

HMHM SUBDIVISION

PRELIMINARY ENGINEERING PLANS

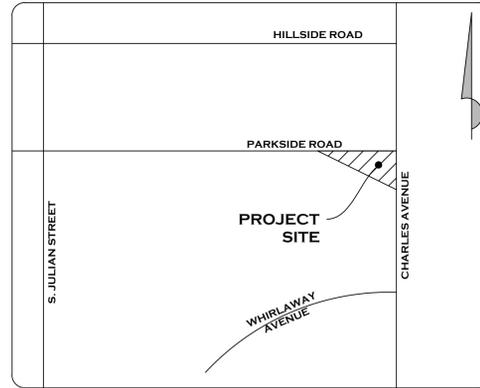
26W021 PARKSIDE ROAD

NAPERVILLE, DUPAGE COUNTY, ILLINOIS

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MASTER NOTES

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW.
 - A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
 - B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - C. "ILLINOIS URBAN MANUAL" (LATEST REVISION) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
 - D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
 - E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - F. "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION).
- *LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS
2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
3. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.
4. ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.
5. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.
6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BY THE CONTRACTOR BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT XXX-XXX-XXXX A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. MUNICIPAL STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.
8. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
9. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.
11. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.
12. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.
13. CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE.
14. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.
15. BURNING ON THE SITE IS NOT PERMITTED.
16. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



SYMBOL LEGEND

PROPOSED		EXISTING
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	EASEMENT LINE	---
---	DEPRESSED CURB	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER MAIN	---
---	GAS LINE	---
---	ELECTRIC LINE	---
---	TELEPHONE LINE	---
---	FIBER OPTIC	---
---	OVERHEAD WIRES	---
---	FENCE LINE	---
---	SILT FENCE	---
---	GRADING CONTOUR	---
●	MANHOLE	○
■	STORM CURB FRAME & GRATE	○
■	STORM MANHOLE	○
■	STORM CATCH BASIN	○
■	STORM FLARED END SECTION	○
●	SANITARY MANHOLE	○
●	VALVE VAULT	○
●	FIRE HYDRANT	○
●	BUFFALO BOX	○
●	GAS VALVE	○
●	ELECTRIC STRUCTURE	○
■	TRANSFORMER	○
■	POWER POLE	○
■	PEDESTAL	○
■	TRAFFIC SIGNAL MANHOLE	○
■	DRAINAGE FLOW ARROW	→
■	OVERFLOW ROUTE	→
■	AIR CONDITIONER	→
■	SINGLE POLE SIGN	→
■	DOUBLE POLE SIGN	→
■	STREET LIGHT	→
●	BOLLARD	○
●	CLEAN OUT	○
●	DOWN SPOUT	○
●	TREE	○
■	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	
■	FINAL STABILIZATION (SEED) (SEE DETAIL SHEET)	
■	CONCRETE SIDEWALK	
■	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
■	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
■	DETECTABLE WARNINGS (SEE DETAIL SHEET)	

TABLE OF CONTENTS

SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION PLAN
3	GEOMETRIC PLAN
4	GRADING PLAN
5	UTILITY PLAN

DATE: 08/27/2025
DESCRIPTION: ISSUED FOR REVIEW
12/10/2025 REVISED PER CITY COMMENTS

TFW CONSULTING, INC

SURVEYING • ENGINEERING • PLANNING
176 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS • 60031
PHONE: 847-548-6600
www.tfwsurvey.com
Firm Registration #184-002793

HERB MARTINEZ RESIDENCE
26W021 PARKSIDE ROAD
NAPERVILLE, IL 60540

PRELIMINARY ENGINEERING PLAN
COVER SHEET

PROJECT TEAM

OWNER
HERIBERTO AND MEGAN MARTINEZ
26W021 PARKSIDE
NAPERVILLE, ILLINOIS

CIVIL ENGINEER
TFW CONSULTING, INC
1761 NORTH DILLEYS ROAD STE 105
GURNEE, IL 60031
Ph.(847)548-6600

NOTE

1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.
3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

BENCHMARKS

SOURCE BENCHMARKS
NGS BENCHMARK DH5803
ELEV=733.7'
ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.
SITE BM #1:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ON PARKSIDE ROAD, AS NOTED ON SHEET 2.
ELEV=729.70'
SITE BM #2:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ON CHARLES ST, AS NOTED ON SHEET 2.
ELEV=727.24'

ABBREVIATIONS

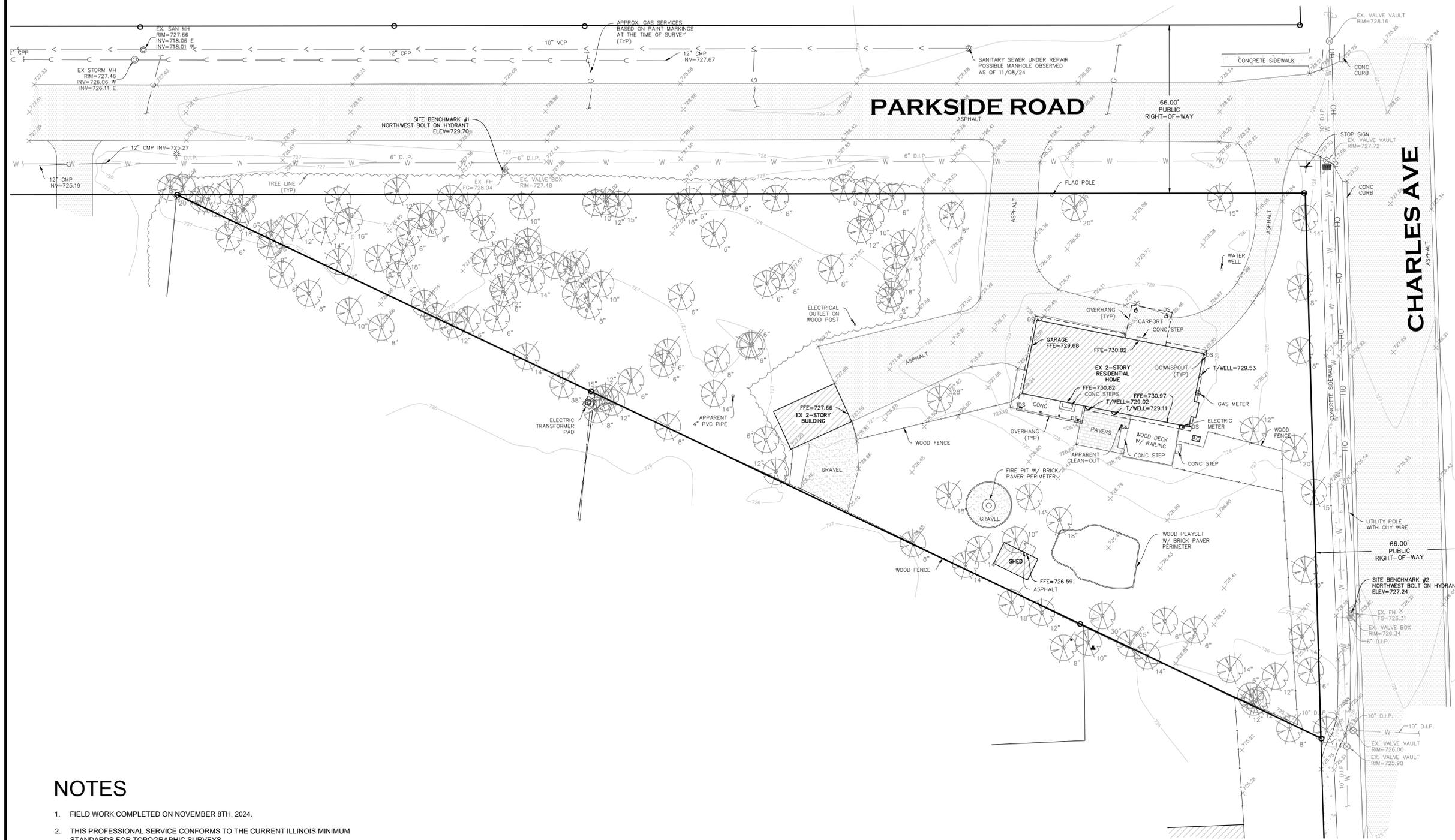
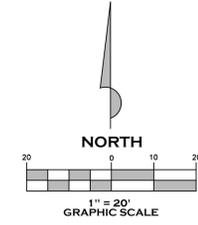
AGG.	AGGREGATE GRAVEL	F.F	FACE TO FACE	R	RADIUS
ALT.	ALTERNATE	FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE
B.A.M.	BIT. AGG. MIXTURE	FF	FINISHED FLOOR	R.O.W	RIGHT OF WAY
B.B.	BACK TO BACK	FL	FLOW LINE	R.D.	ROOF DRAIN
BB	BUFFALO BOX	FG	FINISHED GRADE	SAN	SANITARY
BC	BACK OF CURB	HW	HEADWALL	STM	STORM MANHOLE
BIT	BITUMINOUS CONCRETE	HH	HAND HOLE	STM	STORM
BM	BENCHMARK	H.W.L	HIGH WATER LEVEL	STA.	STATION
B.O.	BY OTHERS	HYD	HYDRANT	SF	SQUARE FEET
BP	BOTTOM OF PIPE	INV	INVERT	SF	SQUARE YARD
BW	BOTTOM OF WALL	IP	IRON PIPE	TIC	TOP OF CURB
CB	CATCH BASIN	MAX	MAXIMUM	TF	TOP OF FOUNDATION
CATV	CABLE TELEVISION	M.E	MATCH EXISTING	TIP	TOP OF PIPE
CE	CORNER ED.	MH	MANHOLE	T.W	TOP OF WALL
CL	CENTERLINE	MIN	MINIMUM	TRANS	TRANSFORMER
CMP	CORRUGATED METAL PIPE	N.W.L	NORMAL WATER LEVEL	VALV	VALVE VAULT
CS	CENTER OF STRIPE	NV	NO VALVE	W.M.	WATER MAIN
C.O.	CLEAN OUT	PC	POINT OF CURVE		
CONC.	CONCRETE	PCC	POINT OF COMPOUND CURVE		
DIA.	DIAMETER	PI	POINT OF INTERSECTION		
D.I.W.M	DUCTILE IRON WATER MAIN	PRC	POINT OF REVERSE CURVE		
D.S.	DOWN SPOUT	PT	POINT OF TANGENCY		
E.P	EDGE OF PAVEMENT	PVT	POINT OF VERTICAL CURVE		
E.E	EDGE OF EDGE	PVI	POINT OF VERTICAL INTERSECTION		
ELEV.	ELEVATION	PL	PROPERTY LINE		
ES	EDGE OF STRIPE	PP	POWER POLE		
EW	EDGE OF WALK	PVC	POLYVINYL CHLORIDE PIPE		
EX	EXISTING				

PROJECT NO. 3992

DRAWN BY: CLS

CHECKED BY: CLS

SHEET NO. 1 / 5



NOTES

1. FIELD WORK COMPLETED ON NOVEMBER 8TH, 2024.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
3. SEE CURRENT PLAT OF SURVEY FOR ADDITIONAL INFORMATION.
4. SURFACE INDICATIONS OF UTILITIES HAVE BEEN SHOWN WHERE OBSERVED, INCLUDING OVERHEAD WIRES AND UTILITY POLES (IF ANY) - HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDED ADDITIONAL INFORMATION EXCEPT WHERE OTHERWISE NOTED HEREON.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" OR "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. "JULIE" WILL NOT MARK UTILITIES FOR LAND SURVEYORS FOR THE PURPOSE OF TOPOGRAPHIC SURVEYS IN ILLINOIS
6. SURVEY COMPLETED FOR:
HERB MARTINEZ
26W021 PARKSIDE RD
NAPERVILLE, IL 60540
7. ONLY TREES OVER 6" SHOWN HEREON.
8. COMMUNICATION LINES WERE MARKED IN ORANGE PAINT OR FLAGS WITHOUT INDICATION OF TELEPHONE, CABLE, OR FIBER OPTIC. UNDERGROUND COMMUNICATION LINES ARE TO BE VERIFIED AND MAY DIFFER FROM HEREON.

SOURCE BENCHMARKS

NGS BENCHMARK DH5803
ELEV=733.7'

SITE BENCHMARKS

ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.

SITE BM #1:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ON PARKSIDE ROAD, AS NOTED HEREON.
ELEV=729.70'

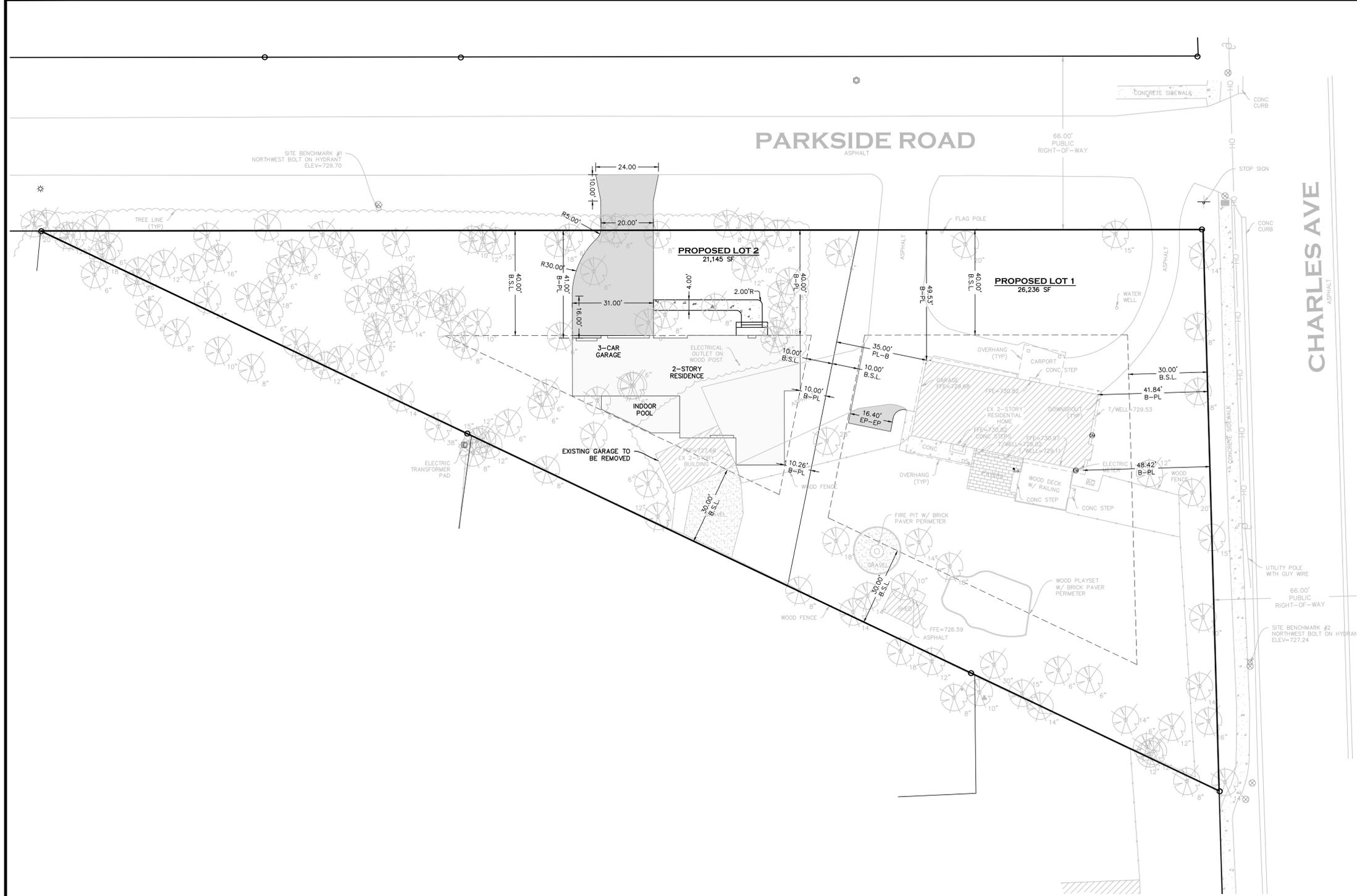
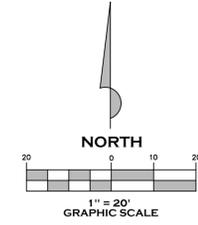
SITE BM #2:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ON CHARLES ST, AS NOTED HEREON.
ELEV=727.24'

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**HERB MARTINEZ RESIDENCE
26W021 PARKSIDE ROAD
NAPERVILLE, IL 60540**
**PRELIMINARY ENGINEERING PLAN
EXISTING CONDITION PLAN**

PROJECT NO.	3992
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	2/5



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- EDGE OF STRIPE
- CENTER OF STRIPE
- BUILDING
- BACK OF CURB
- EDGE OF WALK
- RADIUS
- BUILDING SETBACK LINE

SITE DATA

PROPOSED/FUTURE ZONING R1A

REQUIRED SETBACKS:
 PLATTED SETBACK OF 40' FT IN THE FRONT YARD
 CORNER SIDE YARD: 30 FT
 INTERIOR SIDE YARD: SUBDIVISIONS FOR WHICH FINAL PLATS WERE APPLIED FOR PRIOR TO JANUARY 27, 1989 - 8 FT.
 SUBDIVISIONS FOR WHICH FINAL PLATS WERE APPLIED FOR JANUARY 27, 1989, OR THEREAFTER - 20 FT TOTAL
 FOR 2 SIDE YARDS WITH EACH SIDE A MINIMUM OF 8 FT
 REAR YARD: 25 PERCENT OF THE LOT DEPTH NOT TO EXCEED 30 FT.

PROVIDED SETBACKS:
 FRONT YARD: 40 FT (AS PLATTED)
 CORNER SIDE YARD: 30 FT
 INTERIOR SIDE YARD: 10 (FOR 20 FT TOTAL)
 REAR YARD: 30 FT

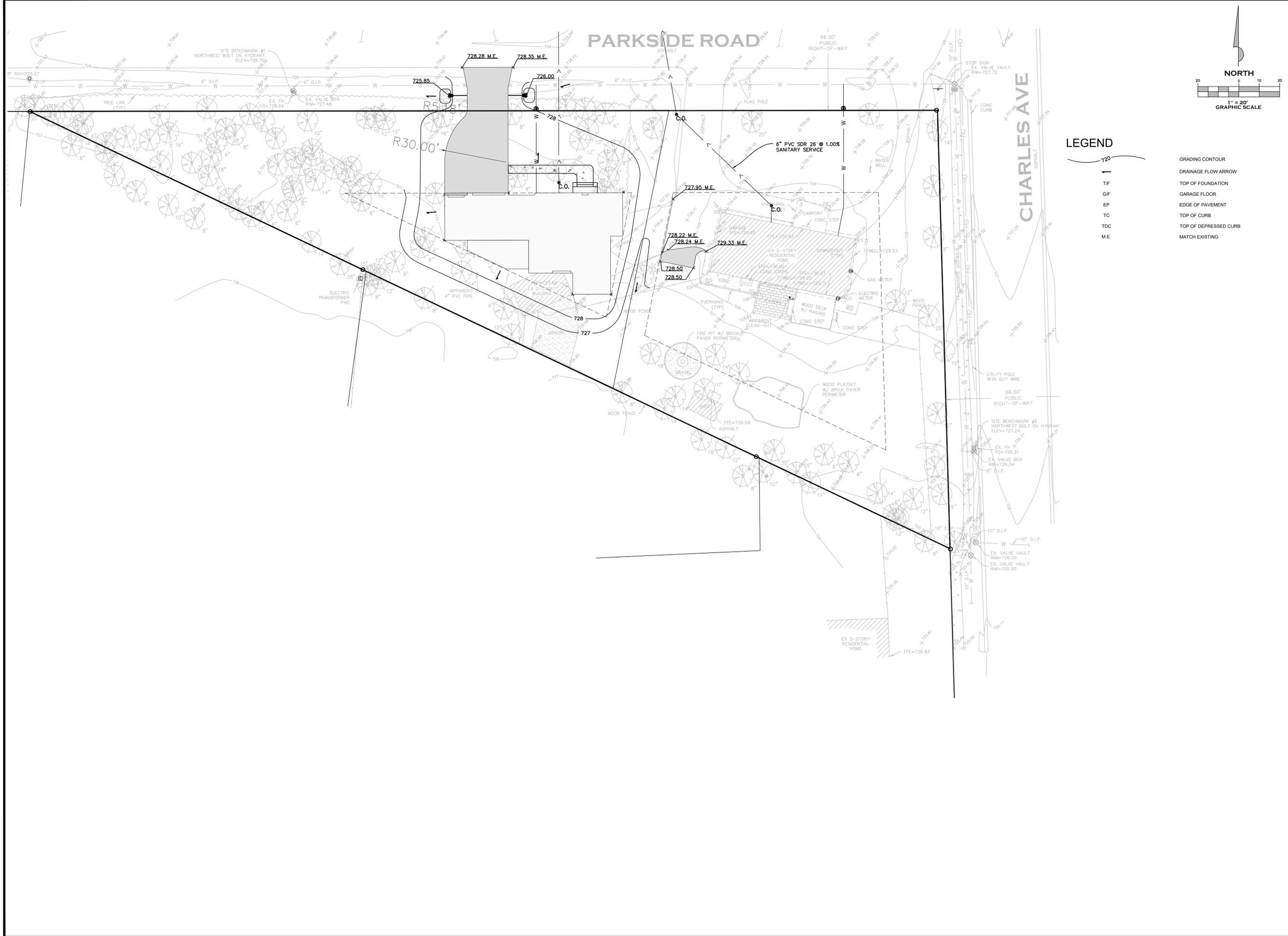
PROPOSED LOT 1	
EXISTING IMPERVIOUS AREA	6,155 SF
PROPOSED IMPERVIOUS AREA	6,441 SF
NET NEW IMPERVIOUS AREA	286 SF
PROPOSED LOT 2	
EXISTING IMPERVIOUS AREA	2,199 SF
PROPOSED IMPERVIOUS AREA	4,566 SF
NET NEW IMPERVIOUS AREA	2,367 SF
TOTAL	
EXISTING IMPERVIOUS AREA	8,354 SF
PROPOSED IMPERVIOUS AREA	11,007 SF
NET NEW IMPERVIOUS AREA	2,653 SF

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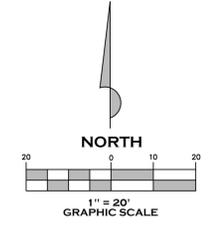
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HERB MARTINEZ RESIDENCE
26W021 PARKSIDE ROAD
NAPERVILLE, IL 60540
PRELIMINARY ENGINEERING PLAN
GEOMETRIC PLAN

PROJECT NO.	3992
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	3/5



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LEGEND

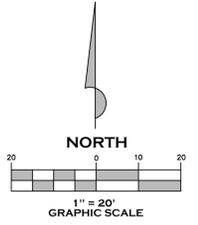
	GRADING CONTOUR
	DRAINAGE FLOW ARROW
	TOP OF FOUNDATION
	GARAGE FLOOR
	EDGE OF PAVEMENT
	TOP OF CURB
	TOP OF DEPRESSED CURB
	MATCH EXISTING

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HERB MARTINEZ RESIDENCE
26W021 PARKSIDE ROAD
NAPERVILLE, IL 60540
PRELIMINARY ENGINEERING PLAN
GRADING PLAN

PROJECT NO.	3992
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	4/5



LEGEND

- T T Telephone Line
- E E Electric Line
- G G Gas Line
- S S Sanitary Line
- W W Water Line
- ● Sanitary Manhole
- ○ Valve Vault
- ⊙ ⊙ Fire Hydrant
- ⊙ ⊙ Buffalo Box
- ⊙ ⊙ Gas Valve
- ⊙ ⊙ Clean Out
- ⊙ ⊙ Storm Sewer
- ■ Storm Curb Frame & Grate
- ⊙ ⊙ Storm Manhole
- ⊙ ⊙ Storm Catch Basin
- ⊙ ⊙ Storm Flared End Section

- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY LINE
- WATER LINE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- BUFFALO BOX
- GAS VALVE
- CLEAN OUT
- STORM SEWER
- STORM CURB FRAME & GRATE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM FLARED END SECTION

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NAPERVILLE, IL 60540**

PRELIMINARY ENGINEERING PLAN

UTILITY PLAN

PROJECT NO. 3992
DRAWN BY: CLS
CHECKED BY: CLS
SHEET NO. 5/5