

LEGEND

---	BOUNDARY PROPERTY LINE	---	PROPOSED EDGE OF PAVED DRIVE	⊙	WATER VALVE BOX
---	ADJACENT PROPERTY LINE	---	PROPOSED EDGE OF UNPAVED DRIVE	⊙	FIRE HYDRANT
---	EXISTING EASEMENT	---	PROPOSED GRAVEL DRIVE	⊙	ELECTRIC CONTROL CABINET (ABOVE GRADE)
---	PROPOSED EASEMENT	---	PROPOSED CONCRETE	⊙	ELECTRIC HANDHOLE
---	EXISTING INDEX (MAJOR) CONTOUR	---	PROPOSED STRIPING	⊙	TRANSFORMER
---	EXISTING INTERMEDIATE (MINOR) CONTOUR	---	PROPOSED PAVEMENT SHOULDER	⊙	ELECTRIC METER
---	EXISTING FENCE LINE	---	PROPOSED SIDEWALK	⊙	LIGHT STANDARD
---	EXISTING WOOD FENCE LINE	---	PROPOSED EASEMENT	⊙	UTILITY POLE
---	EXISTING ROADWAY CENTERLINE	---	PROPOSED BUILDING	⊙	TELEPHONE PULL BOX (FLUSH WITH GRADE)
---	EXISTING CURB	---	PROPOSED FENCE	⊙	TELEPHONE BOX/CABINET (ABOVE GRADE)
---	EXISTING EDGE OF PAVEMENT	---	GUIDE RAIL	⊙	CABLE MANHOLE
---	EXISTING STORM PIPE	---	TREELINE	⊙	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
---	EXISTING WATER LINE	---	PROPOSED TRENCH BACKFILL	⊙	FIBER OPTIC MANHOLE
---	EXISTING SANITARY SEWER LINE	---	SANITARY MANHOLE	⊙	MANHOLE (UNKNOWN)
---	EXISTING GAS LINE	---	EXISTING GAS LINE	⊙	CLEANOUT
---	EXISTING OVERHEAD WIRE	---	STORM SEWER RIPRAP	⊙	STORM INLET
---	EXISTING ELECTRIC LINE	---	FLARED END SECTION	⊙	STORM CATCH BASIN (CURB LID)
---	EXISTING UNDERGROUND ELECTRIC LINE	---	EXISTING UNDERGROUND ELECTRIC LINE	⊙	STORM CATCH BASIN (ROUND LID)
---	EXISTING CABLE LINE	---	PROPOSED SLOPE LABEL	⊙	STORM MANHOLE
---	EXISTING FIBER OPTIC LINE	---	PROPOSED SPOT ELEVATION	⊙	WATER VALVE VAULT
---	PROPOSED INDEX (MAJOR) CONTOUR	---	TOP OF WALL ELEVATION	⊙	
---	PROPOSED INTERMEDIATE (MINOR) CONTOUR	---	BOTTOM OF WALL ELEVATION	⊙	
---	PROPOSED SLOPE LABEL	---	TOP OF CURB ELEVATION	⊙	
---	PROPOSED SPOT ELEVATION	---	FLOWLINE OF CURB ELEVATION	⊙	
---	TOP OF WALL ELEVATION	---	PROPOSED FORCEMAIN	⊙	
---	BOTTOM OF WALL ELEVATION	---	PROPOSED SANITARY SEWER	⊙	
---	TOP OF CURB ELEVATION	---	PROPOSED WATER LINE	⊙	
---	FLOWLINE OF CURB ELEVATION	---	PROPOSED STORM PIPE	⊙	
---	PROPOSED FORCEMAIN	---	PROPOSED ELECTRIC	⊙	
---	PROPOSED SANITARY SEWER	---	PROPOSED GAS LINE	⊙	
---	PROPOSED WATER LINE	---	PROPOSED COMMUNICATION LINE	⊙	
---	PROPOSED STORM PIPE	---	PROPOSED CURB & GUTTER	⊙	
---	PROPOSED ELECTRIC				
---	PROPOSED GAS LINE				
---	PROPOSED COMMUNICATION LINE				
---	PROPOSED CURB & GUTTER				

BENCH MARKS:

REFERENCE BENCHMARK:

1. NAPERVILLE MONUMENT #1506; BERNSTEN 3D MONUMENT AT THE SOUTHWEST CORNER OF NAPERVILLE NORTH HIGH SCHOOL. SAID MONUMENT IS 87± NORTH OF 5TH AVENUE AND 35.5± FEET WEST OF THE CENTERLINE OF MILL STREET. ELEVATION= 690.91 (NAVD 88)

SITE BENCHMARKS:

- CROSS CUT IN EAST CURBLINE OF CENTER STREET AT THE NORTHERLY WALKWAY TO COMMUNITY UNITED METHODIST CHURCH. SAID CROSS IS 102± FEET SOUTH OF THE CENTER OF INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE. ELEVATION: 707.51
- CROSS CUT IN THE CURBLINE AT THE NORTHEAST CORNER OF THE INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE. SAID CROSS IS 27± FEET NORTHEAST OF SANITARY MANHOLE IN SAID INTERSECTION. ELEVATION: 709.58
- CROSS CURB IN NORTH CURBLINE OF FRANKLIN AVENUE. SAID CROSS IS 191± FEET WEST OF THE CENTER OF INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE. ELEVATION: 707.15

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R82-13266 DESCRIBED AS FOLLOWS: THE SOUTH 2.00 FEET OF THE WEST 86.75 FEET AND THE SOUTH 14.00 FEET, EXCEPT THE WEST 86.75 FEET) BLOCK 2 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4 AND 5 IN BLOCK 6 IN SLEIGHT'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION A THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 20, 1845 AS DOCUMENT 1525, IN DUPAGE COUNTY, ILLINOIS.

NOTES:

- REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- THE PROPOSED CONCRETE DRIVEWAY APRON SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR TYPICAL COMMERCIAL DRIVEWAY PAVEMENT 590.05. THE ASPHALT PAVEMENT SECTION SHALL BE:
 - 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
 - 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19.0
 - 10" AGGREGATE BASE COURSE TYPE B (CA-6)
- FOR DROPOFF/STACKING EXHIBITS, SEE SHEET 2.
- FENCE POSTS AROUND THE EXISTING TRANSFORMER SHALL BE INSTALLED IN SLEEVES FOR EASY REMOVAL DURING MAINTENANCE/REPLACEMENT. THE 14" GATE WILL BE "DOUBLE LOCKED" WITH A NDPU-ELECTRIC LOCK TO ALLOW FOR OFF HOURS ACCESS TO THE TRANSFORMER.

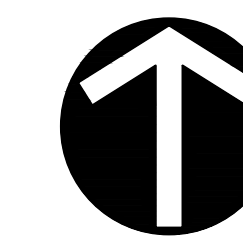
PRELIMINARY ENGINEERING PLANS

24 NORTH WASHINGTON

NAPERVILLE, ILLINOIS

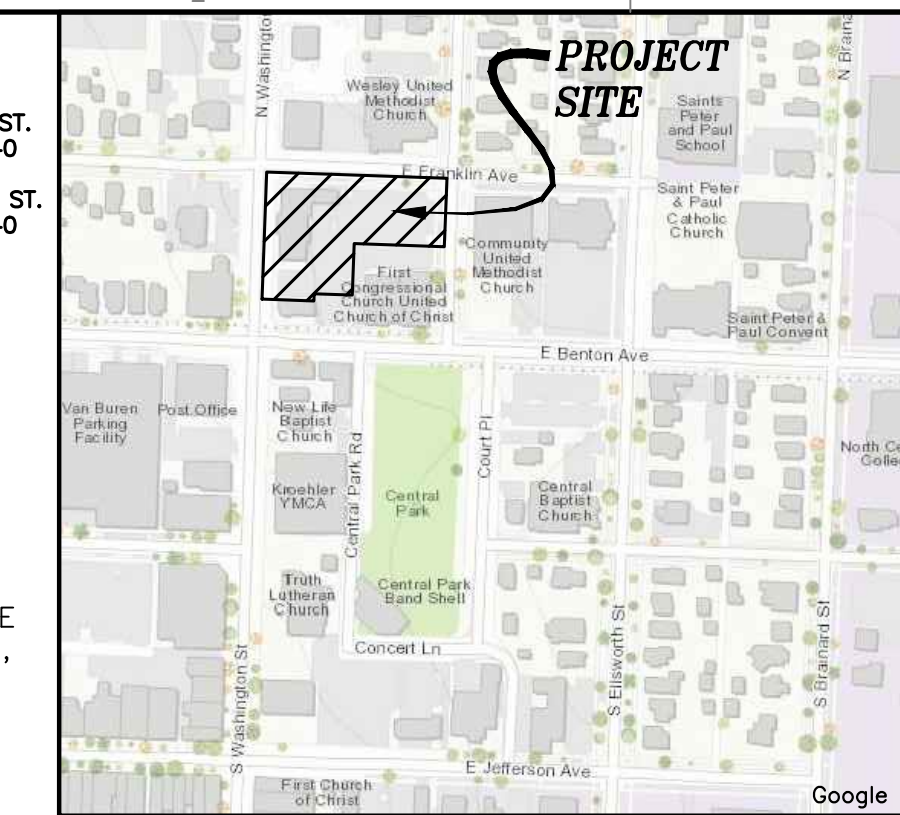
OF PART OF THE SOUTHEAST 1/4 OF SECTION SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PIN: 07-13-412-004
08-18-303-009
ADDRESS: 24 N. WASHINGTON ST.
NAPERVILLE, IL 60540
20-30 E. FRANKLIN ST.
NAPERVILLE, IL 60540



NORTH

ILLINOIS STATE PLANE
COORDINATE SYSTEM,
EAST ZONE



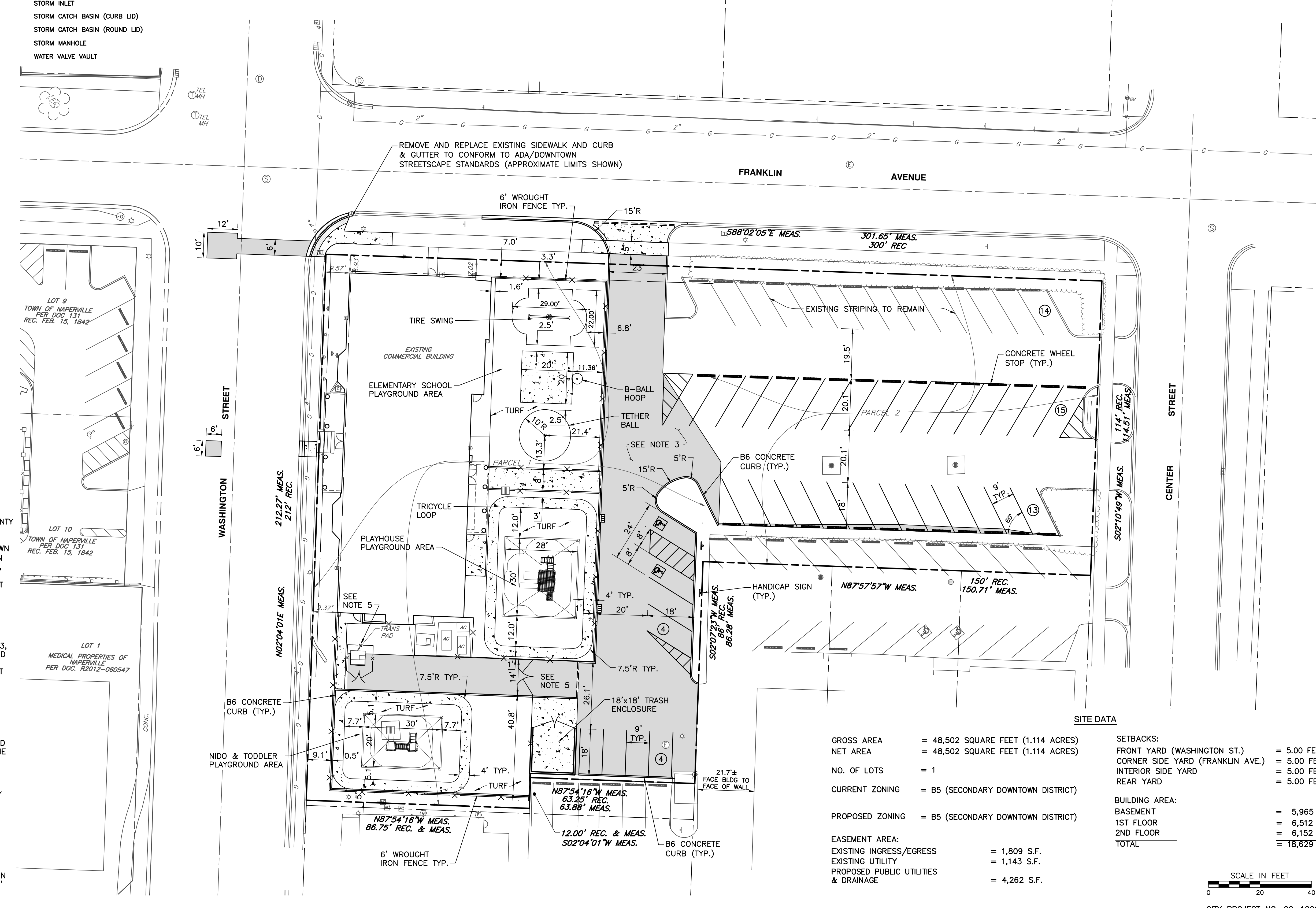
VICINITY MAP
N.T.S.

NO.	DATE	DESCRIPTION
1	11/11/2020	REVISION PER CITY REVIEW DATED 02/14/2020

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinco.com

HIGHER GROUND EDUCATION, INC.
24 NORTH WASHINGTON
NAPERVILLE, ILLINOIS 60540

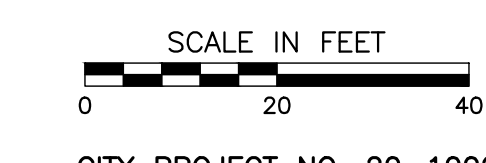
PRELIMINARY ENGINEERING - DIMENSION PLAN
DATE: 09/23/2020 DRAWN BY: SRH
PROJECT NO: AS SHOWN CHECKED BY: JGC
APPROVED BY: JGC 305.401.A/W00

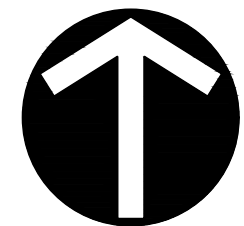


GROSS AREA	=	48,502 SQUARE FEET (1.114 ACRES)
NET AREA	=	48,502 SQUARE FEET (1.114 ACRES)
NO. OF LOTS	=	1
CURRENT ZONING	=	B5 (SECONDARY DOWNTOWN DISTRICT)
PROPOSED ZONING	=	B5 (SECONDARY DOWNTOWN DISTRICT)
EASEMENT AREA:		
EXISTING INGRESS/EGRESS	=	1,809 S.F.
EXISTING UTILITY	=	1,143 S.F.
PROPOSED PUBLIC UTILITIES & DRAINAGE	=	4,262 S.F.

SITE DATA

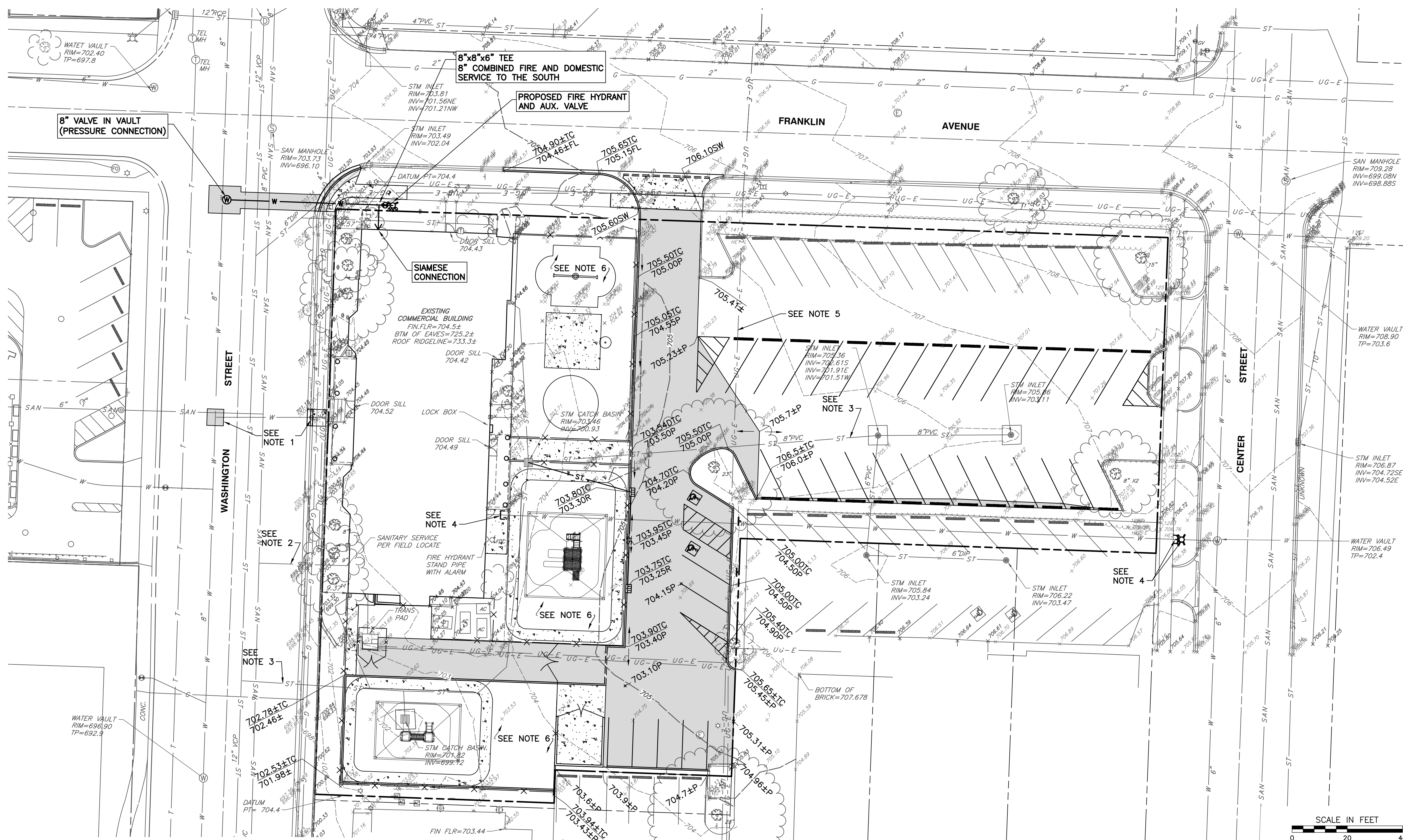
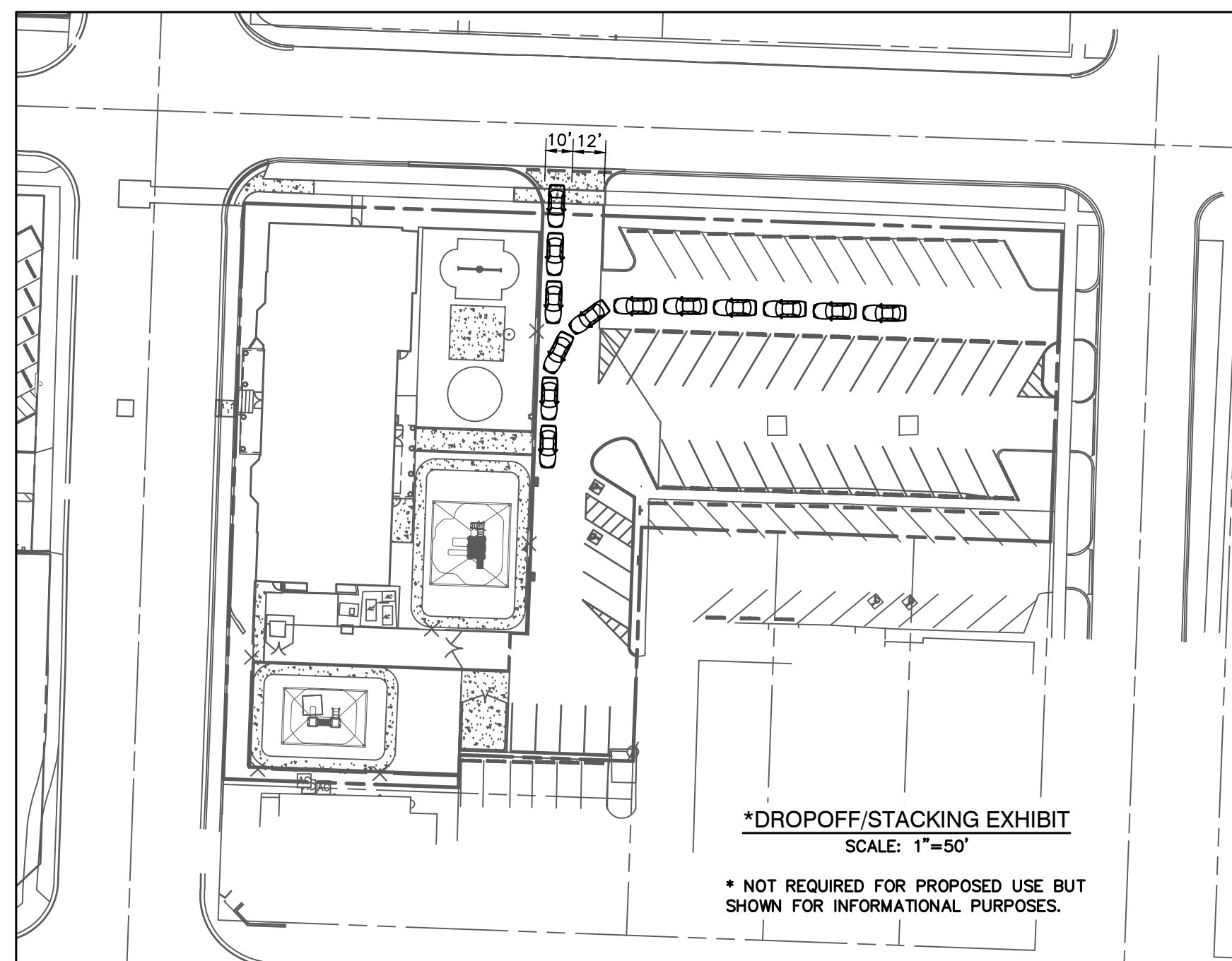
SETBACKS:		
FRONT YARD (WASHINGTON ST.)	=	5.00 FEET
CORNER SIDE YARD (FRANKLIN AVE.)	=	5.00 FEET
INTERIOR SIDE YARD	=	5.00 FEET
REAR YARD	=	5.00 FEET
BUILDING AREA:		
BASEMENT	=	5,965 S.F.
1ST FLOOR	=	6,512 S.F.
2ND FLOOR	=	6,152 S.F.
TOTAL	=	18,629 S.F.





NORTH

ILLINOIS STATE PLANE
COORDINATE SYSTEM,
EAST ZONE



- NOTES:**
- REMOVE EXISTING WATER SERVICE AND BUFFALO BOX AND CAP CONNECTION AT EXISTING 8-INCH WATER MAIN IN ACCORDANCE WITH CITY STANDARDS.
 - THE ASSUMED 6-INCH SANITARY SERVICE SHALL BE REUSED ONCE IT HAS BEEN TELEVIEWED, WITNESSED, AND APPROVED BY DEPARTMENT OF PUBLIC UTILITIES - WATER/WASTEWATER/CEECM. IF THE SERVICE IS NOT APPROVED FOR RE-USE, IT MUST BE REPLACED WITH 6" PVC SD 26 @ 1.00% MINIMUM OR LINED PER DPU STANDARDS.
 - THE EXISTING STORM SEWER ALIGNMENT IS BASED ON THE CITY'S STORM SEWER ATLAS AND OBSERVATIONS MADE IN THE FIELD. THE EXACT LOCATION OF THE PRIVATE STORM SEWER CONNECTION WITHIN THE PUBLIC RIGHT OF WAY (ASSUMED IN WASHINGTON STREET) IS NOT KNOWN. PRIOR TO FINAL ENGINEERING PLAN PREPARATION, THE EXISTING DRAINAGE STRUCTURES SHALL BE CLEANED AND TELEVIEWED SO THAT AN ACCURATE ALIGNMENT CAN BE DETERMINED.
 - A PROPOSED FIRE HYDRANT (NO AUXILIARY VALVE) SHALL BE INSTALLED WEST OF THE EXISTING VALVE IN CENTER STREET. CAP THE EXISTING 6-INCH FIRE SERVICE WEST OF THE PROPOSED FIRE HYDRANT AND EAST OF THE EXISTING BUILDING.
 - THE EXISTING UNDERGROUND ELECTRIC ALIGNMENT IS BASED ON REVIEW OF INFORMATION RECEIVED FROM DPU-ELECTRIC AND OBSERVATIONS MADE IN THE FIELD. THE EXACT LOCATION SHALL BE VERIFIED IN THE FIELD (JULIED) SO THAT PUBLIC UTILITY EASEMENTS CAN BE GRANTED. WHERE PAVEMENT ELEVATIONS/FINAL GRADE IS BEING LOWERED, TOP OF CONDUIT/CABLE SHALL ALSO BE LOCATED TO INSURE DEPTH OF COVER OVER THE EXISTING UTILITY.
 - ADDITIONAL DESIGN/DRAINAGE STRUCTURES WILL BE REQUIRED TO COLLECT RUNOFF FROM THE PROPOSED PLAYGROUND AREAS. THIS INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS ONCE STORM SEWER ALIGNMENT IS KNOWN AND PLAYGROUND LAYOUT IS FINALIZED.
 - IMPERVIOUS/PERVIOUS AREA CALCULATIONS WILL BE SHOWN ON THE FINAL ENGINEERING PLANS. QUICK REVIEW OF THE EXISTING TOPOGRAPHY AND THE PROPOSED SITE PLAN INDICATE A REDUCTION IN IMPERVIOUS AREA THEREFORE NO BEST MANAGEMENT PRACTICES WILL BE REQUIRED.
 - EXISTING CURB STOPS WILL BE REPOSITIONED WHERE SHOWN. IT SHOULD BE NOTED THAT THE NORTHERN PORTION OF THE PARKING LOT DRAINS SOUTHWEST THROUGH THE CENTER PARKING SPACES SO EXISTING CURB STOPS/CURB OPENINGS MUST BE MAINTAINED.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/11/2020	REVISION PER CITY REVIEW DATED 09/23/2020

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1230 East Diehl Road, Suite 200 - Naperville, IL 60563
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www.cecinc.com

HIGHER GROUND EDUCATION, INC.
24 NORTH WASHINGTON
NAPERVILLE, ILLINOIS 60540

**PRELIMINARY ENGINEERING -
GRADING AND UTILITY PLAN**

DRAWING NO.: **C200**

DATE: 09/23/2020
DIMS SCALE: AS SHOWN
PROJECT NO.: 305.401.A/000

APPROVED BY: JGC

