINIMUM 2" AGGREGATE SUBBASE (CA-6) SHALL BE PROVIDED. (4" THROUGH COMMERCIAL DRIVEWAYS).
  7. AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED.
  8. ALL SIDEWALKS SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.
  9. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
  10. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville STANDARD DETAIL **590.30**  
 SIDEWALK  
 REVISOR: 01/01/2013 SHEET 1 OF 1

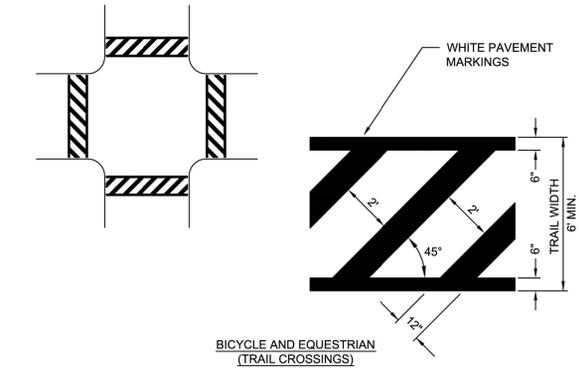
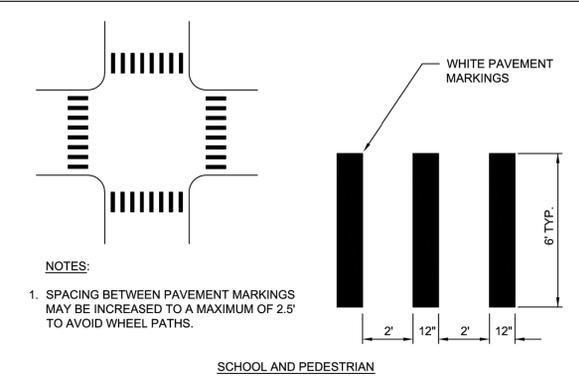


- NOTES:**
1. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
  2. SIDEWALK THICKNESS AT CURB RAMPS SHALL BE A MINIMUM OF 6" PCC ON 2" AGGREGATE SUB BASE.
  3. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
  4. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

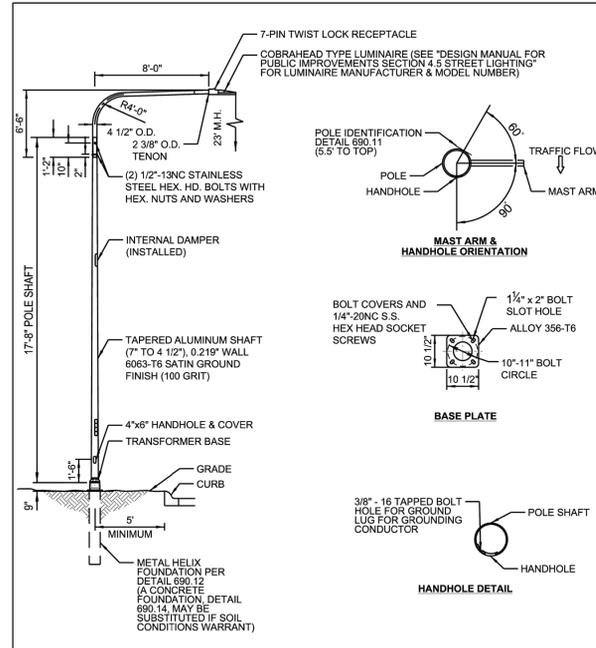
- APPLICABLE IDOT STANDARD DETAILS (USE LATEST REVISION):**
- 424001-XX PERPENDICULAR CURB RAMPS FOR SIDEWALKS
  - 424006-XX DIAGONAL CURB RAMPS FOR SIDEWALKS
  - 424011-XX CORNER PARALLEL CURB RAMPS FOR SIDEWALKS
  - 424016-XX MID-BLOCK CURB RAMPS FOR SIDEWALKS
  - 424021-XX DEPRESSED CORNER FOR SIDEWALKS
  - 424026-XX ENTRANCE/ALLEY PEDESTRIAN CROSSINGS
  - 424031-XX MEDIAN PEDESTRIAN CROSSINGS
  - 606001-XX CONCRETE CURB TYPE B AND COMB CONCRETE CURB AND GUTTER

- APPROVED ADA DETECTABLE WARNING TILES:**
1. ADA SOLUTIONS - CAST IN PLACE REPLACEABLE
  2. ARMOR TILE - CAST IN PLACE
  3. DETECTILE - SLIMTEK II
  4. TUFTILE - POLYMER WET-SET

City of Naperville STANDARD DETAIL **590.32**  
 CURB RAMPS  
 REVISOR: 08/01/2018 SHEET 1 OF 1

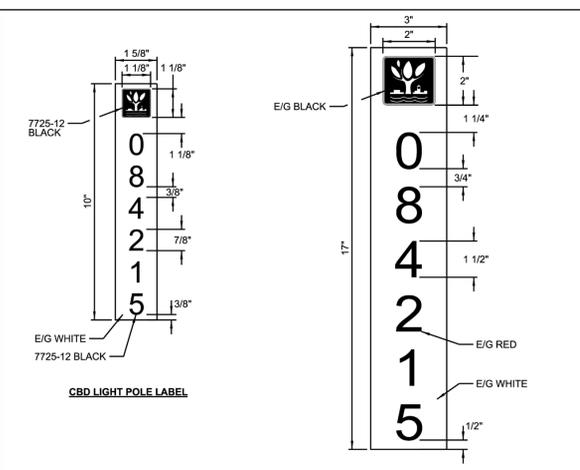


City of Naperville STANDARD DETAIL **590.33**  
 CROSSWALK  
 REVISOR: 06/14/2013 SHEET 1 OF 1



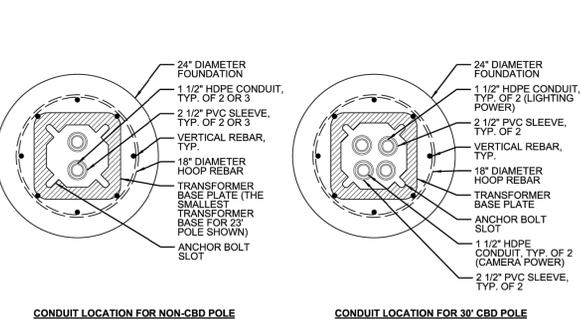
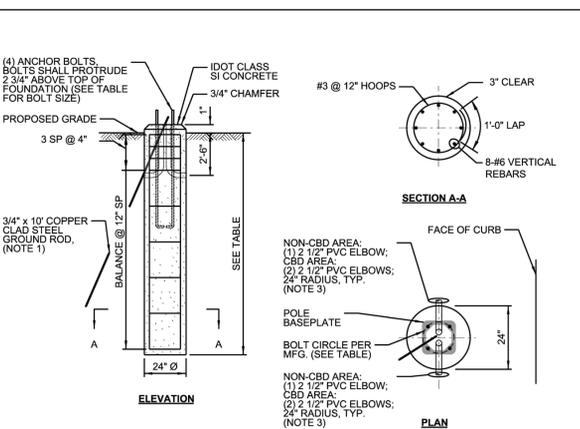
- NOTES:**
1. COMPLETE ASSEMBLY POWDER COATED TEXTURED DARK BRONZE, HAPCO, VALMONT OR APPROVED EQUAL.
  2. POLE IS UL CLASSIFIED WITH UL LABEL AND HANDHOLE COVER GASKET COMPLYING WITH UL 1572.
  3. POLE DESIGN MEETS LATEST AASHTO SPECIFICATION FOR 90 MPH WIND WITH A LUMINAIRE HAVING A MAXIMUM EPA OF 1.6 SQ. FT. AND WEIGHING 75 LBS.

City of Naperville STANDARD DETAIL **690.01**  
 DAVITT ARM STREET LIGHT DETAIL - 23 FOOT  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1



- NOTES:**
1. ALL LABELS SHALL BE WESTERN REMAC OR APPROVED EQUAL.
  2. COORDINATE LABEL NUMBERS WITH THE CITY.
  3. SEE POLE AND CONTROLLER DETAILS FOR LOCATION OF LABELS.
  4. MOUNTING HEIGHT SHOWN ON DETAILS IS FROM TOP OF BASE TO TOP OF LABEL.

City of Naperville STANDARD DETAIL **690.11**  
 LIGHT POLE AND CONTROLLER LABELING DETAIL  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1



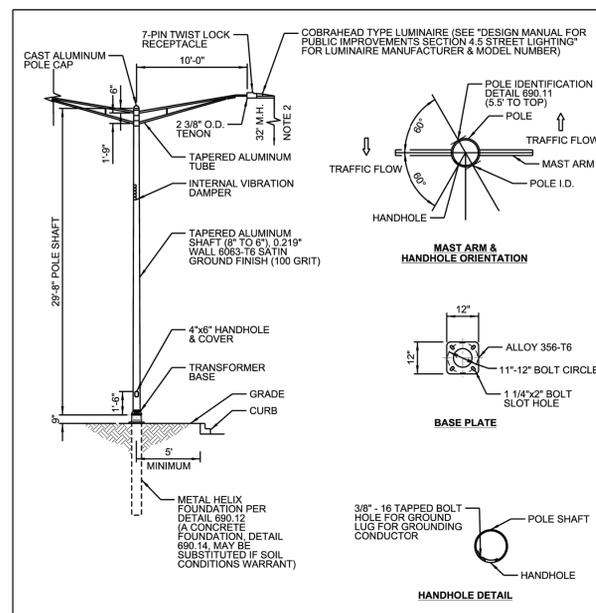
City of Naperville STANDARD DETAIL **690.14**  
 CONCRETE POLE FOUNDATION DETAIL - 24 INCH DIAMETER  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 2

**LIGHT POLE FOUNDATION DEPTH TABLE**

SOIL CONDITIONS	DESIGN DEPTH 'D' OF FOUNDATION	
	SINGLE ARM POLE	TWIN ARM POLE
SOFT CLAY Qu = 0.375 TONS/SQ. FT.	13'-0"	15'-0"
MEDIUM CLAY Qu = 0.75 TONS/SQ. FT.	9'-6"	14'-10"
STIFF CLAY Qu = 1.50 TONS/SQ. FT.	7'-6"	8'-7"
LOOSE SAND φ = 34°	9'-6"	10'-7"
MEDIUM SAND φ = 37.5°	9'-0"	9'-10"
DENSE SAND φ = 40°	8'-3"	9'-7"

- NOTES:**
1. GROUND ROD SHALL BE CAST INTO CONCRETE FOUNDATION WITH 8 FEET IN CONTACT WITH SOIL AND PROTRUDE 2" ABOVE FOUNDATION.
  2. FOUNDATIONS SHALL BE VIBRATED IN ACCORDANCE WITH IDOT STANDARD PRACTICES.
  3. COORDINATE PVC CONDUIT STUB UP LOCATIONS WITH POLE BASE OPENINGS. PVC SHALL ONLY BE USED EMBEDDED IN CONCRETE FOUNDATION. UNDERGROUND HOPE CONDUIT SHALL BE RUN BETWEEN POLES & INSTALLED THRU EMBEDDED PVC.
  4. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
  5. THE ANCHOR BOLTS AND RACEWAYS SHALL BE PROPERLY SECURED IN PLACE BEFORE THE CONCRETE IS PLACED.
  6. THE FOUNDATION SHALL NOT PROTRUDE MORE THAN 4 IN. ABOVE THE FINISHED GRADE WITHIN A 60 IN. CHORD ACROSS THE FOUNDATION, WITH ANCHOR BOLTS INCLUDED, IN ACCORDANCE AASHTO GUIDELINES. IF THE FOUNDATION HEIGHT, INCLUDING ANCHOR BOLTS, EXTENDS BEYOND THESE SPECIFIED LIMITS, THE FOUNDATION SHALL BE REPLACED.
  7. THE HOLE FOR THE FOUNDATION SHALL BE MADE BY DRILLING WITH AN AUGER, OF THE SAME DIAMETER AS THE FOUNDATION. IF SOIL CONDITIONS REQUIRE THE USE OF A LINER TO FORM THE HOLE, THE LINER SHALL BE WITHDRAWN AS THE CONCRETE IS DEPOSITED.
  8. THE TOP OF THE FOUNDATION SHALL BE CONSTRUCTED LEVEL. A LINER OR FORM SHALL BE USED TO PRODUCE A UNIFORM SMOOTH SIDE TO THE TOP OF THE FOUNDATION. FOUNDATION TOP SHALL BE CHAMFERED 3/4".
  9. THE CONCRETE SHALL BE CLASS SI, CONCRETE SHALL CURE ACCORDING TO ARTICLE 1020.13 OF IDOT STANDARD SPECIFICATION (MIN 7 DAYS) BEFORE LIGHT POLES ARE INSTALLED.
  10. THE ANCHOR BOLT SHALL BE A HOOK ROD TYPE. COLD BENDING OF THE ANCHOR BOLT WILL NOT BE ALLOWED. THE RADIUS OF THE HOOK BEND SHALL NOT BE LESS THAN 4 TIMES THE NOMINAL DIAMETER OF THE ANCHOR BOLT. A TACK WELDED ANCHOR BOLT MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER.
  11. THE ANCHOR BOLTS SHALL BE ACCORDING TO ASTM F1554 GRADE 725 (GRADE 105). NUTS SHALL BE HEXAGON NUTS ACCORDING TO ASTM A1942H OR ASTM A563 DH, AND WASHERS SHALL BE ACCORDING TO ASTM F436.
  12. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE COMPLETELY GALVANIZED BY EITHER THE HOT-DIPPED PROCESS CONFORMING WITH AASHTO M232 OR ASTM A153, THE MECHANICAL PLATING METHOD CONFORMING TO AASHTO M298, CLASS 50 WITH A MAXIMUM COATING THICKNESS OF 150 UM (6 MILS) OR THE ELECTROLYTIC PROCESS ACCORDING TO ASTM F1156.
  13. THE ANCHOR BOLTS SHALL BE THREADED A MINIMUM OF 6 INCHES WITH A MINIMUM OF 3 INCHES OF THREADED ANCHOR ROD EMBEDDED IN THE FOUNDATION. HOOKS SHALL BE POINTED INWARD.
  14. ANCHOR BOLTS SHALL PROJECT 2 3/4" ABOVE THE TOP OF THE FOUNDATION.
  15. THE CABLE TRENCHES AND FOUNDATION SHALL BE BACK FILLED AND COMPACTED AS SPECIFIED BEFORE THE LIGHT POLE IS ERECTED.
  16. THE RACEWAYS SHALL PROJECT 1 INCH ABOVE THE TOP OF THE FOUNDATION.

City of Naperville STANDARD DETAIL **690.14**  
 CONCRETE POLE FOUNDATION DETAIL - 24 INCH DIAMETER  
 EFFECTIVE: 9/1/2023 SHEET 2 OF 2

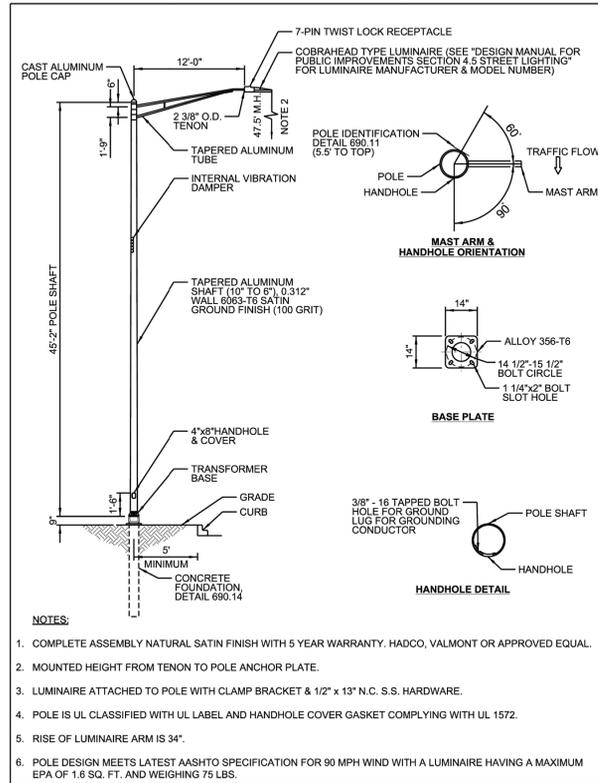


- NOTES:**
1. COMPLETE ASSEMBLY NATURAL SATIN FINISH WITH 5 YEAR WARRANTY. HADCO, VALMONT OR APPROVED EQUAL.
  2. MOUNTED HEIGHT FROM TENON TO POLE ANCHOR PLATE.
  3. LUMINAIRE ATTACHED TO POLE WITH CLAMP BRACKET & 1/2" x 13" N.C. S.S. HARDWARE.
  4. POLE IS UL CLASSIFIED WITH UL LABEL AND HANDHOLE COVER GASKET COMPLYING WITH UL 1572.
  5. RISE OF LUMINAIRE ARM IS 34".
  6. POLE DESIGN MEETS LATEST AASHTO SPECIFICATION FOR 90 MPH WIND WITH A LUMINAIRE HAVING A MAXIMUM EPA OF 1.6 SQ. FT. AND WEIGHING 75 LBS.

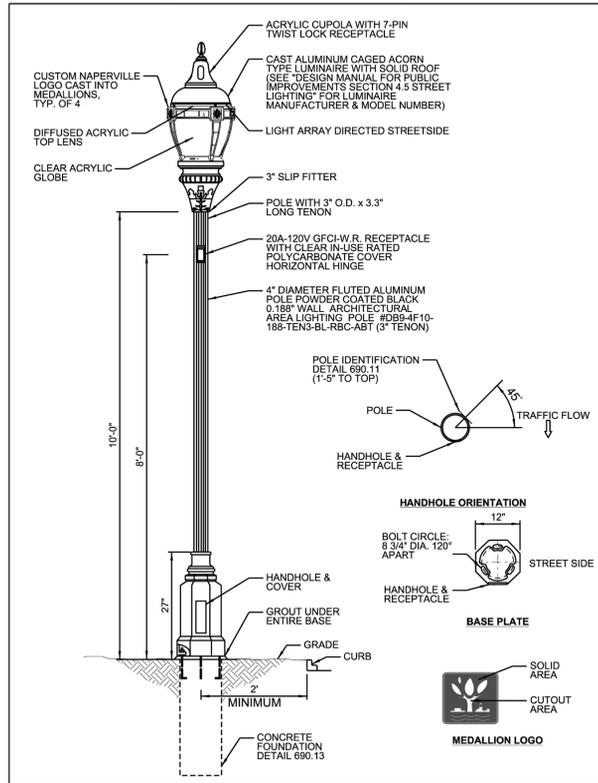
City of Naperville STANDARD DETAIL **690.05**  
 TWIN TRUSS ARM STREET LIGHT DETAIL - 32 FOOT  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1

ADDENDUM #1: 06-11-2025  
 ADDENDUM #2: 07-11-2025  
 ADDENDUM #3: 08-07-2025  
 ADDENDUM #4: 09-03-2025  
 ADDENDUM #5: 09-15-2025

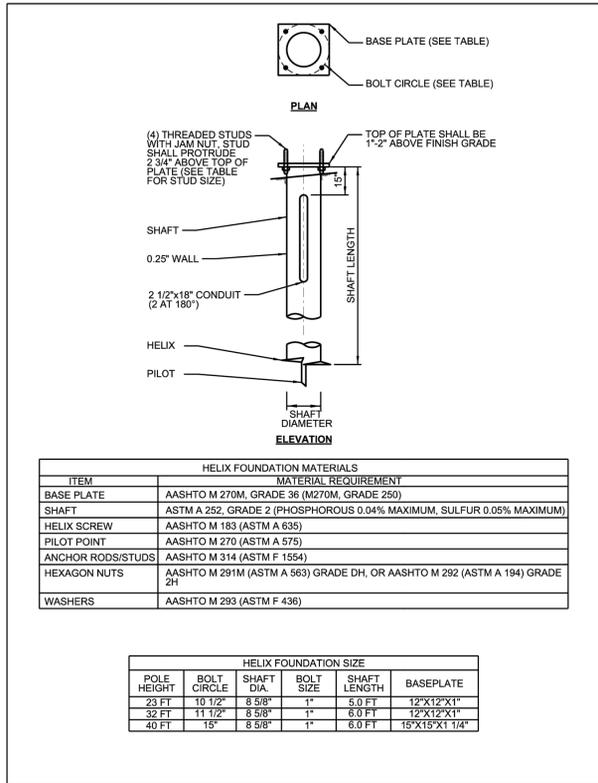
CONSTRUCTION DETAILS



**City of Naperville STANDARD DETAIL**  
**TRUSS ARM STREET LIGHT DETAIL - 47.5 FOOT**  
 LIGHTING 7  
**690.07**  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1



**City of Naperville STANDARD DETAIL**  
**CAGED ACORN STREET LIGHT DETAIL - 10 FOOT (CBD ONLY)**  
 LIGHTING 9  
**690.09**  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1

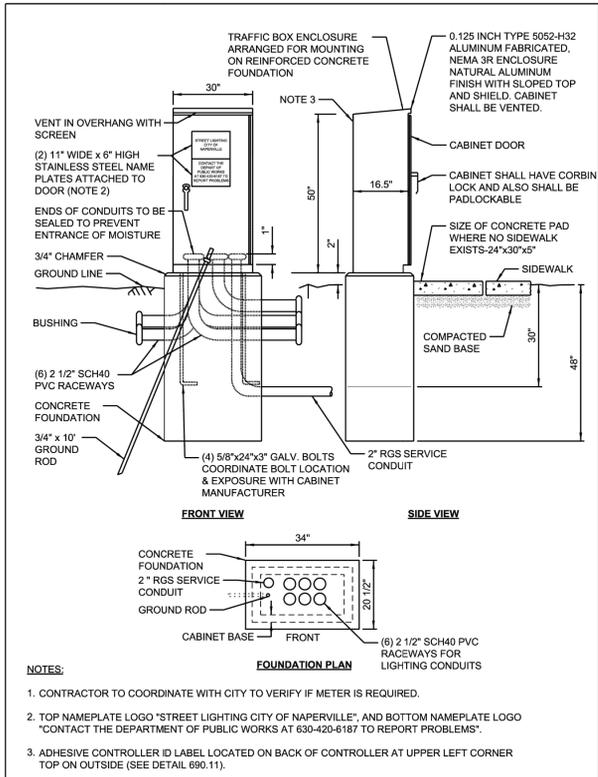


**City of Naperville STANDARD DETAIL**  
**HELIX TYPE POLE FOUNDATION DETAIL**  
 LIGHTING 12  
**690.12**  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 2

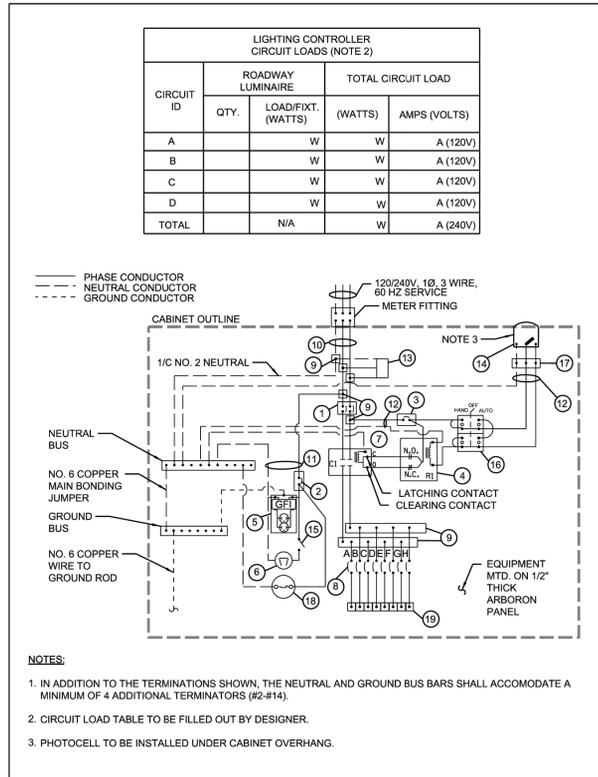
**NOTES:**

1. ALL MATERIALS SHALL BE GALVANIZED ACCORDING TO AASHTO M 111 (LATEST REVISION).
2. ALL WELDS SHALL BE CONTINUOUS AND NOT LESS THAN 1/4" FILLET WELDS. THE WELDED FOUNDATION SHALL BE CAPABLE OF WITHSTANDING 10,000 FT/LBS OF INSTALLATION TORQUE APPLIED ABOUT THE AXIS OF THE FOUNDATION.
3. THE HELIX FOUNDATION SHAFT SHALL BE INSTALLED PLUMB AND THE BASE PLATE SHALL BE IN LEVEL.
4. THE CABLE TRENCH SHALL BE BACKFILLED AND FIRMLY COMPACTED BEFORE THE INSTALLATION OF THE LIGHT POLE.
5. THE CONTRACTOR SHALL COORDINATE EXTENSION OF ANCHOR BOLTS ABOVE TOP OF THE BASE PLATE WITH THE BREAKAWAY DEVICE MANUFACTURER'S REQUIREMENTS.
6. ANY VOIDS WITHIN THE METAL FOUNDATION SHALL BE FILLED WITH FINE AGGREGATE.
7. METAL FOUNDATIONS SHALL BE INSTALLED IN UNDISTURBED SOIL. PREDRILLING A PILOT HOLE AND/OR BACK FILLING AROUND THE FOUNDATION IS NOT ALLOWED.
8. THE METAL FOUNDATION SHALL NOT BE INSTALLED TO A TORQUE WHICH EXCEEDS THE MANUFACTURER'S MAXIMUM TORQUE RATING NOR SHALL IT BE INSTALLED TO AN INSTALLATION TORQUE VALUE OF LESS THAN 3,500 FT-LB. METAL FOUNDATIONS THAT ARE NOT INSTALLED TO FULL INSTALLATION DEPTH OR DO NOT ACHIEVE THE MINIMUM INSTALLATION TORQUE SHALL BE REMOVED AND REPLACE WITH A CONCRETE FOUNDATION.
9. BASE PLATE TO BE PERPENDICULAR TO SHAFT AXIS (± 1 DEG) AND HOLE CENTERLINE CONCENTRIC (± 0.188) TO THE SHAFT AXIS.
10. PILOT POINT AND SHAFT AXES TO BE CONCENTRIC (± 125) AND IN LINE (± 2 DEG).
11. BASE PLATE SHALL BE PERMANENTLY STAMPED WITH MANUFACTURER'S NAME AND DATE OF MANUFACTURE.

**City of Naperville STANDARD DETAIL**  
**HELIX TYPE POLE FOUNDATION DETAIL**  
 LIGHTING 12  
**690.12**  
 EFFECTIVE: 9/1/2023 SHEET 2 OF 2



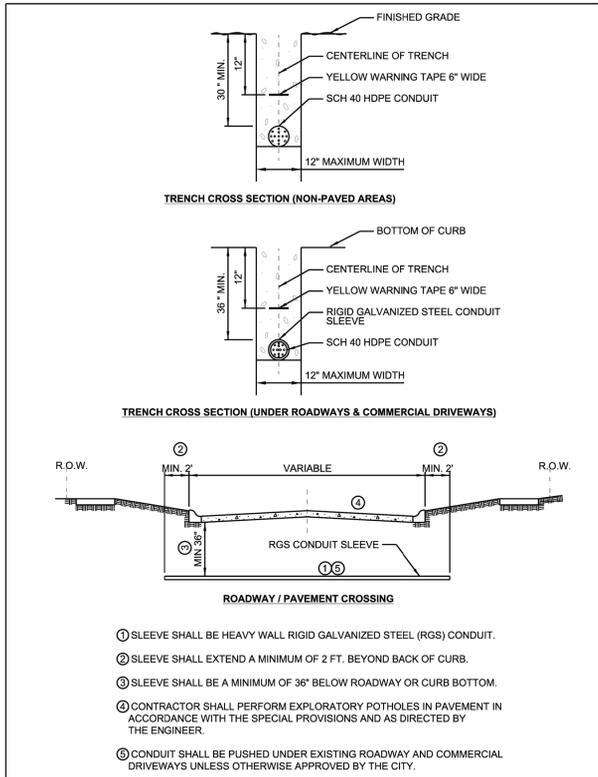
**City of Naperville STANDARD DETAIL**  
**STREET LIGHTING CONTROLLER SCHEMATIC-100A (NON-CBD)**  
 LIGHTING 21  
**690.21**  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 3



**City of Naperville STANDARD DETAIL**  
**STREET LIGHTING CONTROLLER SCHEMATIC-100A (NON-CBD)**  
 LIGHTING 21  
**690.21**  
 EFFECTIVE: 9/1/2023 SHEET 2 OF 3

ITEM	SPECIFICATION	MFG./MODEL NO. OR APPRD EQUAL
1 MAIN CIRCUIT BREAKER	MOLDED CASE, PANEL-MOUNTED, 100 AMPERE, 2P, 240V SERVICE RATING, 65KAIC	EATON ED2100L 2P 100A
2 LAMP HEATER CIRCUIT BREAKER	MOLDED CASE, PANEL-MOUNTED, 15 AMPERE, 1P, 120V RATING, 14KAIC	EATON EHD1015 1P 15A
3 PHOTOELECTRIC CONTROL CIRCUIT BREAKER	MOLDED CASE, PANEL-MOUNTED, 15 AMPERE, 1P, 120V RATING, 14KAIC	EATON EHD1015 1P 15A
4 AUXILIARY RELAY	10A-120 V OPERATED DPDT 60 HZ COIL, 2 NO & 2 NC CONTACTS, ADJUSTABLE TIME DELAY	NTE NO. R28-11A10-120L
5 CABINET RECEPTACLE AND BOX	COMMERCIAL GRADE GFCT 20A/120V, W.R. MOUNTED IN A WEATHERPROOF CAST ALUMINUM SINGLE GANG BOX WITH WEATHERPROOF COVER	RECEPTACLE: HUBBELL NO. GFRST20, BOX: INTERMATIC NO. B-5V, COVER: INTERMATIC NO. FG-1DCV
6 CABINET LIGHT	LED VAPORPROOF FIXTURE 16W 4000°K	RAB NO. VXLED13NDG-3/4
7 CONTACTOR	100 AMPERE, 2P, 120V COIL, MECHANICALLY HELD	SQUARE D NO. 8903SQ010V02
8 BRANCH LINE CIRCUIT BREAKERS	MOLDED CASE, PANEL-MOUNTED, (8), 30A, 1P, 120V RATING, 14KAIC	EATON EHD1030 1P 30A
9 POWER DISTRIBUTION BLOCK	600 VOLT, INSULATED, SIZE AS REQ'D, 10KAIC	N/A
10 SERVICE CABLES	3-600V XLP NO. 2	MARATHON
11 LAMP HOLDER WIRE	2-600V XLP NO. 12	N/A
12 CONTROL WIRE	2-600V XLP NO. 12	N/A
13 SURGE ARRESTOR	10 K AMPERE RATING	SQUARE D NO. SDSA 1175
14 PHOTOCELL	120V, MTD. ON CABINET, DELAY TYPE, SPST-NC	FISHER PIERCE NO. PFFA-105M
15 DOOR SWITCH	20A/120V, DOOR MOUNTED SNAP ACTION TYPE PLUNGER SWITCH	HONEYWELL NO. BA-2RQ1-AZ
16 HAND-AUTO-OFF CONTROL SWITCH	20A, 3 POS. MTD IN CAST ALUM. ENCLOSURE	SQUARE D NO. 9001 KYK 111
17 PHOTOCELL TERMINAL BLOCK	3 TERMINAL, SCREW TYPE, MAX. #10 WIRE SIZE	CINCH NO. 3-142
18 CABINET HEATER	200W-120V, FORCED FAN, FULLY ENCLOSED INTEGRAL THERMOSTAT (LOCATE NEAR BOTTOM OF CABINET, BUT NOT ON EQUIPMENT PANEL)	HOFFMAN NO. DAH2001A
19 TERMINAL BLOCKS	(8) 170 AMPERE, 600V, UP TO (3) #6 PER LUG	SQUARE D NO. 9080GD6

**City of Naperville STANDARD DETAIL**  
**STREET LIGHTING CONTROLLER SCHEMATIC-100A (NON-CBD)**  
 LIGHTING 21  
**690.21**  
 EFFECTIVE: 9/1/2023 SHEET 3 OF 3



**City of Naperville STANDARD DETAIL**  
**TYPICAL TRENCH DETAIL**  
 LIGHTING 30  
**690.30**  
 EFFECTIVE: 9/1/2023 SHEET 1 OF 1