

Drawing name: K:\GIS\LDEV\268930001_Willow Bridge_CityGate Phase 2_Naperville_IL\2 Design\CAD\PlanSheets\CO.0 - TITLE SHEET.dwg CO.0 Jun 15, 2026 2:39pm by OdeirLewis
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UTILITY AND GOVERNING AGENCY CONTACTS

CITY OF NAPERVILLE – PROJECT MANAGER
ERIN VENARD
400 S EAGLE ST
NAPERVILLE, IL 60540
TEL: (630) 420–4101

PLANNER
ANNA FRANCO
400 S EAGLE ST
NAPERVILLE, IL 60540
TEL: (630) 420–6100

PROJECT ENGINEER
CHRISTINA GALANIS
JON TOCZEK
400 S EAGLE ST
NAPERVILLE, IL 60540
TEL: (630) 420–6100

DPU ELECTRIC
VINCE AMARI
1392 AURORA AVENUE
NAPERVILLE, IL 60540
TEL: (630) 305–5319

DPU WATER
JEFF BURGER
1200 W. OGDEN AVE
NAPERVILLE, IL 60563
TEL: (630) 420–6137

FIRE DEPARTMENT
BRET ROSENWINKEL
1380 AURORA AVENUE
NAPERVILLE, IL 60540
TEL: (630) 305–5900

PROJECT TEAM

DEVELOPER
CITYGATE CENTRE VENTURES II LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572–6661
CONTACT: JOE SEGOBIANO

TRAFFIC ENGINEER
KLOA
9575 WEST HIGGINS RD, SUITE 400
ROSEMONT, IL 60018
(847) 518–9990
CONTACT: LUAY ABOONA

ARCHITECT
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TX 75001
TEL: (469) 585–3794
CONTACT: ERIK EARNSHAW

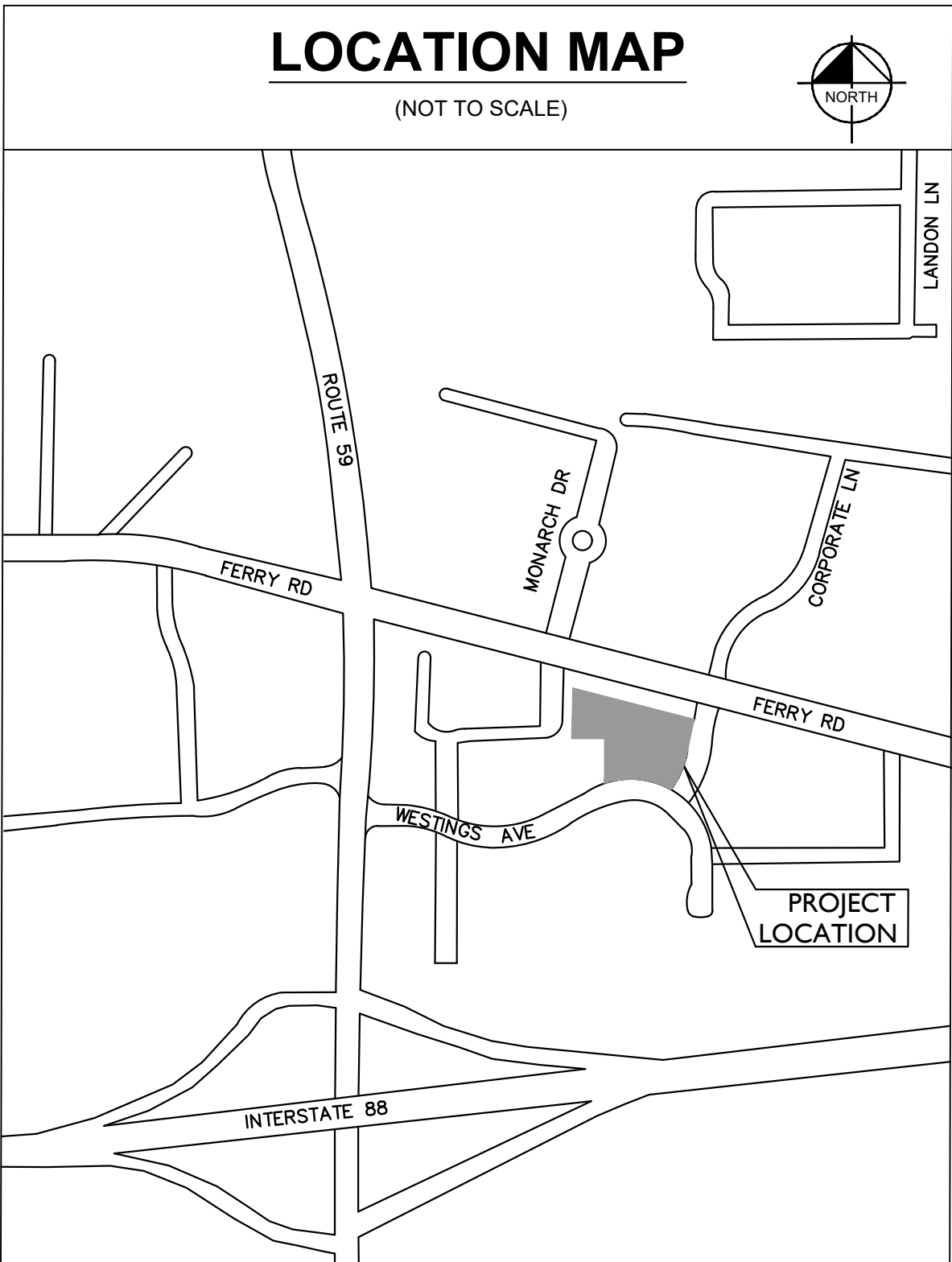
CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: TAYLOR.ESCHBACH@KIMLEY–HORN.COM
CONTACT: TAYLOR ESCHBACH, P.E.

LANDSCAPE ARCHITECT
DANIEL WEINBACH & PARTNERS, LTD.
53 WEST JACKSON BLVD, SUITE 250
CHICAGO, IL 60604
TEL: (312) 542–5845
CONTACT: JON CLARK

SURVEYOR
SPACECO, INC.
9575 W. HIGGINS ROAD SUITE 700
ROSEMONT, IL 60018
TEL: (847) 696–4060
CONTACT: JERRY P. CHRISTOPH, PLS

FINAL ENGINEERING PLANS
CITYGATE II

EXISTING PARCEL ADDRESS PROPOSED DEVELOPMENT ADDRESS
1900 FERRY ROAD 2160 CITYGATE LANE
NAPERVILLE, IL 60563 NAPERVILLE, IL 60563



LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

BENCHMARKS

SOURCE BENCHMARK:
DUPAGE COUNTY BENCHMARK: NAPERVILLE 208
PID: AA3753
STATION IS LOCATED ALONG THE WEST SIDE OF RAYMOND DRIVE, NORTH OF THE INTERSECTION WITH DIEHL ROAD. STATION IS 36.15 FEET WEST OF THE CENTERLINE OF RAYMOND DRIVE, 583.0 FEET NORTH OF THE CENTERLINE OF DIEHL ROAD, AND 195.0 FEET SOUTH OF THE SOUTH END OF A GUARDRAIL SET ALONG THE WEST SIDE OF RAYMOND DRIVE. STATION IS IN A SIDEWALK CROSSING THE ENTRANCE FOR ADDRESS 1415 WEST DIEHL ROAD. MONUMENT IS AN ALUMINUM ROD 0.5 FEET ABOVE ROAD SURFACE AND 2.2 FEET BELOW THE LID.
ELEVATION = 706.12 FEET NAVD 88

SITE BENCHMARK #1:
THE SOUTHEAST TAG BOLT ON A FIRE HYDRANT AT THE SOUTHEAST CORNER OF CITY GATE LANE AND CITY GATE LANE.
ELEVATION = 724.16 FEET NAVD 88

SITE BENCHMARK #2:
THE ARROW BOLT ON A FIRE HYDRANT SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING ON THE NORTH SIDE OF WESTINGS AVENUE.
ELEVATION = 722.02 FEET NAVD 88



Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA NSPS LAND TITLE SURVEY
V0.1	ALTA NSPS LAND TITLE SURVEY
V0.2	ALTA NSPS LAND TITLE SURVEY
C0.1	GENERAL NOTES
C0.2	CITY OF NAPERVILLE NOTES
C1.0	EXISTING CONDITIONS & DEMO PLAN
C2.0	SITE & PAVEMENT PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C4.1	GRADING DETAILS
C5.0	UTILITY PLAN
C5.1	SANITARY PROFILES
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
C6.3	CONSTRUCTION DETAILS

CITY OF NAPERVILLE

PROJECT #DEV–0177–2025

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TAYLOR ESCHBACH, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF WILLOW BRIDGE BY KIMLEY–HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 16TH DAY OF MAY, A.D., 2026.

IL LICENSED PROFESSIONAL ENGINEER 062–069246
MY LICENSE EXPIRES ON NOVEMBER 30, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006



Date of Expiration: 11-30-27

Kimley»Horn

© 2026 KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
NAPERVILLE, IL 60563
PHONE: 630–487–5550
WWW.KIMLEY–HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	OTL
DRAWN BY:	ARG
CHECKED BY:	TRE

Willow Bridge

TITLE SHEET

CITYGATE II

2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:

12/19/2025

KHA PROJECT NO.

268930001

SHEET NUMBER

C0.0

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PROPERTY DESCRIPTION: (PER TITLE COMMITMENT)

LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORD JANUARY 20, 2021, AS DOCUMENT NO. R2021-010163, IN DUPAGE COUNTY, ILLINOIS

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO./ORDER NO. 26007908W, WITH AN EFFECTIVE DATE: AUGUST 22, 2025 AND LAST PRINTED ON SEPTEMBER 10, 2025.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATES OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DURING CALL JULULIE, AT 1-800-895-0123.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 12011 ADJUSTMENT AND NAVD88 (GEOID 12b) UTILIZING GNSS EQUIPMENT AND REAL-TIME CORRS RTK NETWORK.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

SPACECO, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 1847-00157.

TAX P.L.N.S. (PER TITLE COMMITMENT):
PART OF: 01-03-103-027

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN.
(TABLE A ITEM 1)

ADDRESS:
1800 FERRY RD
NAPERVILLE IL 60540 (PER DUPAGE COUNTY PARCEL VIEWER)
NO ADDRESS WAS OBSERVED WHILE CONDUCTING THE SURVEY.
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 110400157J MAP WITH AN MAP REVISED OF AUGUST 2018 IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID FIRM MAP).
(TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 216,052 SQUARE FEET, OR 4,960 ACRES, MORE OR LESS.
(TABLE A ITEM 4)

THE PROPERTY IS CURRENTLY ZONED OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OC1 PUD) PER CITY OF NAPERVILLE GIS WEBSITE. A ZONING REPORT WAS NOT PROVIDED AT TIME OF THIS SURVEY.
(TABLE A ITEM 6A & 6B)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 9)

THERE ARE 91 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 9 OF WHICH ARE MARKED HANDCAPPED AND 36 OF WHICH ARE RESERVED FOR VISITOR PARKING PER DOCUMENT R2021-010160 AND AMENDED/RESTATED PER DOCUMENT R2023-010631.
(TABLE A ITEM 9)

UTILITIES SHOWN HEREON WERE LOCATED AS PART OF THE SURVEY FOR THE SUBJECT PARCEL.
(TABLE A ITEM 11A)

NOTES FROM TITLE COMMITMENT:

M 18. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, SURVIVORSHIP, OR ANY OTHER PERSONAL OR INHERENT CHARACTERISTIC, INCLUDING GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN ANY INSTRUMENT, SHALL BE DEEMED TO BE A PART OF THE SURVEYED PROPERTY. COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RELATIVE IN PART TO ASSOCIATION, ASSESSMENT, LIEN THEREOF, AND DRAINAGE EASEMENT ALONG THE COMMON AREA LING THE EAST 10 FEET OF LOT 1 AND THE WEST 10 FEET AND SOUTHERLY 20 FEET OF THE EASTERLY 162.16 FEET OF LOT 2, CONTAINED IN THE DOCUMENT RECORDED AUGUST 8, 2000 AS DOCUMENT NO. R2000-102044, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE AND FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010160, (AFFECTS LOT 2 AND 3 CITYGATE CENTRE). (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, THE REMAINING COMMON AREA DRAINAGE EASEMENT IS BEYOND THE LIMITS OF THE SURVEYED PROPERTY, THE ENTRANCE AREA THEREOF IS SHOWN.)

N 19. GRANT TO THE ILLINOIS TOLL HIGHWAY COMMISSION RECORDED MAY 1, 1957 AS DOCUMENT NO. 840858 OF A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES, INCLUDING THE CITYGATE CENTRE (LOCATION, OPERATION, REGULATION AND MAINTENANCE OF AN ACCESS OR BY-PASS ROAD OVER THE PREMISES DESCRIBED AND RELEASING THE GRANTEE FROM ALL LIABILITY FOR DAMAGE TO THE PROPERTY, INCLUDING THE SAID PREMISES BELONGING TO SAID GRANTORS WHICH MAY BE SUSTAINED BY SAID GRANTORS BY REASON OF THE TAKING AND NOTED BY QUIT CLAIM DEED RECORDED AUGUST 8, 1958 AS DOCUMENT NO. 918364, THE ILLINOIS STATE TOLL HIGHWAY COMMISSION QUIT CLAIMED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS ALL RIGHT, TITLE AND INTEREST OF THE GRANTEE IN THE PERMANENT SLOPE EASEMENT OVER THE ABOVE DESCRIBED PREMISES AFFECTS THE WEST LINE OF UNDERLYING LOT 1 (AFFECTS LOT 2 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION IS BEYOND THE LIMITS OF THIS SURVEY.)

O 20. EASEMENT AGREEMENTS RECORDED JANUARY 24, 1980 AS DOCUMENT NO. R80-5870 AND FEBRUARY 15, 1980 AS DOCUMENT NO. R80-7598 TO THE CITY OF NAPERVILLE TO OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A SANITARY SEWER LINE IN, UNDER, UPON AND ACROSS AFORESAID, AND 10.00 FEET WIDE, SAID EASEMENT ALSO SHOWN ON THE RECORDED PLAT AFORESAID.
AFFECTS A 10.00 FOOT STRIP OF LAND FALLING WITHIN THE NORTHERLY 30.00 FEET OF UNDERLYING LOT 1 AND 10.00 FOOT STRIP OF LAND FALLING WITHIN THE NORTHERLY 30.00 FEET OF UNDERLYING LOT 2.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

P 21. PLAT OF EASEMENT VACATION OF PART OF EASEMENTS NOTED ABOVE RECORDED APRIL 20, 2001 AS DOCUMENT R2001-073832 (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

P 21. PLAT OF EASEMENT GRANT RECORDED MARCH 22, 1984 AS DOCUMENT NO. R84-21225 TO THE CITY OF NAPERVILLE TO SURVEY AND LAY OUT, INSTALL, CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, REPLACE AND REMOVE AN ARTIFICIAL WATER MAIN, WATER MAIN, WATER MAIN SYSTEM AND APPURTENANCES, IN, UNDER, OVER, UPON AND ACROSS PROPERTY MORE PARTICULARLY DESCRIBED THEREIN, AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY LINE OF UNDERLYING LOTS 1 AND 2 (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

Q 22. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR SUCCESSORS, AND OTHERS AS REFERENCED IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS LOTS 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

R 23. AGREEMENT FOR PERMANENT GENERATOR EASEMENT BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AND THE CITY OF NAPERVILLE RECORDED DECEMBER 1, 1997 AS DOCUMENT NO. R97-184094, SAID EASEMENTS ALSO BEING SHOWN ON THE RECORDED PLAT OF SUBDIVISION AFORESAID, AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY LINE OF UNDERLYING LOTS 1 AND 2 (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE REMAINING PORTION OF THE EASEMENT IS SHOWN.)

S 24. EASEMENT IN FAVOR OF NICOR, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, INCLUDING ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF EASEMENT AFORESAID, AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY LINE OF UNDERLYING LOT 2 (AFFECTS LOT 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

T 25. BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AS FOLLOWS: 50.00 FEET ALONG THE NORTH AND SOUTHERLY LINES, 20.00 FEET ALONG THE EAST LINE AND 25.00 FEET ALONG THE WEST LINE OF UNDERLYING LOT 1; AND 30.00 FEET ALONG THE NORTHERLY LINE OF UNDERLYING LOT 1; AND 30.00 FEET ALONG THE WEST LINE OF UNDERLYING LOT 1; AND 30.00 FEET ALONG THE WEST LINE OF UNDERLYING LOT 2 (AFFECTS LOT 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

U 26. TERMS, CONDITIONS, RESTRICTIONS, SETBACKS, EASEMENTS, UTILITIES, DRAINAGE, ACCESS, AND OTHERS AS REFERENCED IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS LOTS 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE EASEMENTS GRANTED BY THIS DOCUMENT ARE SHOWN.)

V 27. PUBLIC UTILITY AND DRAINAGE EASEMENT AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AS FOLLOWS: 10.00 FEET ALONG THE EAST AND NORTHERLY LINES, 20.00 FEET ALONG PART OF THE SOUTHERLY LINE AND THE EASTERLY 10.00 FEET OF THE WESTERLY 35.00 FEET OF UNDERLYING LOT 1; AND 10.00 FEET ALONG THE WEST AND NORTHERLY LINES OF UNDERLYING LOT 2.
PER FINAL PLAT OF SUBDIVISION FOR CITYGATE CENTRE RECORDED AS DOCUMENT R2006-109160, SOME EASEMENTS ARE VACATED.
SEE ALSO FINAL PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE RECORD) (AFFECTS LOTS 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE EASEMENTS ARE SHOWN.)

W 28. ILLINOIS DEPARTMENT OF TRANSPORTATION RESTRICTION CONTAINED ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AS FOLLOWS: "NO NEW PRIVATE ACCESS TO ILLINOIS ROUTE 59 FROM LOTS 1 AND 4" (AFFECTS LOTS 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT AFFECT THE SURVEYED PROPERTY; IT IS BEYOND THE LIMITS OF THIS SURVEY.)

Z 29. NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT BY AND BETWEEN NICOR GAS COMPANY AND THE COUNTY OF DUPAGE RECORDED AUGUST 28, 1998 AS DOCUMENT NO. R88-176761 FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, ALTERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF DRAINAGE STRUCTURES AND STORM SEWERS, SAID EASEMENT ALSO BEING SHOWN ON THE RECORDED PLAT OF SUBDIVISION AFORESAID AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY LINE OF UNDERLYING LOT 2 (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

NOTES FROM TITLE COMMITMENT CONT.

AC 31. NOTE ON FINAL PLAT OF SUBDIVISION OF CITYGATE CENTRE RECORDED AS DOCUMENT NO. R2006-109160 THAT ALL PROPOSED STREETS WITHIN CITYGATE CENTRE SHALL BE PRIVATE.
SEE ALSO FINAL PLAT OF RESUBDIVISION OF LOTS 2, 2A AND 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE RECORD) (AFFECTS THE SURVEYED PROPERTY BUT IT IS NOT A PLOTTABLE ITEM, SEE DOCUMENT FOR DETAILS.)

AE 32. PUBLIC UTILITY AND DRAINAGE EASEMENTS AS REFERENCE ON FINAL PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE RECORD) (AFFECTS THE SURVEYED PROPERTY AND THE EASEMENTS ARE SHOWN.)

AF 33. PUBLIC UTILITIES AND DRAINAGE EASEMENTS GRANTED BY PLAT OF EASEMENT MADE BY CITYGATE CENTRE I LLC TO CITY OF NAPERVILLE, ILLINOIS BELL TELEPHONE COMPANY & A181 AND NICOR GAS RECORDED APRIL 20, 2007 AS DOCUMENT R2007-028357 OVER A PART OF UNDERLYING LOTS 1 AND 2, SEE ALSO FINAL PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND).
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE EASEMENT IS SHOWN.)

AG 34. RECIPROCAL EASEMENT AGREEMENT MADE BY AND AMONG CITYGATE CENTRE I, LLC, CITYGATE CENTRE II LLC, CITYGATE CENTRE III LLC AND THE CITYGATE CENTRE HOTEL LLC, RECORDED NOVEMBER 27, 2007 AS DOCUMENT R2007-208357 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
AMENDED AND RESTATED AGREEMENT TO VACATE AND REESTABLISH RECIPROCAL EASEMENTS RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS THE SURVEYED PROPERTY AND THE DRIVEWAY EASEMENT IS SHOWN, SEE DOCUMENT FOR DETAILS.)

AI 35. PUBLIC UTILITY AND DRAINAGE EASEMENTS GRANTED BY FINAL PLAT OF SUBDIVISION OF CITYGATE CENTER RECORDED AS DOCUMENT NO. R2006-109160.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

AY 37. PLAT OF VACATION OF EASEMENTS RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163.
(SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT AFFECT THE SURVEYED PROPERTY; IT IS BEYOND THE LIMITS OF THIS SURVEY.)

AW 38. TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN PARKING LICENSE AGREEMENT RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010160, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS THE SURVEYED PROPERTY AND THE APPROXIMATE LOCATION OF THE GENERATOR EASEMENT IS SHOWN.)
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE PARKING SPACES ALLOCATED ON LOT 3 ARE SHOWN.)

AO 39. AGREEMENT FOR PERMANENT GENERATOR EASEMENT BETWEEN CITYGATE CENTRE III LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MOORE CITYGATE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS THE SURVEYED PROPERTY AND THE APPROXIMATE LOCATION OF THE GENERATOR EASEMENT IS SHOWN.)

AN 40. TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN PICKLEBALL LICENSE AGREEMENT RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010162, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS THE SURVEYED PROPERTY AND THE PICKLEBALL COURT IS SHOWN.)

AX 41. TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN PICKLEBALL SUBLICENSE AGREEMENT RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (AFFECTS THE SURVEYED PROPERTY AND THE PICKLEBALL COURT IS SHOWN.)

AY 42. TERMS AND CONDITIONS OF ORDINANCE NO. 20-079 RECORDED FEBRUARY 4, 2021 AS DOCUMENT NO. R2021-010833, APPROVING A MINOR CHANGE TO THE CITYGATE CENTRE III PLANNED UNIT DEVELOPMENT.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IT IS NOT A PLOTTABLE ITEM, SEE DOCUMENT FOR DETAILS.)

BA 43. TERMS AND CONDITIONS OF ORDINANCE NO. 20-074 RECORDED SEPTEMBER 16, 2022 AS DOCUMENT NO. R2022-008865, APPROVING A MINOR CHANGE TO THE CITYGATE CENTRE III PLANNED UNIT DEVELOPMENT.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT THE PARKING LOT IS SHOWN, SEE DOCUMENT FOR DETAILS.)

AZ 44. TERMS AND CONDITIONS OF ORDINANCE NO. 25-021 RECORDED MAY 7, 2025 AS DOCUMENT NO. R2025-026474, GRANTING A TEMPORARY USE FOR PARKING FACILITIES AT CALAMOS HEADQUARTERS & CITYGATE CENTRE.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT THE PARKING LOT IS THE PARKING LOTS REFERENCED IN THE DOCUMENT ARE BEYOND THE LIMITS OF THE SURVEYED PROPERTY, SEE DOCUMENT FOR DETAILS.)

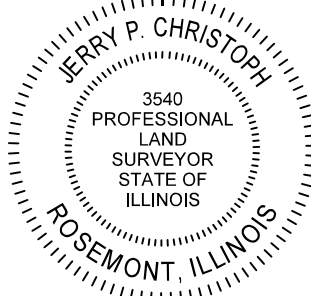
STATE OF ILLINOIS) SS
COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: CITYGATE CENTRE VENTURES II LLC (PURCHASER)
AND TO: CITYGATE CENTRE II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO LOT 2 OF THE UNDERLYING LAND
AND TO: CITYGATE CENTRE III, FKA WESTINGS DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO LOT 3 OF THE UNDERLYING LAND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9 AND 11(a) OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 21, 2025.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF DECEMBER, 2025 IN ROSEMONT, ILLINOIS.

J. P. Christop
JERRY P. CHRISTOPH, J.P.L.S., No. 035-3540
LICENSE EXPIRES 11-30-2026
jchristoph@spacecoinc.com
SPACECO, INC.
9575 W. HIGGINS ROAD
SUITE 700
ROSEMONT, IL 60018



A.L.T.A./N.S.P.S. LAND TITLE SURVEY

CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

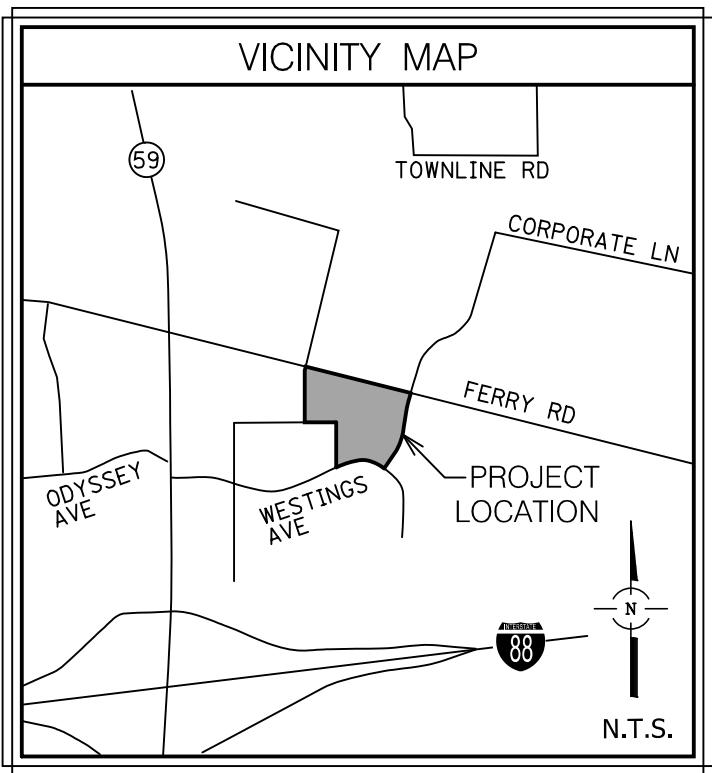
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:
424613ALTA-01
DATE:
11/17/2025
JOB NO.
424613
SHEET
1 OF 3

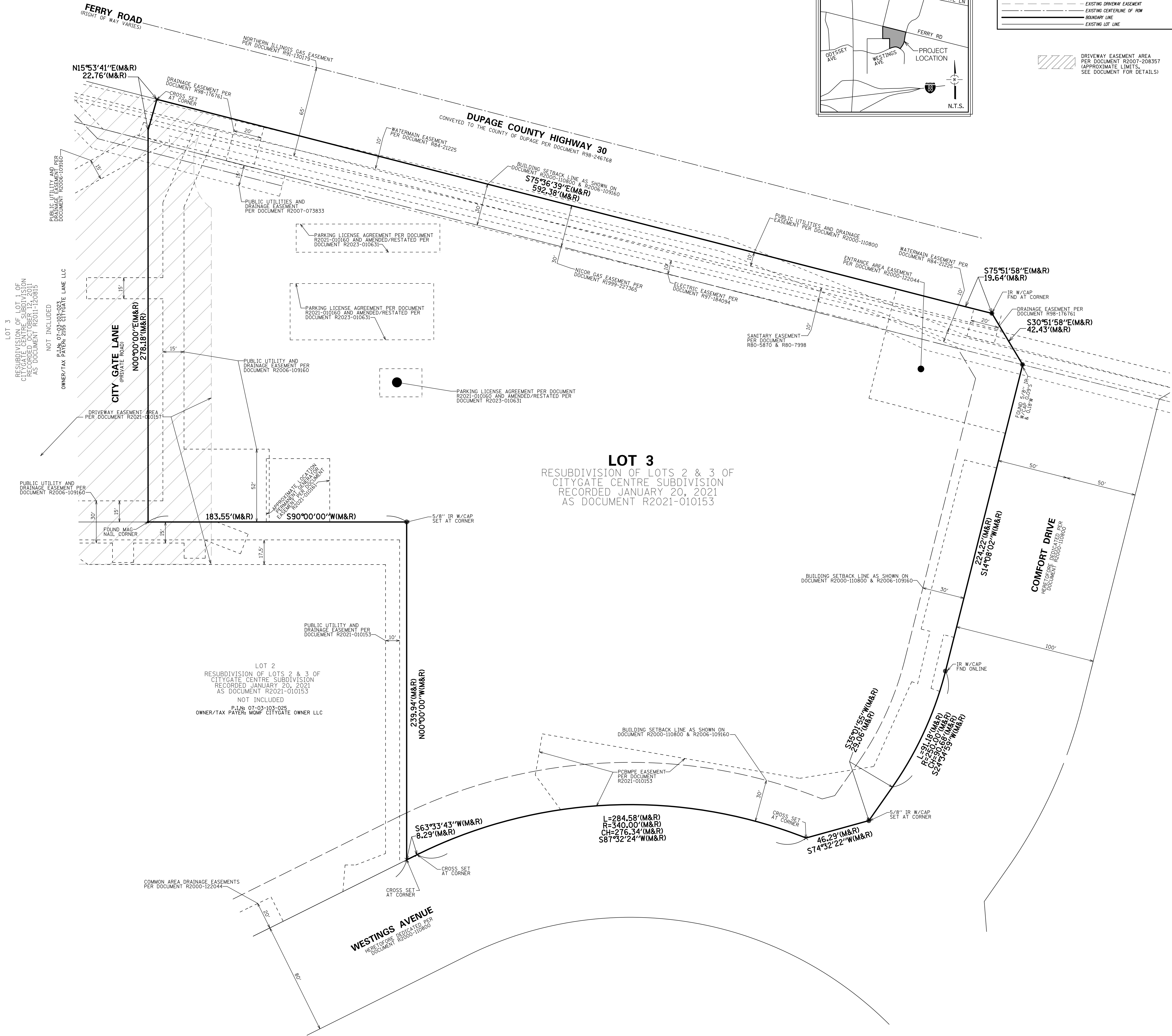
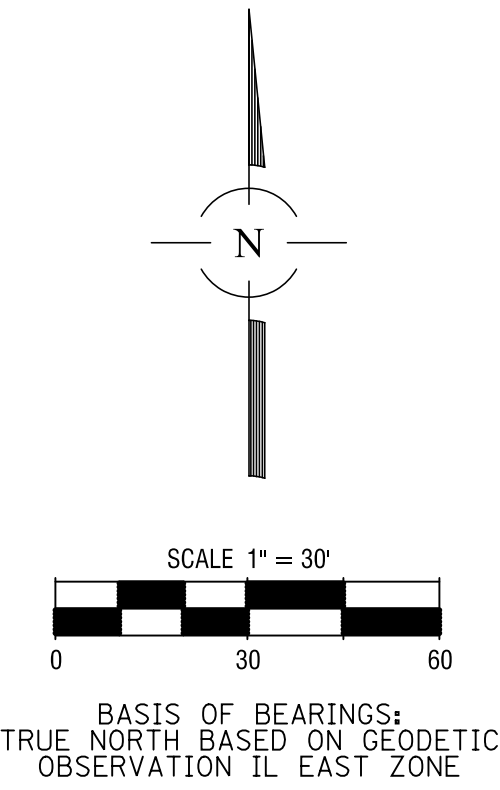
PREPARED FOR:
WILLIAM BRIDGE
1110 JORIE BOULEVARD, SUITE 300
OAK BROOK, ILLINOIS 60523

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
BOUNDARY INFORMATION



LEGEND	
	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
	PROPOSED PCORPE EASEMENT
	EXISTING EASEMENTS
	EXISTING DRIVEWAY EASEMENT
	EXISTING CENTERLINE OF ROW
	BOUNDARY LINE
	EXISTING LOT LINE

DRIVEWAY EASEMENT AREA
PER DOCUMENT R2007-208357
(APPROXIMATE LIMITS,
SEE DOCUMENT FOR DETAILS)



PREPARED FOR:
WILLIAM BRIDGE
110 JORIE BOULEVARD, SUITE 300
OAK BROOK, ILLINOIS 60523

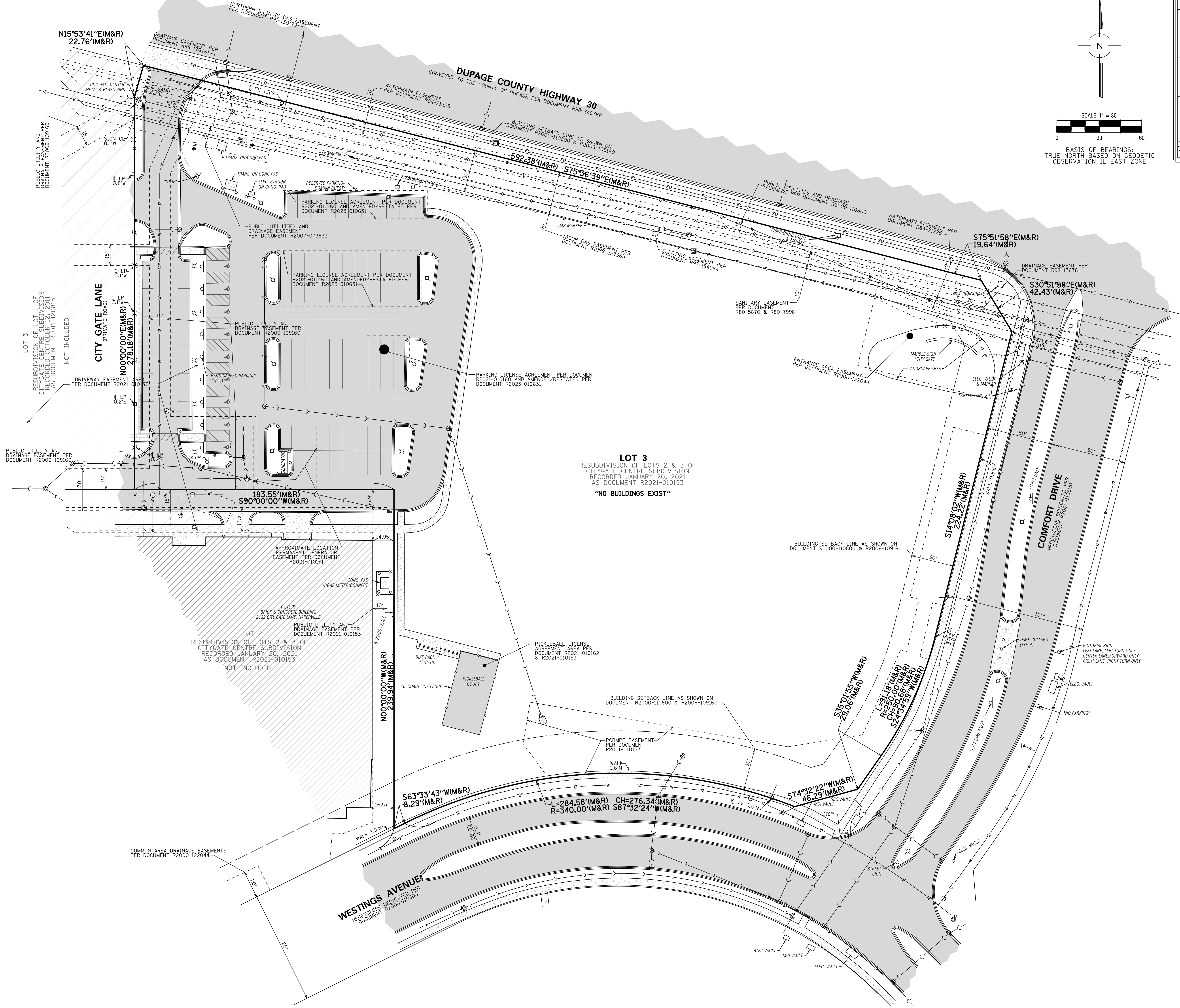
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS



FILENAME:
4246.13ALTA-01
DATE:
11/17/2025
JOB NO.
4246.13
SHEET

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
EXISTING IMPROVEMENT INFORMATION

FERRY ROAD
(RIGHT OF WAY VARIES)



LOT 3
RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION
RECORDED JANUARY 20, 2021
AS DOCUMENT R2021-010153
"NO BUILDINGS EXIST"

PREPARED FOR:
WILLOW BRIDGE
1110 JORIE BOULEVARD, SUITE 300
OAK BROOK, ILLINOIS 60523

N:\Projects\4246\4246.T3\SURVEY\4246.13\ALTA-01.dgn SHEET 3 User=jchristoph

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
4246.13ALTA-01

DATE:
11/17/2025

JOB NO.
4246.13

SHEET

3 OF 3

DEPARTMENT OF PUBLIC UTILITIES -
ELECTRIC GENERAL NOTES

- THE DEVELOPER SHALL SUPPLY THE DP-U- ENGINEER WITH CATALOG QUOTS FOR ALL CT/METER EQUIPMENT (INCLUDING BUT NOT LIMITED TO METER SOCKETS, PT. CABINET, CT CABINET, DISCONNECT SWITCH, TRANSFORMER PAD/VAULT, THE CATALOG QUOTS SHALL BE APPROVED BY DP-U- PRIOR TO PURCHASING.
- THE CT/METER CABINET SHALL NOT FEED TOP.
- CT/METER EQUIPMENT ARE LONG LEAD TIME ITEMS AND DP-U-E SHALL NOT BE HELD RESPONSIBLE FOR DELAYS RESULTING FROM NON-COMPLIANT CT/METER EQUIPMENT.
- PLEASE PROVIDE NAME AND CONTACT INFORMATION FOR ELECTRICAL CONTRACTOR FOR THIS PROJECT.
2. DP.UE WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS, ALL PRIMARY (15KV) CABLE AND CONDUIT, AND THE METERS AND INSTRUMENT TRANSFORMERS. DPUE WILL ALSO MAKE THE FINAL DETERMINATION ON THE TRANSFORMERS ONCE THE INSPECTION IS COMPLETE AND THE BUILDING IS READY TO BE ENERGIZED.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING THE TRANSFORMER PAD/VAULT, ALL SERVICE LATERAL (480V) CABLE AND CONDUIT, THE SERVICE ENTRANCE EQUIPMENT INCLUDING THE CT/METER CABINET AND ALL BANKED METER SOCKETS.
3. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DP-U- TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL WORKING DAYS ADVANCE WRITTEN NOTICE PRIOR TO PAYMENT INSTALLATION TO ALLOW FOR THE INSTALLATION OF ELECTRIC FACILITIES. THE ELEVATION MUST BE WITHIN 4" OF FINAL GRADING BEFORE ELECTRIC FACILITIES CAN BE INSTALLED.
4. ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-10-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
5. AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION AND OBSTRUCTION. THE APPROACH SHALL BE MINIMUM TWO (2) FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2F.
6. 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 OBJECTS WILL BE ALLOWED WITHIN THIS AREA. TRANSFORMER PAD SHALL MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. PER DPUE SPECIFICATIONS C10-2130 AND C30-0016.
7. 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 DPUE. ANY OTHER REMOVAL OF METERS OR SEALS BY ANY OTHER PARTY WILL BE SUBJECT TO A FINE. ALL REQUESTS FOR DISCONNECT MUST BE PRE-APPROVED IN WRITING BY DP-U-; AN ELECTRIC SERVICE MUST BE INSPECTED BY THE DEVELOPMENT SERVICES TEAM ELECTRICAL INSPECTOR PRIOR TO CONNECTION.
8. LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN "1" LETTERS USING PERMANENT STICKERS. THE MOST RECENT NATEL METER ADDRESS CODE AS ADOPTED BY THE CITY OF NAPERVILLE. DETERMINATION OF COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE WILL BE MADE BY THE TRANSPORTATION, ENGINEERING AND DEVELOPMENT DEPARTMENT.
9. A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DP-U- DISTRIBUTION EQUIPMENT.
11. DP-U-E WILL INSTALL AND ENERGIZE ALL METERS IN A MULTIPLE METER CABINET AT ONE TIME, PROVIDED ALL METER SOCKETS PASS INSPECTION. IN THE EVENT OF AN INCOMPLETE INSTALLATION, ONLY THE INSTALLED AND APPROVED EQUIPMENT WILL BE ENERGIZED AND A METER INSTALLED. INDIVIDUAL TENANT PERMITS WILL BE REQUIRED FOR INSTALLATION OF THE OTHER METERS IN THE METER BANK.

**CITY OF NAPERVILLE TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP STANDARD
CONSTRUCTION PLAN NOTES FOR DEVELOPMENT
PROJECTS**

CITY OF NAPERVILLE 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 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
3. ALL CONTRACTORS DOING WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED (WHEN APPLICABLE) TO MAKE PUBLIC IMPROVEMENTS WITHIN THE NAPERVILLE CORPORATE LIMITS.
4. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR/DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER onto PRIVATE PROPERTY.
7. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE PROJECT HAS BEEN APPROVED BY THE CITY OF NAPERVILLE DEVELOPMENT REVIEW TEAM AND THE REQUIRED SURETY HAS BEEN POSTED.
8. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (OR THEIR DESIGNATED EMPLOYEE) 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 800-992-0123. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OR NON-BIDDING MEMBER FACILITIES.
10. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE BY CALLING (630) 420-6100 OPTION 1 BETWEEN THE HOURS OF 8:00AM AND 4:00PM (CLOSED 1:00PM TO 2:00PM DAILY) ON WEDNESDAYS WHEN THEY ARE 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 BY THE CITY ENGINEER 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. NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.
14. 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.
15. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
16. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
17. DURING CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED TO MINIMIZE THE RAKING 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 STREET SURF SHALL BE IMMEDIATELY REMOVED TO PREVENT TRACKING OF DIRT onto the PUBLIC STREET IS EXCESSIVE. CLEANING MAY BE REQUIRED MORE FREQUENTLY.

GEOMETRIC AND PAVING NOTES

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 OR NOT CONSTRUCTED EXISTING FROM AND ALL DAMAGES 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 CONDUCT ANY WORK AND SHALL BE RESPONSIBLE FOR 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 SIDEWALK) UP TO THE CITY ENGINEER'S CURRENT 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 AND STRAIGHT LINE SUFFICIENTLY CLOSE TO THE EXISTING CURB OR VERGE, FACE OR WATER EDGE. IF THE CONTRACTOR IS NOT CAREFUL, OR DOES NOT SAW DEEP ENOUGH AND THE CUT LINE BREAKS OUT OVER TIME, 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.

STORM SEWER NOTES

- 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.
- 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 DESIGNATION C 14. JOINTS SHALL BE AS FOLLOWS: A. JOINTS SHALL CONFORM TO ASTM DESIGNATION C 14 OR C 76 AS 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.
- 1.2. NON-REINFORCED CONCRETE PIPE – NON-REINFORCED CONCRETE PIPE SHALL BE ALLOWED FOR PIPES 12 TO 14 INCH OR 18 INCH DIAMETER. NON-REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION 14A, CLASS B. BITUMINOUS JOINTS SHALL CONFORM TO ASTM DESIGNATIONS C 14 OR C 76 AS 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.
- 1.3. DUCTILE IRON PIPE (DIP) – DUCTILE IRON PIPE SHALL CONFORM TO ANSI A 21.1 (AWWA C-151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C-150), TAP (SEAL) COATED AND END (FLANGE) AND A 21.51 (AWWA C-152), 10-12 INCH DIAMETER. JOINTS SHALL BE GASKET OR PUSH ON JOINTS. ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH POLYETHYLENE.
- 1.4. POLYVINYL CHLORIDE PIPE (PVC) – POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D 3034, TYPE PM. 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 TENSILE STRENGTH OF PIPE SUFFICIENT TO EXCEED 10,000 LBS PER INCH (317 KPA). JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D 3312.
- 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 MANUFACTURED TO CONFORM TO THE REQUIREMENTS OF THE RESIDENTIAL SPECIFICATION OF THE 32442-00 AS DEFINED AND DESCRIBED IN ASTM D 3350. RUBBER GASKET JOINTS SHALL BE USED.
- 1.6. FULLY GALVANIZED CORRUGATED STEEL PIPE – FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DIAMETER DIAMETER WHERE AN IDOT SECTION IS PRESENT, THE MINIMUM CULVERT SIZE IS 12" DIAMETER.
2. BEDDING, OTHER THAN CONCRETE EMBEDEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE. THE MINIMUM BEDDING DEPTH 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-7 OR CA-11 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 GSS; ROMAC LSS; FERROCO, INC. SHEAR RING; OR APPROVED EQUAL. WHEN THE COUPLING IS ATTACHED TO THE END OF THE PIPE, THE COUPLING SHALL BE IDENTIFIED BY THE MANUFACTURER, CLASS, AND DATE OF ISSUE SHALL BE CLEARLY IDENTIFIED ON ALL SECTIONS OF THE PIPE. THE CONTRACTOR SHALL ALSO SUBMIT BOLTS 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) SHALL BE USED. ALL MANHOLES SHALL BE CONSTRUCTED TO THE FOLLOWING: ALL MANHOLES SHALL BE WATER-TIGHT, ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.
6. MANHOLES SHALL BE FINISHED WITH A SELF-SEALING FRAME AND SOLD SOLD COVER (EAST JORDAN IRON WORKS) WITH TYPE 1 SOLID COVER OR APPROVED EQUAL) WITH THE WORDS "STORM" IMPRINTED ON THE COVER. ALL MANHOLES SHALL BE FINISHED WITH ALL FRAMES AND COVERS PAINTED WITH H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT. BOTH THE FRAME AND COVER SHALL BE GALVANIZED. ALL MANHOLES SHALL BE CONSTRUCTED TO THE FOLLOWING: INVERTED MANHOLE FRAMES ARE NOT ALLOWED. PICK HOLES SHALL NOT CREATE OPENINGS IN THE

MANHOLE COVER

- 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 EDITION 2012 SHOWN ON THE COPIALOGY. POLYURETHANE REINFORCED CONCRETE (ASTM A-938) OR (LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C 478-05 (OR LATEST EDITION) AND OSHA STANDARDS.
- 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 BE WATER-TIGHT AT ALL JOINTS. ALL JOINTS SHALL BE SEALED WITH A CATCHER BASINS AND INLETS SHALL BE WATER-TIGHT AT ALL POINTS BELOW GRADE. ALL VISIBLE LEAKS SHALL BE SEaled WITH A MANHOLE AND INLET SHALL BE FURNISHED WITH A FRAME AND GRATES BASED UPON THE LOCATION OF THE INSTALLATION AS LISTED BELOW. ALL FRAMES AND GRATES SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAME SHALL BE CAST IN PLACE.
- PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE I 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.
- BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE I GRATE AND T1 CURB BOX, NEENAH R-3278-A, OR APPROVED EQUAL.
- DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, NEENAH R-3225-L, OR APPROVED EQUAL.
- MONTH-PAVED CURBS: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, NEENAH R-3501-P, OR APPROVED EQUAL.
- NON-PAVED AREAS: EAST JORDAN IRON WORKS 6552 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 I RADIAL FLAT GRATE, OR APPROVED EQUAL, MAY BE USED.
- THE STEEL CASING PIPE SHALL BE BUTYMOUS COATED, A MINIMUM OF 30 MILS THICKNESS INSIDE AND OUTSIDE AND SHALL BE PAINTED WITH AN ANTI-RUST COATING, 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 AASHTO M 254 OR AASHTO M 255. THE 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.
- ALL PIPE SHALL BE LAID TRUE TO LINE AND GRADE. DIRT AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM ENTERING PIPE OR PIPE JOINT DURING HANDLE OF THE DEFLECTOR. ALL JOINTS, STORAGE, SEWER PIPE, PIPE CONNECTIONS SHALL BE SEALED WITH BUTYL MASTIC TO ENSURE WATER TIGHTNESS. LIFT LINES TO BE SEALED USING BUTYL MASTIC AND CONCRETE PLUGS. AT NO TIME SHALL A CONNECTION BETWEEN THE STORAGE SEWER AND MAIN SEWER BE ALLOWED.
- FOR STRUCTURES LOCATED IN PAVED AREAS, A MINIMUM OF FOUR, 2-INCH DIAMETER HOLES SHALL BE PROVIDED FOR THE STRUCTURE WITHIN THE FOOT OF THE STRUCTURE. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE, A 1-FOOT BY 1-FOOT BY 1-FOOT FILTER SHALL BE INSTALLED IN EACH HOLE. THE FILTER SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIAL TO PREVENT SLOPPAGE DURING BACKFILLING.

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.

EROSION CONTROL AND DRAINAGE NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY CONSTRUCTION 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 GRADE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE CITY ENGINEER EROSION CONTROL PLAN. STOCKPILES SHALL NOT BE USED.
4. STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDDED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH OR GREATER RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

EROSION CONTROL AND DRAINAGE NPDES NOTES

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.

TRAFFIC CONTROL AND PROTECTION NOTES

- ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES. THE FOLLOWING TRAFFIC CONTROL REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES (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 DETOUR OF LAID CLOSURES, LONG TERM LANE CLOSURES, NARROW LANES, AND CONSTRUCTION VEHICLES ENTERING AND EXITING THE PUBLIC ROADWAY. ALL TRAFFIC CONTROL SET-UPS MAY BE CHANGED AT ANY TIME IF THE SITUATION CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE 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.
- 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 ALL PEDESTRIANS TO FOLLOW THE ALTERNATE ROUTE. ALL PEDESTRIAN GUIDANCE (WITH SIGNAGE) IS TO BE REVIEWED AND ACCEPTED BY THE CITY IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE RULES, 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 ALL TRAFFIC CONTROL DEVICES SHALL BE TO THE SATISFACTION OF THE AGENCY OF JURISDICTION AND THE CITY ENGINEER.
- ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-8AM AND 3PM-7PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. LANE CLOSURES ON ARTERIAL ROADWAYS ARE NOT PERMITTED BETWEEN 7AM AND 7PM ON WEEKENDS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CONSTRUCTION ACTIVITIES ON ARTERIAL ROADWAYS AS DESIGNATED ON THE CITY MASTER THROUGHFARE PLAN, LATEST EDITION.
- ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROW BOARD AS PART OF THE TRAFFIC CONTROL.
- AT THE END OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY ALLOWED TO TRAFFIC. ALL HOLES MUST BE FILLED OR COLD PATCHED; THE CITY WILL NOT ALLOW THE HOLES TO BE FILLED WITH GRAVEL.

Kimley»Horn

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

NOTE: AS NOTED

AS NOTED

AWN BY: ARG

CHECKED BY: TPE



Willow Bridge

CITY OF NAPERVILLE NOTES

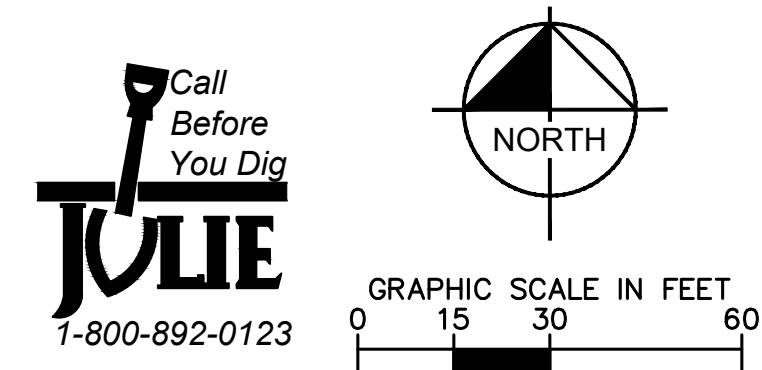
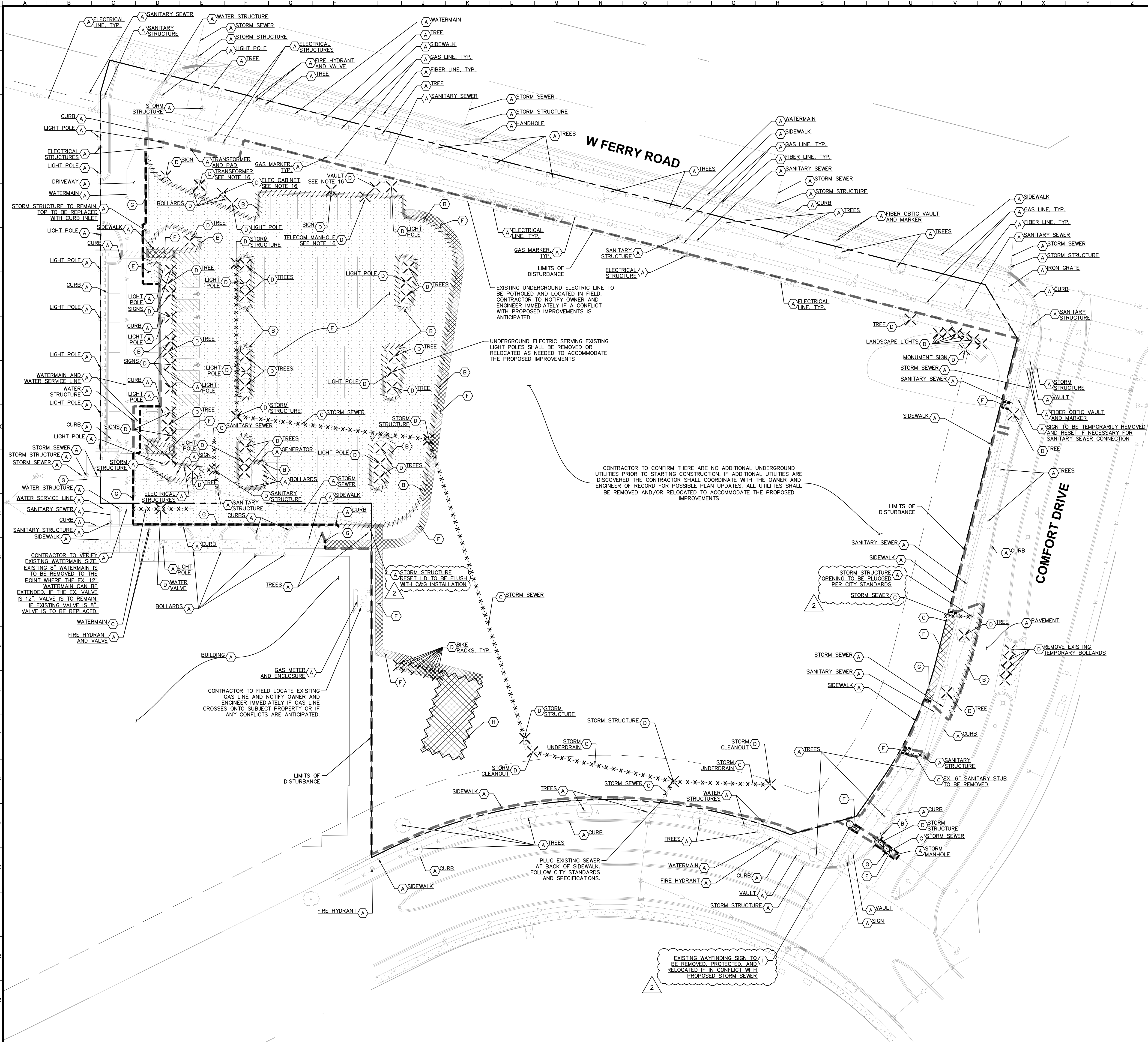
CITYGATE II
2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:

12/19/2023
KHA PROJECT NO
268930001

SHEET NUMBER

C0.2



DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE DEMOLITION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY UTILITIES DOT APPROVED CONES OR BARRIERS, TRAFFIC BARRIERS OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND LOCATION OF ELECTRICAL SYSTEMS AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL MAINTAIN A MINIMUM 5' OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE REMOVED ARE TO BE CAPPED AT BOTH ENDS WITH A MECHANICAL JUMP STRUCTURES ARE TO BE REMOVED OR FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH COMPACTED FILL OR SELECT EXCAVATED MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE DISTRICT ENGINEER'S AND PRIVATE UTILITY (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND SURFACE UTILITIES DURING THE ENTIRE FINAL MATERIALS REMOVAL. ALL SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION. EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM REMOVAL OF STRUCTURES AND MATERIALS AS SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIAL, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE INTERMEDIATE LAYERS OF FILL MATERIAL TO OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. CONTRACTOR TO DETERMINE LIMITS OF EXISTING UNDERGROUND DRY UTILITIES AND SERVICE CONNECTIONS. DRY UTILITIES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS ARE TO BE REMOVED IN COORDINATION WITH THE OWNER, ADJACENT OWNERS, AND UTILITY PROVIDERS.

DEMOLITION LEGEND

A		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B		CURB REMOVAL
C		UTILITY REMOVAL
D		ITEM TO BE REMOVED
E		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F		CONCRETE REMOVAL
G		SAWCUT LINE
H		FENCE REMOVAL
I		ITEM TO BE RELOCATED

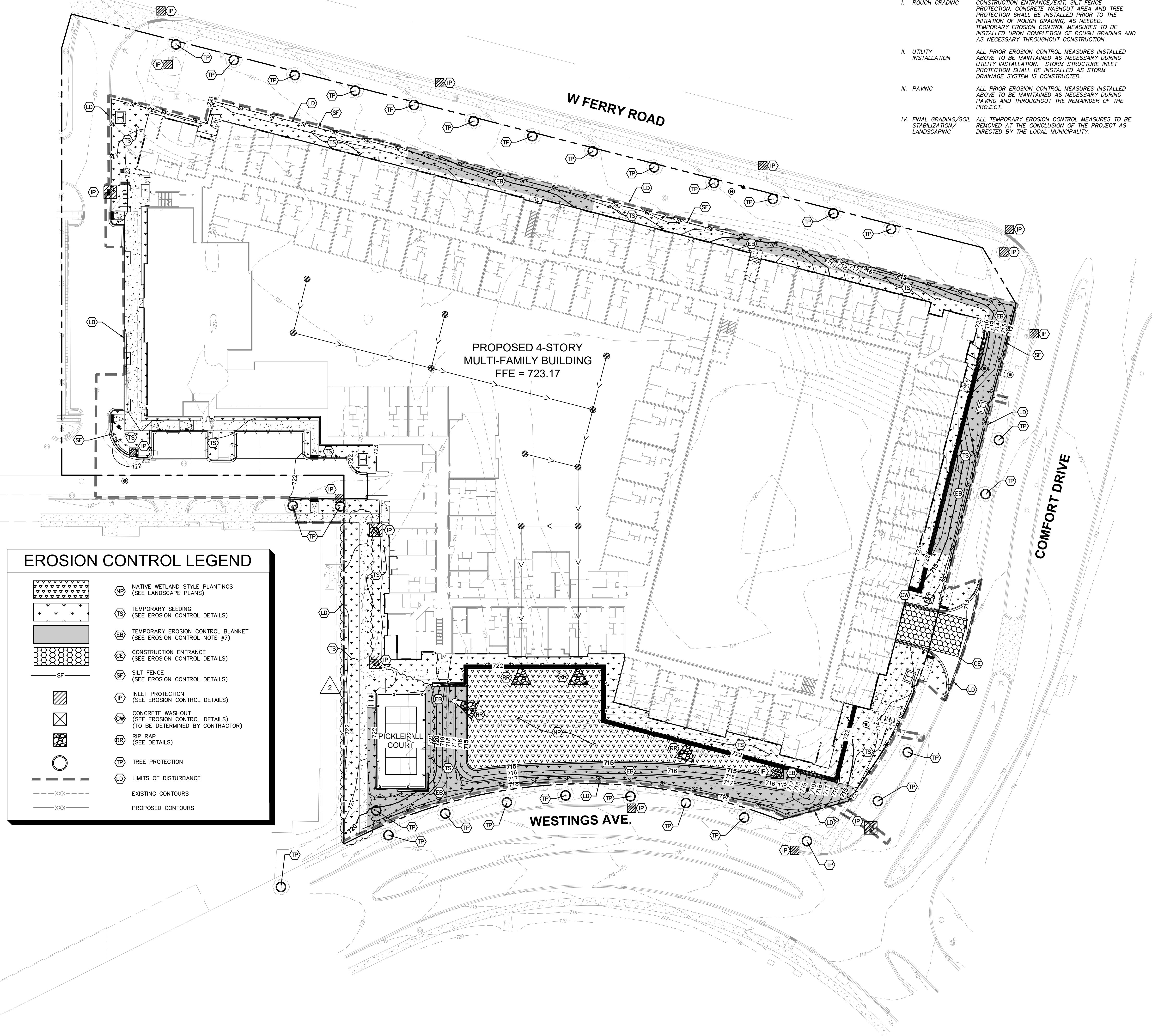
**WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.**

[illegible]

PIN:	07-03-105-002
OWNER:	WESTINGS CORPORATE CENTER
ADDRESS:	2056 WESTINGS AVENUE NAPERVILLE, IL 60540

TOTAL PARKING SPACES REQUIRED (PER CITY REQUIREMENTS)	=668 SPACES
RESIDENT PARKING REQUIRED (2.0 SPACES PER UNIT)	=594 SPACES
GUEST PARKING REQUIRED (0.25 SPACES PER UNIT)	=74 SPACES
TOTAL PARKING SPACES PROPOSED (REQUESTED VARIANCE)	=422 SPACES
RESIDENT PARKING PROPOSED (1.24 SPACES PER UNIT)	=369 SPACES
GUEST PARKING PROPOSED (0.18 SPACES PER UNIT)	=53 SPACES
TOTAL GARAGE PARKING PROPOSED	=414 SPACES
STANDARD PARKING SPACES PROPOSED	=405 SPACES
ADA PARKING SPACES PROPOSED	=9 SPACES
TOTAL SURFACE PARKING PROPOSED	=8 SPACES
STANDARD SURFACE PARKING PROPOSED	=8 SPACES
ADA SURFACE PARKING PROPOSED	=2 SPACES
BICYCLE PARKING REQUIRED	=67 SPACES
(10% OF VEHICLE PARKING REQUIREMENTS)	
TOTAL BICYCLE PARKING PROVIDED	=67 SPACES MIN
INTERIOR BICYCLE ROOM	=47 SPACES MIN
EXTERNAL BICYCLE RACKS	=20 SPACES

C2.0



I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/VEGETATION	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS NECESSARY.

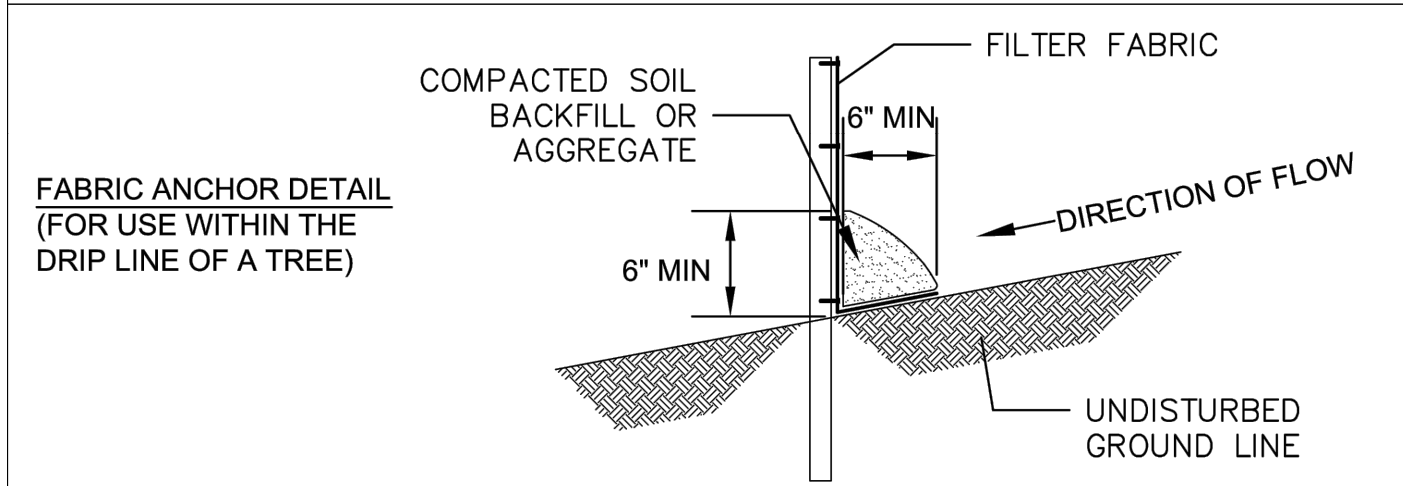
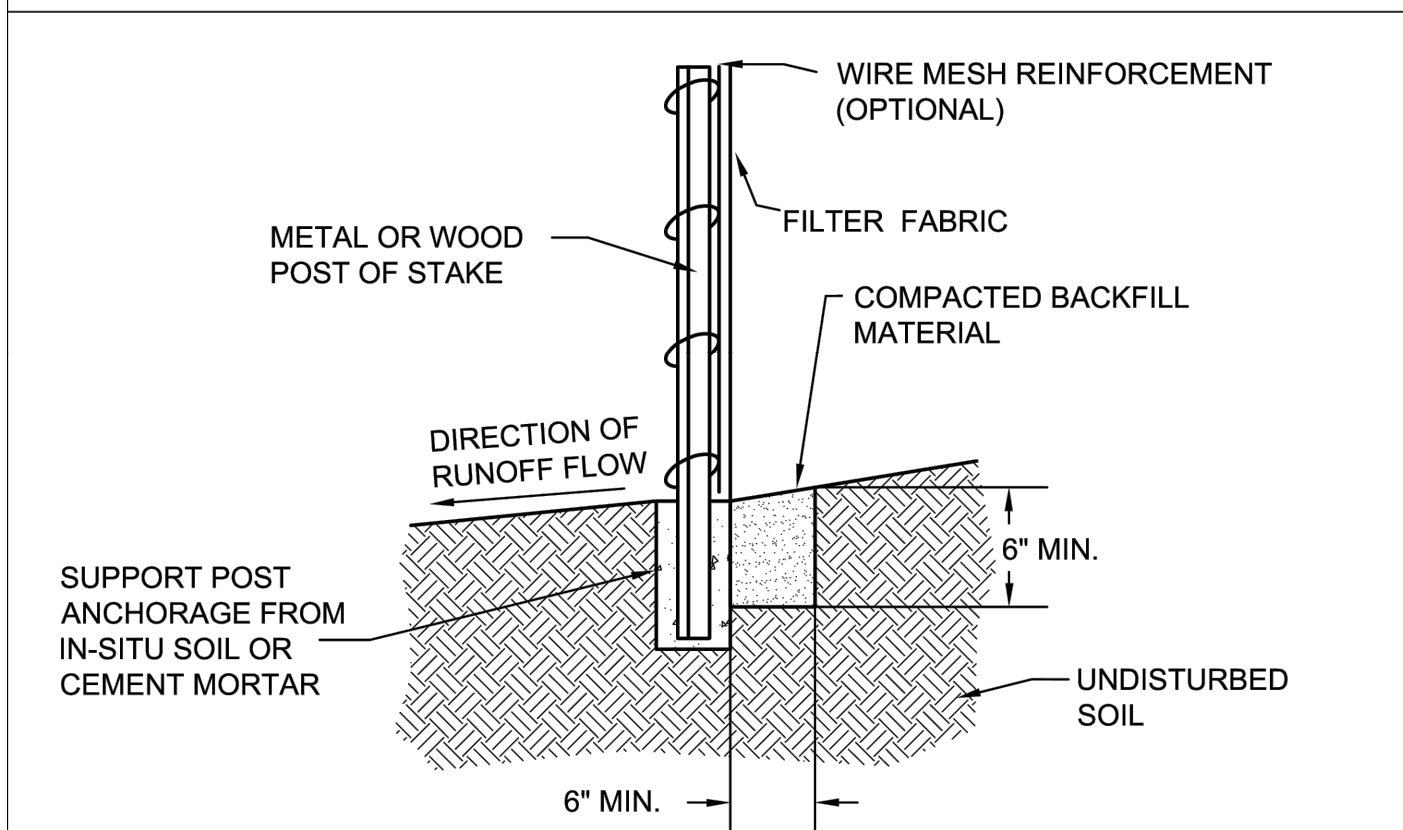
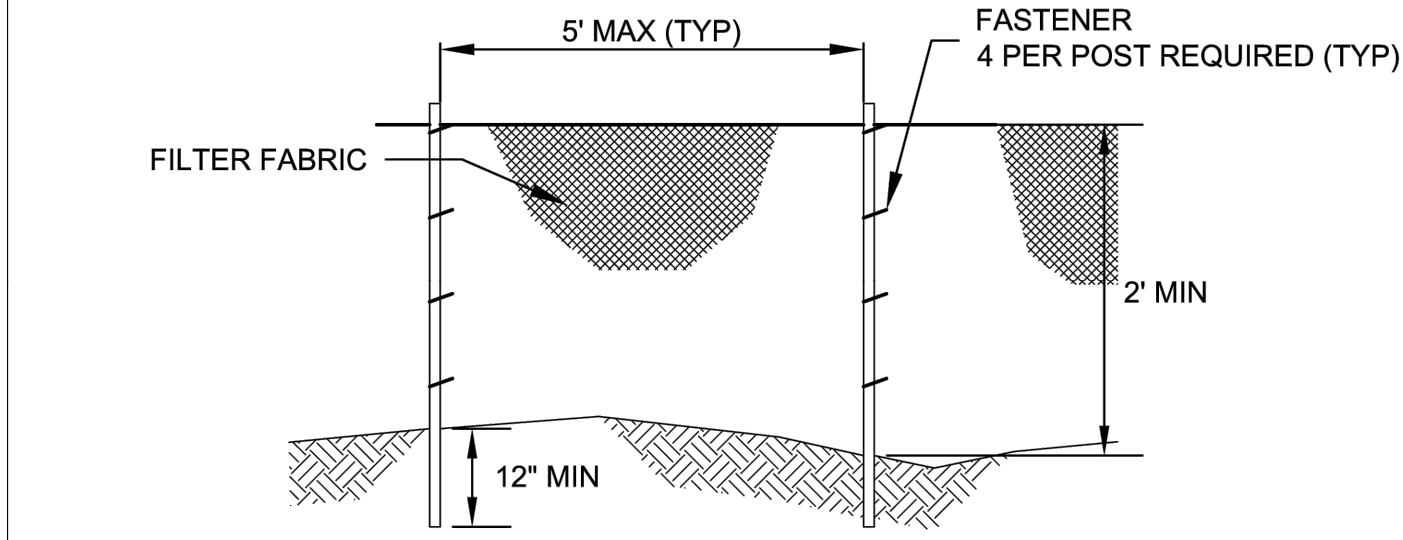


EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION. SILT FENCES LOCATED AT THE TOP OF THE SLOPE SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CHINA AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSPORT. FOR EXAMPLE, SILT FENCES LOCATED AT THE TOP OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, AND THE COUNTY AS APPLICABLE. ANY REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONSTRUCTION INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S1508B OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY, AND THE AREA RESTORED TO THE ORIGINAL UNDISTURBED STATE. EXCESSIVE SOIL AND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, WITHIN TWO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECULATED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, SEDIMENT AND STABILIZATION MUST BE COMPLETED WITHIN TWO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE USE OF BEST MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNED TO BE A SEDIMENTATION FACILITY IN A DRAINAGEWAY OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY STABILIZATION MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
21. THE CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
22. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
23. 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 OF DIRT ON THE PUBLIC STREET IS EXCESSIVE, CLEANING MAY BE REQUIRED MORE FREQUENTLY.
24. 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.

[illegible]

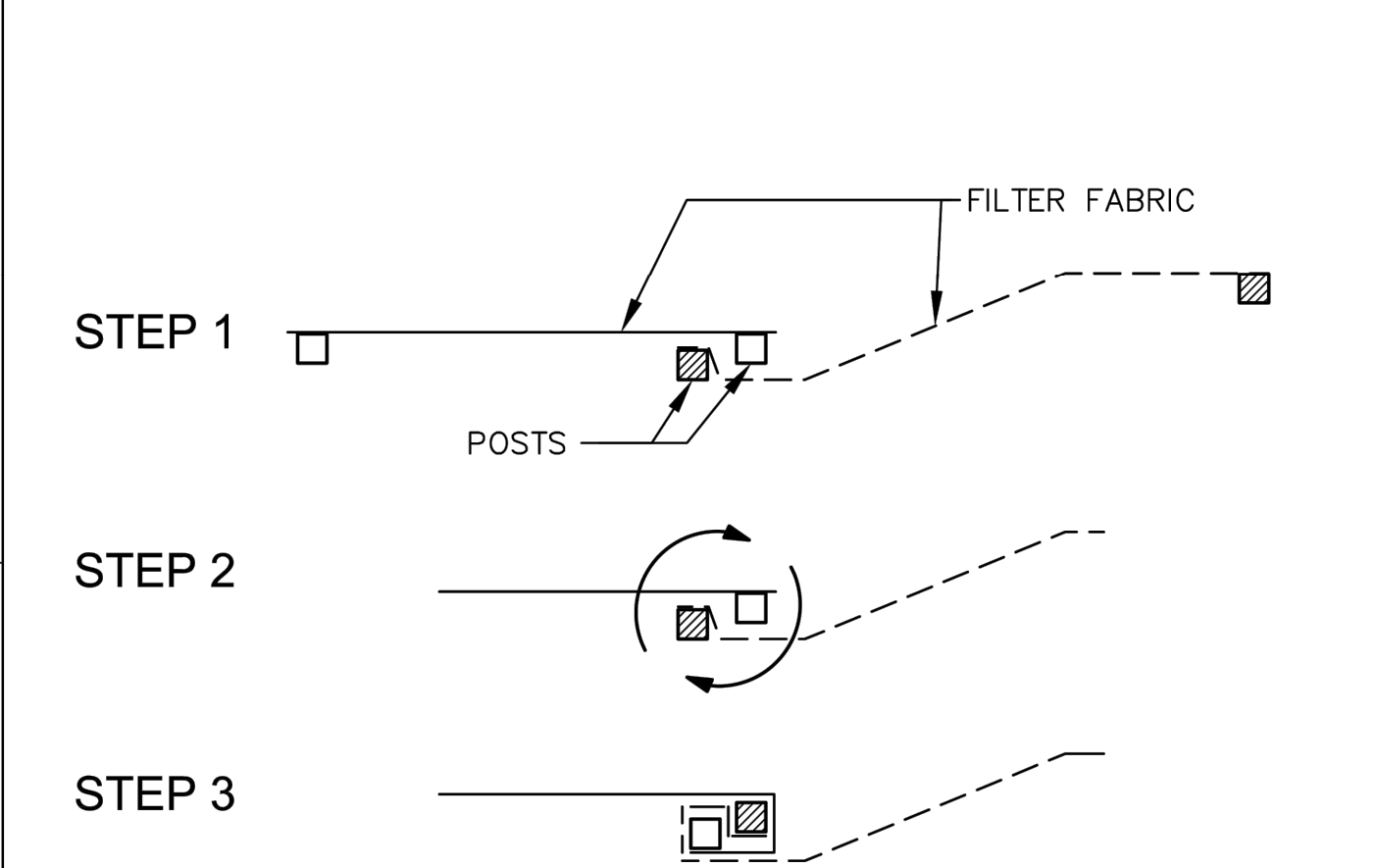
Drawing name: K:\GIS\LDE\268930001_Willow Bridge_CityGate Phase 2_Naperville_IL\2 Design\CAD\Plan\Sheets\C3.1 - EROSION CONTROL DETAILS.dwg C3.1 Jun 15, 2026 10:08am by: OdonLewis
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



City of Naperville
STANDARD
DETAIL

TEMPORARY EROSION CONTROL
MEASURE - SILT FENCE
REVISED: 01/01/2013
SHEET 1 OF 2

LANDSCAPE 3
790.03



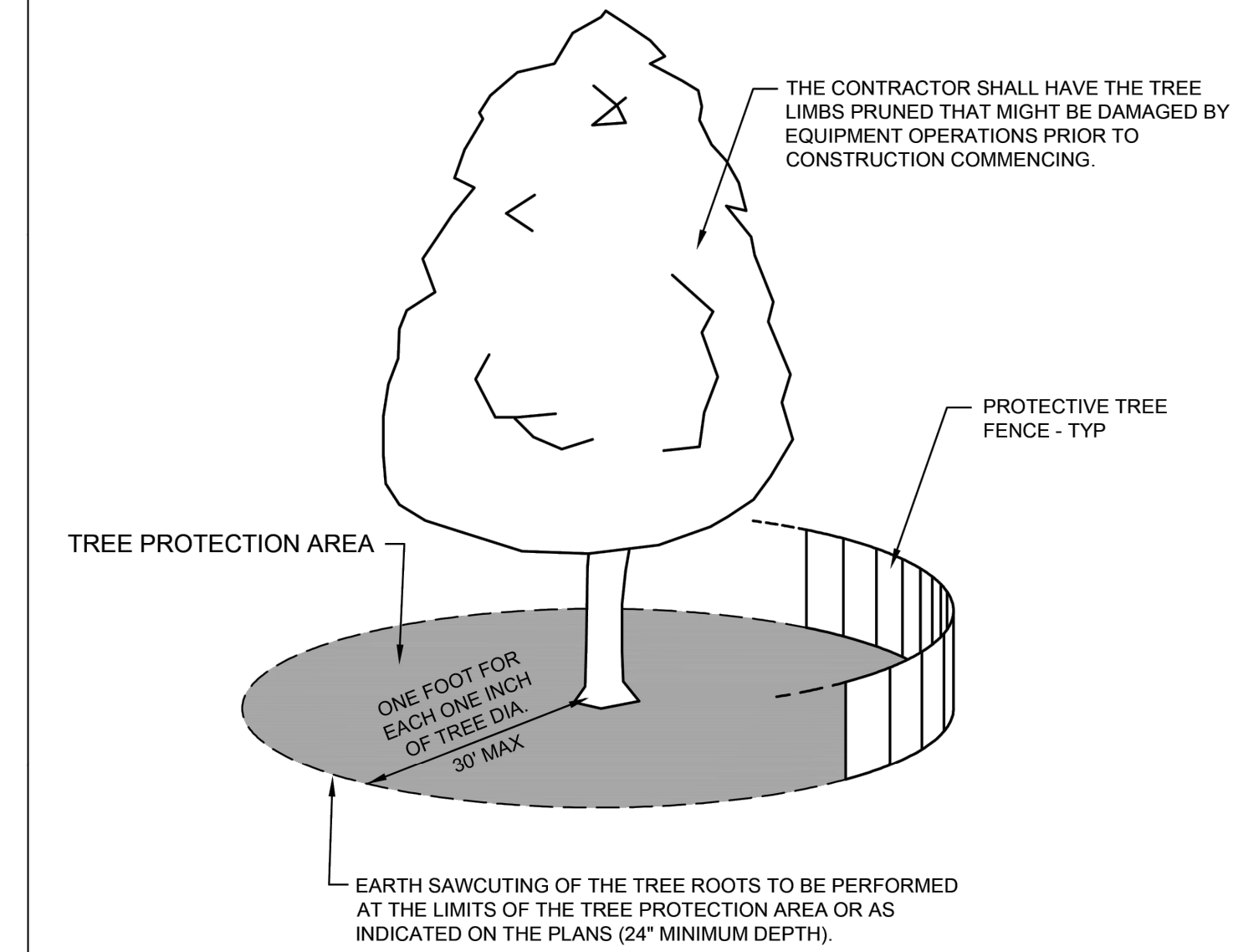
- STEPS FOR THE ATTACHMENT OF TWO SILT FENCES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

- NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 4. DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH TIE WIRES, WOOD POST WITH NAILS.

City of Naperville
STANDARD
DETAIL

TEMPORARY EROSION CONTROL
MEASURE - SILT FENCE
REVISED: 01/01/2013
SHEET 2 OF 2

LANDSCAPE 3
790.03

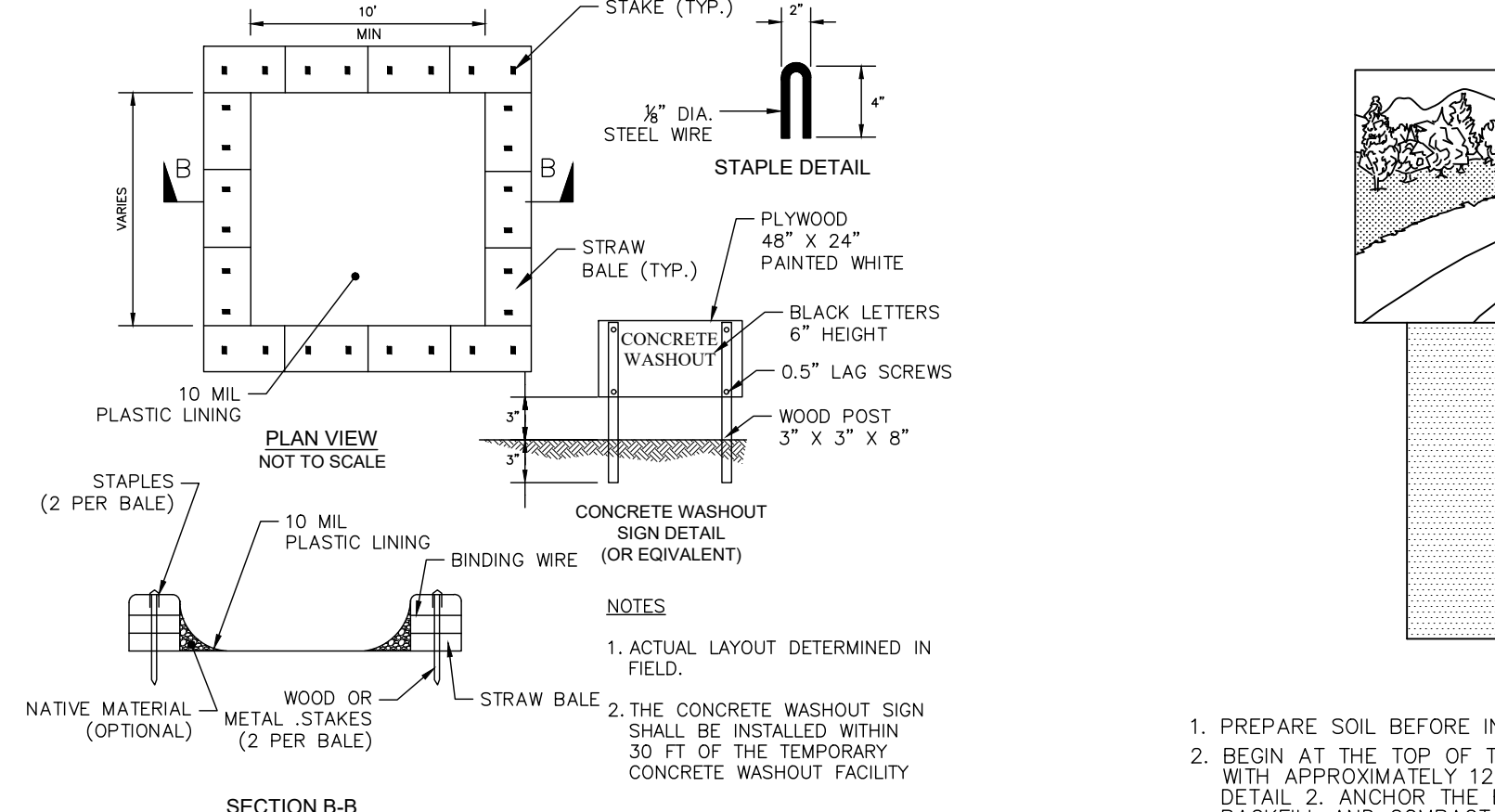
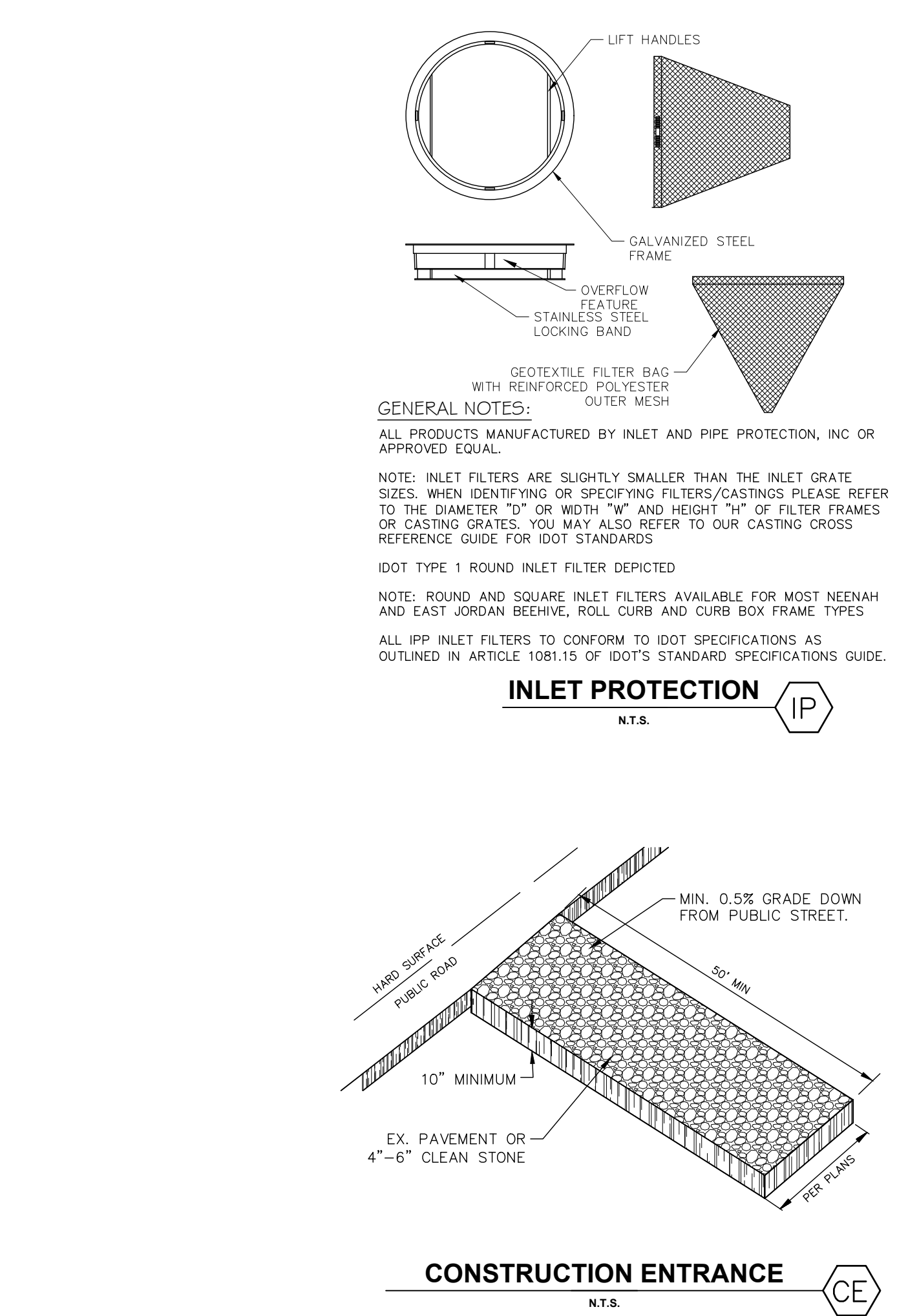


- NOTES:
1. A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
 2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL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

City of Naperville
STANDARD
DETAIL

TREE PROTECTION
REVISED: 08/01/2018
SHEET 1 OF 1

LANDSCAPE 10
790.10



CONCRETE WASHOUT
N.T.S.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

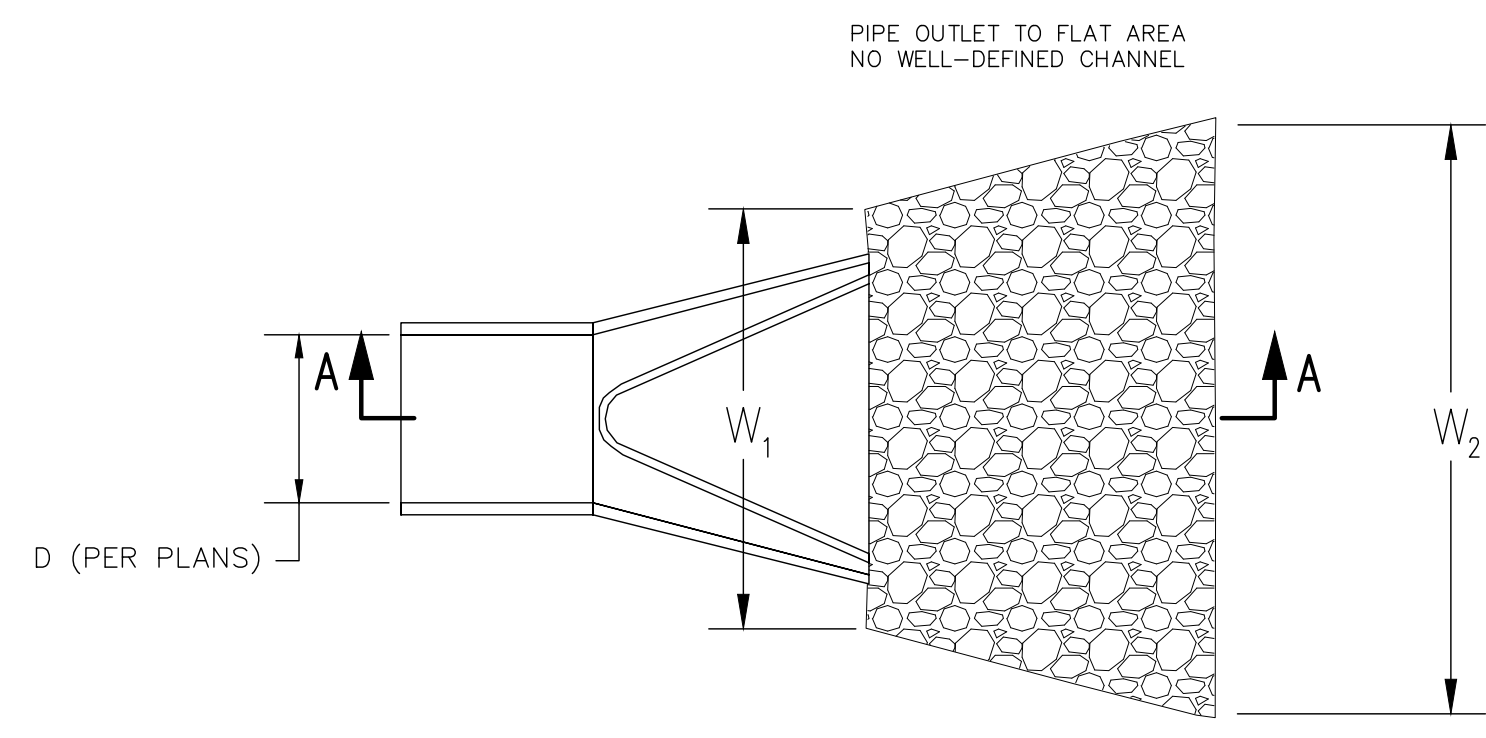
- NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
 3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE
E SOD
F STRAW MULCH 2 TONS/ACRE
* WATERING NEEDED DURING JUNE AND JULY
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



RIP RAP DETAIL OUTLET PROTECTION
N.T.S.

RIPRAP DIMENSION TABLE					
INLET PIPE SIZE d (IN)	LENGTH OF APRON L _a (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

- NOTES:
1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4, QUALITY DESIGNATION "A".
 2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.) 6
2.2. TENSILE STRENGTH (LB) ASTM D 4632 180
2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥50
2.4. PUNCTURE (LB) ASTM D 4833 80
2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70
2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 MAX 40 SIEVE
2.7. PERMITTIVITY SEC-1 ASTM D 4491 MIN 0.70
 3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
 4. APRON WIDTH W₁ SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W₂ SHALL BE EQUAL TO L_a PLUS THE PIPE DIAMETER.
 5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D₁₀₀ SIZE.
 6. APRON LENGTH L_a AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

Kimley-Horn
© 2008 KIMLEY-HORN AND ASSOCIATES, INC.
4021 WINFIELD ROAD, SUITE 600
NAPERVILLE, IL 60563
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

Willow Bridge

CITYGATE II
2180 CITYGATE LANE
NAPERVILLE, IL 60563

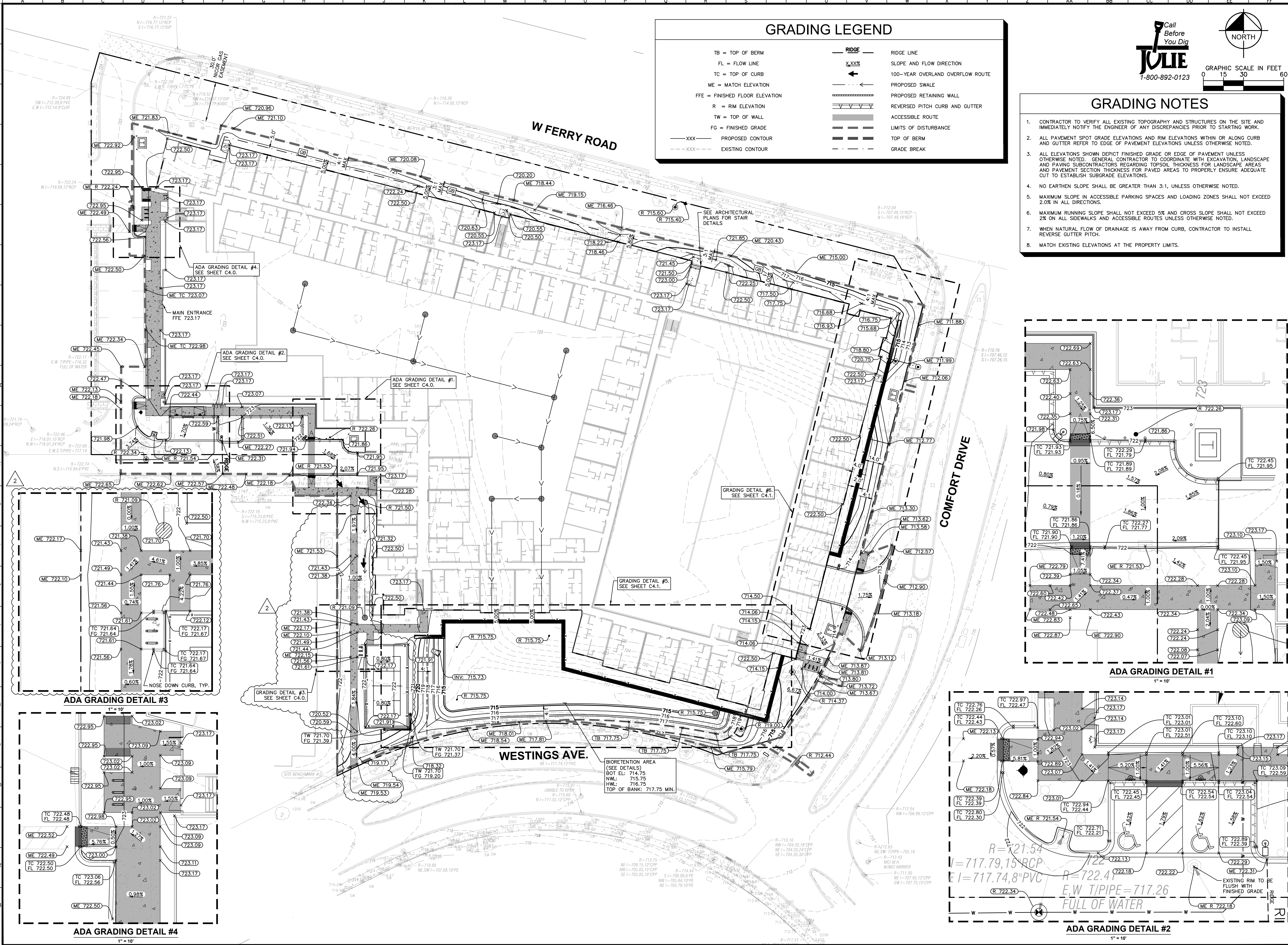
ORIGINAL ISSUE:
12/19/2025
KHA PROJECT NO.
268930001
SHEET NUMBER
C3.1

REVISIONS
DATE
BY
CITY COMMENTS
CITY COMMENTS
TRE
TRE
05/05/26
03/09/26
DATE
BY

SCALE:
DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE

EROSION CONTROL DETAILS

Drawing name: K:\CHS_LIB\268930000_Milwaukee_CityGate Phase 2_Naperville_IL_V2 Design\CAD\Grading\Grading Plan.dwg C4.0 Jun 15, 2025 12:53pm by: Odeh, Lewis
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
NAPERVILLE, IL 60563
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

Willow Bridge

GRADING PLAN

CITYGATE II

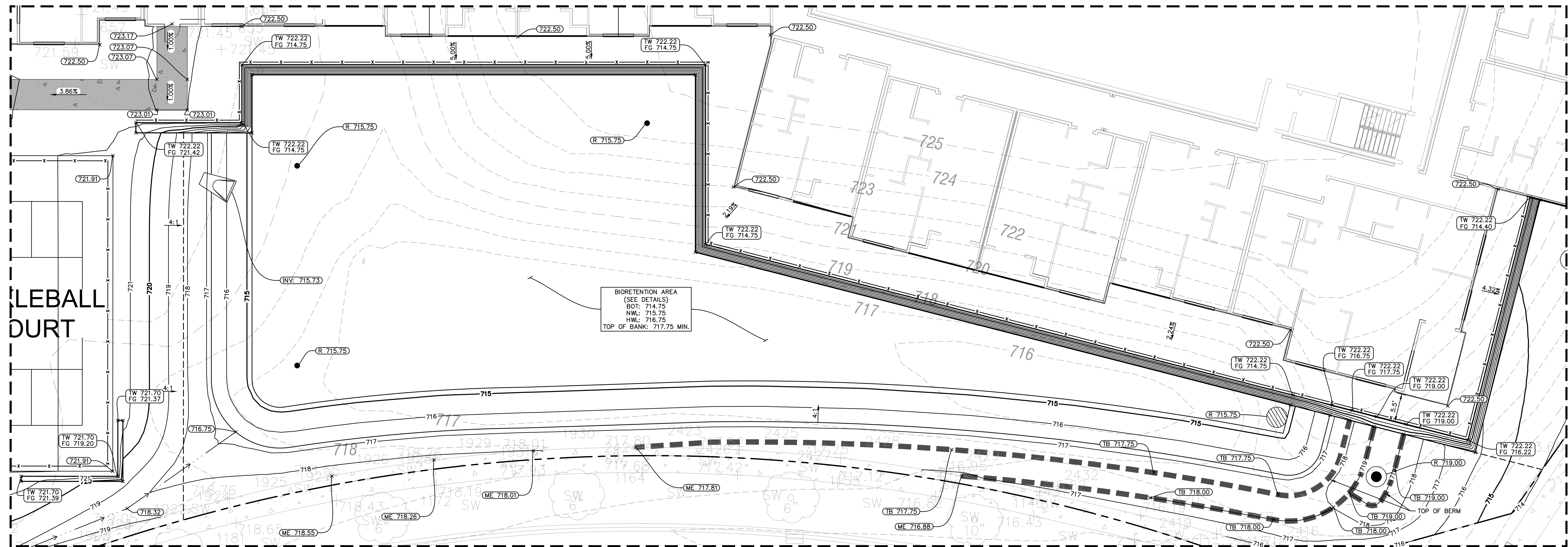
2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:
12/19/2025
KHA PROJECT NO.
268930001
SHEET NUMBER
C4.0

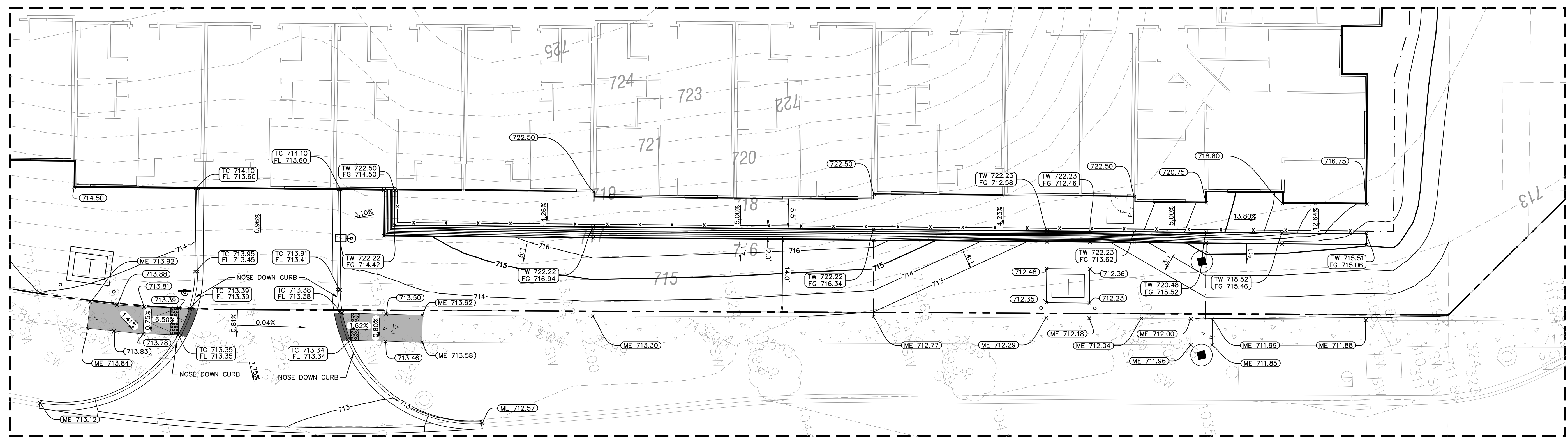
SCALE:
AS NOTED
DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE

CITY COMMENTS
05/05/26
TRE

REVISIONS
03/09/26
DATE
BY



GRADING DETAIL #5
1" = 10'



GRADING DETAIL #6
1" = 10'

A	CITY COMMENTS	05/05/26	TRE			
A	CITY COMMENTS	03/09/26	TRE			
No.	Revisions	Date	By			

Kimley»»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE



GRADING DETAILS

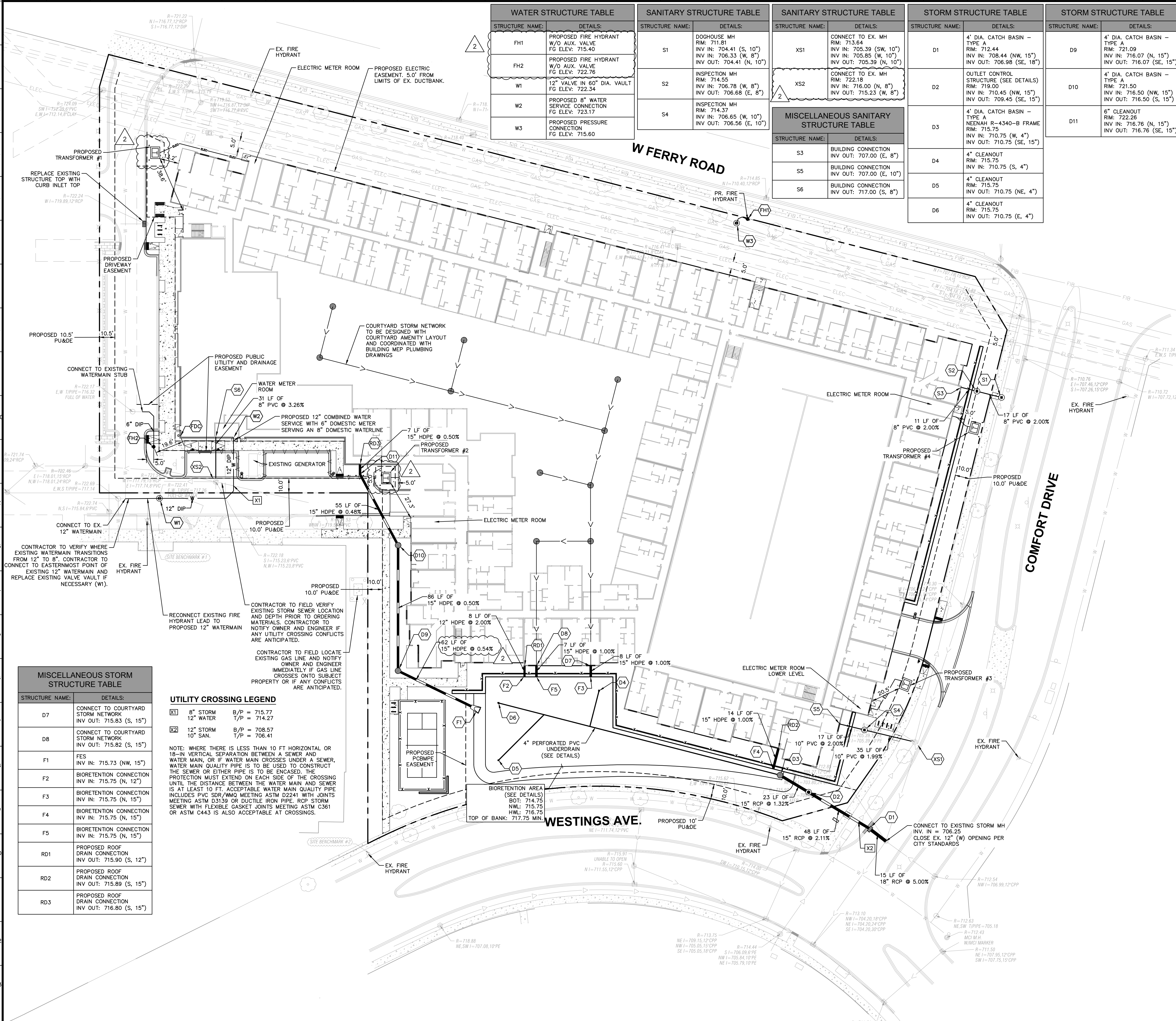
CITYGATE II
2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:	12/19/2025
HA PROJECT NO.	268930001

SHEET NUMBER

C4.1

Drawing name: K:\GIS\LDE\268930001_Willow Bridge_CityGate Phase 2_Naperville_IL\2 Design\CAD\PlanSheets\C5.0 - UTILITY PLAN.dwg C5.0 Jun 15, 2026 2:26pm by: Gori,Lewis
This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH1	PROPOSED FIRE HYDRANT W/O AUX. VALVE FG ELEV: 715.40
FH2	PROPOSED FIRE HYDRANT W/O AUX. VALVE FG ELEV: 722.76
W1	12" VALVE IN 60" DIA. VAULT FG ELEV: 722.34
W2	PROPOSED 8" WATER SERVICE CONNECTION FG ELEV: 723.17
W3	PROPOSED PRESSURE CONNECTION FG ELEV: 715.60

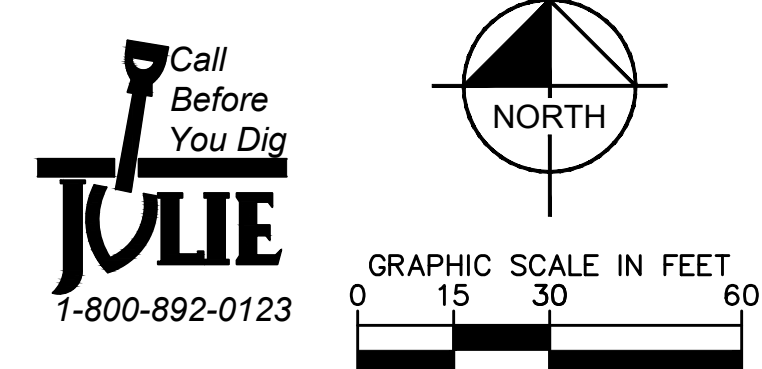
SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	DOGHOUSE MH RIM: 711.81 INV IN: 704.41 (S, 10") INV OUT: 706.33 (W, 8") INV OUT: 704.41 (N, 10")
S2	INSPECTION MH RIM: 714.55 INV IN: 706.78 (W, 8") INV OUT: 706.68 (E, 8")
S4	INSPECTION MH RIM: 714.37 INV IN: 706.65 (W, 10") INV OUT: 706.56 (E, 10")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
XS1	CONNECT TO EX. MH RIM: 713.64 INV IN: 705.39 (SW, 10") INV IN: 705.85 (W, 10") INV OUT: 705.39 (N, 10")
XS2	CONNECT TO EX. MH RIM: 722.18 INV IN: 716.00 (N, 8") INV OUT: 715.23 (W, 8")

MISCELLANEOUS SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S3	BUILDING CONNECTION INV OUT: 707.00 (E, 8")
S5	BUILDING CONNECTION INV OUT: 707.00 (E, 10")
S6	BUILDING CONNECTION INV OUT: 717.00 (S, 8")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	4' DIA. CATCH BASIN - TYPE A RIM: 712.44 INV IN: 708.44 (NW, 15") INV OUT: 706.98 (SE, 18")
D2	OUTLET CONTROL STRUCTURE (SEE DETAILS) RIM: 719.00 INV IN: 710.45 (NW, 15") INV OUT: 709.45 (SE, 15")
D3	4' DIA. CATCH BASIN - TYPE A NEENAH R-4340-B FRAME RIM: 722.18 INV IN: 710.75 (W, 4") INV OUT: 710.75 (SE, 15")
D4	4" CLEANOUT RIM: 715.75 INV IN: 710.75 (S, 4")
D5	4" CLEANOUT RIM: 715.75 INV OUT: 710.75 (NE, 4")
D6	4" CLEANOUT RIM: 715.75 INV OUT: 710.75 (E, 4")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D9	4' DIA. CATCH BASIN - TYPE A RIM: 721.09 INV IN: 716.07 (N, 15") INV OUT: 716.07 (SE, 15")
D10	4' DIA. CATCH BASIN - TYPE A RIM: 721.50 INV IN: 716.50 (NW, 15") INV OUT: 716.50 (S, 15")
D11	6" CLEANOUT RIM: 722.26 INV IN: 715.76 (N, 15") INV OUT: 716.76 (SE, 15")



UTILITY NOTES

- ### GENERAL UTILITY NOTES
- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-2241 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
 - STREETLIGHT UNIDUCT TO BE IN GALVANIZED STEEL UNDER ROADWAY. NO SPLICING OF CABLES, PULL NEW WORK SCHEDULE NEEDS TO BE COORDINATED WITH THE ELECTRIC DEPARTMENT 630-669-7383 EVEN IF OUTSIDE CONTRACTOR IS PERFORMING THE WORK.

UTILITY LEGEND

- | | |
|--------|--|
| W | EX. WATER LINE |
| ⊙ | EX. HYDRANT |
| ⊖ | EX. WATER VALVE |
| —▷— | EX. SANITARY SEWER LINE |
| —▷— | EX. SANITARY SEWER MANHOLE |
| —▷— | EX. STORM SEWER LINE |
| ⊙ | EX. STORM MANHOLE |
| ⊙ | EX. STORM STRUCTURE/INLET |
| ⊙ | EX. LIGHT POLE |
| —ELEC— | PROPOSED UNDERGROUND ELECTRIC LINE |
| —GAS— | GAS LINE (BY GAS COMPANY) |
| —TEL— | PROPOSED PHONE LINE |
| — | PROPOSED STORM SEWER LINE |
| ⊙ | PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2502 PER NAPERVILLE DETAIL 290.10) (GRASS USE NEENAH R-4340-B BEEHIVE PER NAPERVILLE DETAIL 290.14) |
| ⊙ | PROPOSED CLOSED LID STORM STRUCTURE (USE NEENAH R-1772 PER NAPERVILLE DETAIL 290.10) |
| ⊙ | PROPOSED OPEN LID CURB STRUCTURE (86.12 C&G USE NEENAH R-3278-A PER NAPERVILLE DETAIL 290.11) |
| —▷— | PROPOSED SANITARY SEWER LINE |
| ⊙ | PROPOSED SANITARY MANHOLE |
| ⊙ | PROPOSED STORM/SANITARY CLEANOUT |
| —W— | PROPOSED WATER LINE |
| ⊙ | PROPOSED VALVE VAULT |
| ⊙ | PROPOSED FIRE HYDRANT |
| ⊙ | PROPOSED LIGHT POLE |
| ⊙ | PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY) |
| ⊙ | RIP RAP (SEE DETAILS) |

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D7	CONNECT TO COURTYARD STORM NETWORK INV OUT: 715.83 (S, 15")
D8	CONNECT TO COURTYARD STORM NETWORK INV OUT: 715.82 (S, 15")
F1	FES INV IN: 715.73 (NW, 15")
F2	BIORETENTION CONNECTION INV IN: 715.75 (N, 12")
F3	BIORETENTION CONNECTION INV IN: 715.75 (N, 15")
F4	BIORETENTION CONNECTION INV IN: 715.75 (N, 15")
F5	BIORETENTION CONNECTION INV IN: 715.75 (N, 15")
RD1	PROPOSED ROOF DRAIN CONNECTION INV OUT: 715.90 (S, 12")
RD2	PROPOSED ROOF DRAIN CONNECTION INV OUT: 715.89 (S, 15")
RD3	PROPOSED ROOF DRAIN CONNECTION INV OUT: 716.80 (S, 15")

UTILITY CROSSING LEGEND

- | | | |
|---|-----------|--------------|
| ⊠ | 8" STORM | B/P = 715.77 |
| ⊠ | 12" WATER | T/P = 714.27 |
| ⊠ | 12" STORM | B/P = 708.57 |
| ⊠ | 10" SAN. | T/P = 706.41 |

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

Call Before You Dig
JULIE
1-800-892-0123

UTILITY PLAN

CITYGATE II

2180 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:
12/19/2025

KHA PROJECT NO.
268930001

SHEET NUMBER
C5.0

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
NAPERVILLE, IL 60563
PHONE: 630-457-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE

CITY COMMENTS

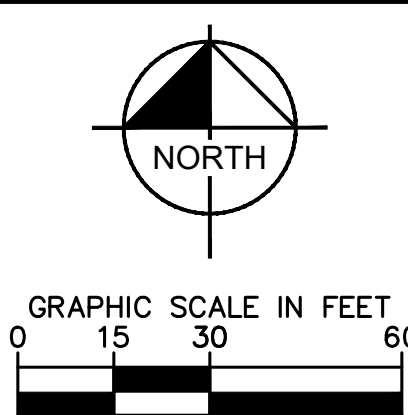
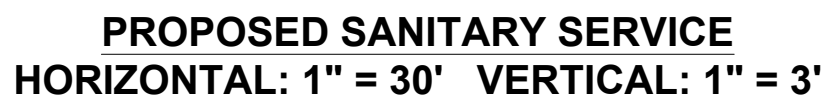
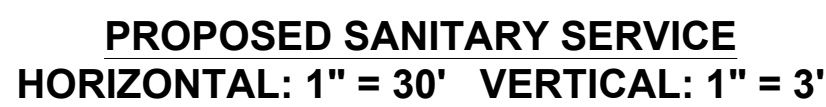
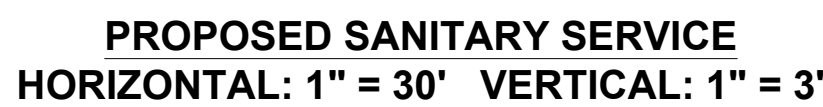
05/05/26

TRE

DATE

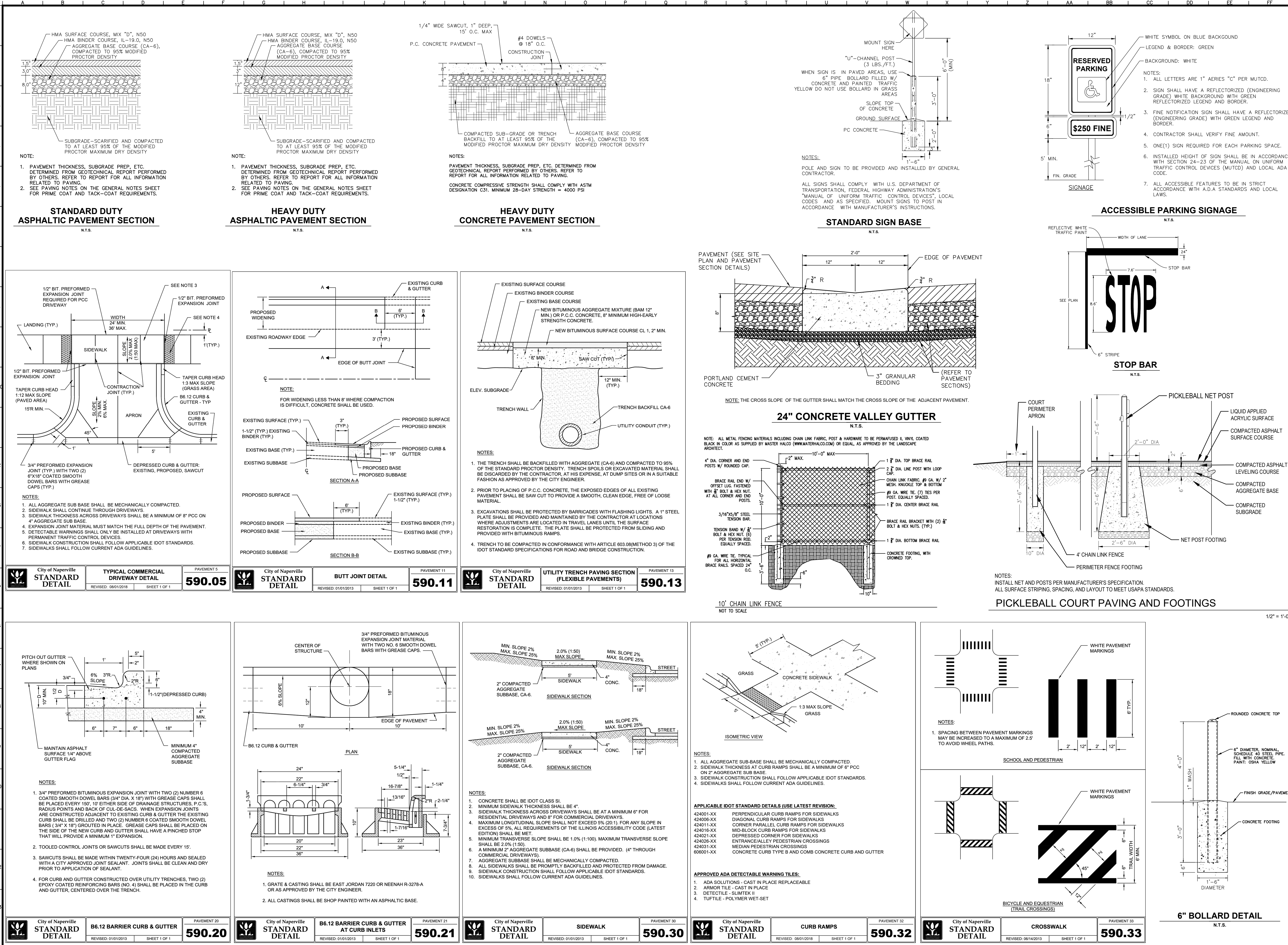
BY

use of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CITYGATE II 2160 CITYGATE LANE NAPERVILLE, IL 60563		SANITARY PROFILES				Scale: AS NOTED DESIGNED BY: OIL DRAWN BY: ARG CHECKED BY: TRE		Kimley»Horn © 2008 KIMLEY-HORN AND ASSOCIATES, INC. 2008 KIMLEY-HORN AND ASSOCIATES, INC. WARRENVILLE, IL 60065 TEL: 630.381.6000 WWW.KIMLEY-HORN.COM		05/05/26 TRE 03/09/26 TRE DATE BY REVISIONS Nº	
ORIGINAL ISSUE: 12/19/2025		KHA PROJECT NO. 268930001		SHEET NUMBER		C5.1					

Drawing name: K:\GIS_LDE\268930001_Willow_Bridge_CityGate Phase 2_Naperville_IL\2 Design\CAD\PlanSheets\06.0 - CONSTRUCTION DETAILS.dwg C6.0 Jun 15, 2026 10:08am by: OdehLewia
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared.



City of Naperville STANDARD DETAIL		TYPICAL COMMERCIAL DRIVEWAY DETAIL		PAVEMENT 5 590.05	
City of Naperville STANDARD DETAIL		BUTT JOINT DETAIL		PAVEMENT 11 590.11	
City of Naperville STANDARD DETAIL		UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS)		PAVEMENT 13 590.13	
City of Naperville STANDARD DETAIL		B6.12 BARRIER CURB & GUTTER		PAVEMENT 20 590.20	
City of Naperville STANDARD DETAIL		B6.12 BARRIER CURB & GUTTER AT CURB INLETS		PAVEMENT 21 590.21	
City of Naperville STANDARD DETAIL		SIDEWALK		PAVEMENT 30 590.30	
City of Naperville STANDARD DETAIL		CURB RAMPS		PAVEMENT 32 590.32	
City of Naperville STANDARD DETAIL		CROSSWALK		PAVEMENT 33 590.33	
City of Naperville STANDARD DETAIL		6\"/>		N.T.S.	

Kimley»Horn

© 2008 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINDLE ROAD, SUITE 600
NAPERVILLE, IL 60563
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

Willow Bridge

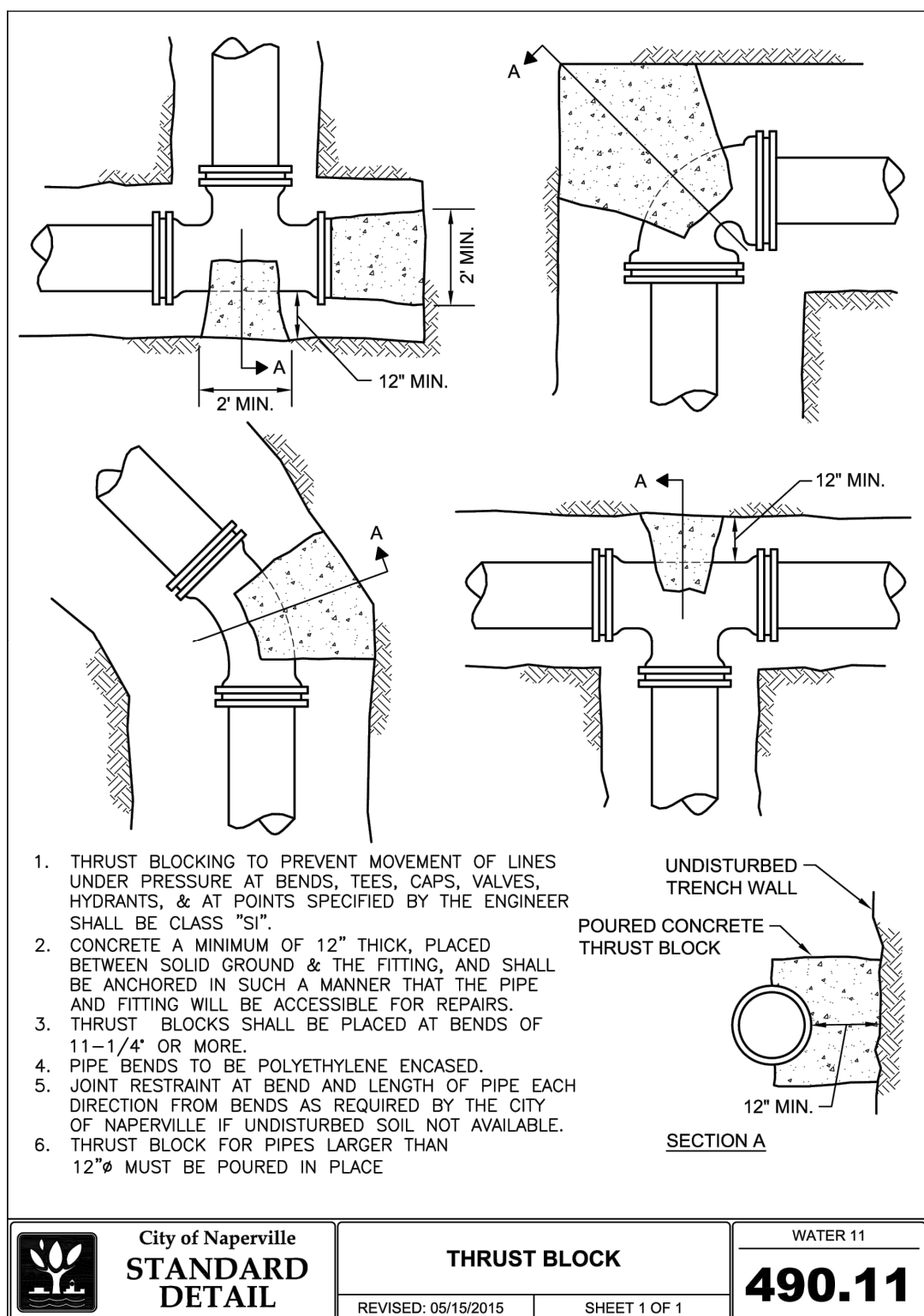
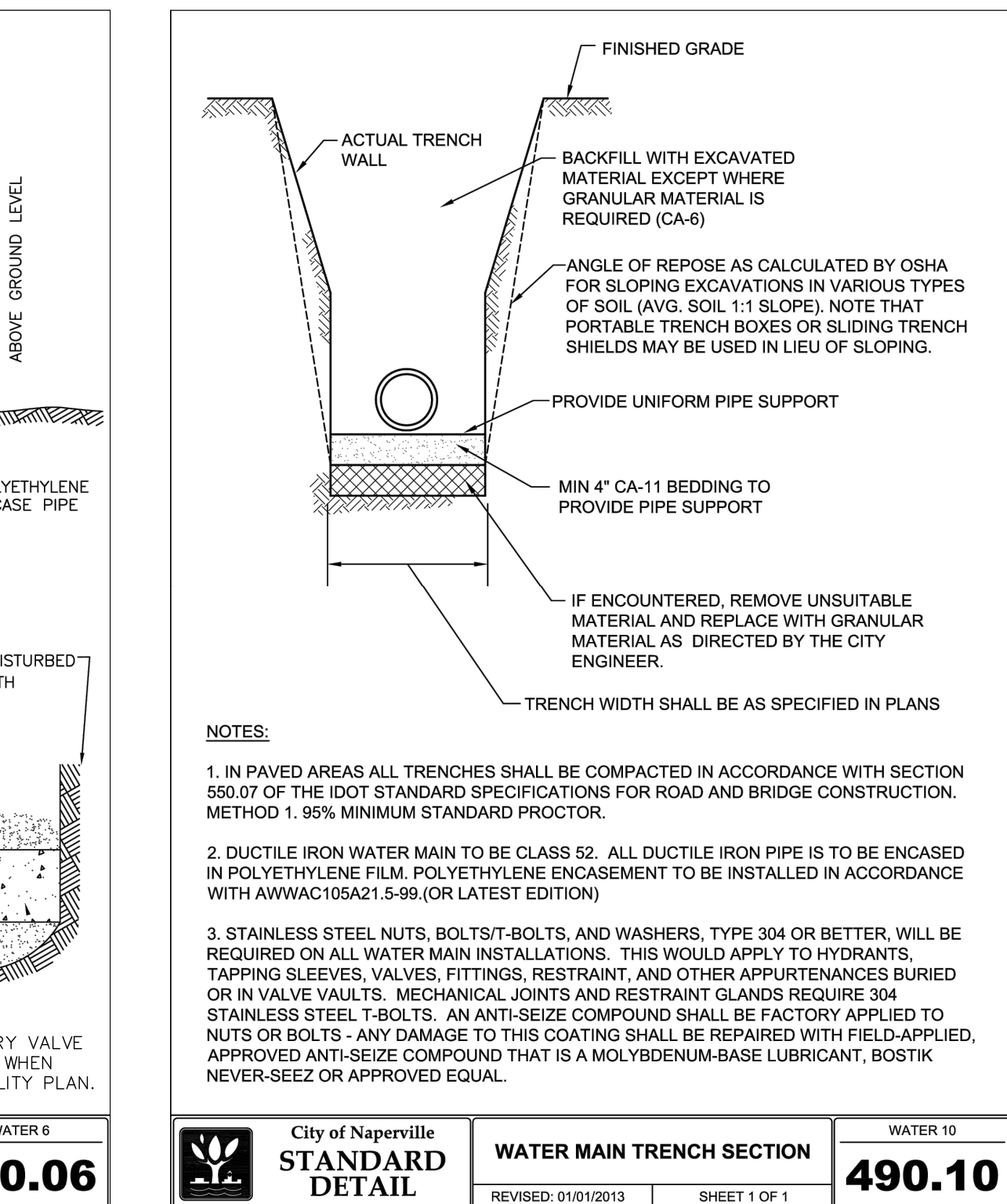
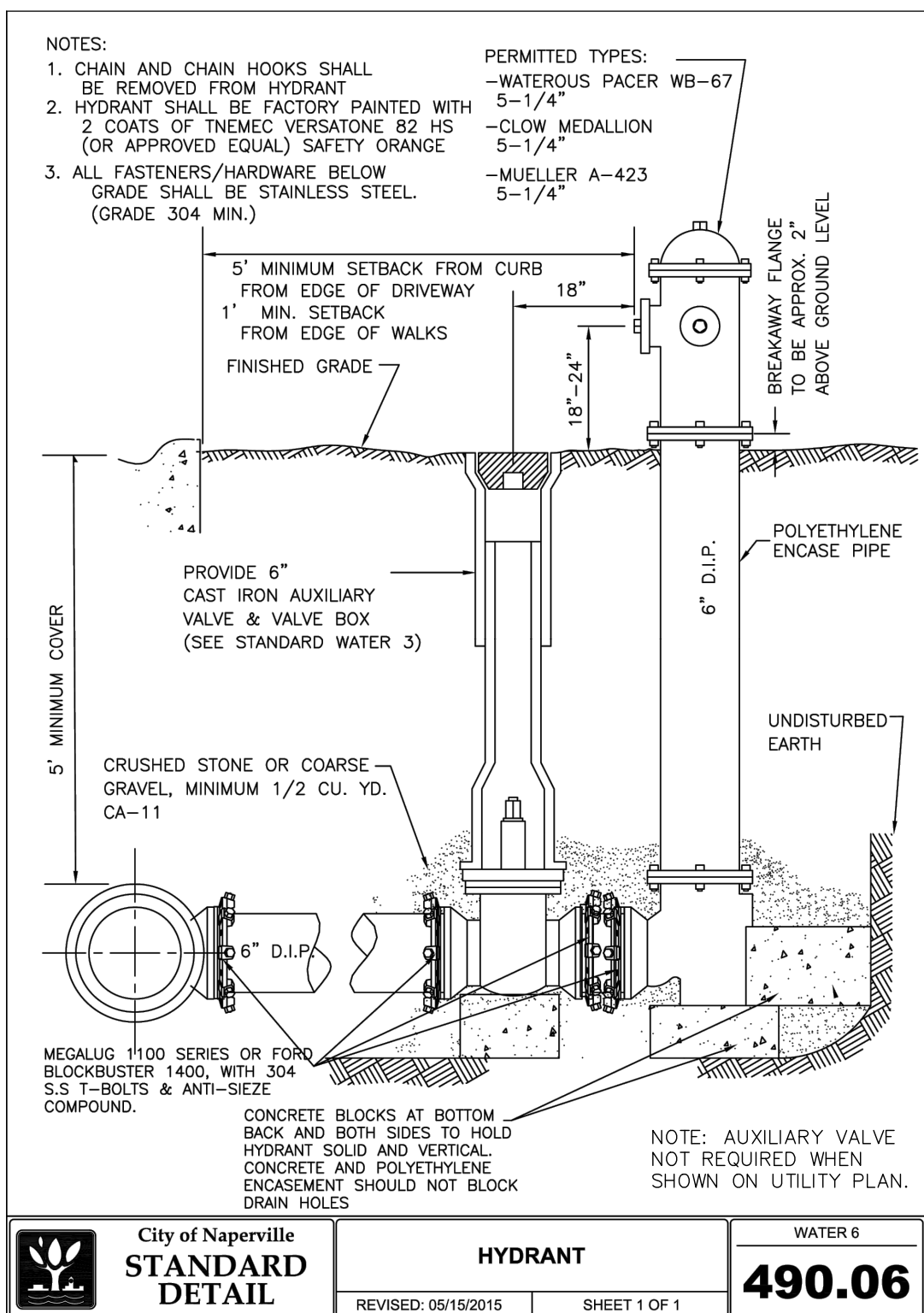
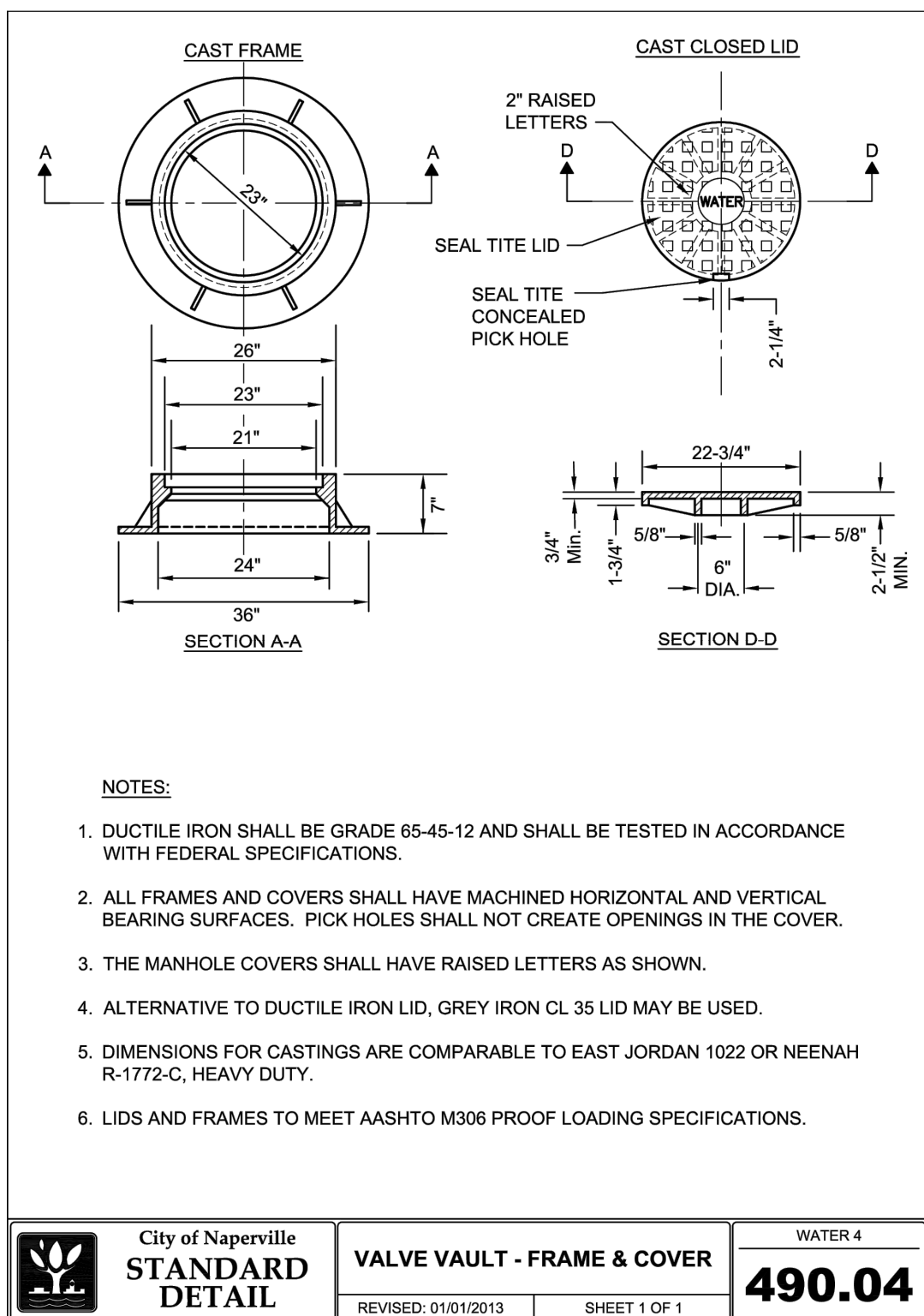
CITYGATE II

2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:
12/19/2025
KHA PROJECT NO.
268930001
SHEET NUMBER

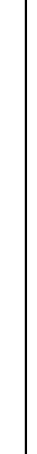
C6.0

C6.1



Drawing name: K:\CHS\126832001\Wilson Bridge_Cydotr Phase 2\Superinfo\39.2 - CONSTRUCTION DETAILS.dwg
 User: JLD
 Date: 6/1/2008 10:08 AM
 by: OdeLewin
 Title:



C6.3	SHEET NUMBER	KHA PROJECT NO. 268930001	ORIGINAL ISSUE: 12/19/2025
CITYGATE II 2160 CITYGATE LANE NAPERVILLE, IL 60563		CONSTRUCTION DETAILS	
		SCALE:	
		AS NOTED	
		DESIGNED BY: OTL	
		DRAWN BY: ARG	
		CHECKED BY: TRE	
		© 2006 KIMLEY-HORN AND ASSOCIATES, INC.	
		WARRENVILLE, IL 60055	
WWW.KIMLEY-HORN.COM		KIMLEY»Horn	
		05/05/26	
		CITY COMMENTS	
		TRE	
		03/09/26	
		CITY COMMENTS	
		REVISONS	
		DATE	
		BY	