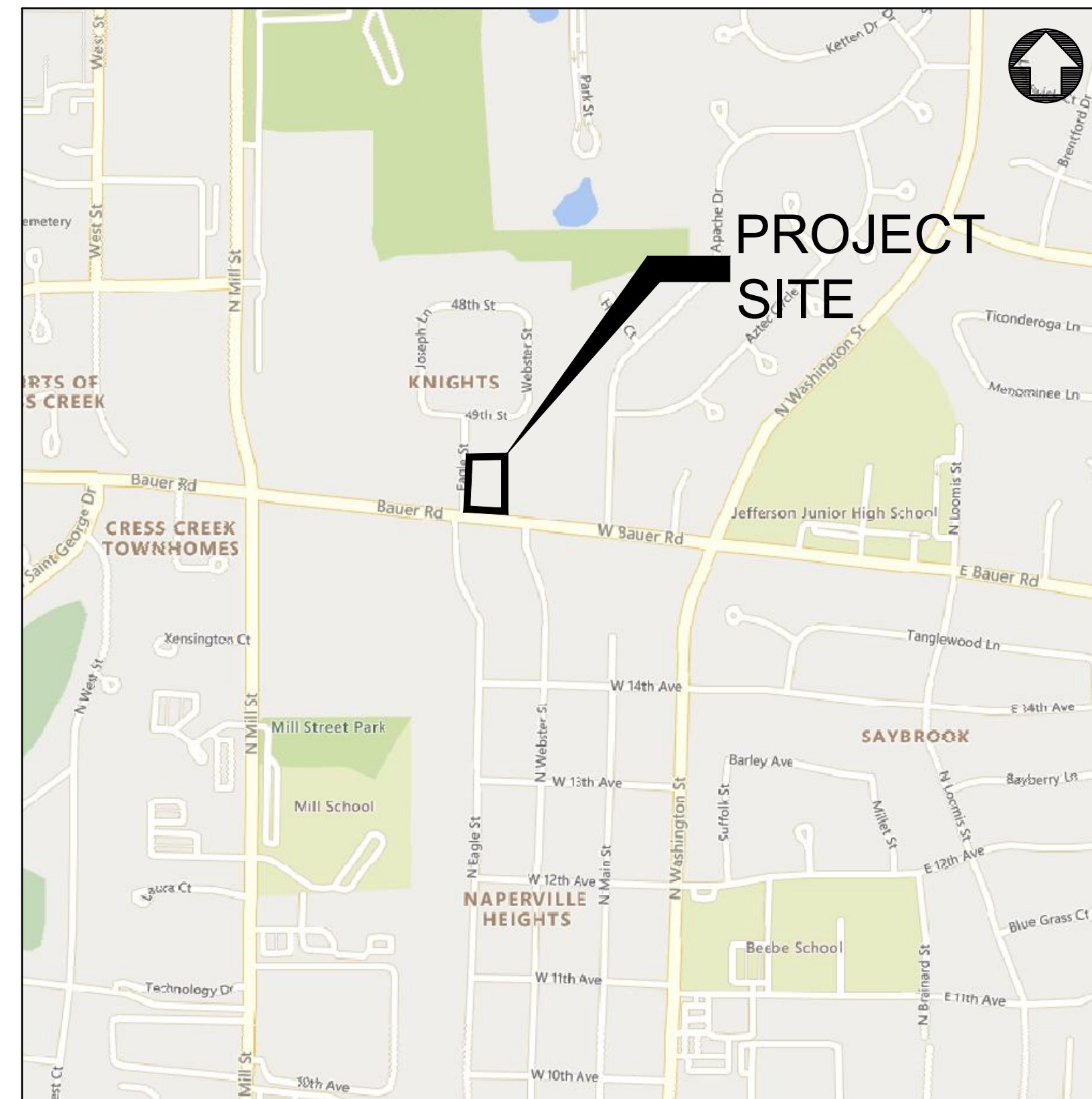


PROPOSED IMPROVEMENTS FOR ADLER POINT 27W130 BAUER ROAD, NAPERVILLE, IL

LOCATION MAP



SECTION 12, TOWNSHIP 38N, RANGE 9E

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
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C0.1	GENERAL NOTES & SPECIFICATIONS
C0.2	NAPERVILLE GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.0	SITE UTILITY PLAN
C3.1	SANITARY PLAN & PROFILE
C4.0	CONSTRUCTION DETAILS
C4.1	CONSTRUCTION DETAILS
C4.2	CONSTRUCTION DETAILS

OWNER/DEVELOPER
 SCOTT BARENBRUGGE
 2704 SAN LUIS CT
 NAPERVILLE, IL 60565
 PHONE: 630.607.9789

ENGINEER
 CAGE ENGINEERING
 3110 WOODCREEK DR.
 DOWNERS GROVE, IL 60515
 PHONE: 630.598.0007
 FREDERICK THAETE

LANDSCAPE
 LG WORKSHOP,LLC
 2324 W ARMITAGE AVE
 CHICAGO, IL 60647
 PHONE: 773.484.0119
 LARRY GLASSCOCK

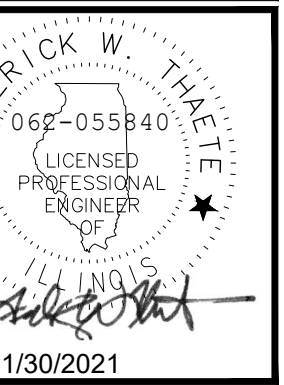
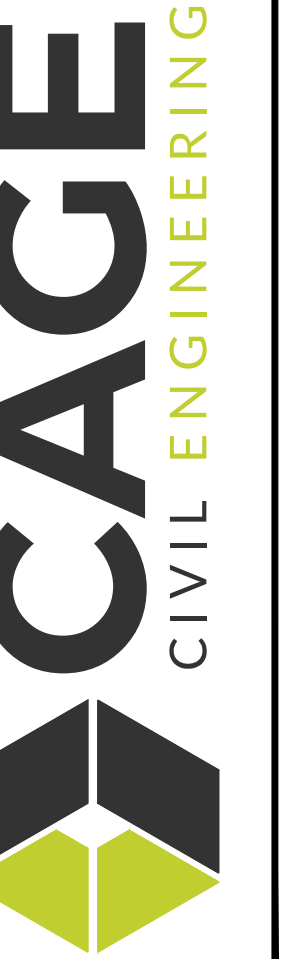
BENCHMARKS:
 REFERENCE BENCHMARK #1: NGS PID: AA3789 (NAPERVILLE 703)
 STAINLESS STEEL ROD IN SLEEVE WITH CAST CAP LOCATED IN THE
 RIGHT-IN-RIGHT OUT ENTRANCE TO THE OGDEN MALL SHOPPING CENTER, IN
 THE NORTH ROW OF OGDEN AVENUE, 15 FEET NORTH OF THE OGDEN AVENUE
 BACK OF CURB, 0.9 FEET NORTHERLY OF THE NORTH EDGE OF SIDEWALK.
 ELEVATION: 780.31 DATUM: NAVD88-GEOID 12B

REFERENCE BENCHMARK #2: NGS PID: DH5804 (NAPERVILLE 1008)
 STAINLESS STEEL ROD IN SLEEVE WITH CAST CAP LOCATED AT THE
 NORTHEAST CORNER OF SHUMAN BLVD AND MILL STREET.
 ELEVATION: 738.96 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
 SOUTHEAST BOLT OF FIRST HYDRANT SOUTH OF THE INTERSECTION OF EAGLE
 DRIVE AND 49TH STREET, LOCATED IN THE EAST ROW OF EAGLE DRIVE.
 ELEVATION: 731.75 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
 CUT SQUARE AT THE NORTHWEST CORNER OF A CONCRETE CULVERT
 LOCATED ON THE WEST SIDE OF RESIDENTIAL DRIVE TO PROPERTY 27W122
 BAUER ROAD.
 ELEVATION: 719.01 DATUM: NAVD88-GEOID 12B

EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING TREE		CURB & GUTTER
	CURB & GUTTER		REVERSE PITCH CURB & GUTTER
	EXISTING BUILDING		DEPRESSED CURB & GUTTER
	PCC SIDEWALK		PROPOSED BUILDING
	GAS SERVICE		PCC SIDEWALK
	ELECTRIC SERVICE		STANDARD DUTY PAVEMENT
	STORM SEWER		HEAVY DUTY PAVEMENT
	SANITARY SEWER		GAS SERVICE
	WATER MAIN		ELECTRIC SERVICE
	CABLE LINE		STORM SEWER
	OVERHEAD UTILITY LINE		SANITARY SEWER
	COMMUNICATION LINE		WATER MAIN
	FIBER OPTIC LINE		FENCE
	FENCE		STORM STRUCTURE
	STORM STRUCTURE		DOWNSPOUT CONNECTION
	SANITARY MANHOLE		SANITARY MANHOLE
	CLEANOUT		CLEANOUT
	WATER METER		WATER METER
	VALVE VAULT		VALVE VAULT
	VALVE BOX		VALVE BOX
	HYDRANT		HYDRANT
	GAS METER		GAS METER
	ELECTRIC METER		ELECTRIC METER
	PARKING LOT LIGHT		PARKING LOT LIGHT
	UTILITY POLE		FLOW ARROW
	GUY WIRE		OVERLAND FLOOD ROUTE
	TRANSFORMER		TOP OF SIDEWALK GRADE
	FIBER OPTIC BOX		TOP OF CURB GRADE
	FIBER OPTIC PEDESTAL		PAVEMENT GRADE
	CABLE PEDESTAL		GROUND GRADE
	PHONE PEDESTAL		MAJOR CONTOUR
	ELECTRIC PEDESTAL		MINOR CONTOUR
	MAJOR CONTOUR		
	MINOR CONTOUR		



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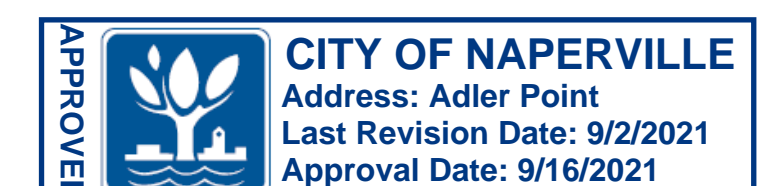
07.30.21 REVISED PER CITY COMMENTS
 09.02.21 REVISED PER CITY COMMENTS

ADLER POINT
 27W130 BAUER ROAD
 NAPERVILLE, IL

PROJ NO: 210015
 ENG: AMS
 DATE: 05/26/21

SHEET TITLE
 SITE LOCATION
 MAP & CIVIL
 LEGEND

SHEET NUMBER
 C0.0
 1 OF 12





NAPERVILLE GENERAL REQUIREMENTS:

1. THE OWNER OF HIS/HER/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'S "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 PRE-CONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRE-CONSTRUCTION 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 (630-420-6082) 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 800-892-0123. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OR NON-JULIE MEMBER FACILITIES.
10. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE BY CALLING (630)-420-6082 BETWEEN THE HOURS OF 8:00AM AND 4:00PM (CLOSED 1:00PM TO 2:00 PM DAILY) ON WEEKDAYS WHEN THE CITY IS 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 HAS BEEN COMPLETED AND 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.

NAPERVILLE STORM SEWER NOTES:

1. NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.
2. 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.
3. BEDDING, OTHER THAN CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/2 INCH TO 1 INCH IN SIZE. AS A MINIMUM, THE 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.
4. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-6 OF THE STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL MANHOLES SHALL BE WATER-TIGHT. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.
6. MANHOLES SHALL BE FURNISHED WITH A SELF-SEALING FRAME AND SOLID COVER (EAST JORDAN IRON WORKS 1022 WITH TYPE A SOLID COVER, OR APPROVED EQUAL) WITH THE WORD "STORM" IMPRINTED ON THE COVER IN RAISED LETTERS. ALL FRAMES AND LIDS SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT. BOTH THE MANHOLE FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. INVERTED MANHOLE FRAMES ARE NOT ALLOWED. PICK HOLES SHALL NOT CREATE OPENINGS IN THE MANHOLE COVER.
7. 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 DETAILS. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1/2 INCH A615/A615M-05A (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C 478-05 (OR LATEST EDITION) AND OSHA STANDARDS.
8. 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 C 478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL CATCH BASINS AND INLETS SHALL BE WATER-TIGHT AT ALL POINTS BELOW GRADE. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER. CATCH BASINS AND INLETS SHALL BE FURNISHED WITH A FRAME AND GRATE BASED UPON THE LOCATION OF THE INSTALLATION AS LISTED BELOW. ALL FRAMES AND GRATES SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT.
 - A) PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
 - B) BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, OR APPROVED EQUAL.
 - C) DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, OR APPROVED EQUAL.
 - D) MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, OR APPROVED EQUAL.
 - E) NON-PAVED AREAS: EAST JORDAN IRON WORKS 6527 BEEHIVE GRATE, OR APPROVED EQUAL ALTERNATELY, IN AREAS WHERE THERE IS THE LIKELIHOOD OF PEDESTRIAN TRAFFIC, EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL MAY BE USED.
9. FOR STRUCTURES LOCATED IN PAVED AREAS, A MINIMUM OF FOUR, 2-INCH DIAMETER HOLES SHALL BE DRILLED OR PRECAST INTO THE STRUCTURE WITHIN 1 FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1-FOOT BY 1-FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

NAPERVILLE EROSION CONTROL AND DRAINAGE PLAN:

1. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
2. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
3. 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 THE 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 TRACKED ON THE PUBLIC STREET IS EXCESSIVE, CLEANING MAY BE REQUIRED MORE FREQUENTLY.
4. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY

LAND DISTURBANCE ACTIVITIES. ALL EROSION CONTROL SHALL BE MAINTAINED UNTIL TURF IS ESTABLISHED.

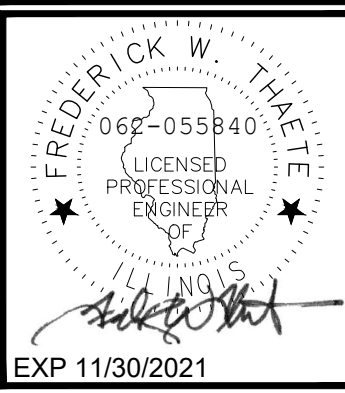
5. ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.
6. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS DESIGNEE TO INSPECT ALL TEMPORARY EROSION CONTROL MEASURES PER THE REQUIREMENTS OF THE NPDES PERMIT AND CORRECT ANY DEFICIENCIES AS NEEDED.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

GEOMETRIC AND PAVING NOTES (GENERAL):

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 NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE. 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 PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN 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 GUTTER, SIDEWALK, DRIVEWAY) ON THE PROPERTY UP TO CITY 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 STRAIGHT LINE SUFFICIENTLY DEEP SO THAT IT RENDERS A SMOOTH VERTICAL FACE TO MATCH TO. IF THE CONTRACTOR IS NOT CAREFUL OR DOES NOT SAW DEEP ENOUGH AND HTE CUT LINE BREAKS OUT OR CHIPS TO AN IMPERFECT EDGE, THEN THE EXISTING SIDE MUST BE RE-CUT SQUARE AND DOE OVER UNTIL IT IS CORRECT.

NAPERVILLE TRAFFIC CONTROL AND PROTECTION NOTES:

1. ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (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 DETOURS, DAILY LANE CLOSURES, LONG TERM LANE CLOSURES, NARROW LANES, AND CONSTRUCTION VEHICLES ENTERING AND EXITING THE PUBLIC ROADWAY. ALL TRAFFIC CONTROL SET-UPS MAY BE INSPECTED BY THE CITY OF NAPERVILLE TO ENSURE THAT THEY ARE PROVIDING POSITIVE GUIDANCE TO MOTORISTS AND DARE 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.
2. 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 PEDESTRIANS SO THAT THEY MAY AVOID THE WORK ZONE. SAID PEDESTRIAN DETOUR PLAN (WITH SIGNAGE IS TO BE REVIEWED AND ACCEPTED BY THE CITY IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK.
3. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, 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 THE TRAFFIC CONTROL DEVICES SHALL BE TO THE SATISFACTION OF THE AGENCY OF JURISDICTION AND THE CITY ENGINEER.
4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.



REVISIONS	

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 09.02.21 REVISED PER CITY COMMENTS

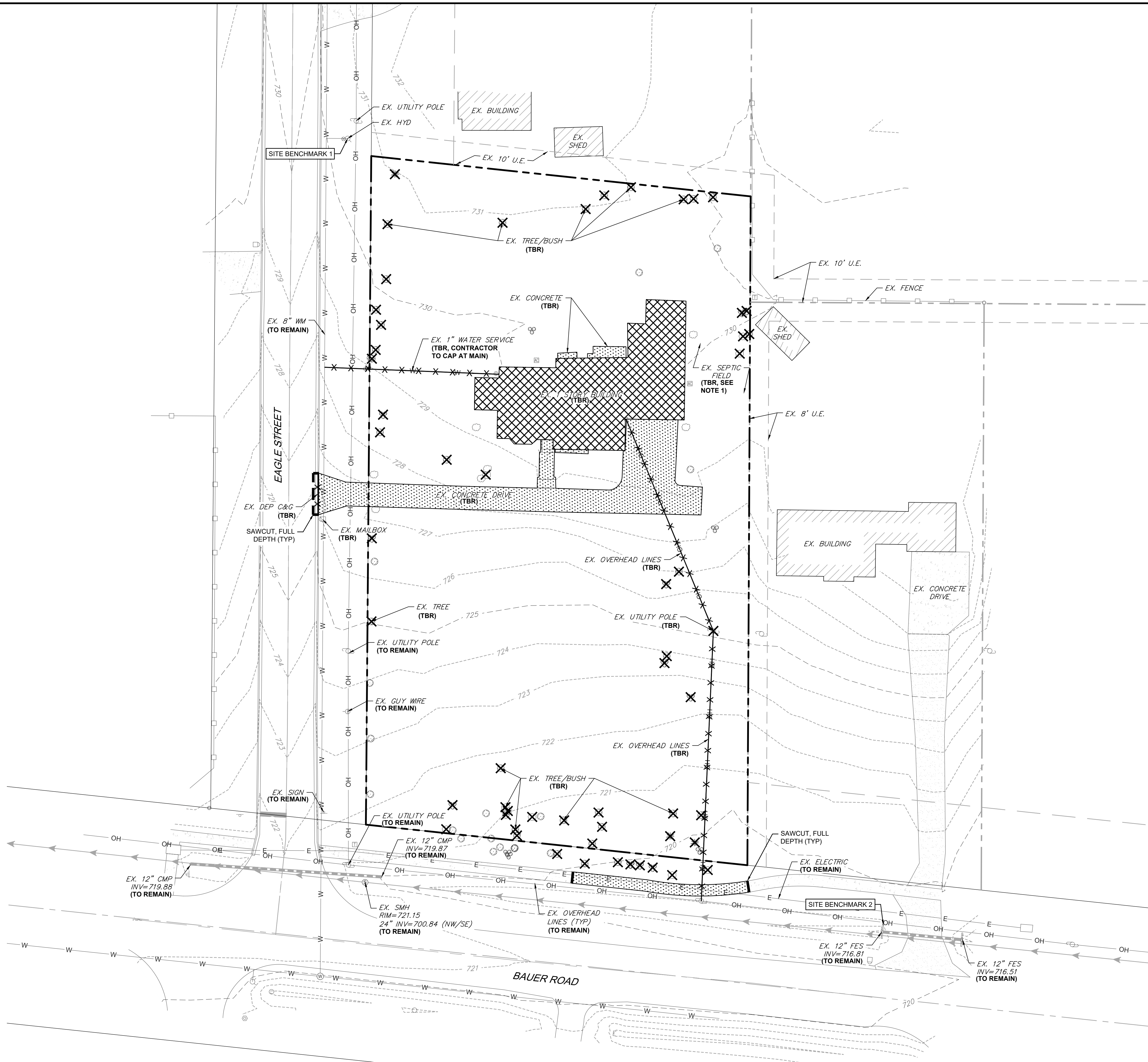
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ADLER POINT
 27W/130 BAUER ROAD
 NAPERVILLE, IL


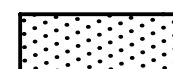

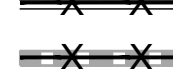

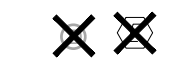
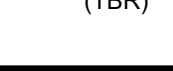

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SHEET TITLE
 NAPERVILLE
 GENERAL
 NOTES &
 SPECIFICATIONS

SHEET NUMBER
 C0.2
 3 OF 12



LEGEND

-  BUILDING DEMOLITION
-  CONCRETE PAVEMENT / SIDEWALK / BRICK REMOVAL, FULL DEPTH
-  SAWCUT PAVEMENT, FULL DEPTH
-  CURB & GUTTER REMOVAL
-  UTILITY REMOVAL
-  TREE/BUSH REMOVAL
-  UTILITY STRUCTURE REMOVAL (TBR)
-  TO BE REMOVED

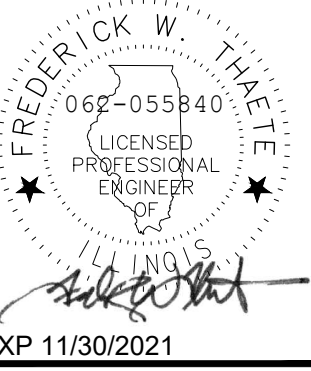
BENCHMARKS:
 REFERENCE BENCHMARK: NGS PID: AA3789 (NAPERVILLE 703) STAINLESS STEEL ROD IN SLEEVE WITH CAST CAP LOCATED IN THE RIGHT-IN-RIGHT OUT ENTRANCE TO THE OGDEN MALL SHOPPING CENTER, IN THE NORTH ROW OF OGDEN AVENUE, 15 FEET NORTH OF THE OGDEN AVENUE BACK OF CURB, 0.9 FEET NORTHERLY OF THE NORTH EDGE OF SIDEWALK. ELEVATION: 780.29 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
 SOUTHEAST BOLT OF FIRST HYDRANT SOUTH OF THE INTERSECTION OF EAGLE DRIVE AND 49TH STREET, LOCATED IN THE EAST ROW OF EAGLE DRIVE. ELEVATION: 731.75 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
 CUT SQUARE AT THE NORTHWEST CORNER OF A CONCRETE CULVERT LOCATED ON THE WEST SIDE OF RESIDENTIAL DRIVE TO PROPERTY 27W122 BAUER ROAD. ELEVATION: 719.01 DATUM: NAVD88-GEOID 12B

- NOTES:**
1. THE LOCATION OF THE EXISTING WELL & SEPTIC FACILITIES ARE CURRENTLY UNKNOWN. CONTRACTOR TO VERIFY EXACT LOCATIONS AND ABANDON IN ACCORDANCE WITH THE COUNTY HEALTH DEPARTMENT REQUIREMENTS.
 2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL DETAILS.
 3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR DEMOLITION OF OVERHEAD LINES, POWER POLES AND ANY DRY UTILITIES

3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM

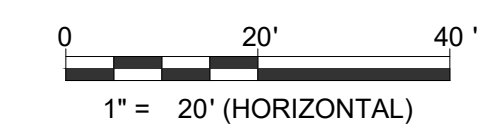


REVISIONS	DATE	DESCRIPTION

ADLER POINT
 27W130 BAUER ROAD
 NAPERVILLE, IL



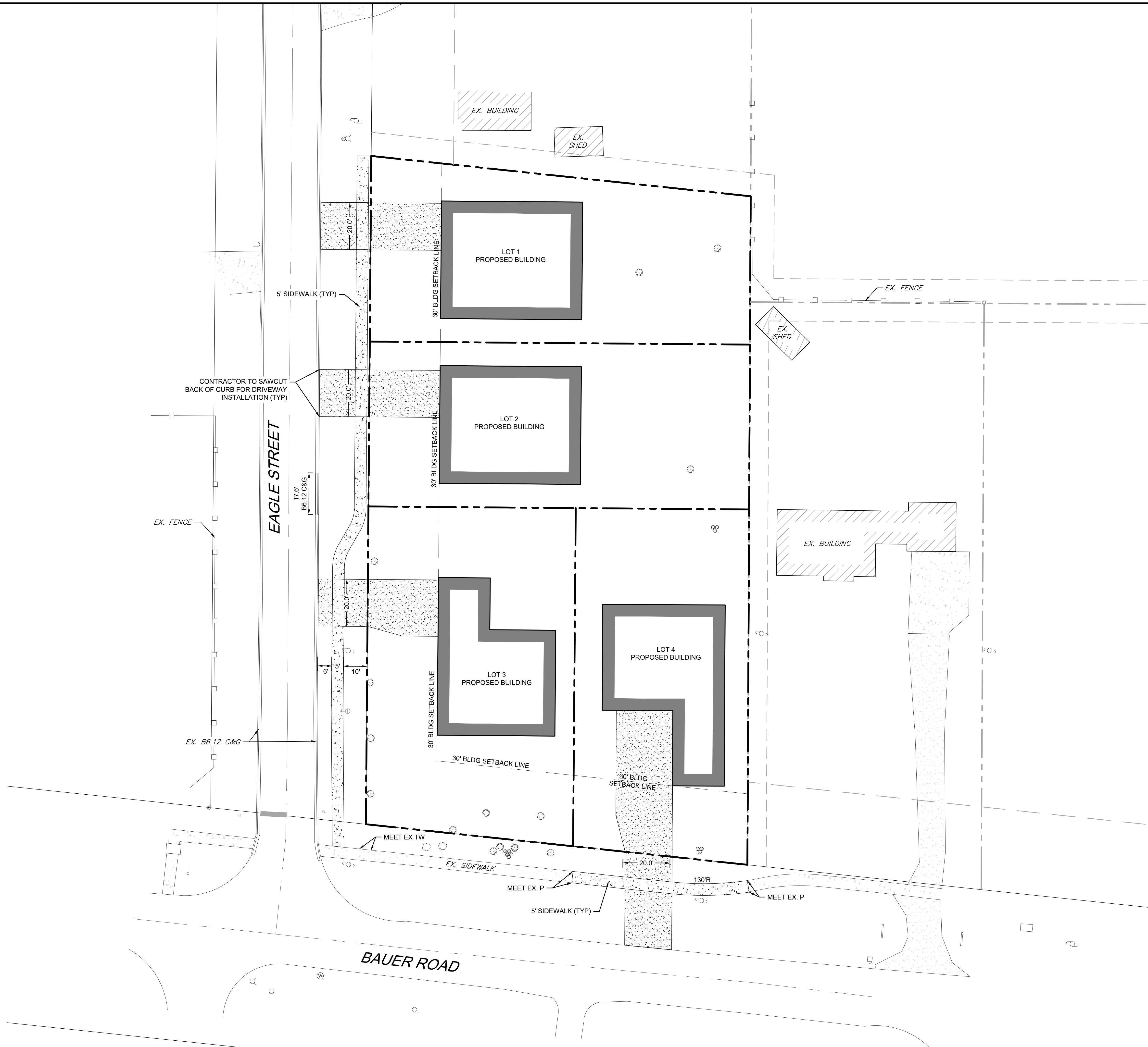
JULIE
 CALL BEFORE
 YOU DIG
 811



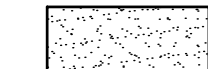
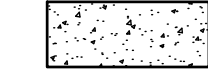
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SHEET TITLE
 EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
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 4 OF 12



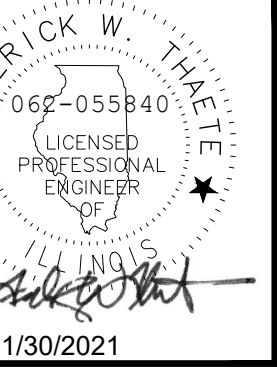
LEGEND

-  DRIVEWAY PAVEMENT
-  PCC SIDEWALK

SITE SUMMARY

ZONING:	R1A
TOTAL LOT AREA:	1.055 AC
LOT 1:	0.263 AC
LOT 2:	0.260 AC
LOT 3:	0.282 AC
LOT 4:	0.250 AC
BUILDING SETBACKS:	
FRONT	30 FT
INTERIOR SIDE	20 FT TOTAL (8' MIN)
CORNER SIDE	30 FT
REAR	30 FT

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ADLER POINT
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 NAPERVILLE, IL

PROJ NO: 210015

ENG: AMS

DATE: 05/26/21

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

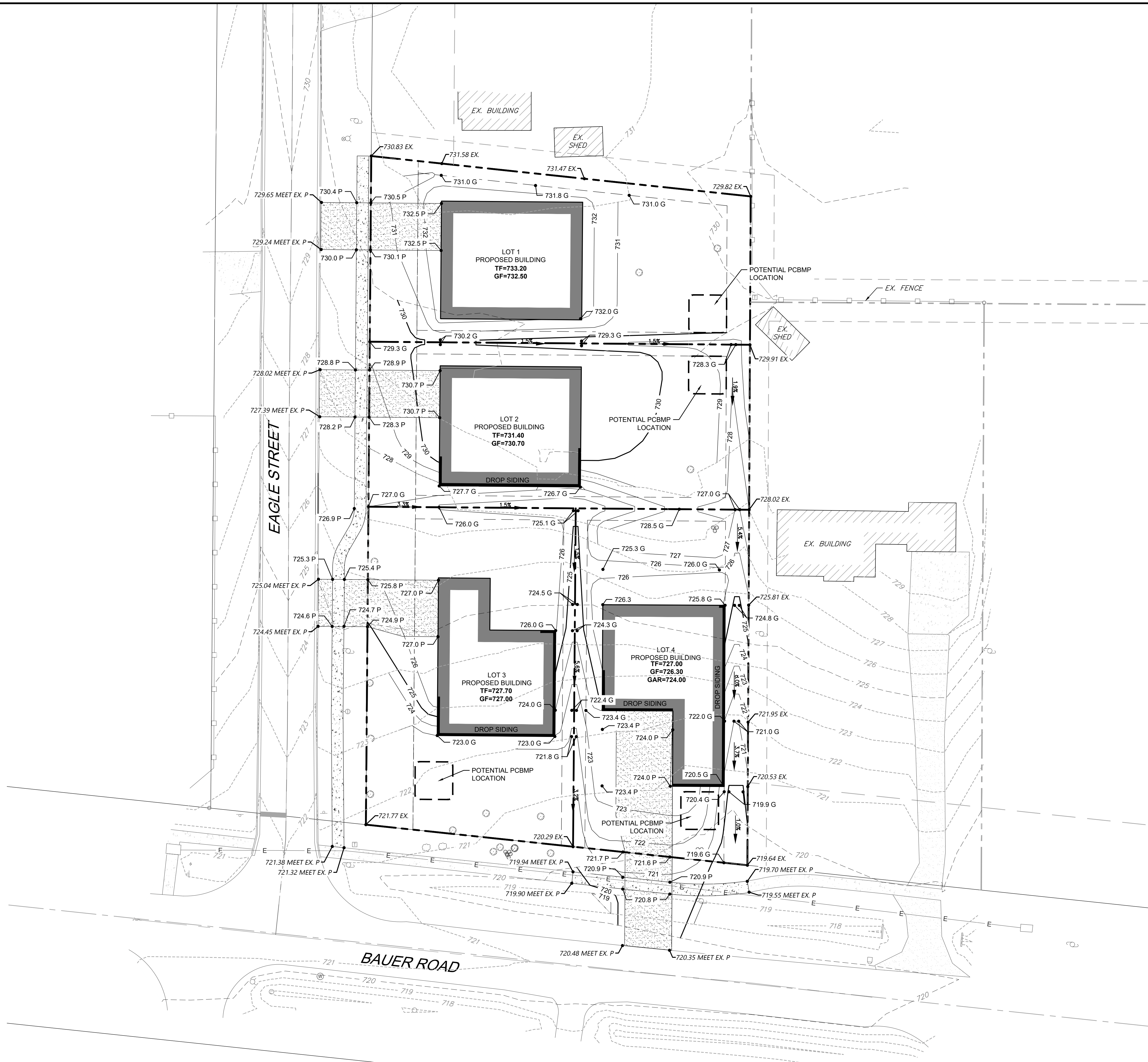
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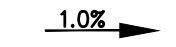

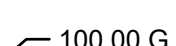

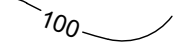




JULIE
 CALL BEFORE
 YOU DIG
811



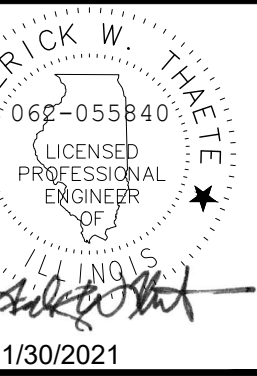


LEGEND

-  DRAINAGE ARROW
-  OVERLAND FLOOD ROUTE
-  SPOT ELEVATION
-  PROPOSED MAJOR CONTOUR
-  PROPOSED MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR

NOTES:

1. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (PCBMPs) ARE REQUIRED FOR EACH LOT. THE PCBMP SHALL BE SIZED BASED UPON 1.25" OF RUNOFF OVER THE PROPOSED IMPERVIOUS SURFACE FOR EACH LOT. THE PLAN CONTEMPLATES A DRY WELL PROPERLY SIZED AND INSTALLED ON EACH LOT, HOWEVER THE INDIVIDUAL LOT OWNER MAY ELECT ANOTHER FORM OF PCBMP AND SHALL PROVIDE DESIGN CALCULATIONS AND PLANS TO THE CITY OF NAPERVILLE AT THE TIME OF BUILDING PERMIT APPLICATION. THE CITY OF NAPERVILLE MAY REQUIRE AN EASEMENT BE GRANTED FOR THE AREA OF THE PCBMP.



REVISIONS

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01	07.30.21	REVISED PER CITY COMMENTS
02	09.02.21	REVISED PER CITY COMMENTS

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ADLER POINT
 27W130 BAUER ROAD
 NAPERVILLE, IL

PROJ NO: 210015

ENG: AMS

DATE: 05/26/21

SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER

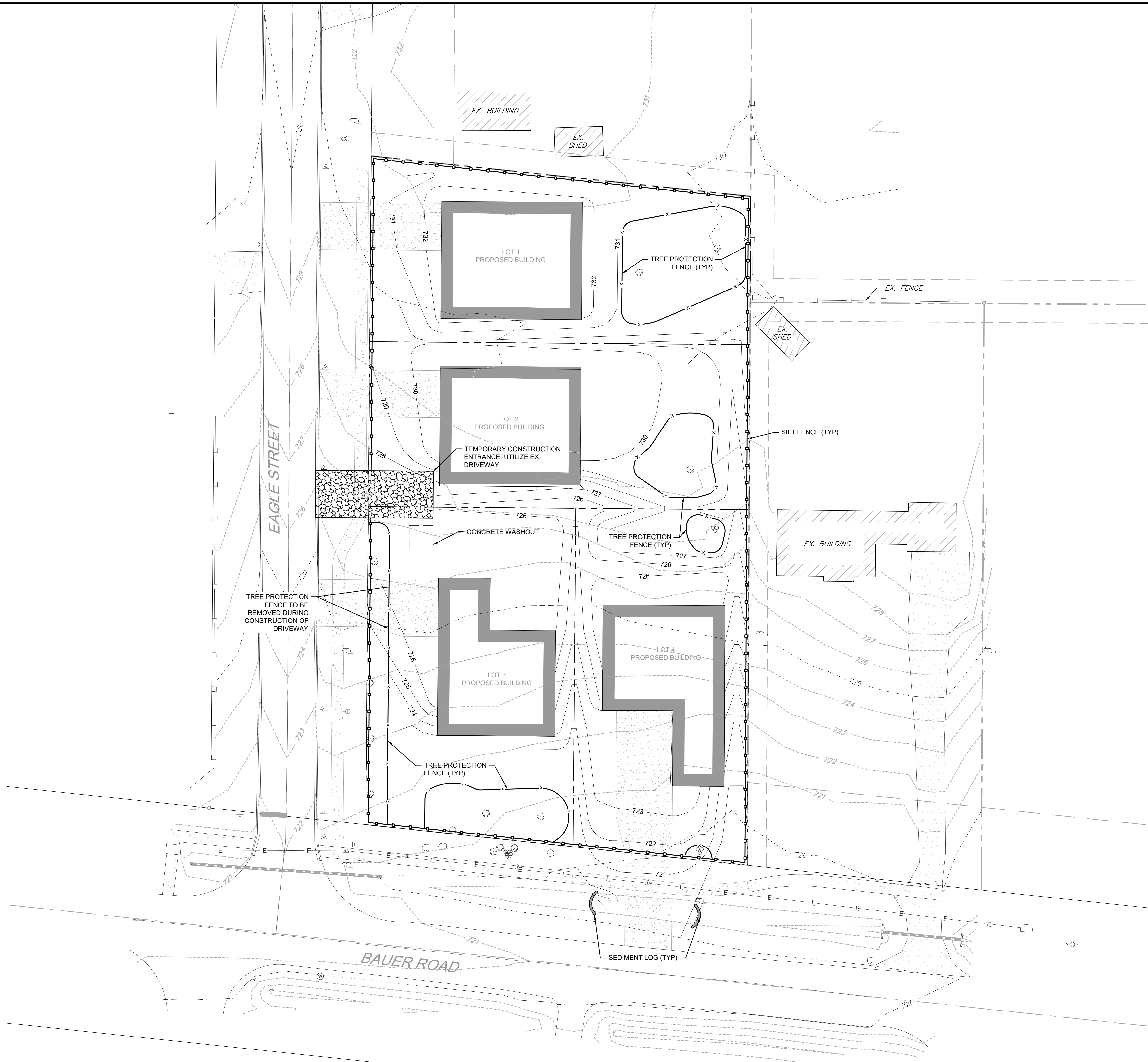
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 YOU DIG
811



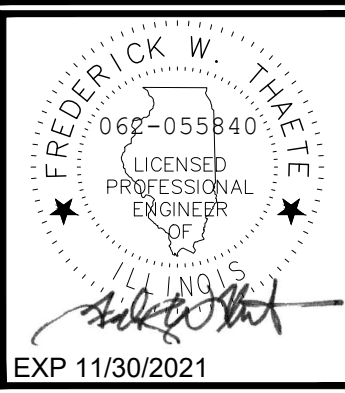


LEGEND

	SILT FENCE
	TREE PROTECTION FENCE
	EROSION CONTROL BLANKET
	RIPRAP
	TEMPORARY CONSTRUCTION ENTRANCE
	SEDIMENT LOG
	CONCRETE WASHOUT

NOTES:
 1. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON SITE. CONCRETE CAN NOT BE WASHED OUT INTO THE PUBLIC RIGHT OF WAY OR STORM SEWER SYSTEM.

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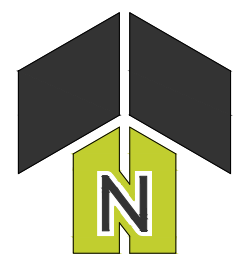
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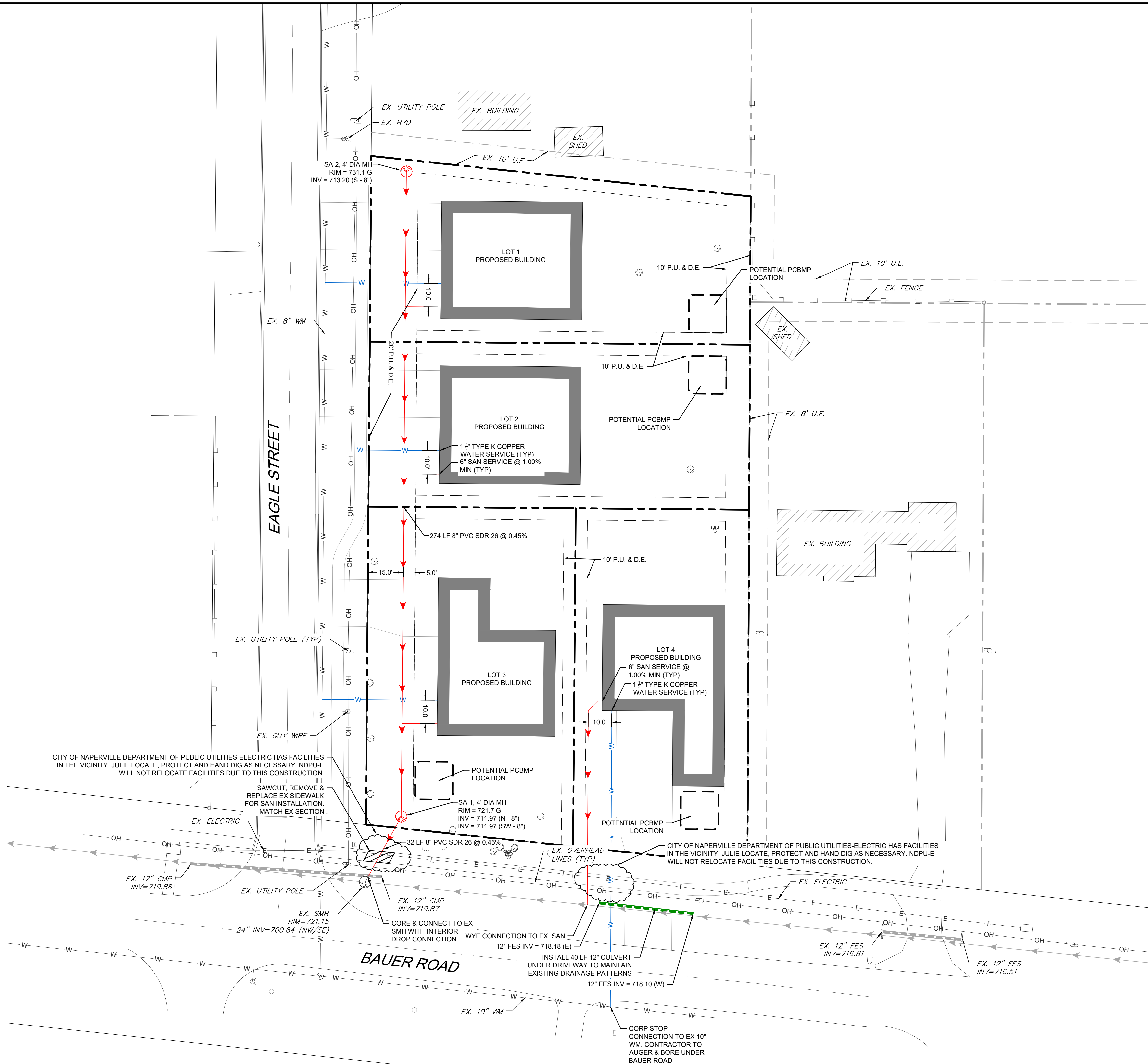
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PROJ NO: 210015
ENG: AMS
DATE: 05/26/21
SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER
C2.1
7 OF 12



LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

NOTES:

- ALL WATER AND SANITARY SERVICES SHALL BE INSTALLED PER CITY OF NAPERVILLE STANDARD SPECIFICATIONS. SEE DETAILS ON SHEET C4.2
- POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (PCBMPs) ARE REQUIRED FOR EACH LOT. THE PCBMP SHALL BE SIZED BASED UPON 1.25" OF RUNOFF OVER THE PROPOSED IMPERVIOUS SURFACE FOR EACH LOT. THE PLAN CONTEMPLATES A DRY WELL PROPERLY SIZED AND INSTALLED ON EACH LOT. HOWEVER THE INDIVIDUAL LOT OWNER MAY ELECT ANOTHER FORM OF PCBMP AND SHALL PROVIDE DESIGN CALCULATIONS AND PLANS TO THE CITY OF NAPERVILLE AT THE TIME OF BUILDING PERMIT APPLICATION. THE CITY OF NAPERVILLE MAY REQUIRE AN EASEMENT BE GRANTED FOR THE AREA OF THE PCBMP.

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 LICENSED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 EXP 11/30/2021

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ADLER POINT
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 NAPERVILLE, IL

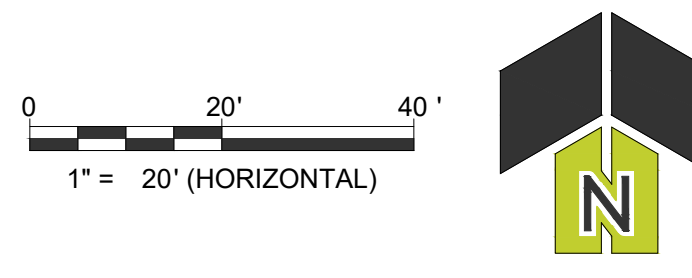


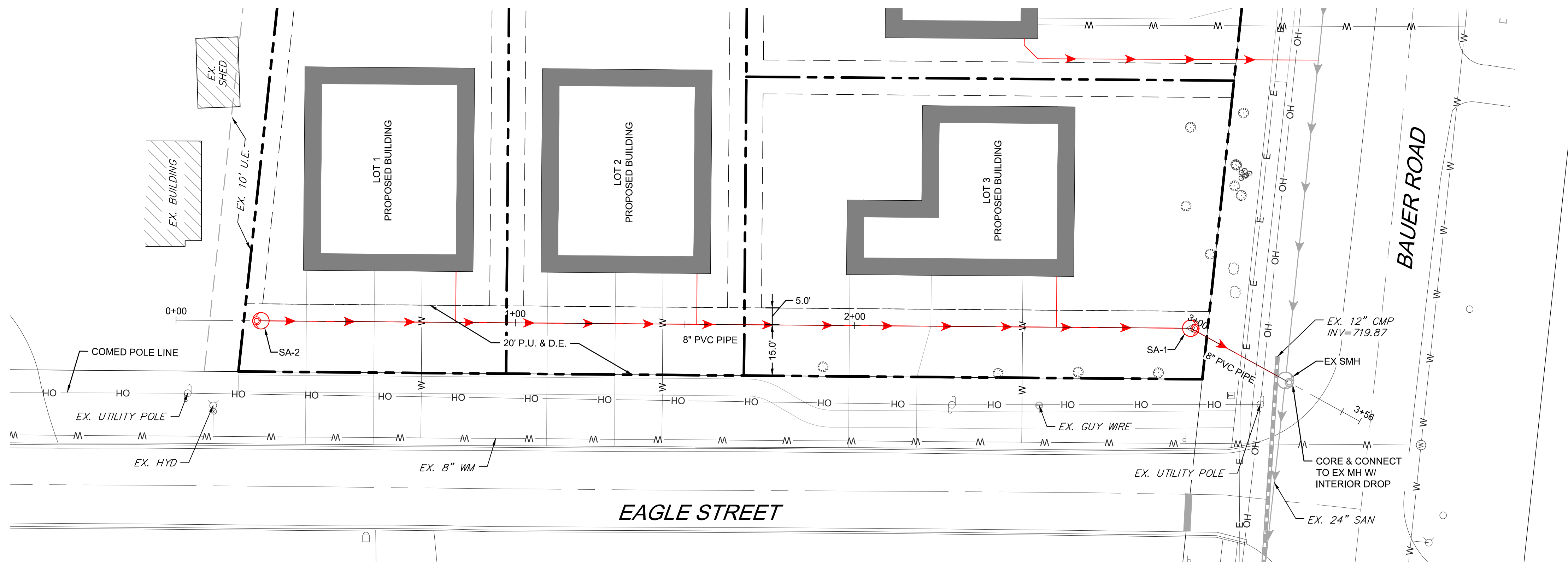
JULIE
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PROJ NO: 210015
 ENG: AMS
 DATE: 05/26/21

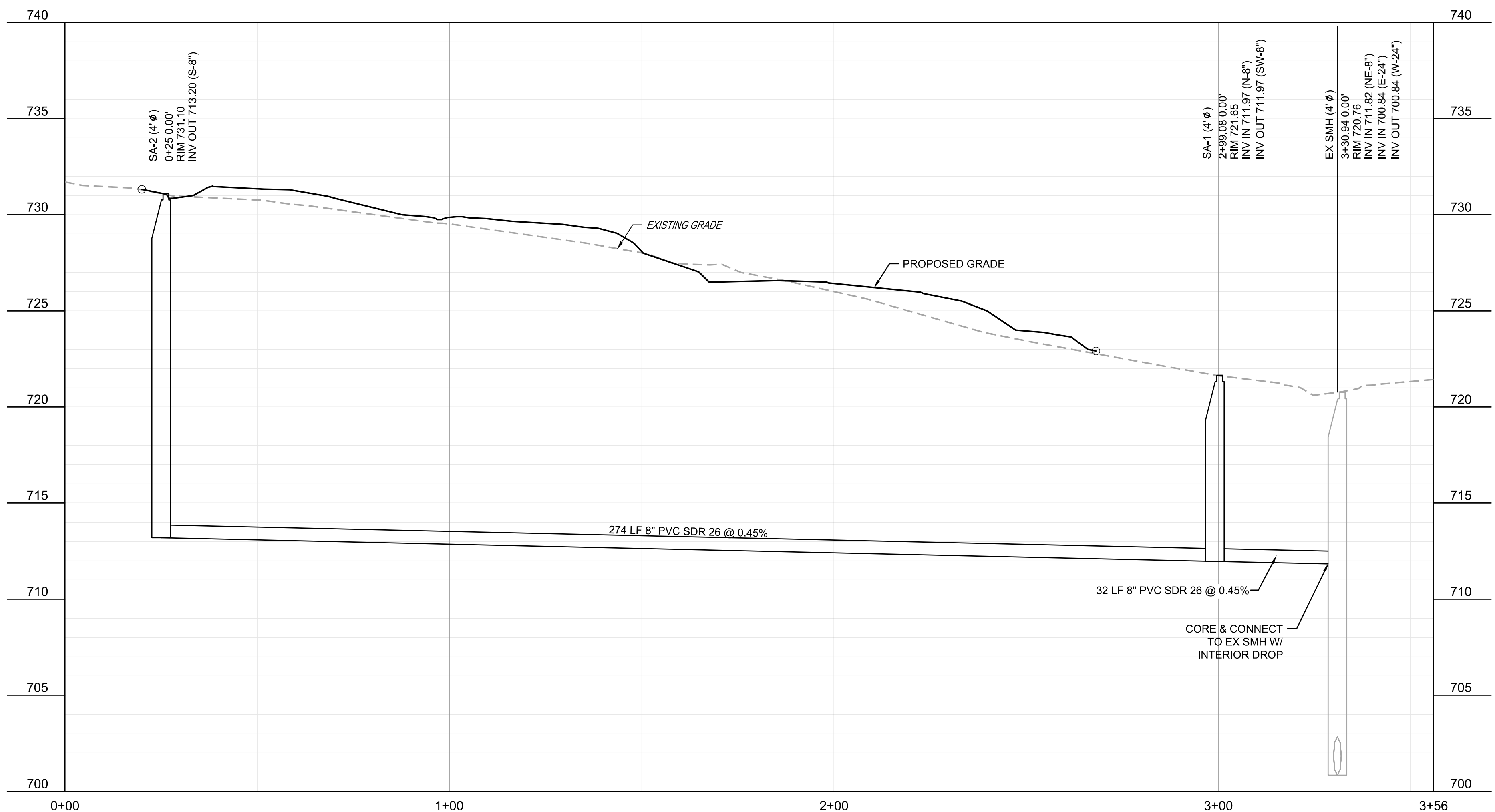
SHEET TITLE
 SITE UTILITY PLAN

SHEET NUMBER
 C3.0
 8 OF 12





SANITARY - PLAN VIEW



SANITARY - PROFILE VIEW

LEGEND

- PROPOSED SANITARY SEWER LINE
- ⊕ PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED WATER METER
- ▬ PROPOSED STORM PIPE
- EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- ▬ EXISTING STORM PIPE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SANITARY MANHOLE

- NOTES:**
- ALL SANITARY SERVICES SHALL BE 4" PVC SDR 26 AND INSTALLED IN ACCORDANCE WITH CITY OF NAPERVILLE STANDARD DETAILS/SPECIFICATIONS.
 - CONTRACTOR SHALL ENSURE ALL WATER AND SEWER PIPES MAINTAIN 18" VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION.
 - CONTRACTOR TO JULIE. LOCATE AND PROTECT ALL EXISTING NDPE DRY UTILITIES DURING CONSTRUCTION

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 27W/130 BAUER ROAD
 NAPERVILLE, IL

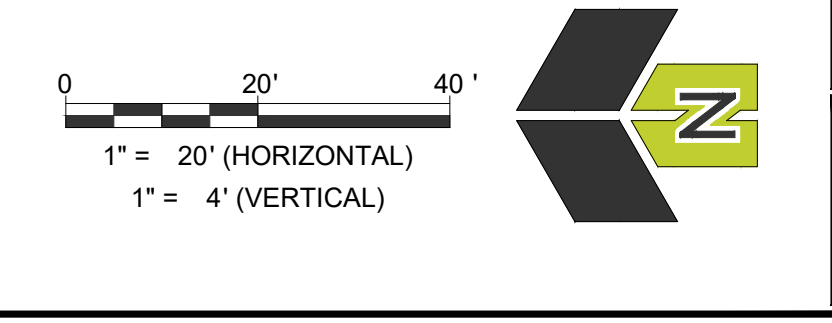


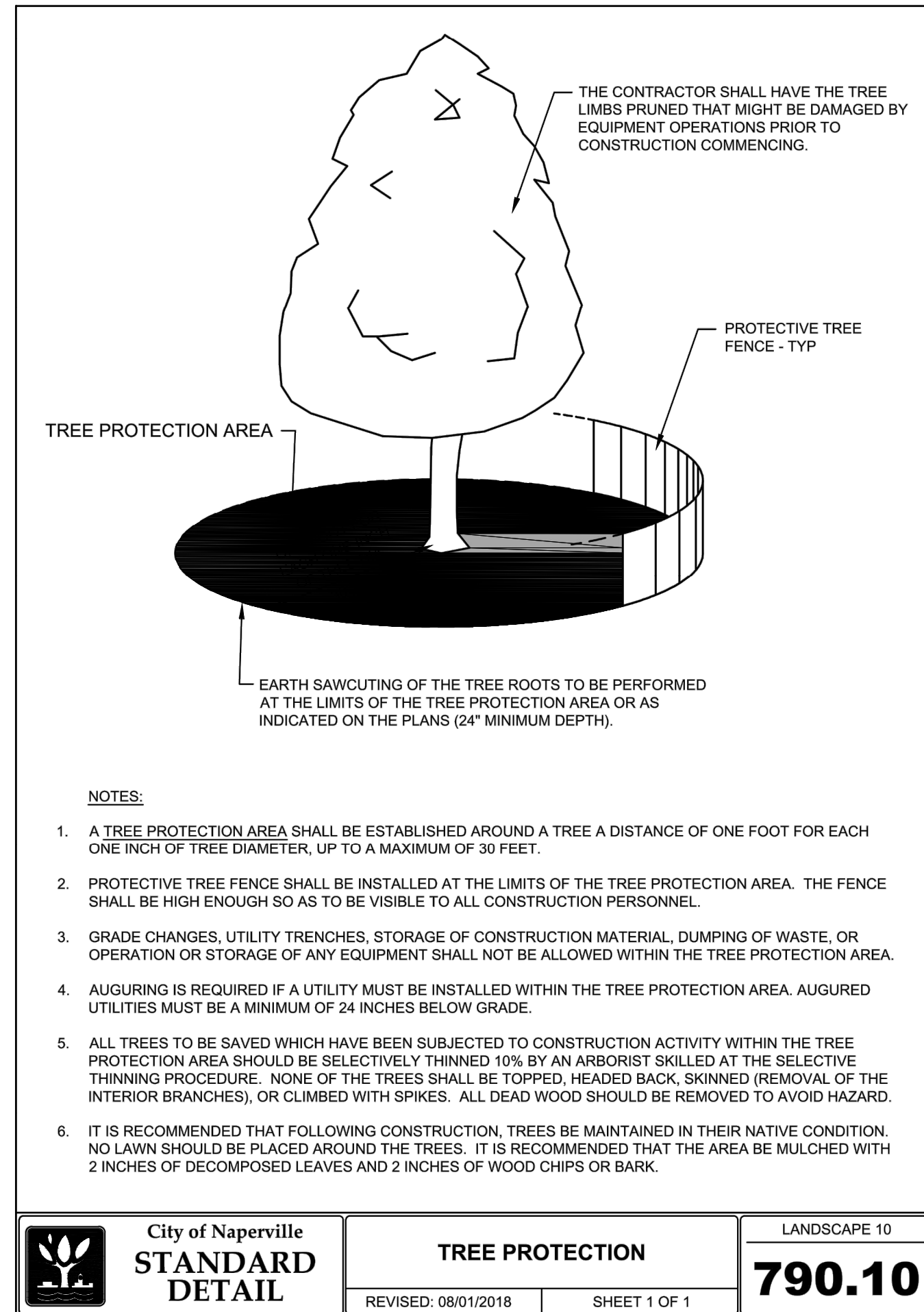
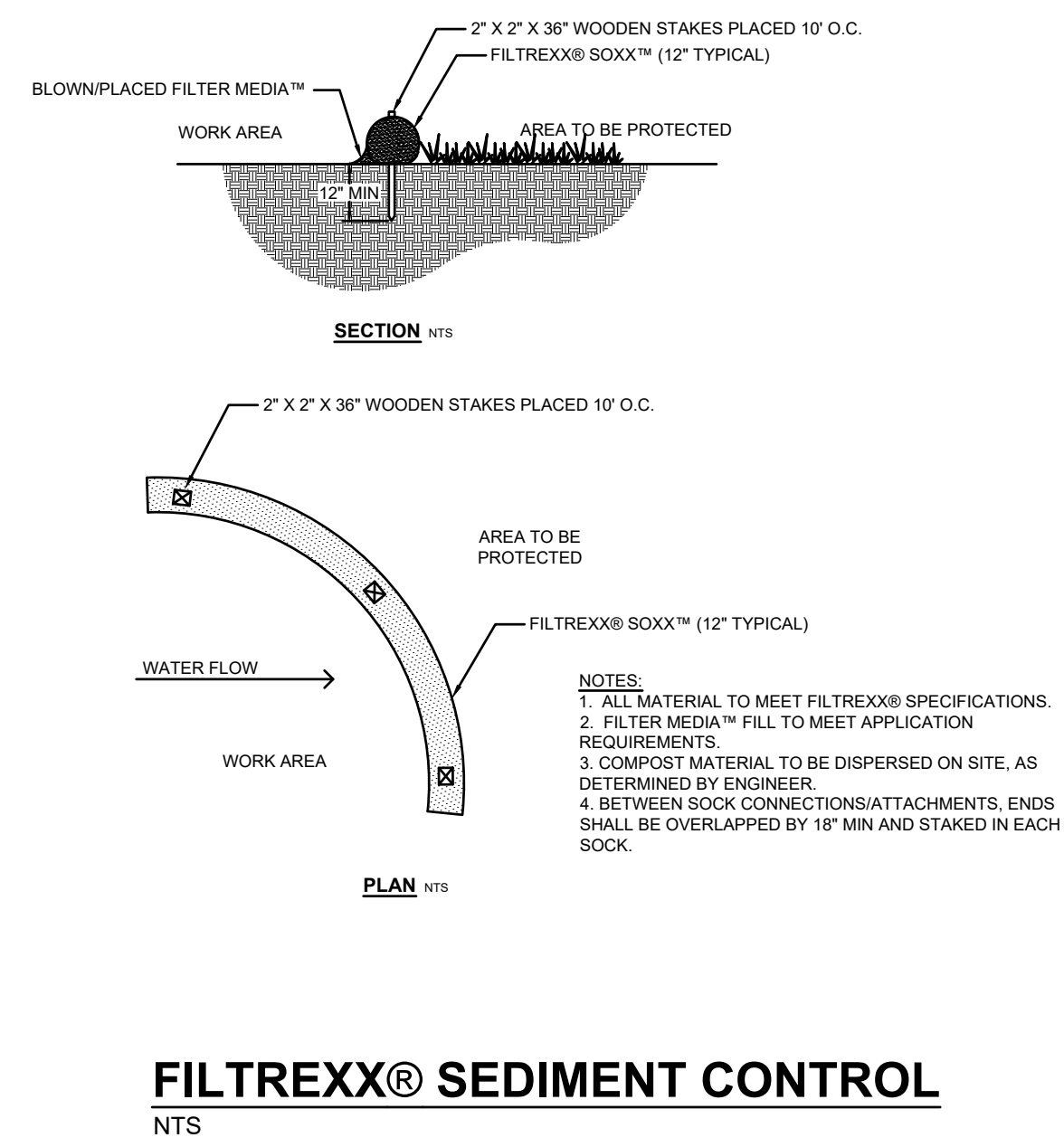
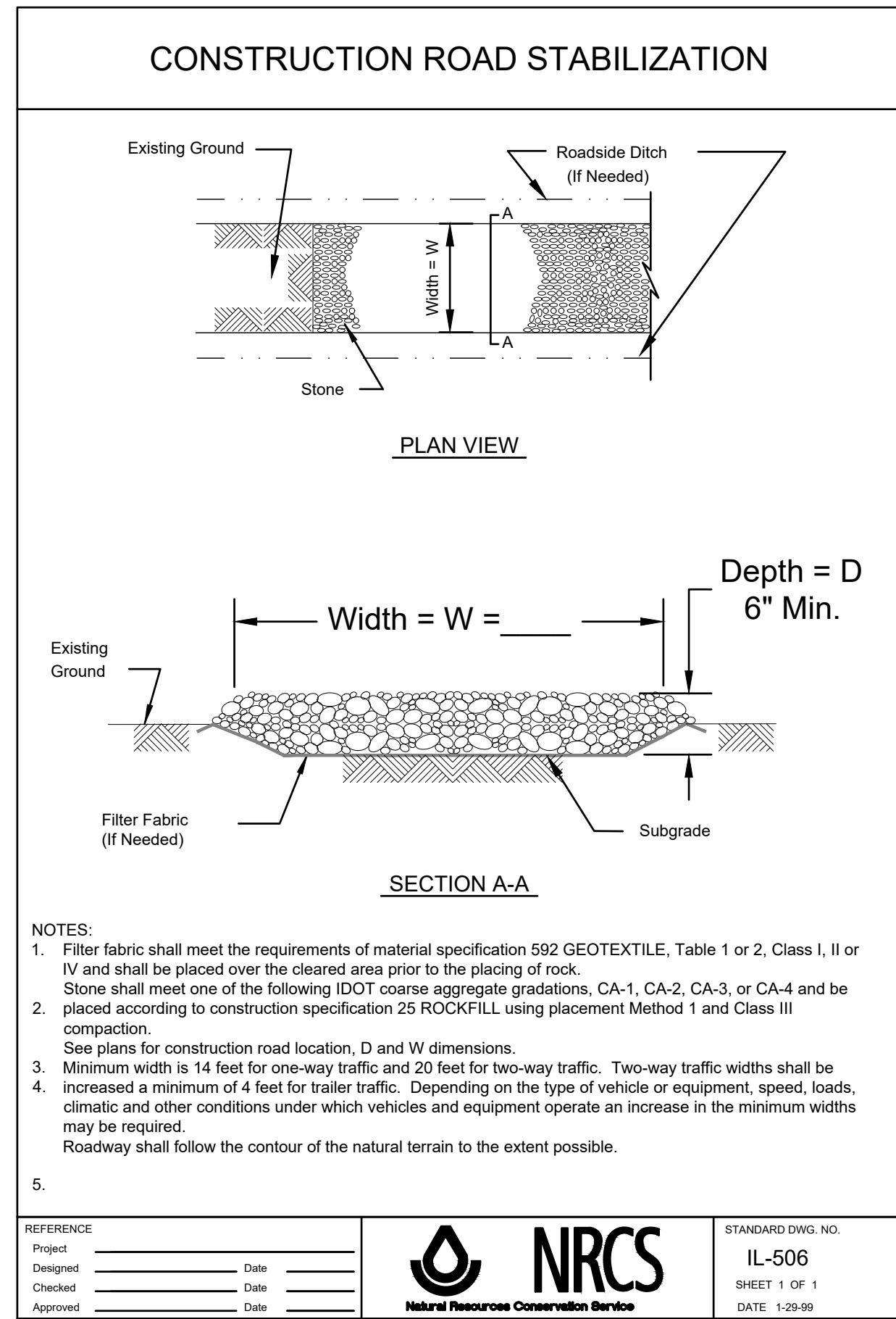
PROJ NO: 210015
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 DATE: 05/26/21

SHEET TITLE
SANITARY PLAN & PROFILE

SHEET NUMBER
C3.1

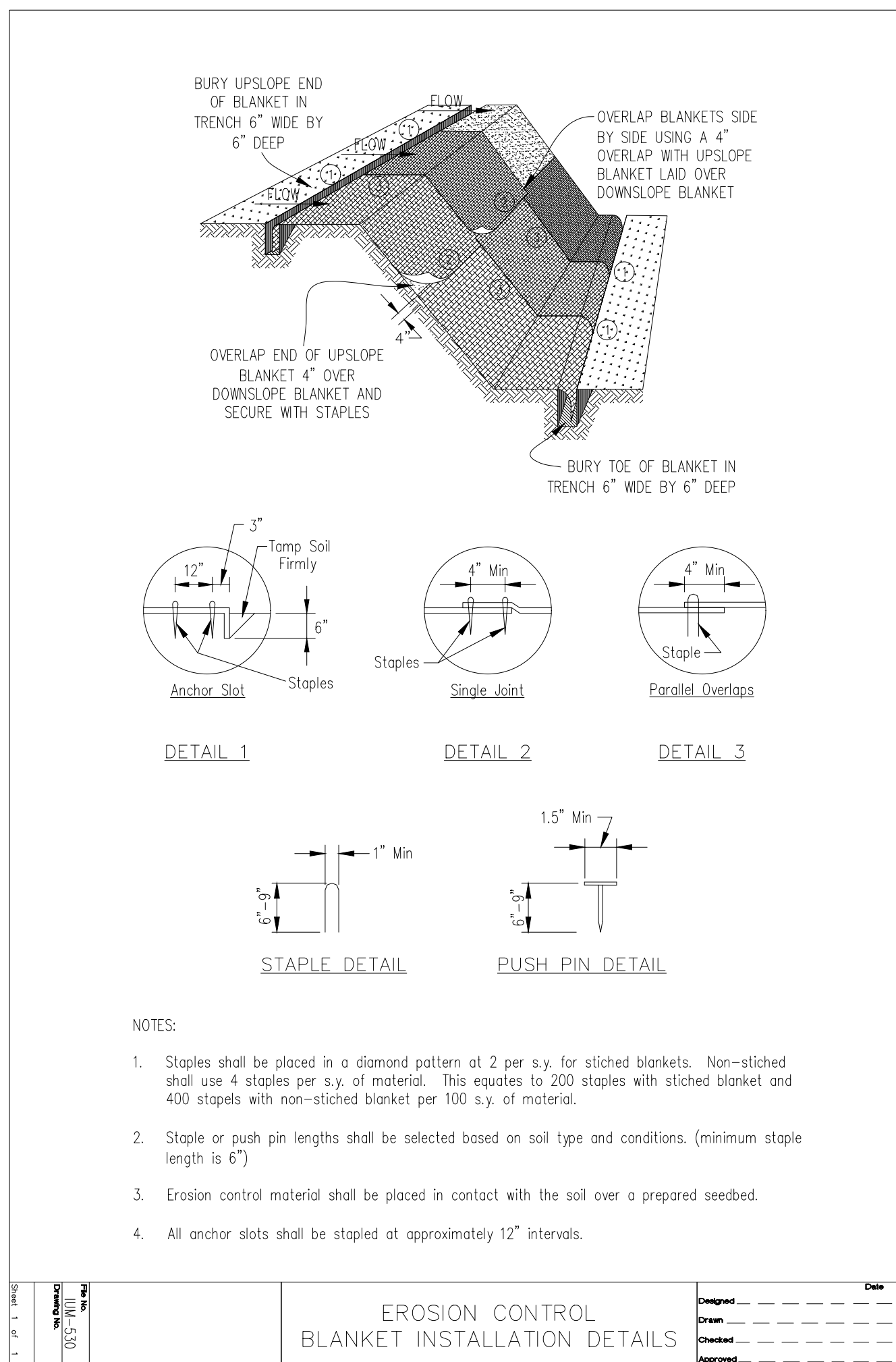
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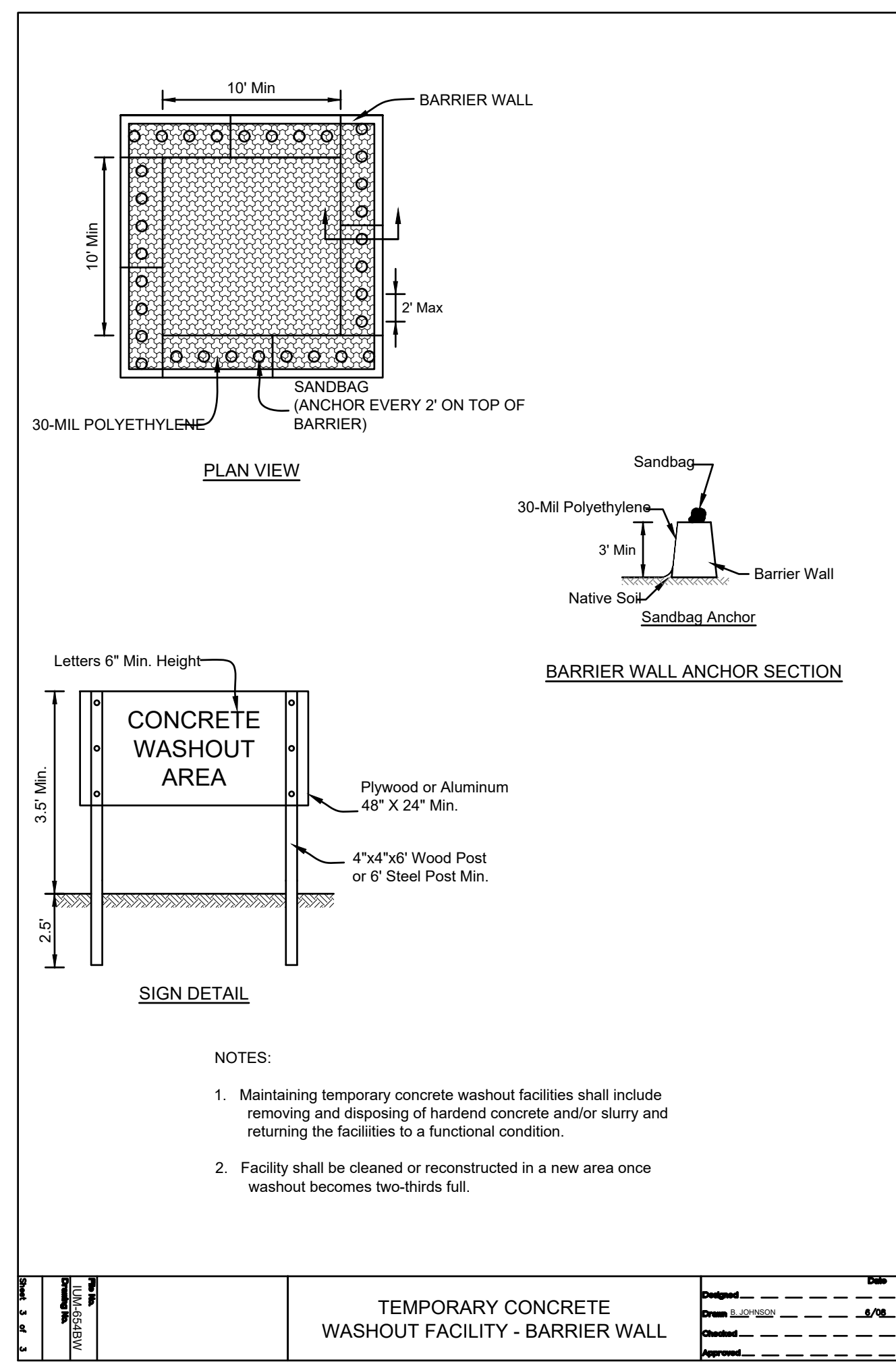
TEMPORARY CONSTRUCTION ENTRANCE DETAIL

Scale: NOT TO SCALE



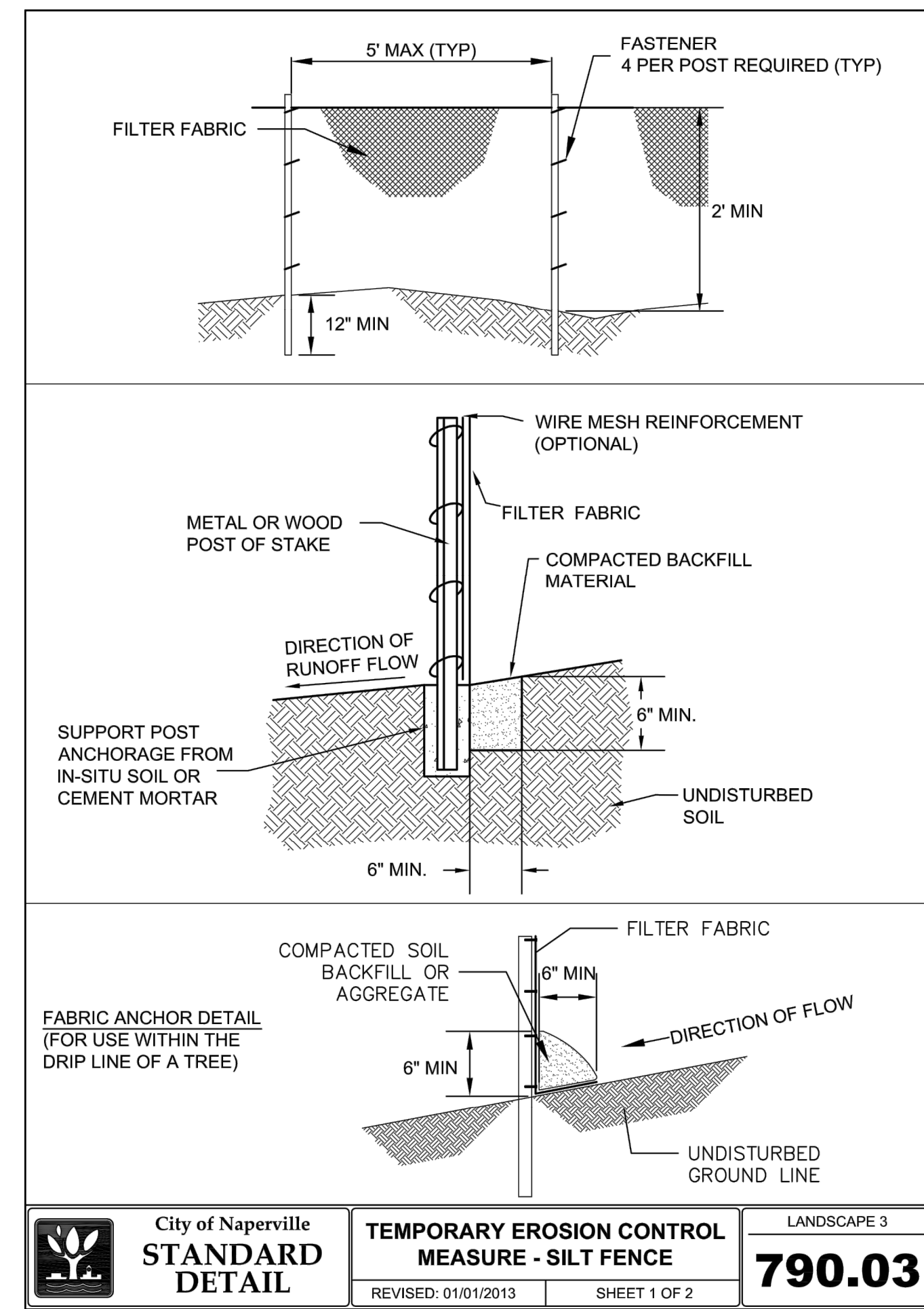
SEDIMENT LOG DETAIL

Scale: NOT TO SCALE



TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE



EROSION CONTROL BLANKET DETAIL

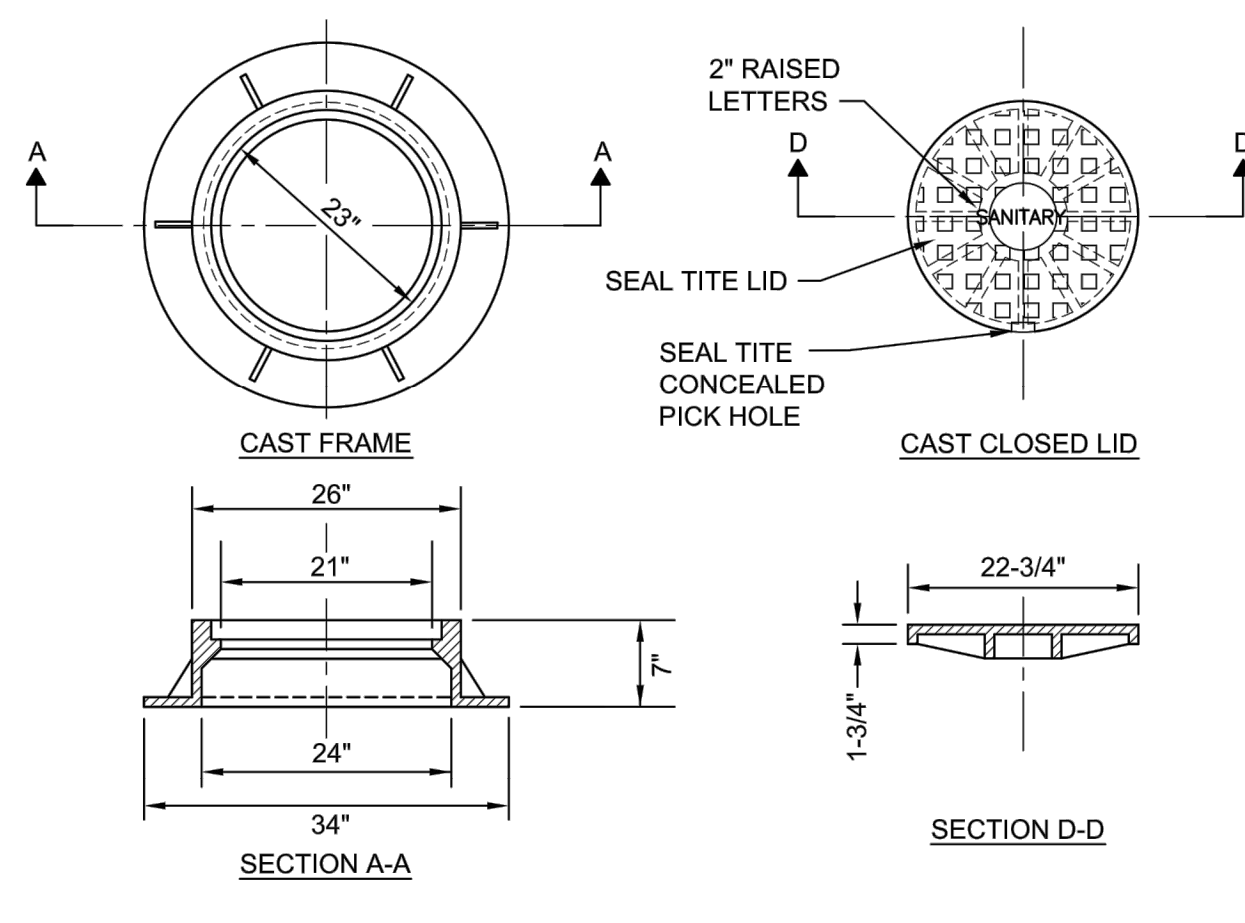
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CONCRETE WASHOUT DETAIL

Scale: NOT TO SCALE

SILT FENCE DETAIL

Scale: NOT TO SCALE



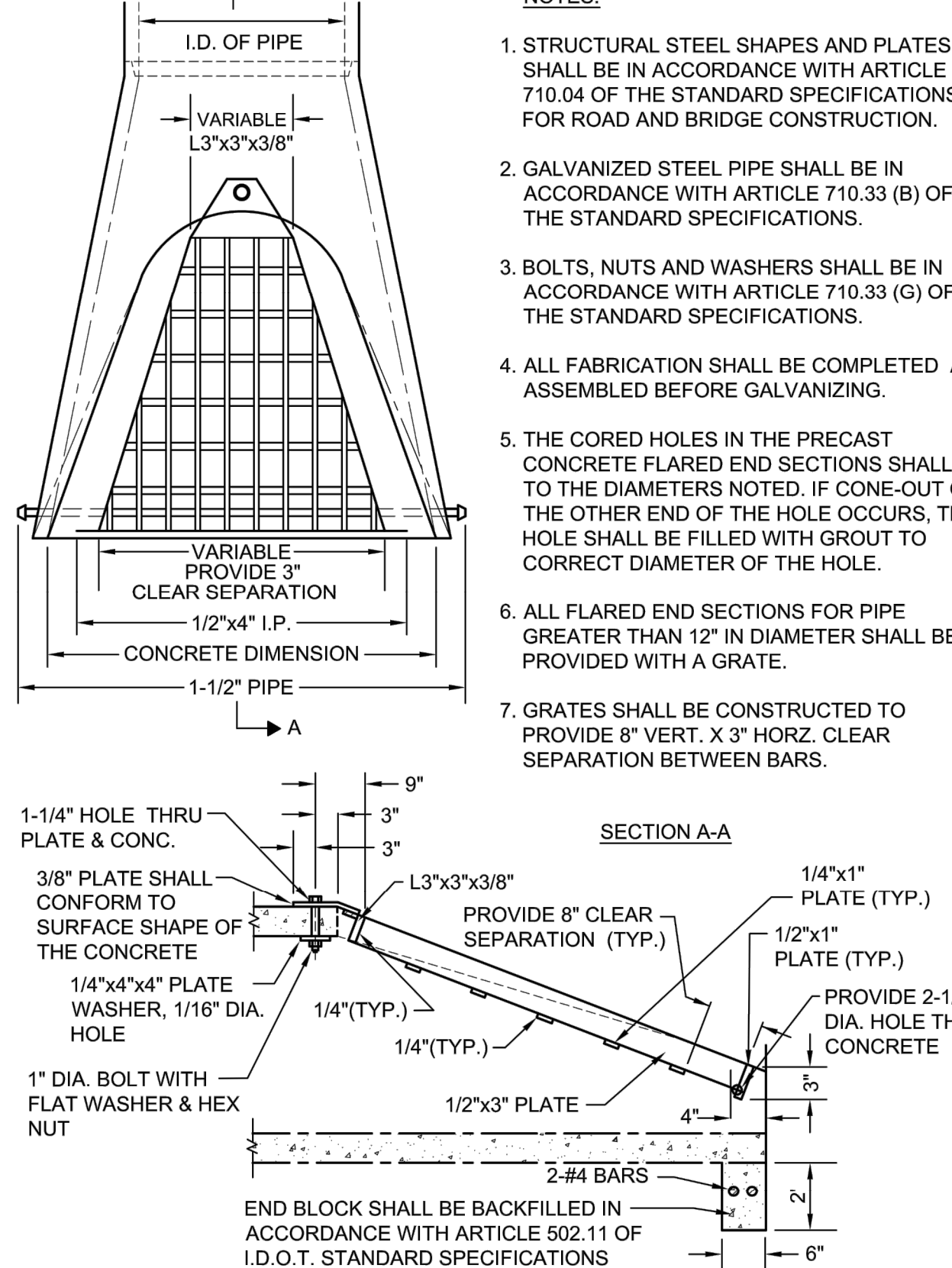
NOTES:

- DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
- ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
- THE MANHOLE COVERS SHALL HAVE 2" RAISED LETTERS AS SHOWN.
- ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
- CASTINGS ARE SHALL BE EAST JORDAN 1022-Z3; NEENAH R-1772 OR APPROVED EQUAL.
- WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN FLOOD PLAIN AREA, AND AS NOTED ON THE PLANS. NEENAH R-1916-F1, EAST JORDAN IRON WORKS 1022-Z1PT OR APPROVED EQUAL.
- LIDS AND FRAMES TO MEET ASSHTO M306 PROOF LOADING SPECIFICATIONS

City of Naperville STANDARD DETAIL	SANITARY MANHOLE - FRAME & COVER	SANITARY 6
REVISED: 01/01/2013	SHEET 1 OF 1	390.06

SANITARY FRAME & COVER DETAIL

Scale: NOT TO SCALE



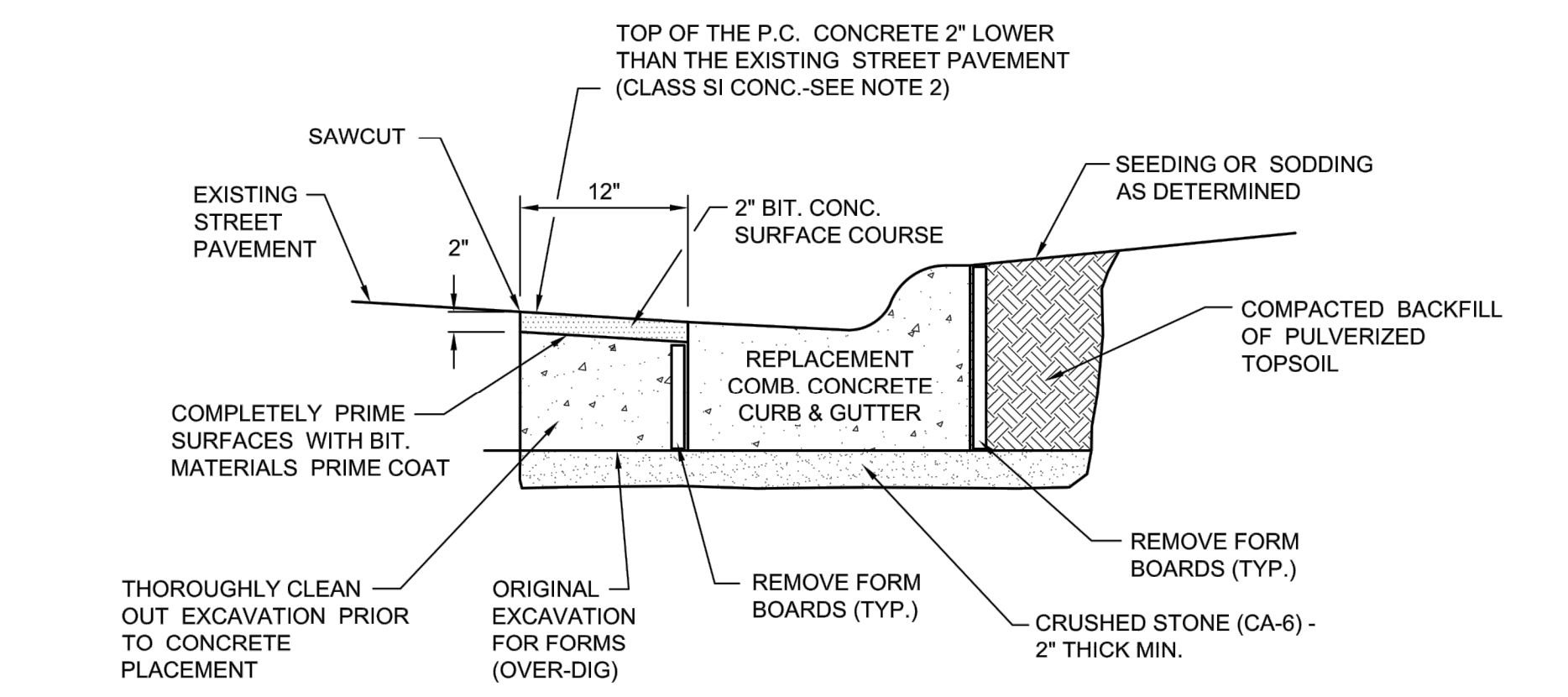
NOTES:

- STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 710.04 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (B) OF THE STANDARD SPECIFICATIONS.
- BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (G) OF THE STANDARD SPECIFICATIONS.
- ALL FABRICATION SHALL BE COMPLETED AND ASSEMBLED BEFORE GALVANIZING.
- THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
- ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.
- GRATES SHALL BE CONSTRUCTED TO PROVIDE 8" VERT. X 3" HORZ. CLEAR SEPARATION BETWEEN BARS.

City of Naperville STANDARD DETAIL	GRATING FOR CONCRETE FLARED END SECTION	STORM 22
REVISED: 01/01/2013	SHEET 1 OF 1	290.22

FLARED END SECTION DETAIL

Scale: NOT TO SCALE



NOTES:

- THE COMPLETE REPAIR OF PAVEMENTS ADJACENT TO THE REPLACEMENT CONCRETE CURB AND GUTTER IS INCLUDED IN THE COST OF THE NEW CURB AND GUTTER.
- CLASS SI CONCRETE SHALL BE POURED SEPARATELY FROM THE CURB ONCE THE FORM BOARDS HAVE BEEN REMOVED.

City of Naperville STANDARD DETAIL	CURB REPLACEMENT	PAVEMENT 24
REVISED: 09/15/2015	SHEET 1 OF 1	590.24

CURB REPLACEMENT DETAIL

Scale: NOT TO SCALE

Inside MANHOLE DIAMETER	48"	60"
Pipe DIAMETER	≤21"	>21"
Wall Thickness	5"	6"
Ecc. Cone Sec.(L)	2'-6"	3'-9"
MANHOLE DEPTH	≤12'	>12'
t	8"	10"

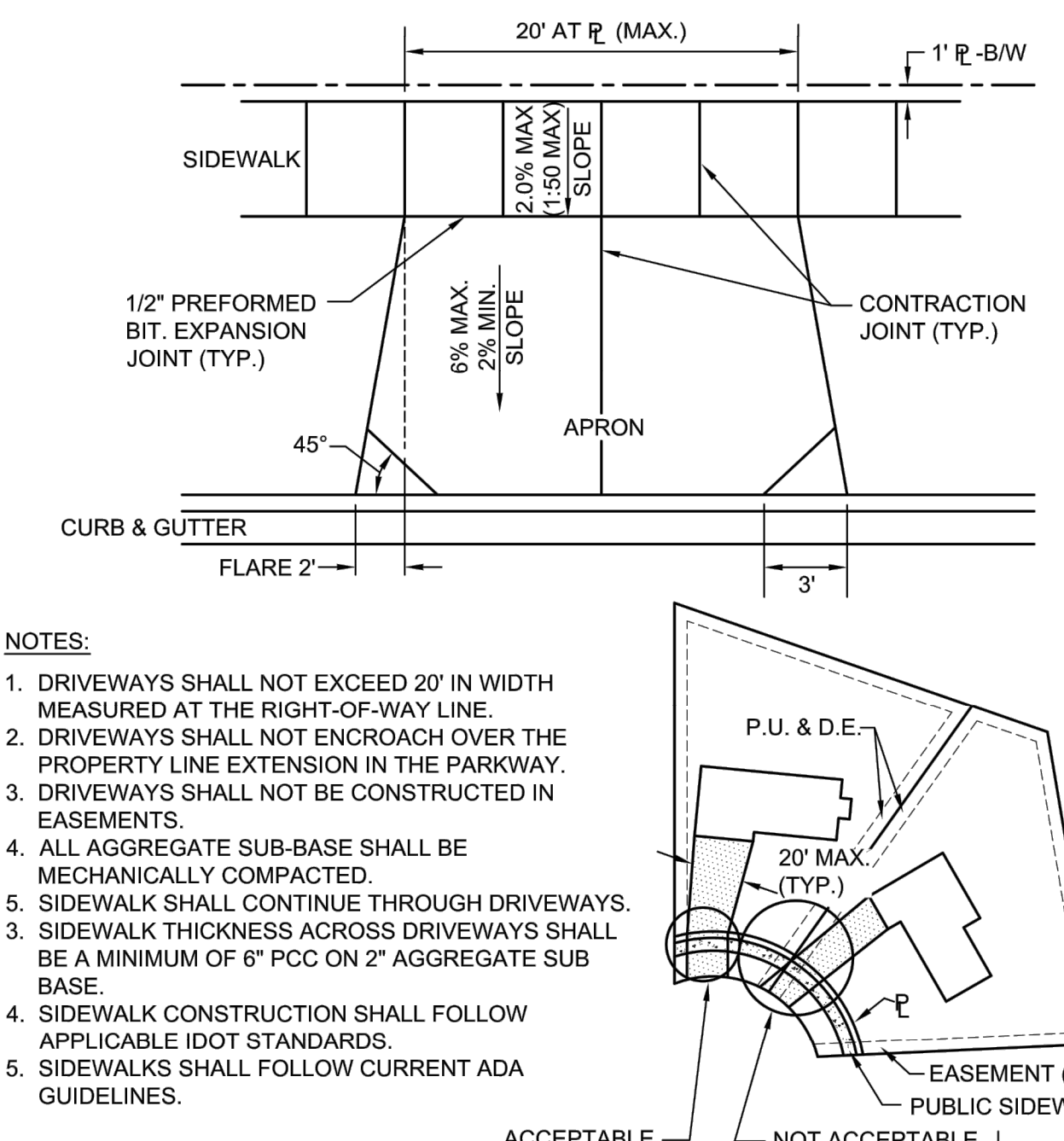
NOTES:

- ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING PER CITY STANDARDS. THE MANHOLE FRAME AND ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING. ANY LEAKS SHALL BE REPAIRED FROM EXTERIOR OF MANHOLE - PATCHING INSIDE OF MANHOLE SHALL NOT BE ACCEPTABLE.
- PREFORMED NON-HARDENING BITUMINOUS MASTIC MATERIAL, CONSAL CS-1022B OR APPROVED EQUAL BETWEEN BOTTOM RING AND STRUCTURE.
- EXTERNAL CHIMNEY SEAL (OPTIONAL).
- PREFORMED ADJUSTING RINGS PER SECTION 302.1.3 OF THE STANDARD SPECIFICATIONS (12" MAX. ADJUSTMENT).
- ECCENTRIC CONE SECTION.
- STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1 INCH #615/615M-OSA (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C478-05 AND OSHA STANDARDS.
- CA-6 TRENCH BACKFILL REQUIRED AROUND MANHOLE IN PAVED AREAS AND UNDER SIDEWALKS, MANHOLE TO ROADWAY SUBGRADE ELEVATION.
- RUBBER BOOT CONFORMING TO ASTM C923-02 OR LATEST REVISION (G08-N-SEAL OR APPROVED EQUAL).
- POURED CONCRETE FILLET TO TOP OF PIPE 2% SLOPE (TYP.).
- PROVIDE CONCRETE FILLET FOR ALL SANITARY MANHOLE INVERTS.
- PRECAST REINFORCED CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALK.
- 6" CA11 AGGREGATE.

City of Naperville STANDARD DETAIL	SANITARY SEWER MANHOLE	SANITARY 1
REVISED: 08/01/2018	SHEET 1 OF 1	390.01

SANITARY MANHOLE DETAIL

Scale: NOT TO SCALE



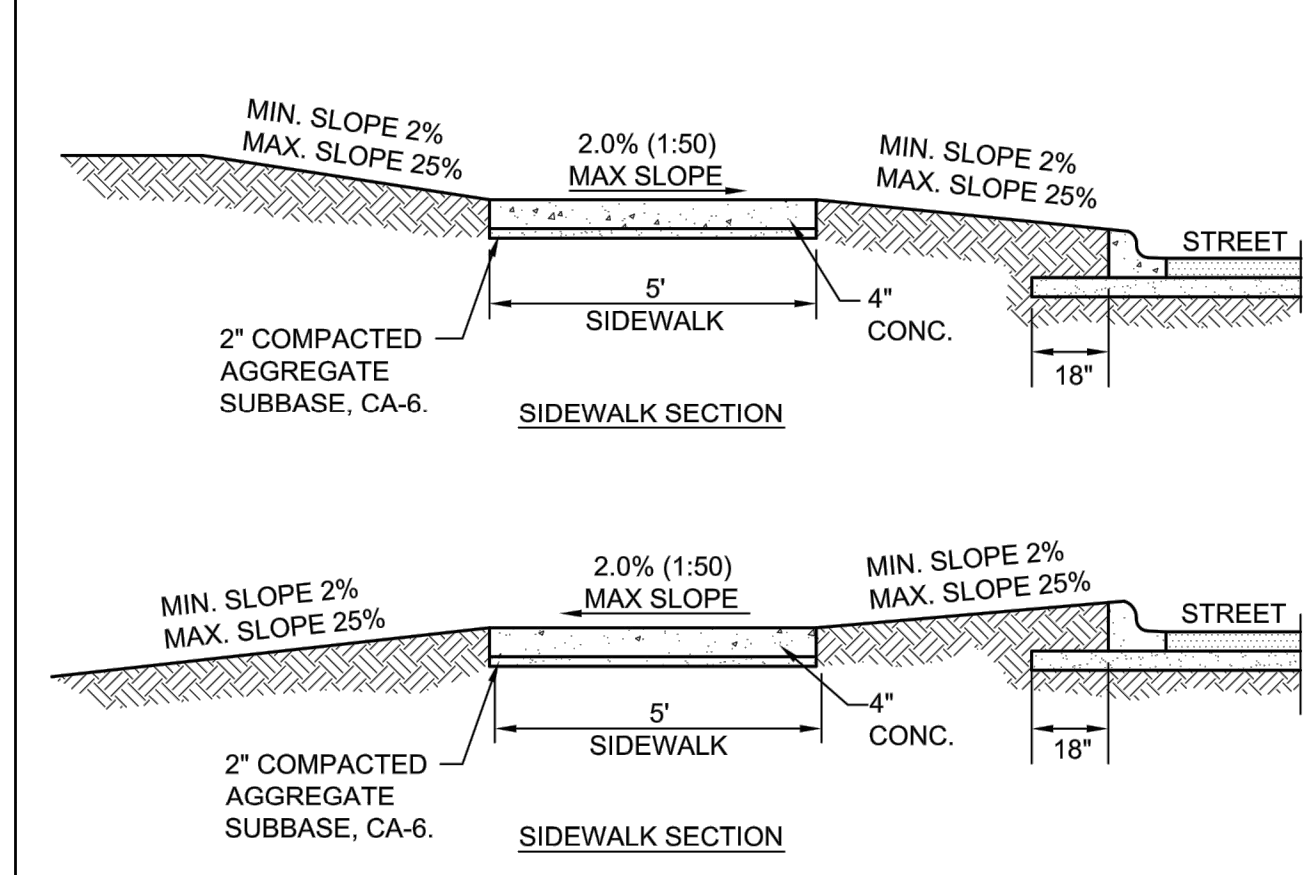
NOTES:

- DRIVEWAYS SHALL NOT EXCEED 20' IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
- DRIVEWAYS SHALL NOT ENCR OACH OVER THE PROPERTY LINE EXTENSION IN THE PARKWAY.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED IN EASEMENTS.
- ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
- SIDEWALK SHALL CONTINUE THROUGH DRIVEWAYS.
- SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 6" PCC ON 2" AGGREGATE SUB BASE.
- SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
- SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville STANDARD DETAIL	TYPICAL RESIDENTIAL DRIVEWAY DETAIL	PAVEMENT 6
REVISED: 01/01/2013	SHEET 1 OF 2	590.06

TYPICAL RESIDENTIAL DRIVEWAY DETAIL

Scale: NOT TO SCALE



NOTES:

- CONCRETE SHALL BE IDOT CLASS SI.
- MINIMUM SIDEWALK THICKNESS SHALL BE 4".
- SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE AT A MINIMUM 6" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR COMMERCIAL DRIVEWAYS.
- MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% (20:1). FOR ANY SLOPE IN EXCESS OF 5%, ALL REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE (LATEST EDITION) SHALL BE MET.
- MINIMUM TRANSVERSE SLOPE SHALL BE 1.0% (1:100). MAXIMUM TRANSVERSE SLOPE SHALL BE 2.0% (1:50).
- A MINIMUM 2" AGGREGATE SUBBASE (CA-6) SHALL BE PROVIDED. (4" THROUGH COMMERCIAL DRIVEWAYS).
- AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED.
- ALL SIDEWALKS SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.
- SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
- SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville STANDARD DETAIL	SIDEWALK	PAVEMENT 30
REVISED: 01/01/2013	SHEET 1 OF 1	590.30

SIDEWALK DETAIL

Scale: NOT TO SCALE



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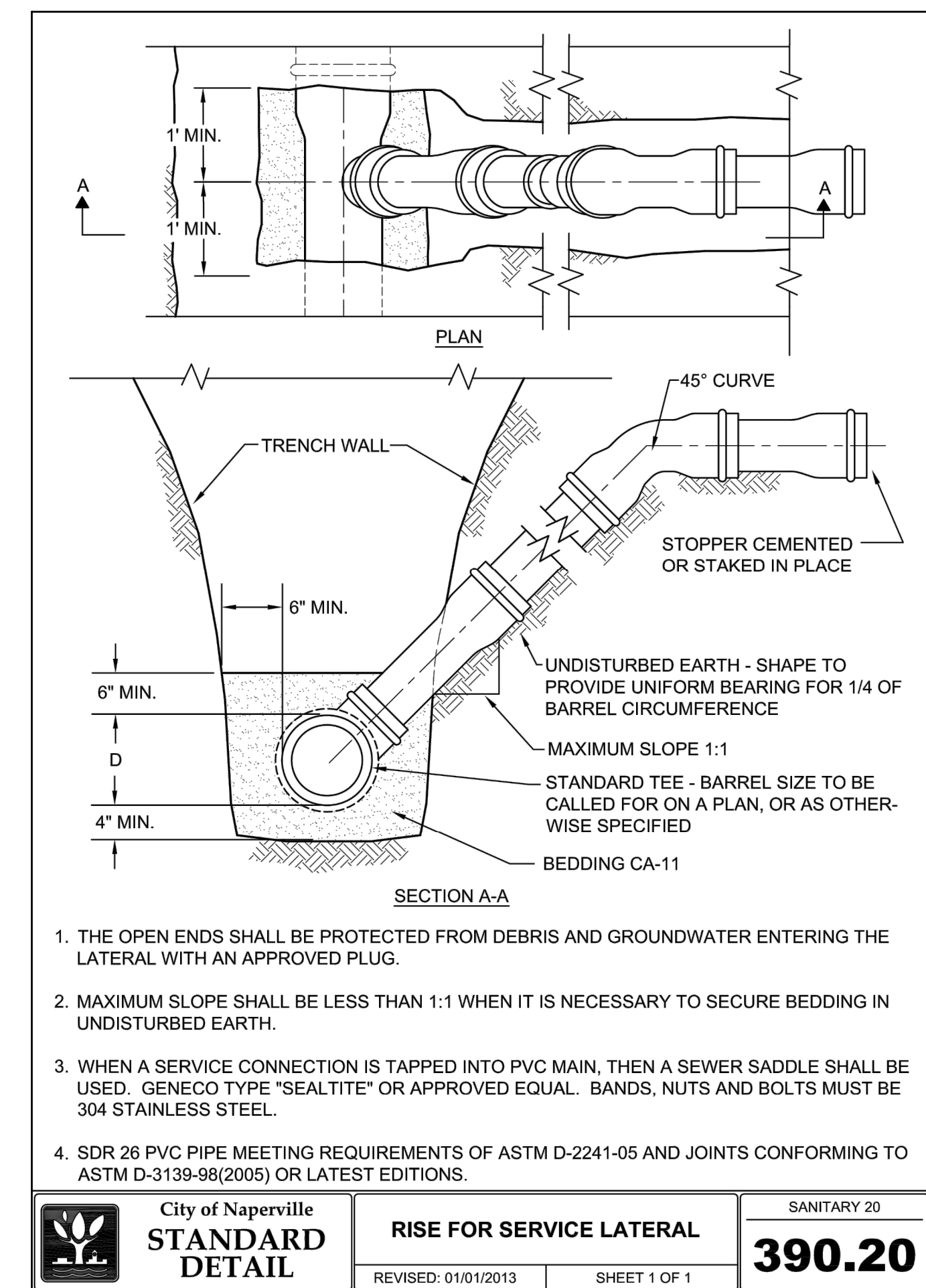
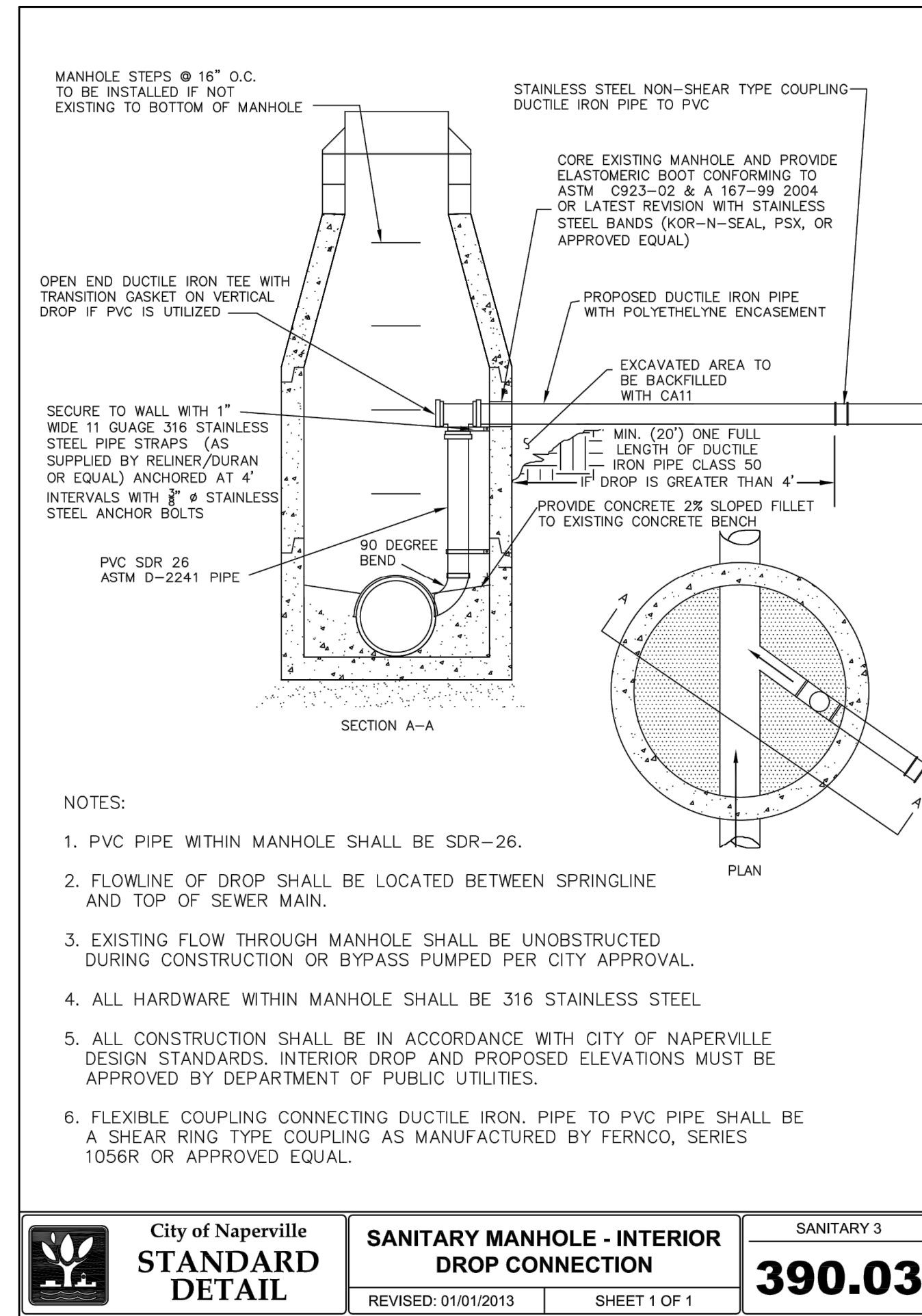
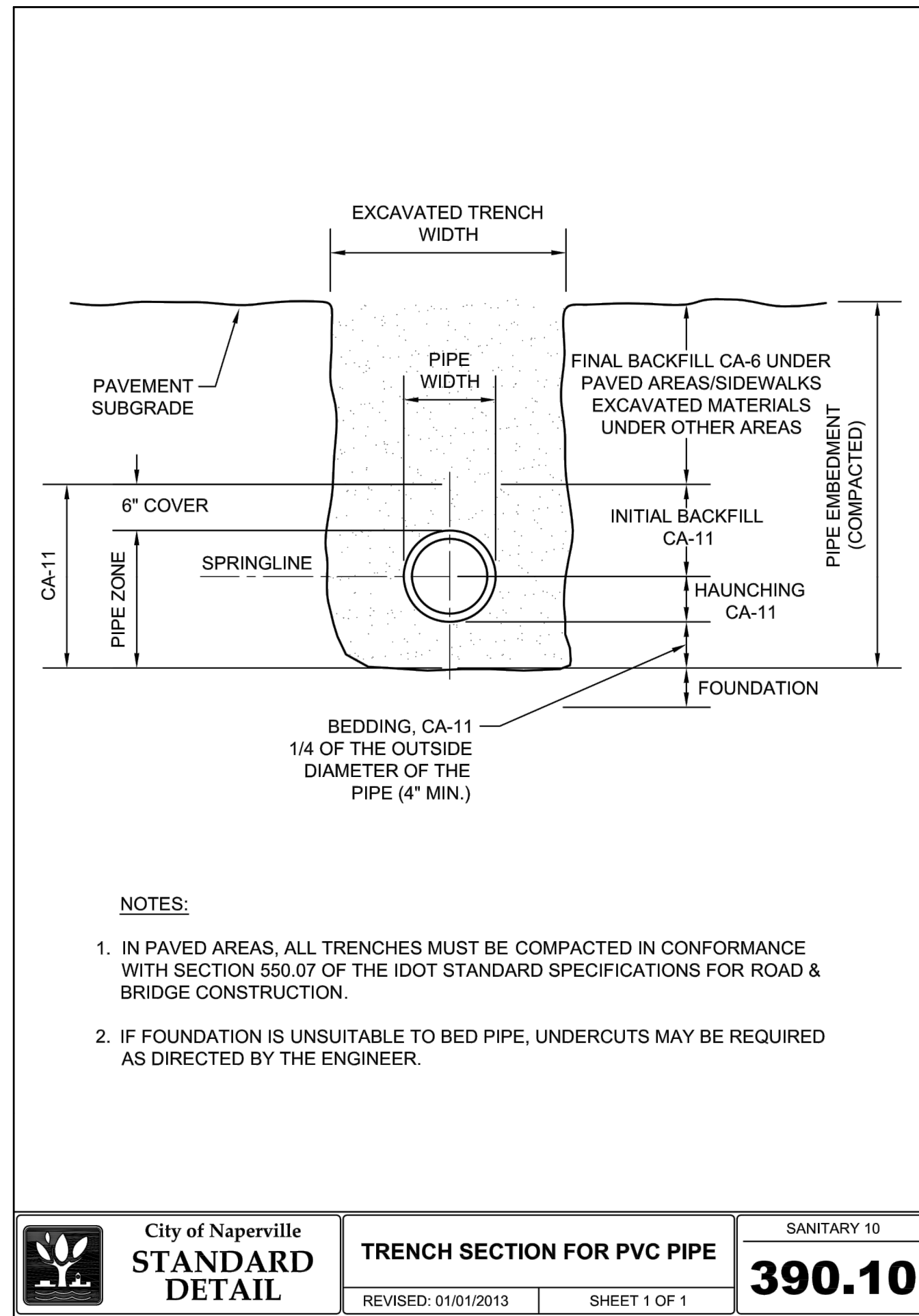
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 NAPERVILLE, IL

PROJ NO: 210015
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 DATE: 05/26/21

SHEET TITLE
**CONSTRUCTION
 DETAILS**

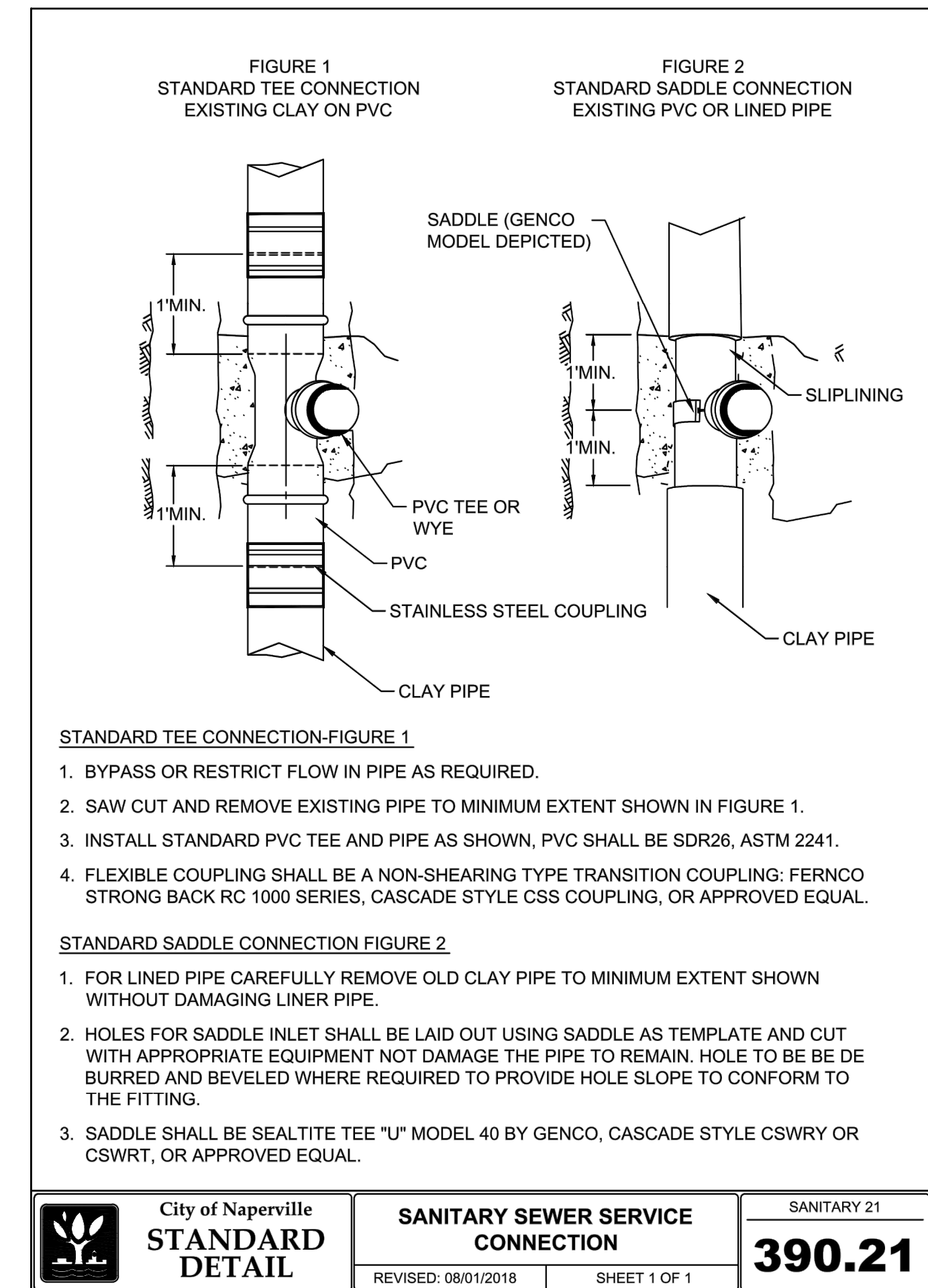
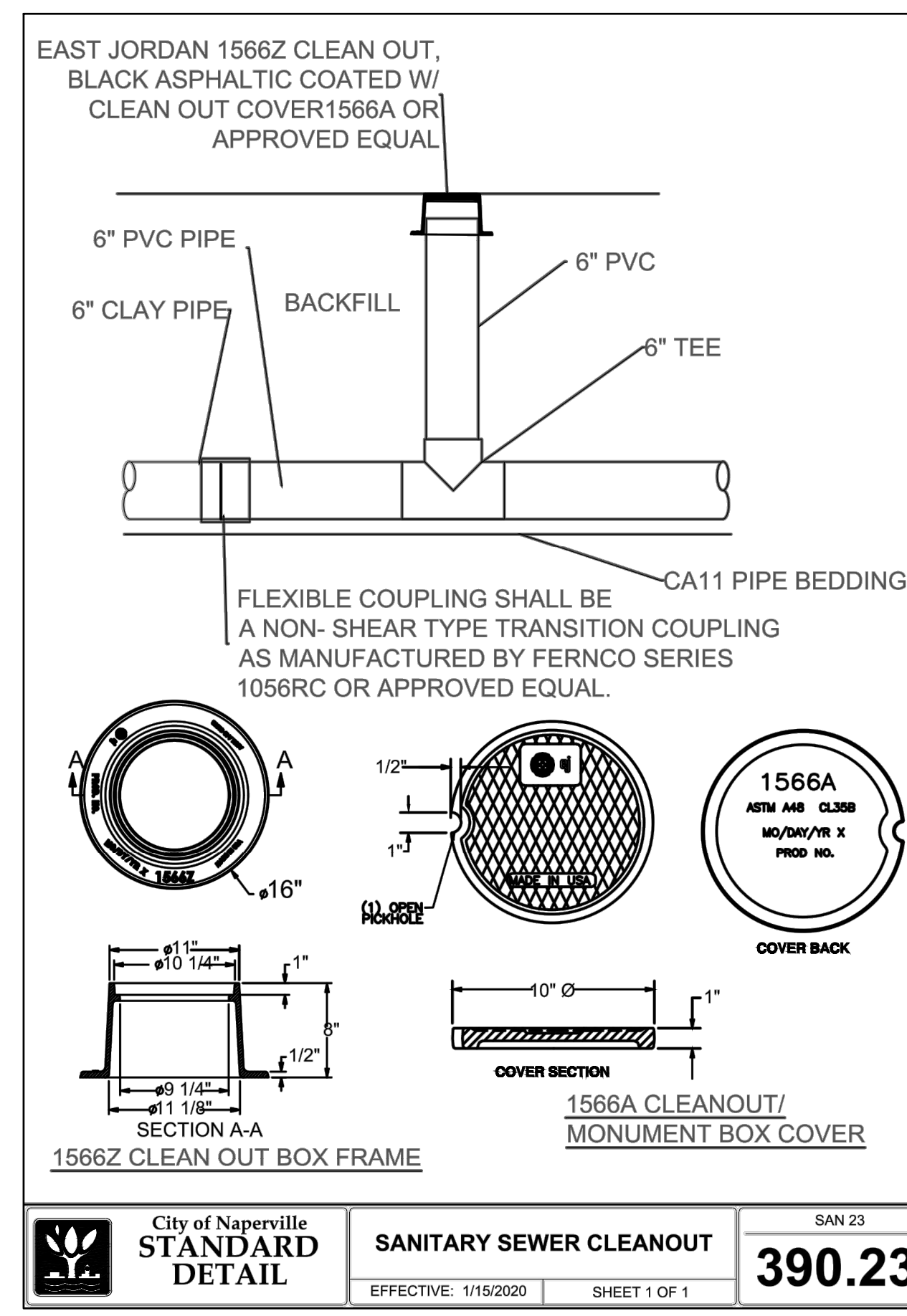
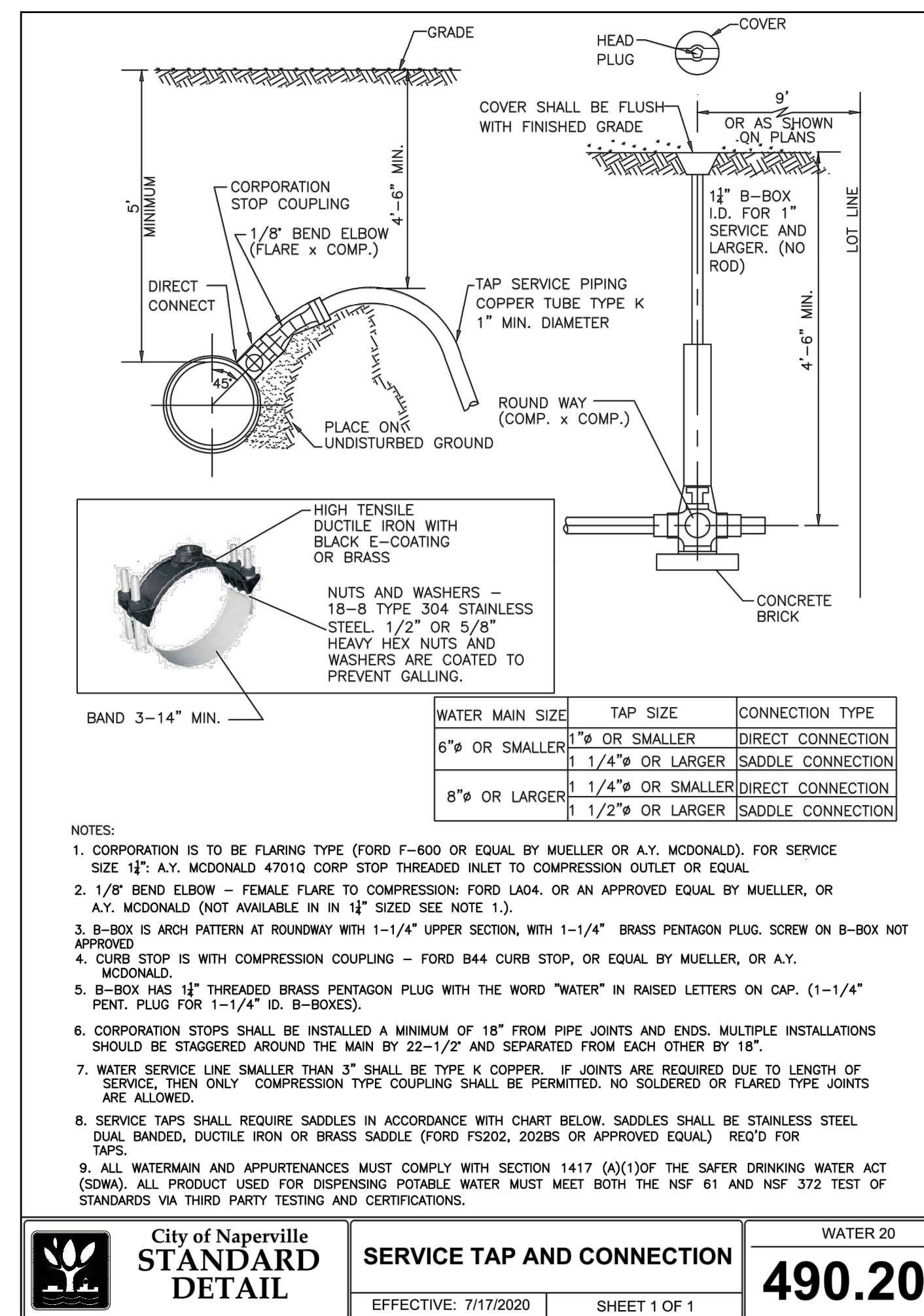
SHEET NUMBER
C4.1
 11 OF 12



UTILITY TRENCH DETAIL
Scale: NOT TO SCALE

SANITARY MANHOLE INTERIOR DROP DETAIL
Scale: NOT TO SCALE

RISE FOR SERVICE LATERAL DETAIL
Scale: NOT TO SCALE



WATER SERVICE TAP & CONNECTION DETAIL
Scale: NOT TO SCALE

SANITARY CLEANOUT DETAIL
Scale: NOT TO SCALE

SANITARY SERVICE DETAIL
Scale: NOT TO SCALE