

# PRELIMINARY ENGINEERING PLANS

## PRIMROSE NAPERVILLE 471 E. 75TH STREET, NAPERVILLE, IL

**SYMBOL AND LINE LEGEND**

		VALVE VAULT		W	W	WATERMAIN PIPE
		WATER B-BOX				STORM SEWER PIPE
		WATER VALVE BOX				STORM UNDERDRAIN
		FIRE HYDRANT				SANITARY SEWER PIPE
		WELL HEAD		IRR	IRR	IRRIGATION SLEEVE/PIPING
		FIRE DEPARTMENT CONNECTION		E	E	ELECTRICAL DUCT BANK
		STORM INLET		G	G	NATURAL GAS LINE
		STORM MANHOLE		COM	COM	COMMUNICATIONS LINE
		CATCH BASIN		CWS	CWS	CHILLED WATER SUPPLY
		STORM CLEANOUT		CWR	CWR	CHILLED WATER RETURN
		DOWNSPOUT		TV	TV	TELEVISION CABLE
		FLARED END SECTION		UGW	UGW	UNDERGROUND WIRE
		SANITARY MANHOLE		T	T	TELEPHONE CABLE
		SANITARY CLEANOUT		FO	FO	FIBER OPTIC CABLE
		LIGHT POLE		A	A	AERIAL WIRES
		TELEPHONE MANHOLE		---	---	CONSTRUCTION LIMITS
		POWER POLE		---	---	PROPERTY LINE
		GAS VALVE		---	---	EASEMENT LINE
		GAS METER		---	---	VENT LINE
		HAND HOLE		HWL	HWL	HIGH WATER LINE
		MAIL BOX		NWL	NWL	NORMAL WATER LINE
		ELECTRICAL MANHOLE		---	---	CHAIN LINK FENCE
		CABLE TV PEDESTAL		X	X	ALUMINUM FENCE
		TELEPHONE PEDESTAL		---	---	WOODEN FENCE
		TRAFFIC OR STREET SIGN		---	---	SILT FENCE
		SOIL BORING				DECIDUOUS TREE
		21.56 SPOT ELEVATION				SHRUB OR BUSH
		SURFACE FLOW				EVERGREEN TREE
		100-YEAR OVERFLOW				

**PETITIONER INFORMATION**

PRIMROSE SCHOOL FRANCHISING COMPANY  
3200 WINDY HILL ROAD SE, SUITE 1200E  
ATLANTA, GA 30339  
CONTACT: MATT TAYLOR  
PH: 617-901-9015  
EM: MTAYLOR@PRIMROSESCHOOLS.COM

**NOTES**

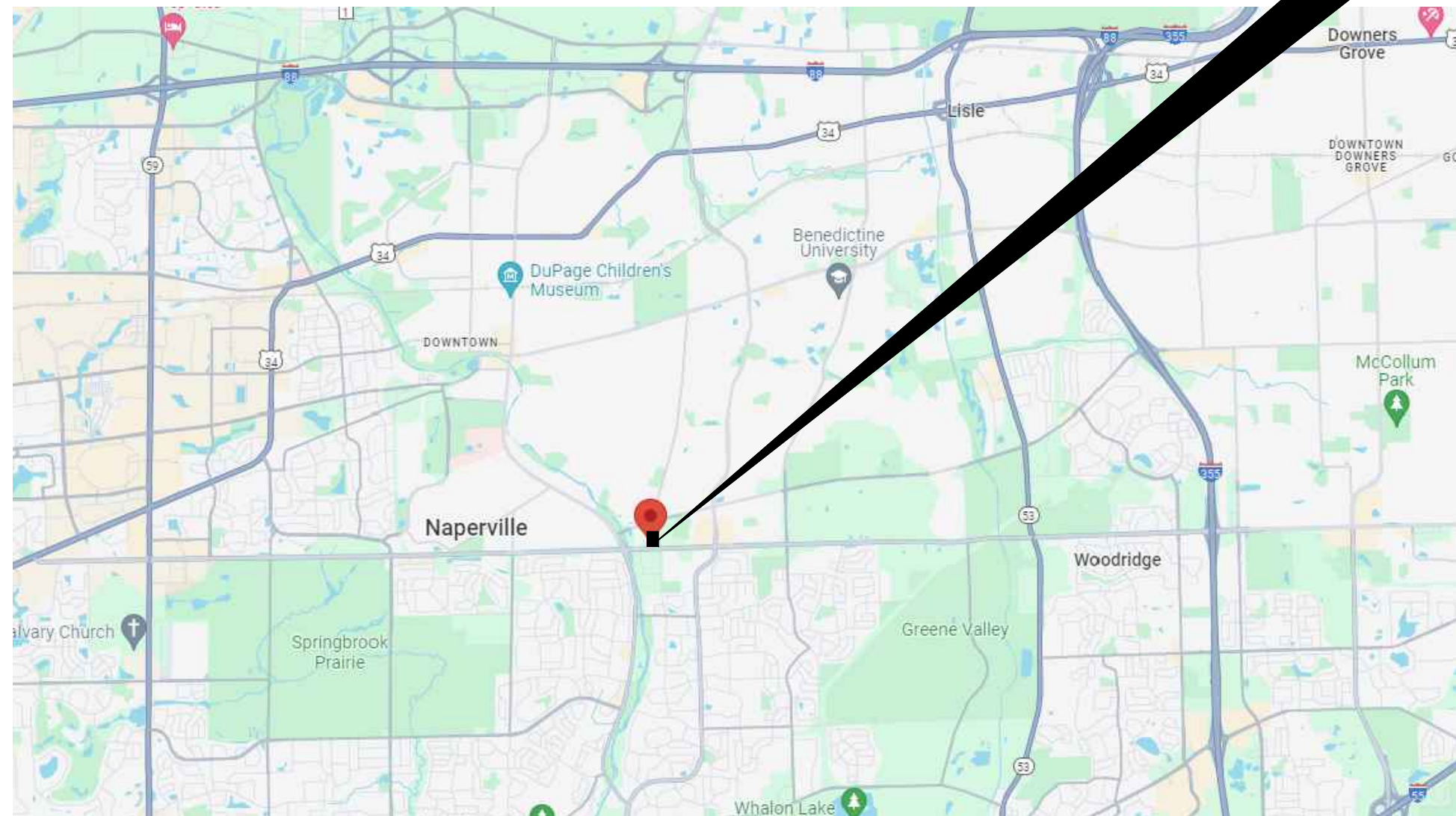
- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

**DUTY TO INDEMNIFY**

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR. 60 AT SEQ.), AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH. 17 1/2 PAR. 51 ET. SEQ.), IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
T1.0	TRUCK TURNING EXHIBIT

**LOCATION MAP**



**LOCATION**

**BENCHMARKS**

**REFERENCE BENCHMARK:**

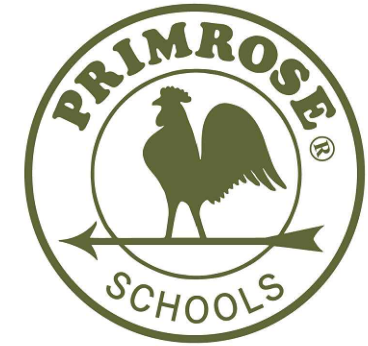
CITY OF NAPERVILLE BENCHMARK #227  
DATUM: NAVD 88  
ELEVATION = 739.48

CITY OF NAPERVILLE BENCHMARK #526  
DATUM: NAVD 88  
ELEVATION = 681.48

**SITE BENCHMARKS:**

SITE BENCHMARK #1  
NORTHWEST BOLT ON FIRE HYDRANT AT ENTRANCE TO SITE  
ELEVATION = 675.56

SITE BENCHMARK #2  
CUT BOX ON NORTHWEST CORNER OF TRANSFORMER PAD NEAR WEST SIDE OF BUILDING ON SITE  
ELEVATION = 676.80



650 E. Algonquin Rd. #250, Schaumburg, Illinois 60173  
Phone: (847) 756-4180 www.rtmec.com  
IL Design Firm: 184006777-0002

PRIMROSE SCHOOLS:  
NAPERVILLE, IL  
471 E. 75TH STREET  
NAPERVILLE, IL 60566

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**REVISIONS**

#	DATE	TYPE
	06/27/2024	ZONING SUBMITTAL
	11/06/2024	ZONING RESUB
	12/16/2024	ZONING RESUB

**COVER SHEET**

DATE 11/08/2024

JOB NO. 23529

**C0.0**  
SHEET NO.



Know what's below.  
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG  
WITH THE FOLLOWING INFORMATION

COUNTY NAME: DUPAGE  
TOWNSHIP, RANGE: 38N, 9E  
SECTION NUMBER: 25







PROPERTY OWNER: HENDREN, BRADLEY & SARA J  
 PIN: 08-29-103-007  
 LISLE TOWNSHIP  
 RANEK-MARES ASSMT. PLAT  
 4  
 BLOCK 1  
 (A.K.A. PANEK-MARES ASSESSMENT  
 PLAT DOC. NO. 752538)

PROPERTY OWNER:  
 HOBSON'S POND  
 HOME ASSOCIATION  
 LISLE TOWNSHIP  
 HOBSON'S POND SUB.  
 PIN: 08-30-213-007

PROPERTY OWNER:  
 NORTHWESTERN  
 MEMORIAL  
 LISLE TOWNSHIP  
 PIN: 08-29-103-039  
 LOT 2  
 101 EAST SUBDIVISION  
 DOCUMENT R2012-035955

PROPERTY OWNER:  
 BRAND, DAVID J  
 PIN: 08-29-103-011  
 LISLE TOWNSHIP  
 MCINTOSH, A.T., & CO.'S  
 RIVER GROVE SUB.  
 5  
 BLOCK 1

AREA SUMMARY:  
 IMPERVIOUS AREA = 39,298 SF (0.902 ACRES)  
 PERVIOUS AREA = 25,921 SF (0.595 ACRES)  
 TOTAL AREA = 65,219 SF (1.497 ACRES)  
 60.26% IMPERVIOUS  
 BUILDING AREA = 13,596 SF (0.312 ACRES)

±13,596 SF  
 PROPOSED CHILD  
 CARE FACILITY  
 FF 673.00

- NOTES:
- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
  - BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
  - ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
  - TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING LTD., DATED FEBRUARY 2, 2024.
  - PLAYGROUND STRUCTURES SHALL NOT EXCEED 18' IN HEIGHT.

- (X) SIGNING AND STRIPING SCHEDULE
- 4" YELLOW STRIPING
  - YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
  - "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY (#250 FINE)
  - 4" PAINTED CROSS STRIPING 4" C-C DIRECTIONAL ARROW

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

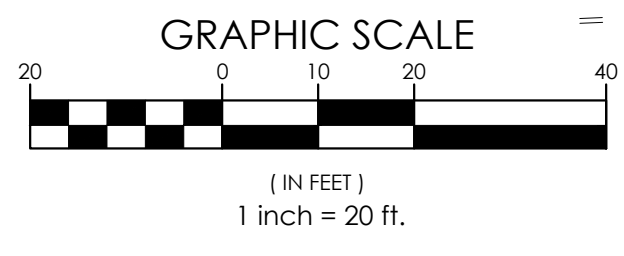
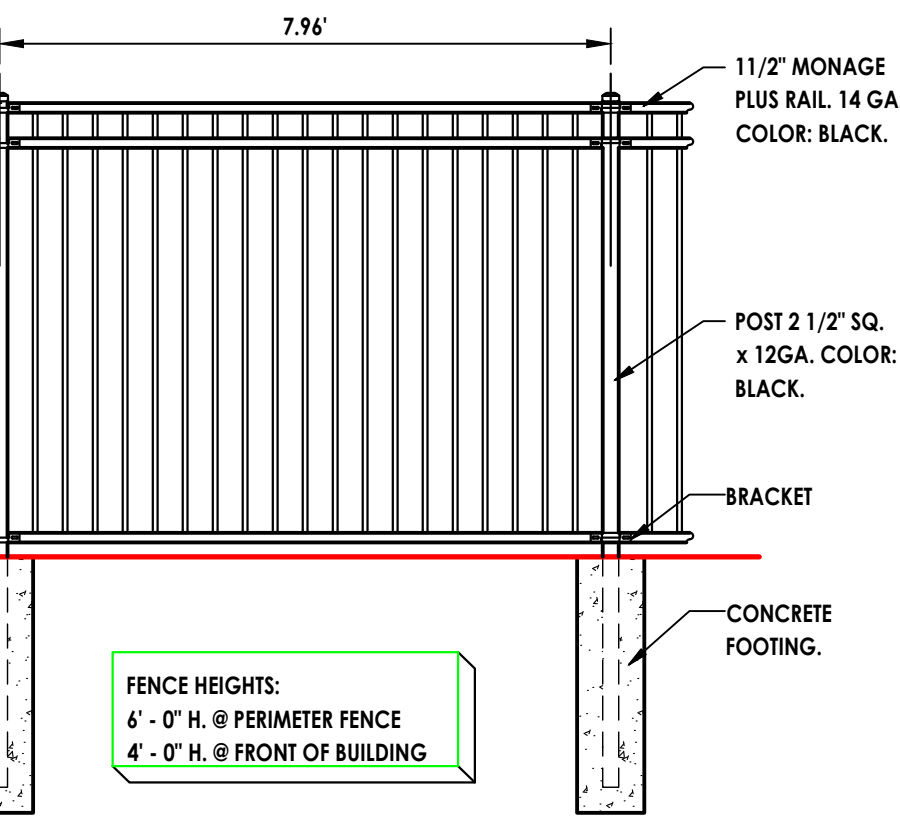
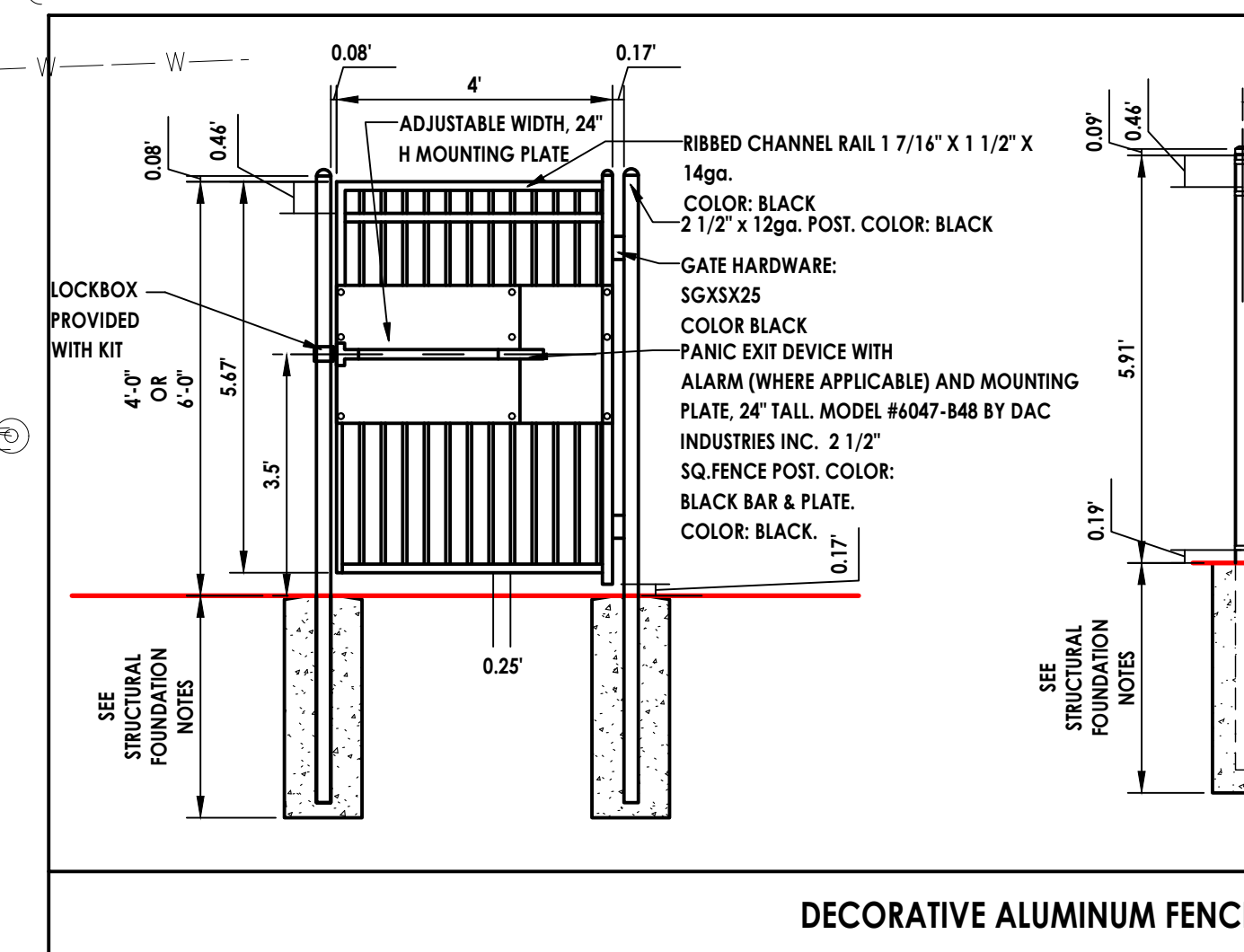
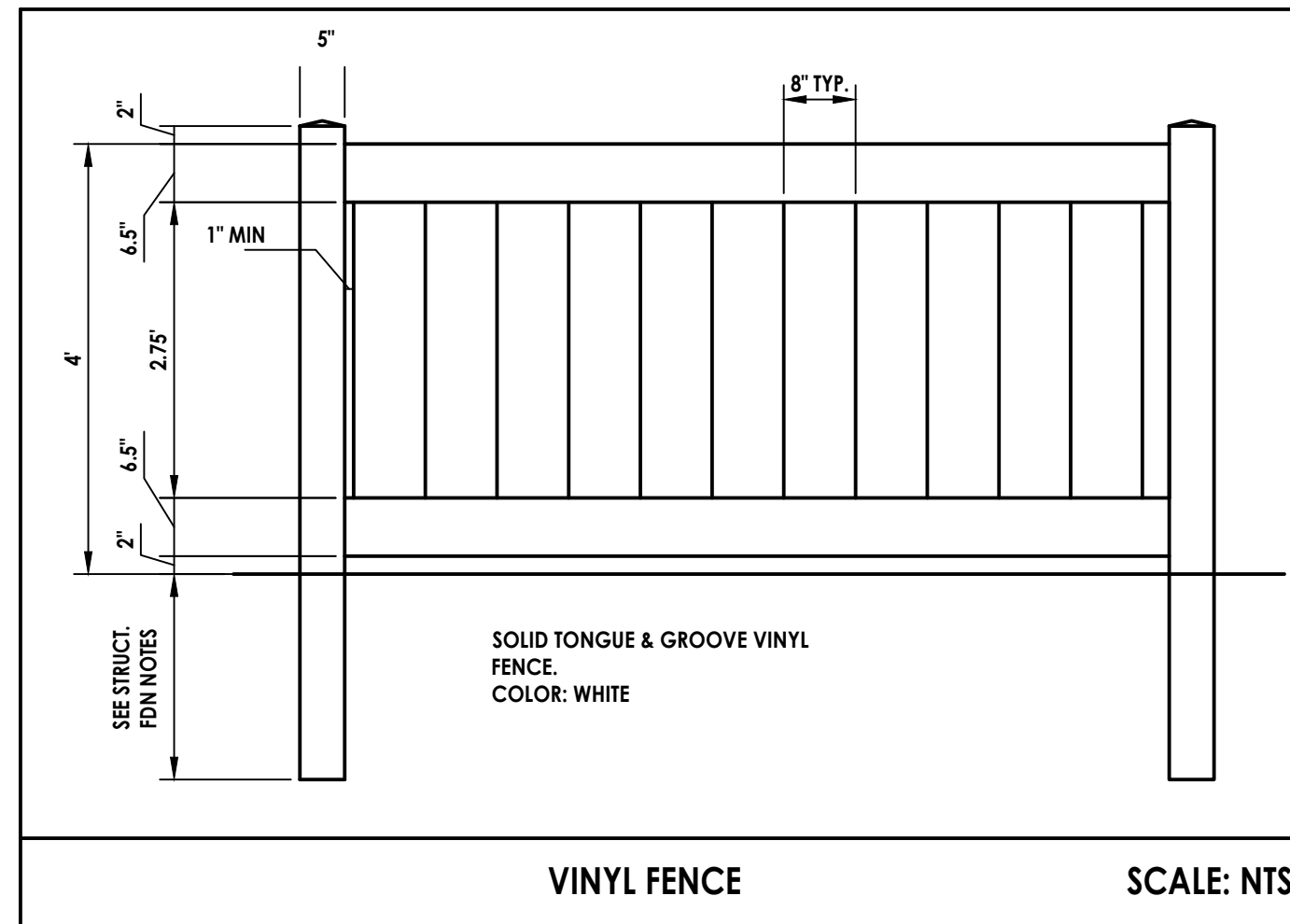
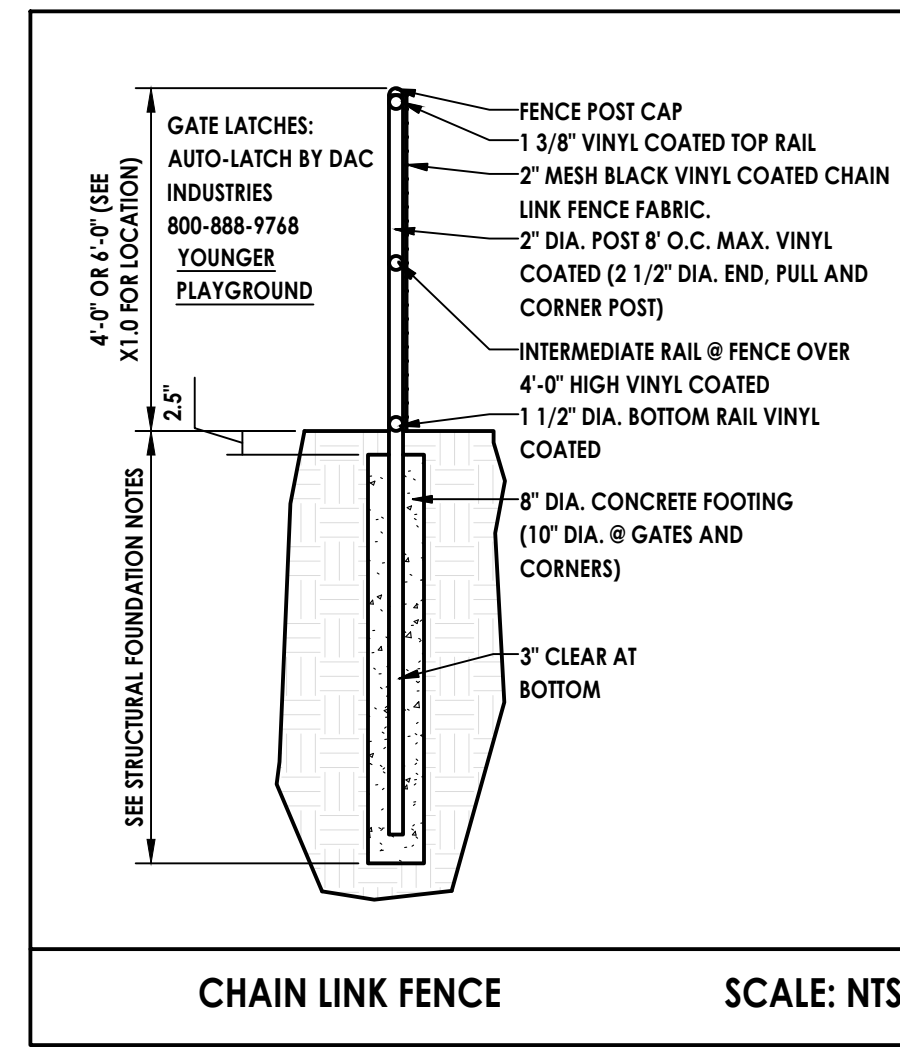
(X) PARKING SUMMARY

	EXISTING	PROPOSED
REGULAR STALLS (9'x18')	15	42
ACCESSIBLE STALLS (16'x18')	1	2
<b>TOTAL STALL COUNT</b>	<b>16</b>	<b>44</b>

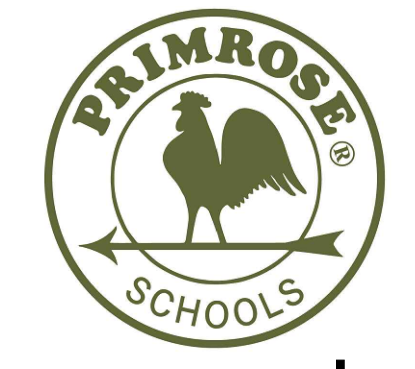
SITE DATA		
ZONING DISTRICT	OCI - OFFICE, COMMERCIAL, INSTITUTIONAL USE	DAYCARE IS A PERMITTED USE
SETBACK REQUIREMENTS	FRONT BLDG SETBACK REAR BLDG SETBACK SIDE BLDG SETBACK	20' 15' 10'
PARKING REQUIREMENTS	CHILD CARE REQUIREMENT: 4 FOR EVERY 1,000 SF OF GROSS AREA TOTAL REQUIRED SPACES: CHILD CARE: 13,596/(4/1000) = 54 TOTAL PROVIDED SPACES: 44 SPACES (VARIANCE REQ'D)	

LEGEND:

- ADA TRUNCATED DOMES
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER - DEPRESSED
- B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
- B6.12 CURB AND GUTTER - DEPRESSED
- B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
- BARRIER CURB UNLESS NOTED OTHERWISE
- BARRIER CURB - DEPRESSED
- B6.12 CURB - TRANSITION (ZERO TO FULL HEIGHT)
- SAWCUT LINE
- EASEMENT LINE
- PROPERTY LINE
- ALUMINUM FENCE
- CHAIN LINK FENCE
- PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
- PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED CONCRETE SIDEWALK.



75TH STREET  
 (COUNTY HIGHWAY NO. 38)  
 DEDICATED PER DOCUMENT 206178



**rtm**  
 engineering consultants

**PRIMROSE SCHOOLS:**  
**NAPERVILLE, IL**  
 471 E. 75TH STREET  
 NAPERVILLE, IL 60565

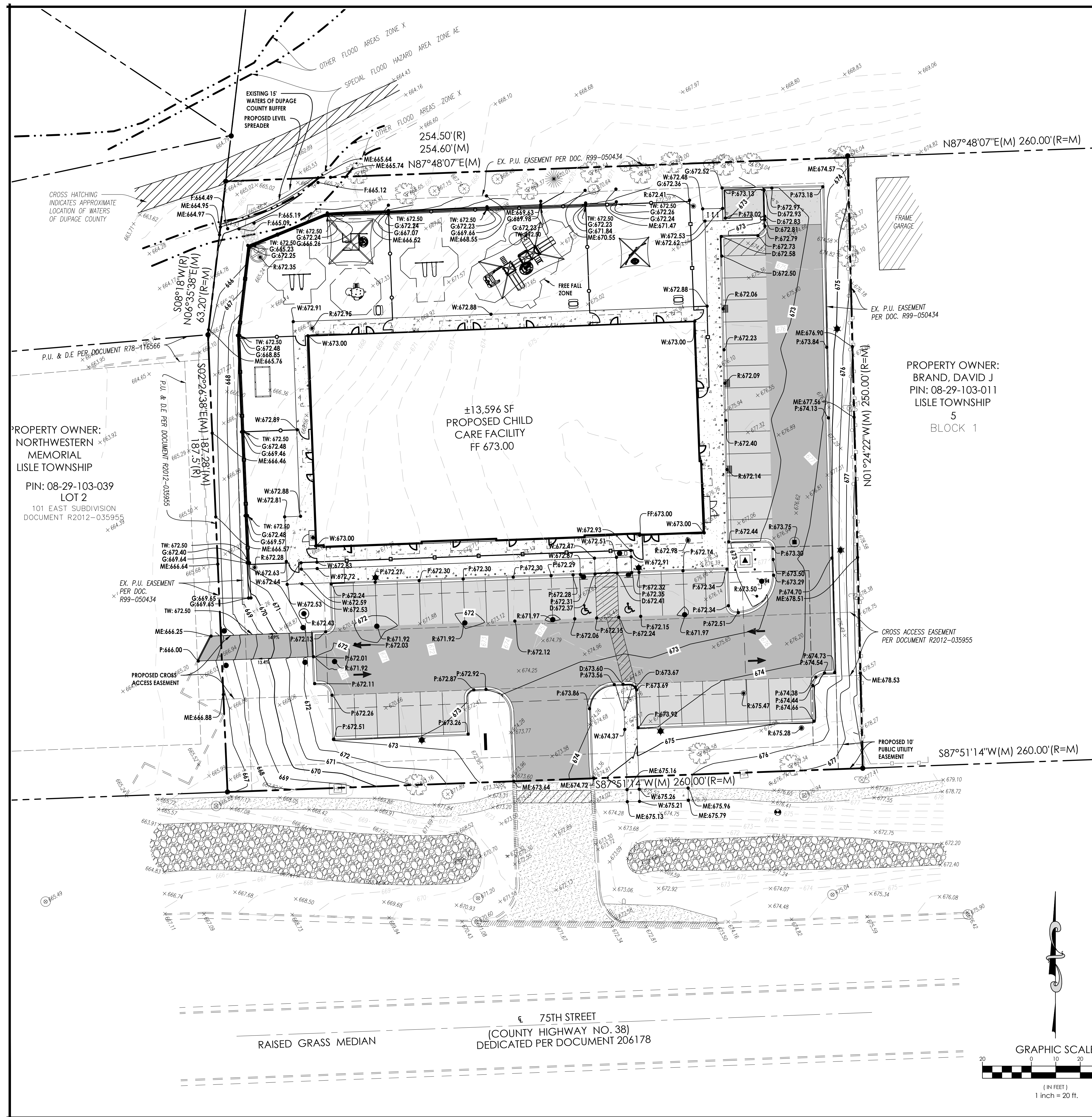
REVISIONS

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06/27/2024	ZONING SUBMITTAL	
11/08/2024	ZONING RESUB	
12/15/2024	ZONING RESUB	

SITE PLAN

DATE 11/08/2024  
 JOB NO. 23529  
**C2.0**  
 SHEET NO.





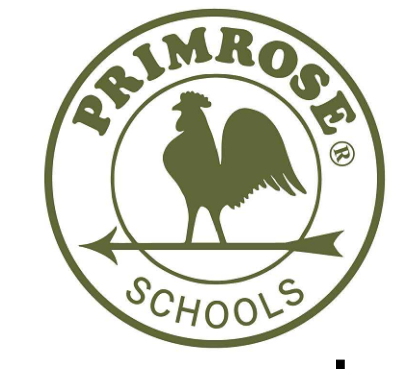
- NOTES:**
- PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
  - A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
  - 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
  - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
  - TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY COMPASS SURVEYING LTD, DATED FEBRUARY 2, 2024.

**LEGEND:**

EXISTING	PROPOSED
1 FOOT CONTOUR	
5 FOOT CONTOUR	
GRADE	
RIDGE LINE	
TOP OF WALK	W.XX.XX
TOP OF PAVEMENT	P.XX.XX
FLOW LINE @ DEPRESSED CURB	D.XX.XX
FINISHED GROUND	G.XX.XX
RIM GRADE	R.XX.XX
MATCH EXISTING	ME.XX.XX
FINISHED FLOOR	FF.XX.XX

PROPERTY OWNER:  
 BRAND, DAVID J  
 PIN: 08-29-103-011  
 LISLE TOWNSHIP  
 5  
 BLOCK 1

PROPERTY OWNER:  
 NORTHWESTERN  
 MEMORIAL  
 LISLE TOWNSHIP  
 PIN: 08-29-103-039  
 LOT 2  
 101 EAST SUBDIVISION  
 DOCUMENT R2012-035955



**rtm**  
 engineering consultants

650 E. Algonquin Rd. #250, Schaumburg, Illinois 60173  
 Phone: (847) 756-4180 www.rtmec.com  
 IL Design Firm: 184006777-0002

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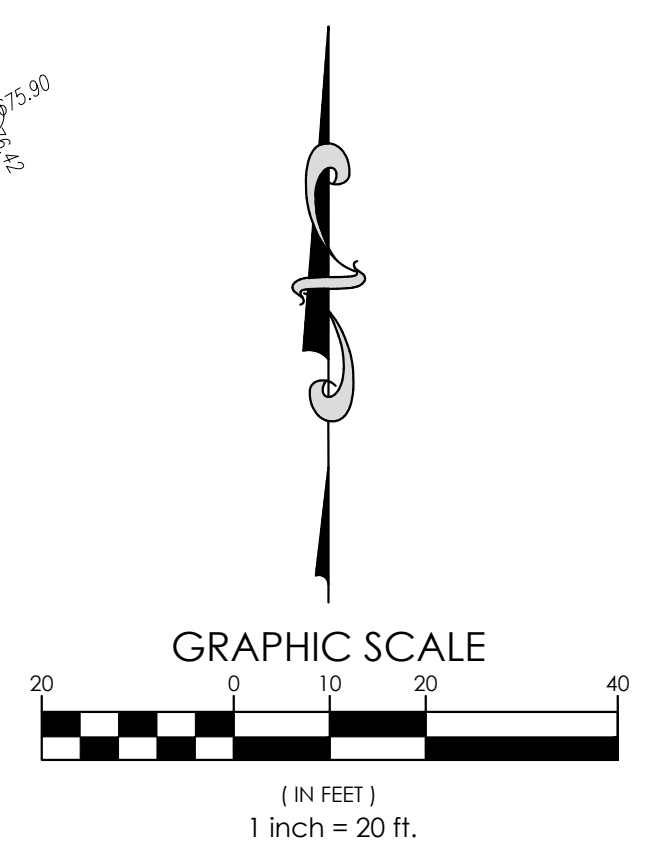
**REVISIONS**

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1	06-27-2024	ZONING SUBMITTAL
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3	12-16-2024	ZONING RESUB

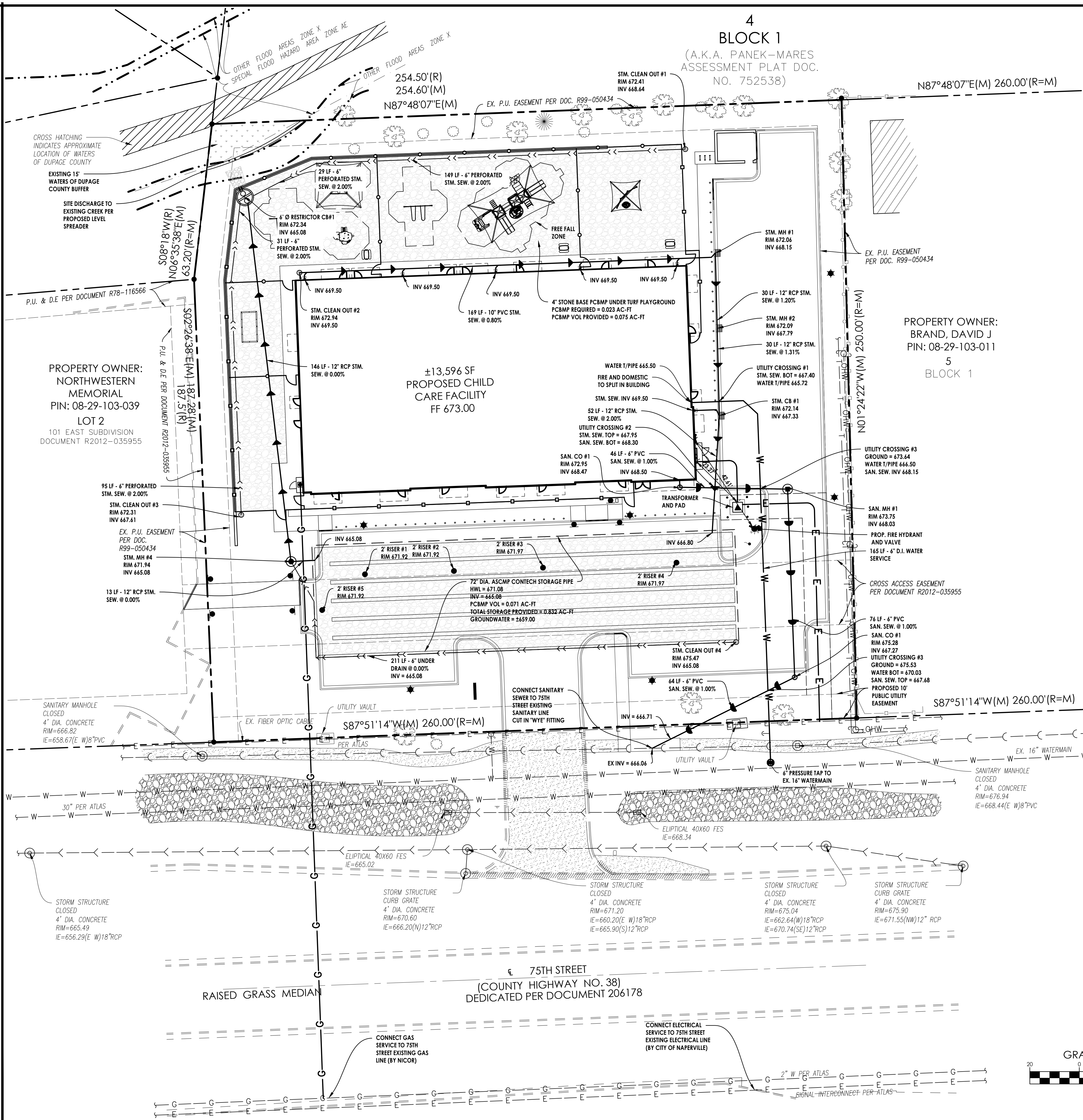
**GRADING PLAN**

DATE: 11/08/2024  
 JOB NO.: 23529

**C3.0**  
 SHEET NO.







- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
  - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT NOT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
  - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
  - SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
  - ALL UTILITY DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
  - CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
  - NEW OPENING/CONNECTIONS TO EXISTING COMBINED AND SANITARY MANHOLE/STRUCTURES SHALL BE CORE-DRILLED AND UTILIZE RUBBER BOOTS CONFORMING TO ASTM C-923.

- DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES:**
- THE DEVELOPER SHALL SUPPLY THE DPU-E ENGINEER WITH CATALOG CUTS FOR ALL CT/METER EQUIPMENT (INCLUDING BUT NOT LIMITED TO METER SOCKETS, PT CABINET, CT CABINET, DISCONNECT CABINET) AND TRANSFORMER PAD/VAULT. THE CATALOG CUTS SHALL BE APPROVED BY DPU-E PRIOR TO PURCHASING.
  - THE CT/METER CABINET SHALL BE TOP FED.
  - CT/METER EQUIPMENT ARE LONG LEAD TIME ITEMS AND DPU-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.
  - DPU-E WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS, ALL PRIMARY (15KV) CABLE AND CONDUIT, AND THE METERS AND INSTRUMENT TRANSFORMERS. DPU-E WILL ALSO MAKE THE FINAL CONNECTIONS IN 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.
  - THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR TO FINISHING 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\"/>

**LEGEND:**

WETLAND BUFFER ENHANCEMENT FOR WETLAND BUFFER MITIGATION PURPOSES



**PRIMROSE SCHOOLS:**  
NAPERVILLE, IL

471 E. 75TH STREET  
NAPERVILLE, IL 60566

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11/05/2024	ZONING RESUB	
12/12/2024	ZONING RESUB	

**UTILITY PLAN**

DATE: 11/08/2024  
JOB NO.: 23529

**C4.0**  
SHEET NO.

