

# PRELIMINARY ENGINEERING PLANS

## FOR

# 1200 E. DIEHL ROAD

## NAPERVILLE, ILLINOIS

### PROJECT TEAM

#### OWNER/DEVELOPER

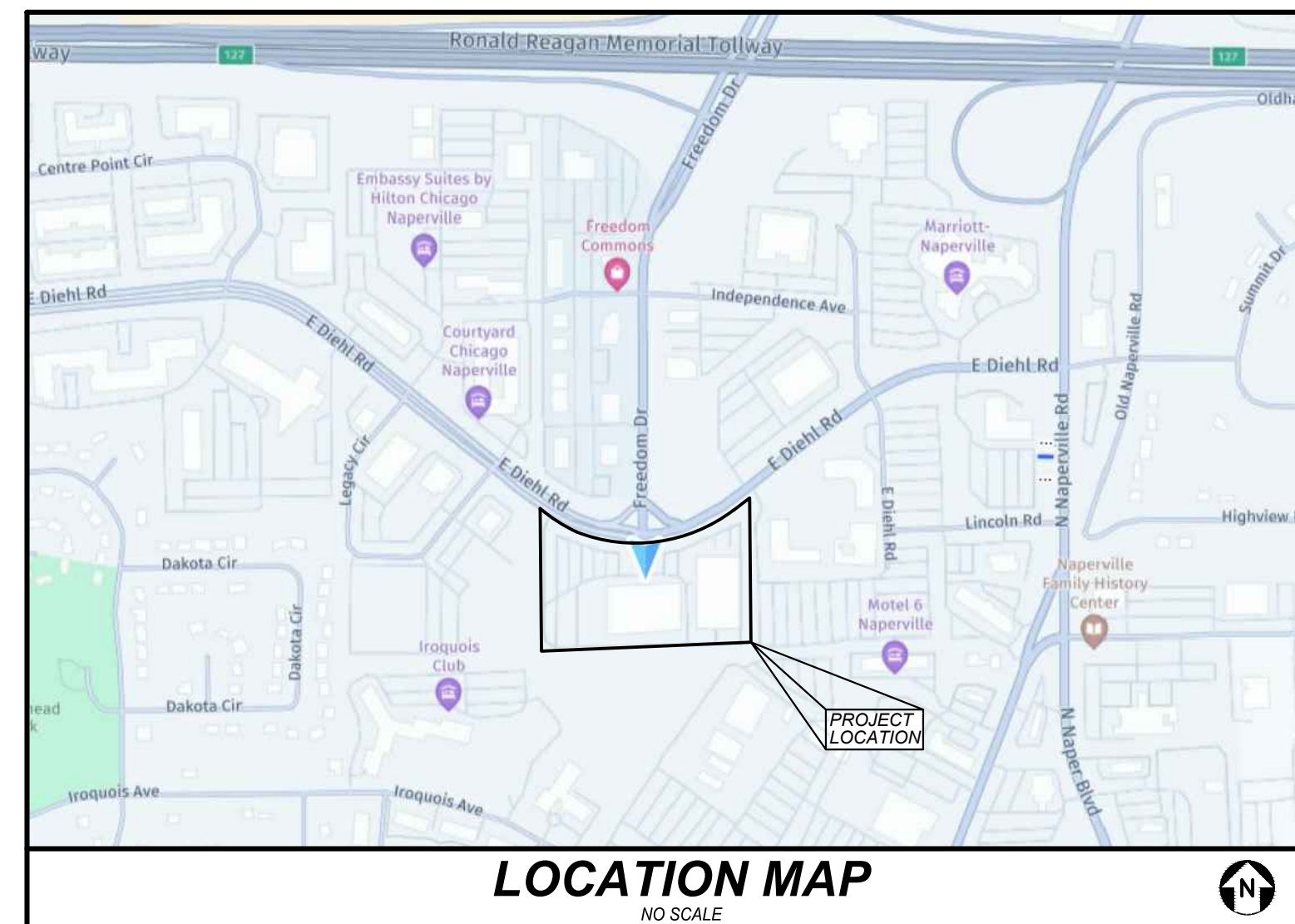
**Hines**  
 444 West Lake Street, Suite 2400  
 Chicago, IL 60606  
 312 419 4702  
 Contact: Greg McHenry

#### ENGINEER

**V3 Companies, Ltd.**  
 7325 Janes Avenue  
 Woodridge, Illinois 60517  
 630 724 9200  
 Project Manager: Ryan Smykowski, P.E.  
 rsmykowski@v3co.com

#### ARCHITECT

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 224 West Huron Street  
 Chicago, IL 60654  
 Phone: 312 266 1126  
 Contact: Patrick Cusack, AIA



### INDEX

#### CIVIL ENGINEERING PLANS

- C0.0 TITLE SHEET
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#### SUPPORTING DOCUMENTS

- 1 of 1 TOPOGRAPHIC SURVEY

### BENCHMARKS

SOURCE: CITY OF NAPERVILLE BM

STATION DESIGNATION: 703  
 ESTABLISHED BY: CITY OF NAPERVILLE DATE: 07/12/1995  
 ELEVATION: 780.31 (PUBLISHED AND HELD) DATUM: NAVD88  
 DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT AT NORTH SIDE OF U.S. 34 (OGDEN AVE.) WEST OF NAPERVILLE -WHEATON ROAD, ON CONCRETE MEDIUM, 8.20' NORTH OF NE CORNER OF TRAFFIC HANDHOLE, 15.35' EAST OF FIRE HYDRANT AND 21.43' SOUTH OF SE CORNER OF SIGN BASE.

SITE:

STATION DESIGNATION: SBM#1  
 ESTABLISHED BY: V3 COMPANIES DATE: 02-15-24  
 ELEVATION: 769.08 (MEASURED) DATUM: NAVD88  
 DESCRIPTION: NW FLANGED BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF DIEHL ROAD AND FREEDOM DRIVE INTERSECTION.

STATION DESIGNATION: SBM#2  
 ESTABLISHED BY: V3 COMPANIES DATE: 02-15-24  
 ELEVATION: 771.35 (MEASURED) DATUM: NAVD88  
 DESCRIPTION: NW TAG BOLT ON FIRE HYDRANT LOCATED SOUTH OF THE BUILDING, SOUTH OF THE BRICK PATIO.

**Call Before You Dig**  
**JULIE**  
 800.892.0123  
 Call 48 hours before you dig

APPROVAL STAMPS:

| No. | Date    | Description          |
|-----|---------|----------------------|
| 2   | 7/12/24 | PZC PLAN RESUBMITTAL |
| 1   | 6/7/24  | PZC PLAN RESUBMITTAL |

#### SUBMISSIONS & REVISIONS

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M.E.P. & F.P. ENGINEERS

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GENERAL CONTRACTOR

PROJECT LOCATION

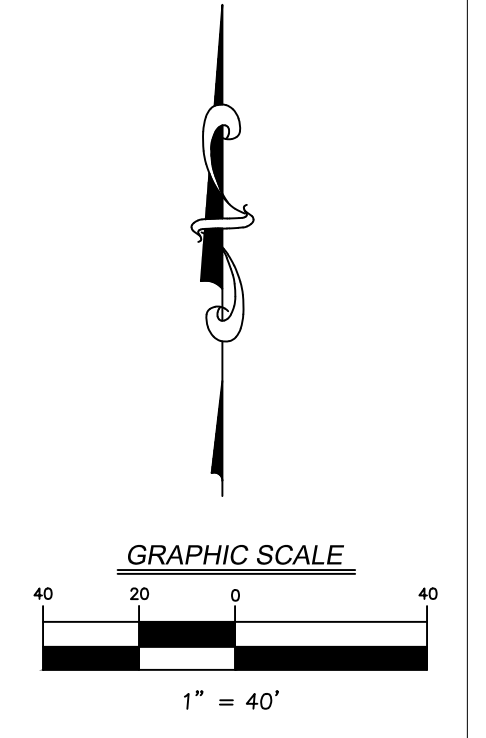
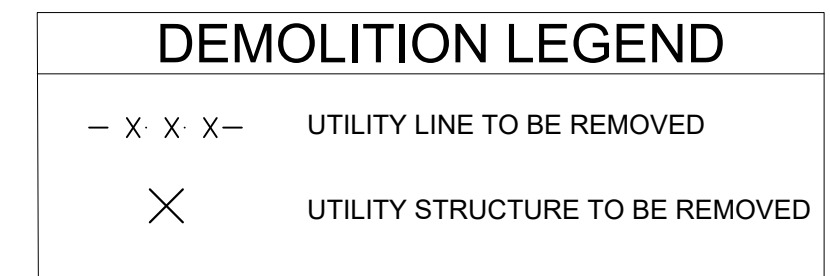
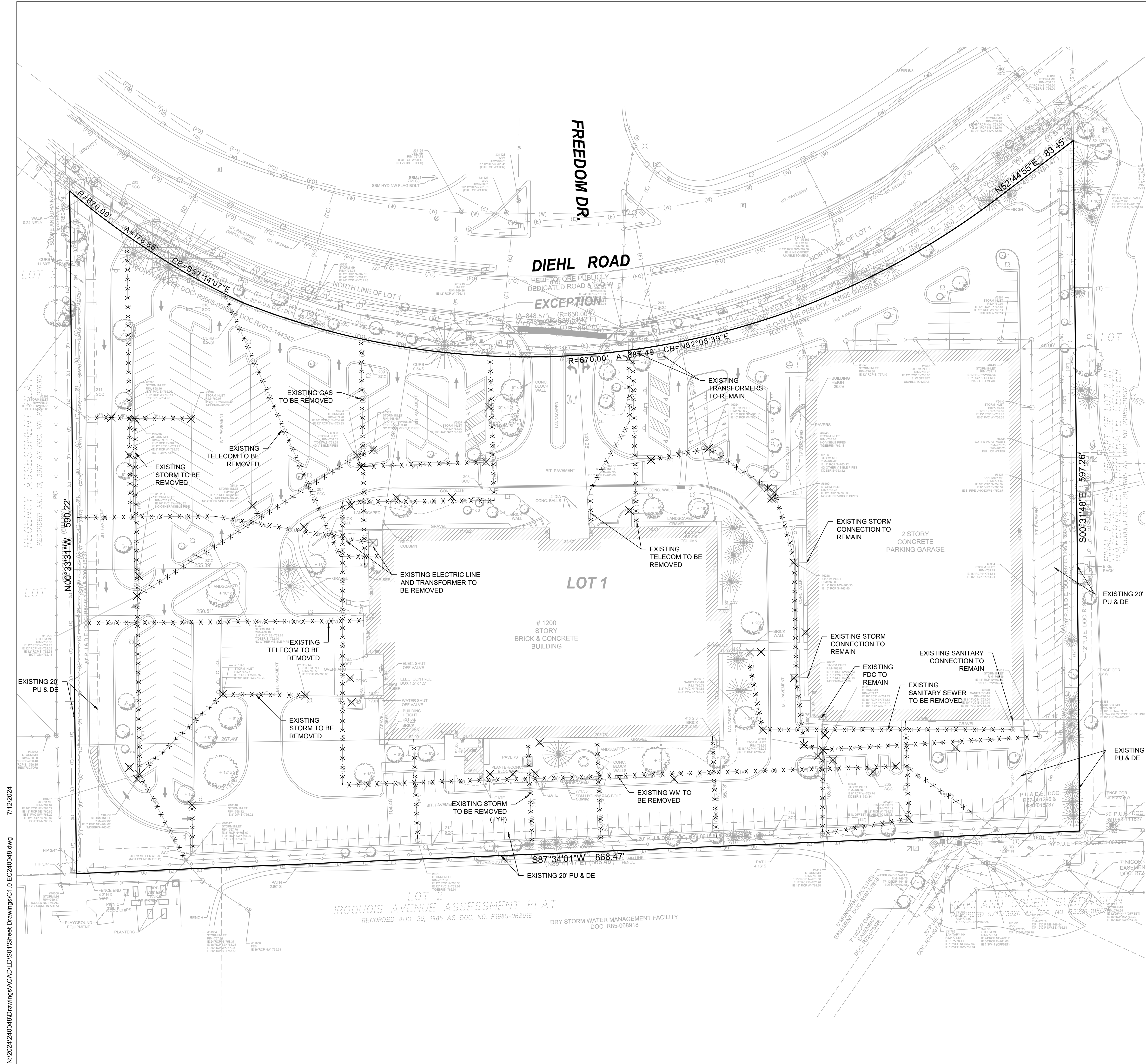
**1200 E DIEHL RD**  
 1200 E Diehl Rd Naperville, IL 60563

DRAWING TITLE

**TITLE SHEET**

|      |                       |
|------|-----------------------|
| SEAL | DATE:<br>02/26/24     |
|      | DRAWN BY:<br>DB       |
|      | CHECKED BY:<br>RS     |
|      | PROJECT NO:<br>240048 |

DRAWING NO:  
C0.0



APPROVAL STAMPS:

| No. | Date    | Description          |
|-----|---------|----------------------|
| 2   | 7/12/24 | PZC PLAN RESUBMITTAL |
| 1   | 6/7/24  | PZC PLAN RESUBMITTAL |

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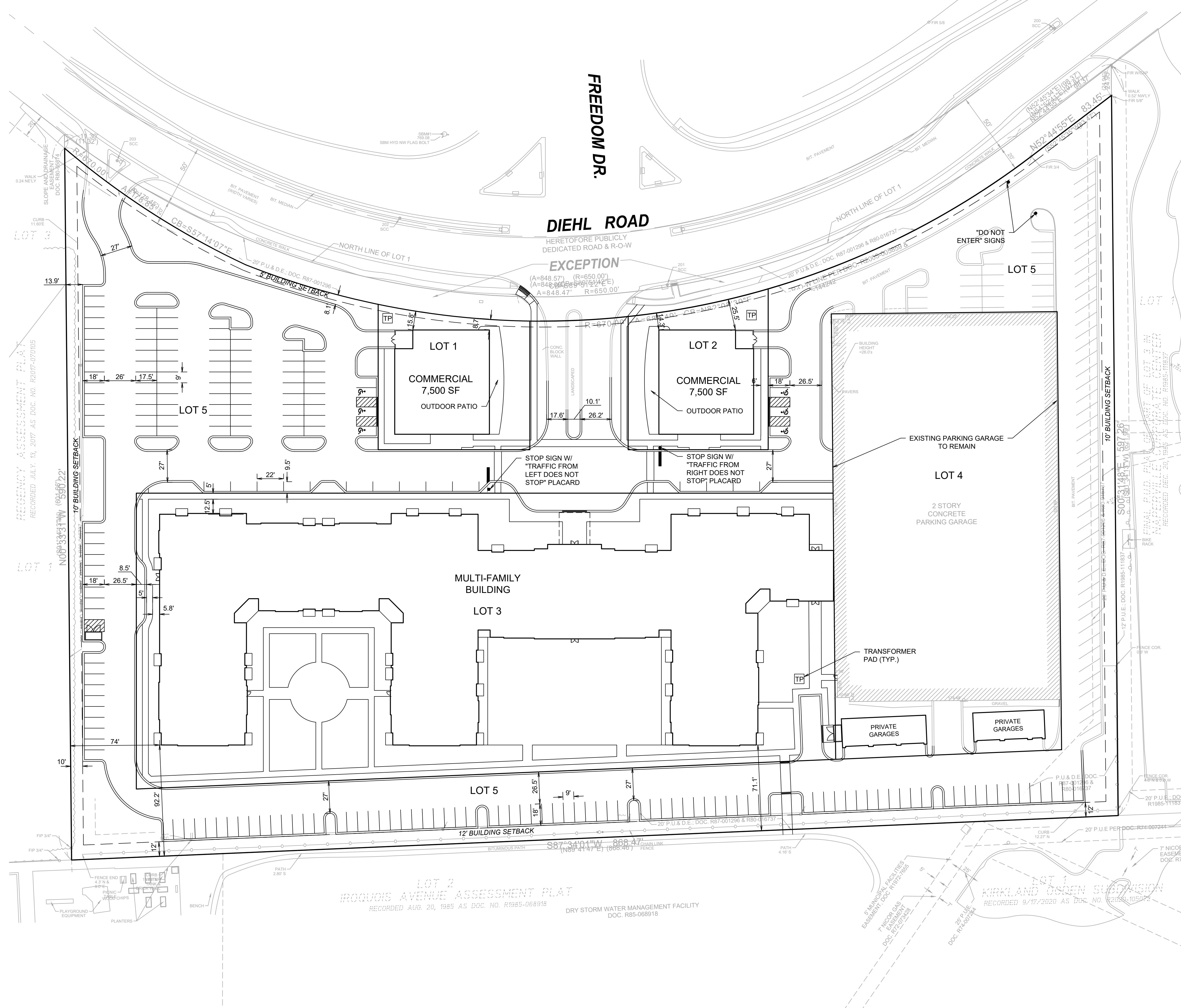
**PROJECT LOCATION**  
**1200 E DIEHL RD**  
 1200 E Diehl Rd Naperville, IL 60563

**DRAWING TITLE**  
**EXISTING CONDITIONS AND PRELIMINARY UTILITY DEMOLITION PLAN**

**SEAL** DATE: 02/26/24  
 DRAWN BY: DB  
 CHECKED BY: RS  
 PROJECT NO: 240048

**DRAWING NO:**  
**C1.0**

N:\2024\240048\Drawings\ACAD\LD\ISO1\Sheet Drawings\C1.0\_EC040048.dwg 7/12/2024



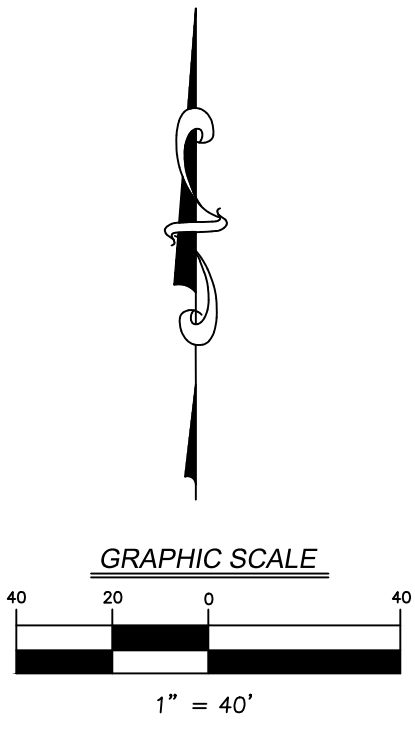
- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

**LEGEND**

| EXISTING | PROPOSED | DESCRIPTION                                    |
|----------|----------|--|
| ---      | ---      | RIGHT-OF-WAY LINE                              |
| ---      | ---      | PROPERTY LINE (EXTERIOR)                       |
| ---      | ---      | LOT LINE (INTERIOR)                            |
| ---      | ---      | EASEMENT LINE                                  |
| ---      | ---      | FENCE LINE                                     |
| ---      | ---      | CENTERLINE                                     |
| ---      | ---      | B-6.12 CURB & GUTTER                           |
| ---      | ---      | DEPRESSED CURB & GUTTER                        |
| ---      | ---      | REVERSED PITCH B-6.12 CONCRETE CURB AND GUTTER |

**SITE DATA**

| LOT                | LOT AREA          | BUILT AREA        | FAR         |
|--------------------|-------------------|-------------------|-------------|
| LOT 1              | 14,050 SF         | 7,500 SF          | 0.53        |
| LOT 2              | 13,954 SF         | 7,500 SF          | 0.54        |
| LOT 3              | 134,866 SF        | 320,765 SF        | 2.40        |
| LOT 4              | 89,612 SF         | 0 SF              | 0           |
| LOT 5              | 186,284 SF        | 0 SF              | 0           |
| <b>OVERALL PUD</b> | <b>417,766 SF</b> | <b>335,765 SF</b> | <b>0.80</b> |



APPROVAL STAMPS:

| No. | Date    | Description          |
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| 2   | 7/12/24 | PZC PLAN RESUBMITTAL |
| 1   | 6/7/24  | PZC PLAN RESUBMITTAL |

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GENERAL CONTRACTOR

PROJECT LOCATION

**1200 E DIEHL RD**  
1200 E Diehl Rd Naperville, IL 60563

DRAWING TITLE

**PRELIMINARY LAYOUT PLAN**

SEAL

DATE:  
02/26/24

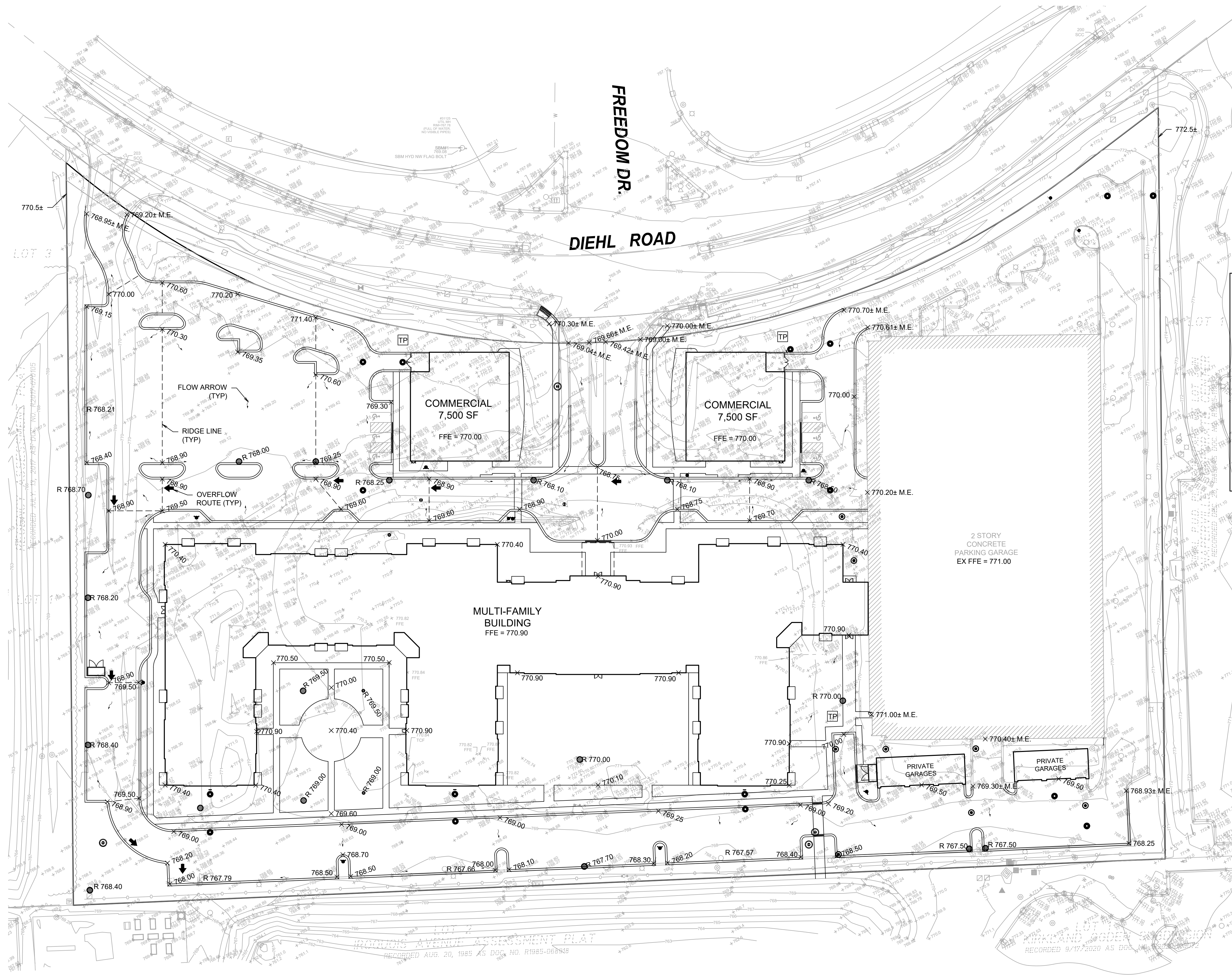
DRAWN BY:  
DB

CHECKED BY:  
RS

PROJECT NO:  
240048

DRAWING NO:  
**C2.0**

APPROVAL STAMP:



- NOTES:**
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
  2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
  3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
  4. NAPERVILLE DATUM CALCULATED TO BE 771.5  
 $(772.5+770.5)/2 = 771.5$

**LEGEND**

| EXISTING | PROPOSED | DESCRIPTION                       |
|----------|----------|-----------------------------------|
|          |          | UTILITY STRUCTURE WITH CLOSED LID |
|          |          | CURB INLET                        |
|          |          | DRAINAGE STRUCTURE WITH OPEN LID  |
|          |          | FIRE HYDRANT                      |
|          |          | VALVE IN VALVE BOX                |
|          |          | GATE VALVE IN VALVE VAULT         |
|          |          | FLARED END SECTION (F.E.S.)       |
|          |          | CONTOUR                           |
|          |          | SPOT ELEVATION                    |
|          |          | STORMWATER FLOW DIRECTION         |
|          |          | STORMWATER OVERFLOW ROUTE         |

APPROVAL STAMPS:

| No. | Date    | Description          |
|-----|---------|----------------------|
| 2   | 7/12/24 | PZC PLAN RESUBMITTAL |
| 1   | 6/7/24  | PZC PLAN RESUBMITTAL |

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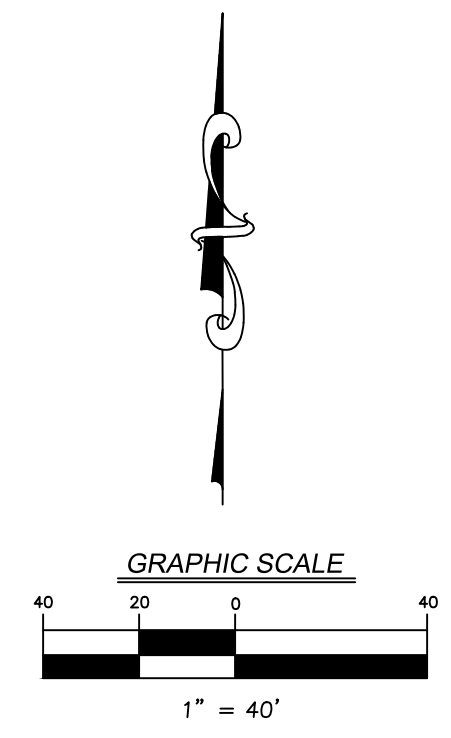
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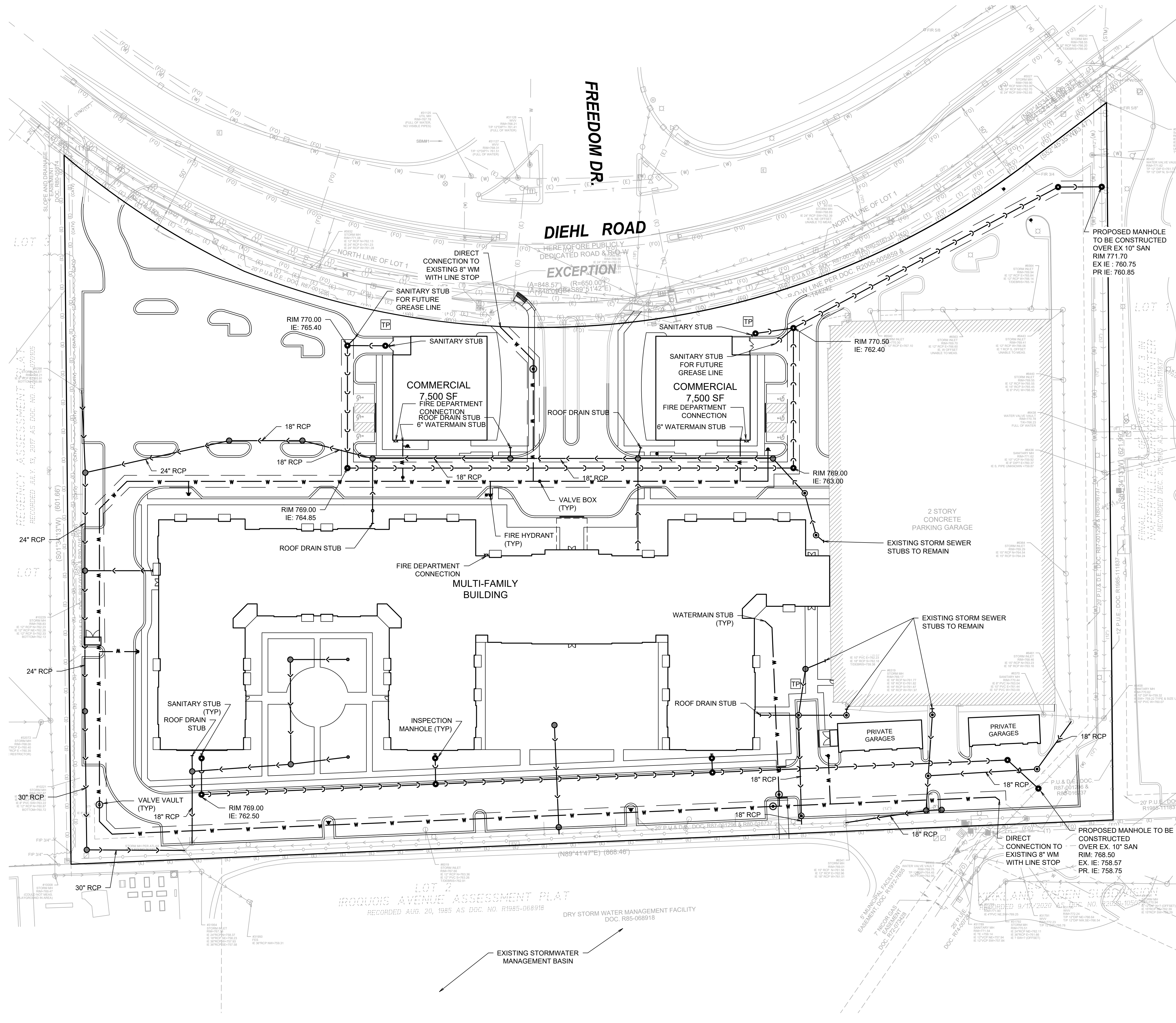
**1200 E DIEHL RD**  
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DRAWING TITLE  
**PRELIMINARY GRADING PLAN**

|      |                       |
|------|-----------------------|
| SEAL | DATE:<br>02/26/24     |
|      | DRAWN BY:<br>DB       |
|      | CHECKED BY:<br>RS     |
|      | PROJECT NO:<br>240048 |

DRAWING NO:  
**C3.0**





- NOTES:**
1. ALL STORM SEWER TO BE 12" UNLESS OTHERWISE NOTED.
  2. ALL SANITARY SEWER TO BE 8" PVC UNLESS OTHERWISE NOTED.
  3. ALL WATER MAIN TO BE 8" DUCTILE IRON PIPE UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANTS TO BE 6" D.I.P. ALL DUCTILE IRON PIPE SHALL BE CLASS S2 WITH POLYWRAP.
  4. ALL WATERMAIN AND STORM/SANITARY SEWER CROSSINGS SHALL FOLLOW IEPA REQUIREMENTS AND MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION.

**LEGEND**

| EXISTING | PROPOSED | DESCRIPTION                       |
|----------|----------|-----------------------------------|
| —S—      | —S—      | SANITARY SEWER                    |
| —W—      | —W—      | SANITARY FORCE MAIN               |
| —FO—     | —FO—     | STORM SEWER                       |
| —E—      | —E—      | COMBINED SEWER                    |
| —T—      | —T—      | WATER MAIN                        |
| —OHE—    | —OHE—    | UNDERGROUND FIBER OPTIC           |
| —OHT—    | —OHT—    | UNDERGROUND ELECTRIC              |
| —OHW—    | —OHW—    | UNDERGROUND TELEPHONE             |
| ○        | ○        | OVERHEAD ELECTRIC                 |
| ○        | ○        | OVERHEAD TELEPHONE                |
| ○        | ○        | OVERHEAD WIRE                     |
| ○        | ○        | UTILITY STRUCTURE WITH CLOSED LID |
| ○        | ○        | CURB INLET                        |
| ○        | ○        | DRAINAGE STRUCTURE WITH OPEN LID  |
| ○        | ○        | FIRE HYDRANT                      |
| ○        | ○        | VALVE IN VALVE BOX                |
| ○        | ○        | GATE VALVE IN VALVE VAULT         |
| ○        | ○        | FLARED END SECTION (F.E.S.)       |
| ○        | ○        | LIGHT STANDARD                    |
| ○        | ○        | OVERHEAD UTILITY POLE             |

APPROVAL STAMPS:

|     |         |                      |
|-----|---------|----------------------|
| No. | Date    | Description          |
| 2   | 7/12/24 | PZC PLAN RESUBMITTAL |
| 1   | 6/7/24  | PZC PLAN RESUBMITTAL |

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GENERAL CONTRACTOR

PROJECT LOCATION  
**1200 E DIEHL RD**  
 1200 E Diehl Rd Naperville, IL 60563

DRAWING TITLE  
**PRELIMINARY UTILITY PLAN**

SEAL

DATE:  
02/26/24

DRAWN BY:  
DB

CHECKED BY:  
RS

PROJECT NO:  
240048

DRAWING NO:  
**C4.0**

GRAPHIC SCALE  
 1" = 40'

9/11/2023 AS BDC. NO. R1995-068918  
 IROQUOIS AVENUE ASSESSMENT PLAT  
 RECORDED AUG. 26, 1985 AS D.C. NO. R1995-068918  
 DRY STORM WATER MANAGEMENT FACILITY  
 DOC. R85-068918