

# FINAL ENGINEERING PLANS

## 1075 AND 1079 PARKSIDE ROAD

### NAPERVILLE, ILLINOIS 60540

CITY OF NAPERVILLE  
 Address: 1081 & 26th/028 Parkside Rd  
 Last Revision Date: 02/17/2024  
 Approval Date: 7/9/2024



APPROVED

PROPOSED	EXISTING	DESCRIPTIONS
---	---	BOUNDARY PROPERTY LINE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	UNDERLYING PROPERTY LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	SETBACK LINE
---	---	SECTION LINE
---	---	INDEX (MAJOR) CONTOUR
---	---	INTERMEDIATE (MINOR) CONTOUR
-X-X-	-X-X-	EXISTING FENCE LINE
-/-/-/-	-/-/-/-	EXISTING WOOD FENCE LINE
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	PAVEMENT SHOULDER
ST	ST	STORM PIPE
▶	▶	DOWNSPOUT SERVICE LINE
W	W	WATER LINE
SAN	SAN	SANITARY SEWER LINE
FM	FM	PROPOSED FORCEMAIN
G	G	GAS LINE
OH-W	OH-E	OVERHEAD WIRE
E	E	ELECTRIC LINE
C	C	CABLE LINE
FO	FO	FIBER OPTIC LINE
T	T	TELEPHONE LINE
---	---	GUIDE RAIL
---	---	TREELINE
---	---	PROPOSED TRENCH BACKFILL
---	---	PROPOSED CONCRETE
---	---	PROPOSED PAVEMENT
---	---	PROPOSED RIPRAP
---	---	PROPOSED STRIPING
---	---	BUILDING
---	---	PROPOSED SLOPE LABEL
---	---	PROPOSED SPOT ELEVATION
---	---	TOP OF WALL ELEVATION
---	---	BOTTOM OF WALL ELEVATION
---	---	TOP OF CURB ELEVATION
---	---	FLOWLINE ELEVATION
⊙	⊙	SANITARY MANHOLE
⊙	⊙	CLEANOUT
⊙	⊙	FLARED END SECTION
⊙	⊙	STORM MANHOLE
⊙	⊙	STORM CATCH BASIN (ROUND LID)
⊙	⊙	STORM CATCH BASIN (CURB LID)
⊙	⊙	STORM CURB INLET
⊙	⊙	STORM INLET (CIRCULAR)
⊙	⊙	STORM INLET (SQUARE)
⊙	⊙	STORM BEEHIVE INLET
⊙	⊙	STORM DRAIN OR DOWNSPOUT
⊙	⊙	WATER VALVE VAULT
⊙	⊙	WATER VALVE BOX
⊙	⊙	FIRE HYDRANT
⊙	⊙	ELECTRIC CONTROL CABINET (ABOVE GRADE)
⊙	⊙	ELECTRIC HANDHOLE
⊙	⊙	TRANSFORMER
⊙	⊙	ELECTRIC METER
⊙	⊙	LIGHT STANDARD
⊙	⊙	UTILITY POLE
⊙	⊙	TRAFFIC MANHOLE
⊙	⊙	TELEPHONE PULL BOX (FLUSH WITH GRADE)
⊙	⊙	TELEPHONE BOX/CABINET (ABOVE GRADE)
⊙	⊙	CABLE MANHOLE
⊙	⊙	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
⊙	⊙	FIBER OPTIC MANHOLE
⊙	⊙	GAS LINE MARKER
⊙	⊙	MANHOLE (UNKNOWN)



**SITE MAP**  
N.T.S.

Sheet Number	Sheet Title
C000	COVER SHEET
C001	SPECIFICATIONS - 1
C002	SPECIFICATIONS - 2
C003	SPECIFICATIONS - 3
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
C800	DETAILS - 1
C801	DETAILS - 2
C802	DETAILS - 3

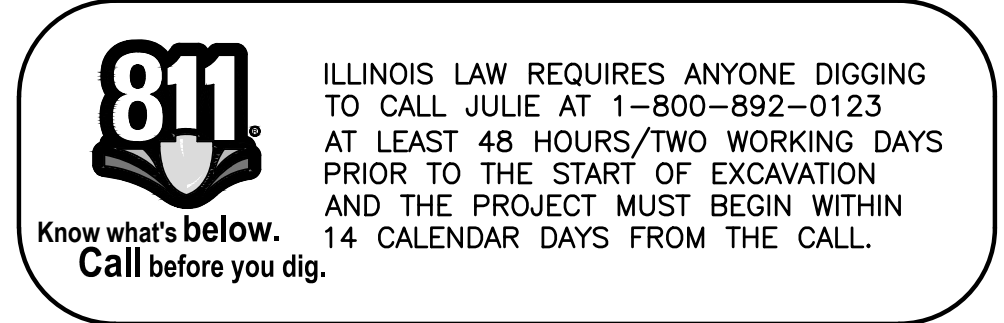
- BENCHMARKS:**
- REFERENCE:**
- BERNTSEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD WITH GREASED TOP SECURITY SLEEVE AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE SOUTHEAST CORNER OF CHESHIRE LANE AND CHARLES STREET. (CITY OF NAPERVILLE BENCHMARK 1007)
- ELEVATION=773.69 (NAVD88)
- SITE:**
- SET MAG NAIL SOUTH EDGE OF PAVEMENT OF PARKSIDE ROAD, 2' EAST OF THE EAST PROPERTY LINE OF LOT 3 EXTENDED.
- ELEVATION = 728.44'
- SET MAG NAIL SOUTH EDGE OF PAVEMENT OF PARKSIDE ROAD, 25' EAST OF THE EAST PROPERTY LINE OF LOT 2 EXTENDED.
- ELEVATION = 728.48'

### PROJECT TEAM

**OWNER**  
**M HOUSE 828 LLC**  
 710 E. OGDEN AVENUE  
 SUITE 250  
 NAPERVILLE, ILLINOIS 60540  
 PH: (630) 432-3752  
 CONTACT: SCOTT MATHIESON

**ARCHITECT**  
**TORCH ARCHITECTURE**  
 300 E. 5TH AVENUE  
 SUITE 102  
 NAPERVILLE, ILLINOIS 60563  
 PH: (630) 420-1900  
 CONTACT: TIM WEISSENBORN, R.A.

**CIVIL ENGINEER**  
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
 1230 EAST DIEHL ROAD, SUITE 200  
 NAPERVILLE, ILLINOIS 60563  
 PH: (630) 963-6026  
 FX: (630) 963-6027  
 CONTACT: JIM CANEFF, P.E.

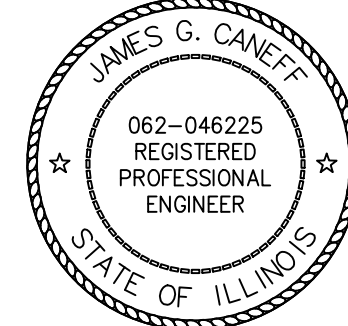


STATE OF ILLINOIS }  
 COUNTY OF DUPAGE } SS

I, JAMES G. CANEFF, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF JUNE, 2024.

*James G. Caneff*  
 ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225  
 REGISTRATION VALID THROUGH NOVEMBER 30, 2025




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- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 15, 2024 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
  - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
  - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

NO.	DATE	DESCRIPTION

1230 East Diehl Road  
 Suite 200  
 Naperville, IL 60563  
 Ph: 630.963.6026  
 www.cecinc.com



Civil & Environmental Consultants, Inc.

**M HOUSE 828 LLC**  
**1075 AND 1079 PARKSIDE ROAD**  
**NAPERVILLE, ILLINOIS 60540**

DATE:	DRAWN BY:	MAJ
MAY 31, 2024	JGC	
DWG SCALE:	AS NOTED	CHECKED BY:
		341-408
PROJECT NO.:	APPROVED BY:	JGC

DRAWING NO. **C000**  
 SHEET 1 OF 12





CITY OF NAPERVILLE - DEPARTMENT OF PUBLIC UTILITIES WATER/WASTEWATER GENERAL NOTES

- a. New water main valves, including pressure tap valves, adjacent to an existing water main, and existing water main valves shall only be operated by the City of Naperville, Department of Public Utilities CEE/CM Division personnel with 48-hour notice (Monday-Friday). Contact Naperville TED Business Group at 630-420-6082 for scheduling.
b. Any existing utility structures requiring adjustment or reconstruction shall be completed by the contractor to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract.
c. All structure frames shall be flush with final grade. Concrete adjusting rings are not allowed.
d. Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services.
e. All retainers shall be installed to retain valves, fittings, hydrants, and pipe joints shall be mechanical joint wedge action type MEGALUG 1100 Series as manufactured by EBBA Iron, Inc. or UNI-FLANGE BLOCKBUSTER 1400 SERIES as manufactured by Ford Meter Box Co.
f. Existing ductile iron systems for restraining push-on pipe bells shall be MEGALUG SERIES 1100HD or FORD SERIES 90.
g. Existing ductile iron systems requiring restraint shall be MEGALUG SERIES 1100SD (split MEGALUG) for mechanical joints.
h. Ductile iron water main to be Class 52. All ductile iron pipe is to be encased in polyethylene film Polyethylene encasement to be installed in accordance with ANSI/AWWA C105/A21.5-05.
i. Set of as-built record drawing shall be given to the City of Naperville upon completion of improvements showing the location and location (tied to two points) of all new and existing structures including fire hydrants, valve boxes and vaults, linepost sleeves, water service corporation stops, water main fittings/bends, manholes, sanitary service vaults measured from downstream manhole), and abandoned water or sanitary service lines.
j. The contractor shall rotate and/or adjust any existing and/or new hydrant to the satisfaction of the Department of Public Utilities.
k. Water mains shall be subjected to a hydrostatic/leakage test in accordance with Naperville Standard Specifications.
l. Test pressure shall be no less than 150 psi for a period of 4 hours and not vary by more than +/- 5 psi during the test.
m. The City of Naperville Public Utilities does not guarantee that any valve or fitting in the existing water distribution system will hold against a hydrostatic/leakage test.
n. Fire hydrant should be tagged "NOT IN SERVICE" until all testing and disinfection has been completed and new water main section is service.
o. Sanitary sewer and water shall be constructed, tested, and placed into service in accordance with City of Naperville Standard Specification and Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.
p. All valve boxes, vaults, hydrants, and manholes shall not be covered with construction debris and shall remain accessible to the respective utility company.
q. Water service line smaller than 3" shall be type K copper.
r. All sanitary manholes shall be tested for leakage by vacuum testing.
s. All excavations more than 20 feet deep must be protected by a system designed by a registered professional engineer.
t. Contractor shall maintain 2' minimum clearance between existing utilities and new foundations and underground facilities.
u. Contractor work hours are only allowed from 7:00 a.m. to 5:00 p.m., Monday through Saturday.
v. Sanitary pipes with less than 4 feet or more than 25 feet of cover shall be constructed of ductile iron piping (Class 50, minimum) and encased in polywrap.
w. All excavations more than 20 feet deep must be protected by a system designed by a registered professional engineer.
x. Contractor shall maintain 2' minimum clearance between existing utilities and new foundations and underground facilities.
y. Fences shall be installed a minimum of 5 feet from any water or sanitary mains when running parallel with them.
z. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.
aa. Sanitary Force Main - Force man shall be tested a minimum of 1 hour at 1.5 the shut off head of the pump, 2.5 times the operating pressure, or 20 psi whichever is greatest.
A. Manholes shall be furnished with a self-sealing frame and solid cover (Neehan Foundry R-1772-CVH, East Jordan Iron Works 1022-3, or equal approved by the City Engineer) with the word "Sanitary" imprinted on the cover in raised letters (see Standard Detail SAN 3).
B. Both the manhole frame and cover shall have machined horizontal and vertical bearing surfaces.
C. Pick holes shall not create openings in the manhole cover.
D. Bolt-down frames and covers shall be Neehan Foundry R-1916-F1, East Jordan Iron Works 1040 ZPT or equal approved by the City Engineer.
E. Manhole frames shall be adjusted to proper grade using reinforced, precast concrete or fiberized rings.
F. All manhole frames and adjusting rings shall be securely sealed to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed bituminous mastic material.
G. A continuous layer of non-hardening, preformed bituminous mastic material, Conseal 102 B or approved equal shall be applied to each manhole barrel cone and top section to provide a watertight seal.
H. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.
I. The sanitary force main shall be tested a minimum of one (1) hour at 1.5 times the shut off head of the pump, 2.5 times the operating pressure, or 20 psi, whichever is greatest.

GENERAL NOTES

- 1. THE OWNER OR 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.
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.
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 2:00PM DAILY) ON WEEKDAYS WHEN THE CITY IS OPEN FOR BUSINESS.
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.

STORM SEWER NOTES (GENERAL)

- 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.

STORM SEWER NOTES (STORM SEWER WORK IN PLANS)

- 1. THE FOLLOWING MATERIALS ARE PERMITTED FOR STORM SEWER AND PIPE CULVERTS, WHERE A PARTICULAR MATERIAL IS SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, NO OTHER KIND OF MATERIAL WILL BE PERMITTED.
a. REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 76, CLASSES I, II, III, IV OR V.
b. NON-REINFORCED CONCRETE PIPE - NON-REINFORCED CONCRETE PIPE SHALL BE ALLOWED FOR PIPES WITH A 10 INCH OR SMALLER DIAMETER.
c. DUCTILE IRON PIPE (DIP) - DUCTILE IRON PIPE SHALL CONFORM TO ANSI A 21.51 (AWWA C-151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C-150), TAR (SEAL) COATED AND CEMENT LINED PER ANSI A 21.4 (AWWA C-104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS.
d. POLYVINYL CHLORIDE PIPE (PVC) - POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D 3034 TYPE 1 PIPE WITH THE MINIMUM STANDARD DIMENSION RATIO (SDR) SHALL BE 26.
e. HIGH DENSITY POLYETHYLENE PIPE (HDPE) - HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO ASTM D 2513 AND M 252 AND M 294.
f. FULLY GALVANIZED CORRUGATED STEEL PIPE - FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DRIVEWAY CROSSINGS ONLY WHEN A DITCH SECTION IS PRESENT.
2. BEDDING, OTHER THAN CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE.
3. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS.
4. JOINTS CONNECTING DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH SEWER CLAMP NON-SHEAR TYPE COUPLINGS.
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.
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.
7. MANHOLE STEPS ON MAXIMUM 16 INCH CENTER SHALL BE FURNISHED WITH EACH MANHOLE, SECURELY ANCHORED IN PLACE, TRUE TO VERTICAL ALIGNMENT.

- 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 C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL.
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.
9. ALL PIPE SHALL BE LAID TRUE TO LINE AND GRADE.
10. 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.

ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT FRAMES AND GRATES MATCH THE ELEVATION OF THE SURROUNDING PAVEMENT OR GROUND SURFACE. PERFORMED ADJUSTING RINGS OF THE PROPER DIMENSIONS NEEDED TO MATE THE FRAME TO THE PRECAST STRUCTURE SHALL BE USED. NO MORE THAN 12 INCHES OF VERTICAL ADJUSTMENT MAY BE MADE USING THE MINIMUM PRACTICAL NUMBER OF INDIVIDUAL RINGS.

ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDED POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER. PRECAST CONCRETE RINGS, BRICKS, ROCKS, SHIMS, OR CONCRETE BLOCKS WILL NOT BE ALLOWED. TAPERED ADJUSTING RINGS SHALL BE REQUIRED WHEN THE FRAME WILL NEED TO MATCH THE SLOPE OF THE ROADWAY.

A RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL, CONSEAL 102 B OR APPROVED EQUAL, SHALL BE USED BETWEEN THE CONE OR TOP BARREL SECTION OF THE STRUCTURE AND THE ADJUSTING RINGS. A THICK BEAD OF NON-HARDENING ELASTOMERIC JOINT SEALANT CONFORMING TO ASTM C-920, TYPE S, GRADE NS, SHALL BE APPLIED BETWEEN ALL INDIVIDUAL RINGS, AND BETWEEN THE ADJUSTING RINGS AND THE FRAME.

ALL STORM SEWER STRUCTURE FRAMES WITHOUT INSIDE FLANGES SHALL BE SHAPED WITH HYDRAULIC CEMENT OR ELASTOMERIC JOINT SEALANT TO FORM A FILLET TO THE STRUCTURE OR ADJUSTING RINGS AND TO MAINTAIN WATER-TIGHTNESS.

FRAME ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS 602 AND 603 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, EXCEPT AS NOTED HEREIN.

EROSION CONTROL AND DRAINAGE NOTES (GENERAL)

- 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.

EROSION CONTROL AND DRAINAGE NOTES (PROJECT SPECIFIC)

- 1. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
2. ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.
3. ALL OPEN GRATE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS.
4. STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.
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.

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.
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.
4. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) 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.

TRAFFIC CONTROL AND PROTECTION NOTES (GENERAL)

- 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.
2. PEDESTRIANS MUST BE PROVIDED WITH A SAFE ALTERNATE ROUTE IF PEDESTRIAN FACILITIES ARE TO BE CLOSED AS A RESULT OF CONSTRUCTION ACTIVITIES.
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.
4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.
5. A MINIMUM 72 HOUR NOTICE IS REQUIRED FOR TRAFFIC CONTROL THAT REDUCES THE WIDTH OF A TRAVEL LANE LESS THAN 12 FEET OR CLOSES A LANE.
6. LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-9AM AND 3PM-7PM MONDAY THROUGH FRIDAY.
7. ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROWBOARD AS PART OF THE TRAFFIC CONTROL.
8. AT THE END OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY REOPENED TO TRAFFIC. ANY OPEN HOLES MUST BE PLATED OR COLD PATCHED, THE CITY WILL NOT ALLOW THE HOLES TO BE FILLED WITH GRAVEL.

DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES

- 1. THE TRANSFORMER IS LOCATED NEAR VEHICULAR TRAFFIC. DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING 8" BOLLARDS PER DPU-E SPECIFICATION C10-2222.
2. 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.
3. THE CT/METER CABINET SHALL BE TOP FED.
4. 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.
5. PLEASE PROVIDE NAME AND CONTACT INFORMATION FOR ELECTRICAL CONTRACTOR FOR THIS PROJECT.
6. DPU-E WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS, ALL PRIMARY (15KV) CABLE AND CONDUIT, AND THE METERS AND INSTRUMENT TRANSFORMERS.
7. 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.
8. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING.
9. ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
10. AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4) FEET OF THE FRONT AND TWO (2) FEET OF THE SIDES OF THE METER.
11. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION, NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA.
12. DPU-E REQUIRES A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES.
13. THE TRANSFORMER MUST BE SHOWN ON THE SITE PLAN AND SHOULD BE LOCATED BETWEEN 8' AND 50' FROM COMMERCIAL BUILDINGS, METERS, INSTRUMENTAL TRANSFORMERS, AND MAIN DISCONNECT SHALL BE LOCATED WITHIN 50' OF THE TRANSFORMER AND SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING.
14. LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN 1" LETTERS USING PERMANENT STICKERS.
15. APPROVAL OF METERING EQUIPMENT BY DPU-E DOES NOT REMOVE YOUR RESPONSIBILITY TO COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE CITY OF NAPERVILLE.
16. A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DPU-E DISTRIBUTION EQUIPMENT.
17. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION, NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA.
18. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF A TRANSFORMER PAD AND VAULT.

CITY OF NAPERVILLE Address: 1067 & 240608 Parkside Rd Last Revision Date: 02/17/2024 Approved By: [Signature]



REVISION RECORD

Table with columns: NO, DATE, REVISION, NO REVISIONS ON SHEET

1230 East Diehl Road Suite 200 Naperville, IL 60563 Ph: 630.963.6026 www.cecinc.com



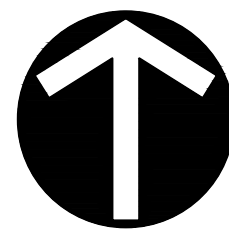
Civil & Environmental Consultants, Inc.

M HOUSE 828 LLC 1075 AND 1079 PARKSIDE ROAD NAPERVILLE, ILLINOIS 60540

SPECIFICATIONS - 3

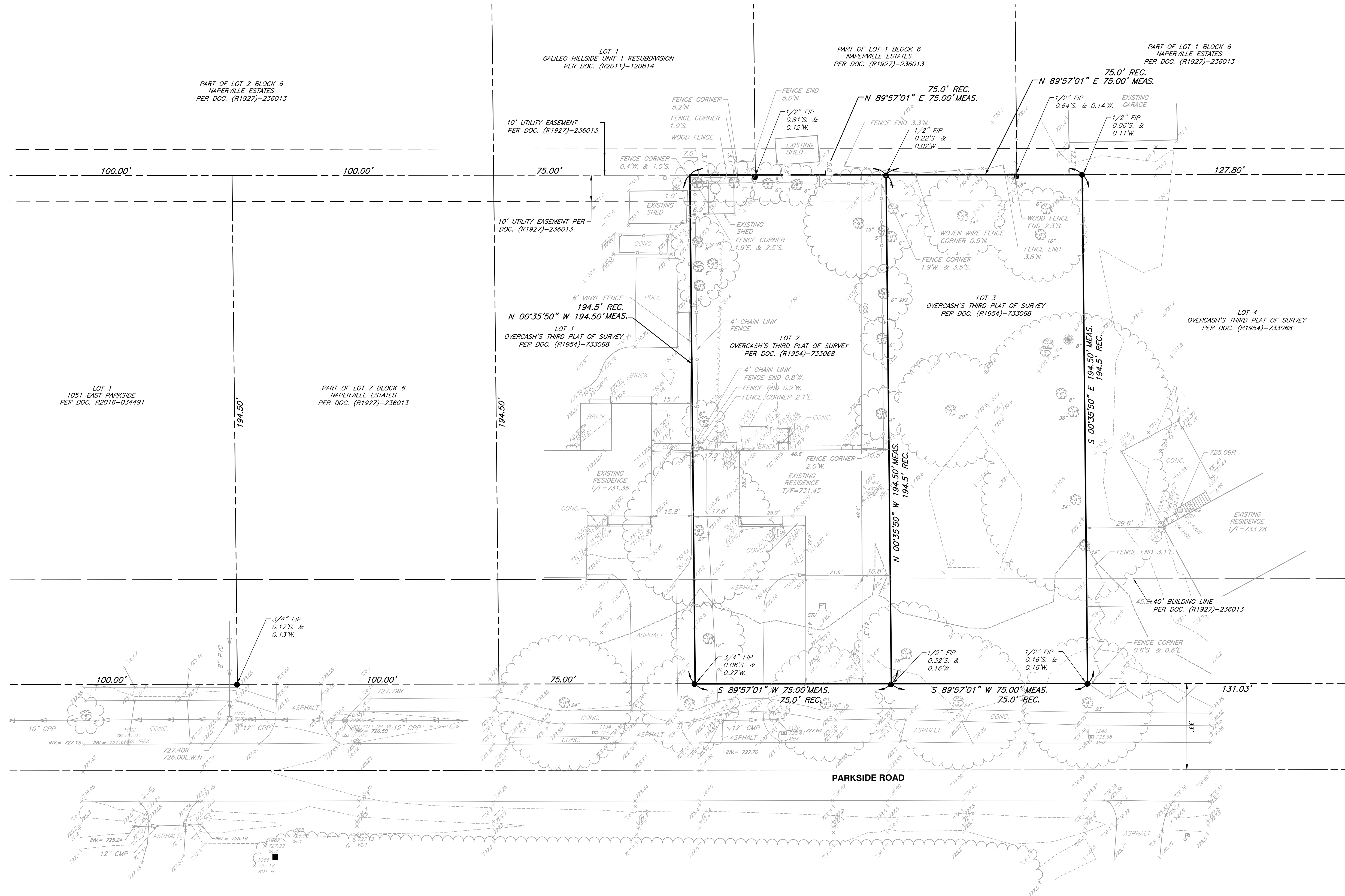
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DRAWING NO: C003 SHEET 4 OF 12

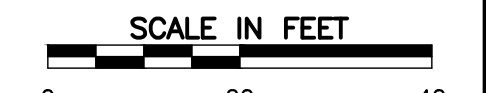


NORTH

CITY OF NAPERVILLE  
Address: 1081 & 26th/028 Parkside Rd  
Last Revision Date: 02/17/2024  
Approval Date: 7/9/2024



- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 15, 2024 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
  - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
  - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.



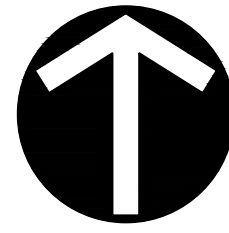
NO.	DATE	DESCRIPTION
1	02/17/2024	NO REVISIONS THIS SHEET

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**CEC**  
Civil & Environmental  
Consultants, Inc.

**M HOUSE 828 LLC  
1075 AND 1079 PARKSIDE ROAD  
NAPERVILLE, ILLINOIS 60540**

DATE:	MAY 31, 2024	DRAWN BY:	MAJ
DWG SCALE:	1" = 20'	CHECKED BY:	JGC
PROJECT NO.:	341-408	APPROVED BY:	JJGC








NORTH

CITY OF NAPERVILLE  
Address: 1081 & 26th St Parkside Rd  
Last Revision Date: 02/12/2024  
Approval Date: 7/9/2024



**DEMOLITION LEGEND**

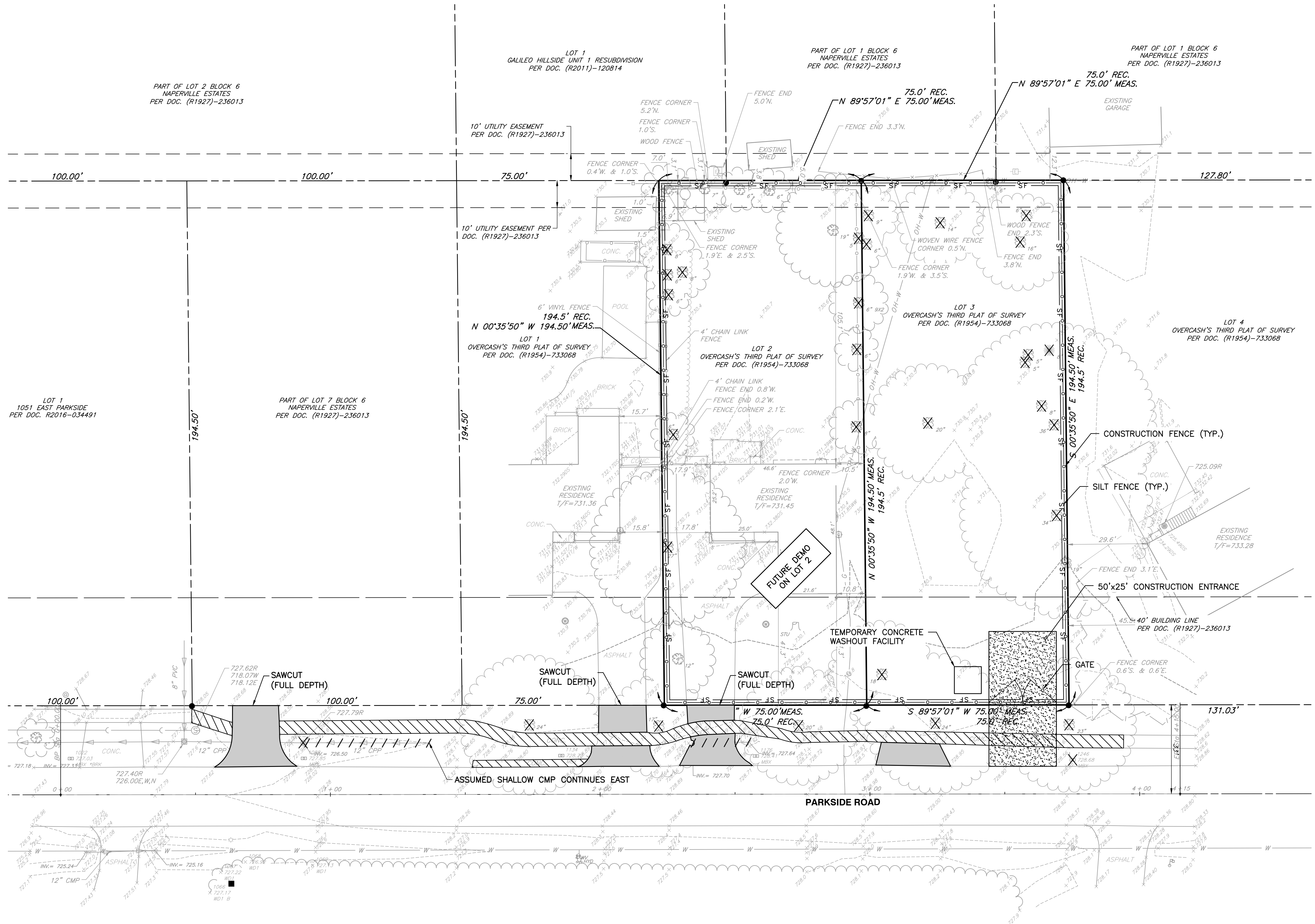
-  BITUMINOUS PAVEMENT REMOVAL
-  INDICATES CONCRETE ITEM OR UTILITY SERVICE TO BE REMOVED
-  INDICATES UTILITY STRUCTURE, LIGHT STANDARD FOUNDATION, OR TREE TO BE REMOVED
-  SILT FENCE
-  CONSTRUCTION FENCE (CHAIN LINK)

**DEMOLITION NOTES**

1. ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE COMPLETELY REMOVED. REMOVAL ITEMS SHOWN OUTSIDE OF THE PROPERTY LIMITS ARE APPROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO CONSTRUCT THE PROJECT. REMOVAL OF PUBLIC SIDEWALKS, ROADWAYS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE CITY OF NAPERVILLE STAFF.
2. TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS, INCLUDING BITUMINOUS PAVEMENT, DRIVEWAYS, ACCESS ROADS, CONCRETE SLABS, AND SIDEWALKS SHALL BE COMPLETELY REMOVED. AGGREGATE MATERIALS APPROVED AS SUITABLE FILL BY THE SOILS ENGINEER SHALL BE SET ASIDE FOR FUTURE PLACEMENT.
4. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED. TREE STUMPS AND/OR ROOT BALLS SHALL BE COMPLETELY REMOVED. TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID FOR TREE REMOVAL.
5. THE DURATION OF THE PUBLIC SIDEWALK CLOSURE (IF REQUIRED) SHALL BE KEPT TO A MINIMUM. SIDEWALK CLOSURE SHALL BE IN ACCORDANCE WITH IDOT STANDARD 701801.
6. THE CONTRACTOR SHALL COORDINATE WITH THE VARIOUS UTILITY COMPANIES TO INSURE THAT SERVICE IS PROVIDED TO ADJACENT PROPERTIES DURING CONSTRUCTION. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR NOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
7. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS OR NOT.
8. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
9. ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE MUNICIPAL "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, CONSTRUCTION ENTRANCE, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
11. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
12. A TEMPORARY CHAIN-LINK CONSTRUCTION FENCE AND GATE ARE SHOWN AT THE PROPOSED CONSTRUCTION ENTRANCE. THE FENCE WILL BE REMOVED AND REPLACED AS REQUIRED TO ALLOW FOR UTILITY INSTALLATIONS, ROADWAY WORK, ETC. DURING WORKING HOURS BUT SHALL BE REINSTALLED AT THE END OF EACH DAY TO PROVIDE A SECURE CONSTRUCTION SITE. PLACEMENT OF THE TEMPORARY CONSTRUCTION FENCE/GATE SHALL NOT IMPEDE INGRESS/EGRESS.

**REFERENCE**

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 15, 2024 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1. FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
2. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.



NO.	DATE	DESCRIPTION
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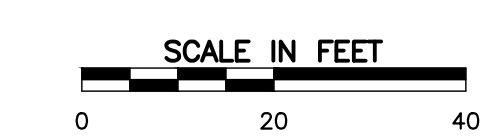
1230 East Diehl Road  
Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
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**CEI**  
Civil & Environmental  
Consultants, Inc.

**M HOUSE 828 LLC**  
1075 AND 1079 PARKSIDE ROAD  
NAPERVILLE, ILLINOIS 60540

DEMOLITION PLAN	
DATE:	MAY 31, 2024
DRAWN BY:	JGC
PROJECT NO.:	341-408
CHECKED BY:	JGC
APPROVED BY:	JGC

DRAWING NO. **C101**

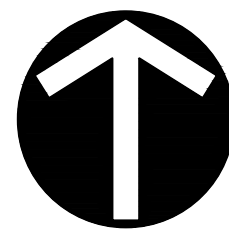


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CITY OF NAPERVILLE  
Address: 1081 & 26th St  
Last Revision Date: 6/21/2024  
Approval Date: 7/9/2024

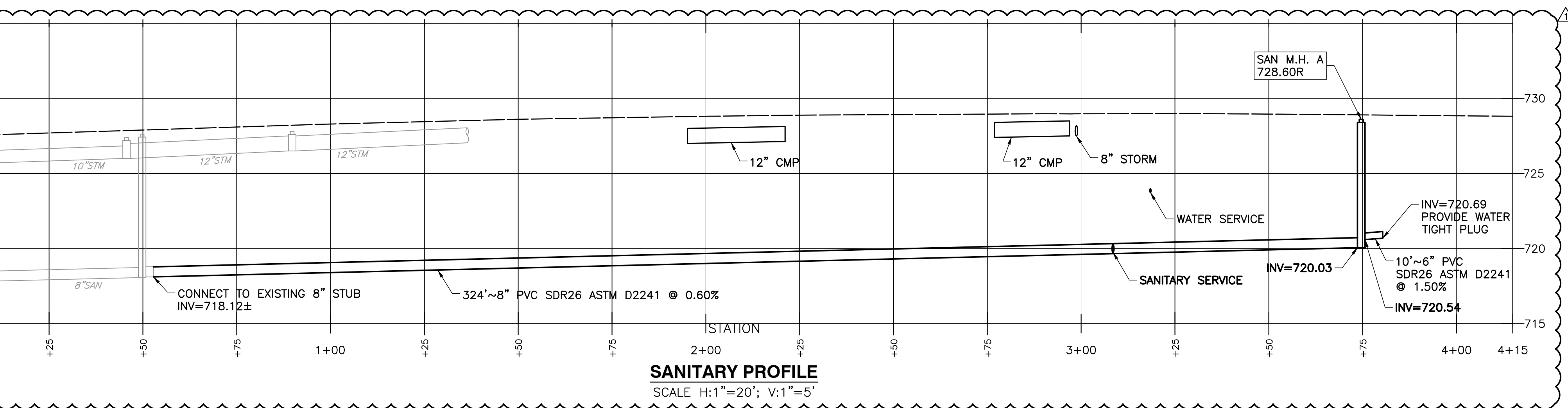
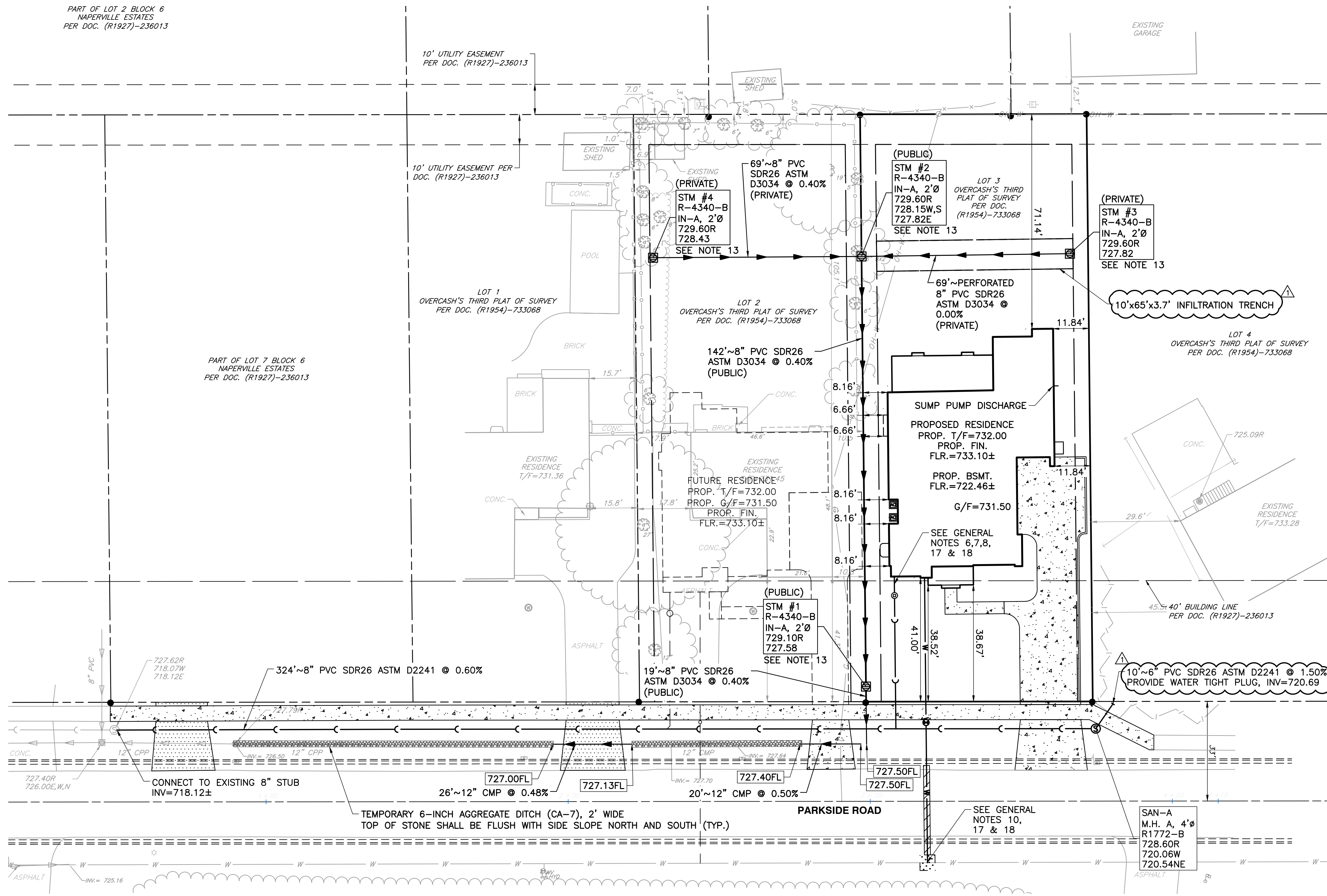


APPROVED

GENERAL NOTES:

- THIS PLAN MAY BE RELEASED FOR FOIA REQUESTS.
- CEC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
- DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W. LINE.
- MAXIMUM SIDE SLOPE SHALL BE 4:1.
- BUILDING ENVELOPE IS BASED ON THE EXTENSION OF THE OUTSIDE WALLS OF THE FOUNDATION BUT MAY NOT INCLUDE SMALLER FEATURES SUCH AS CORNER BUMPOUTS. SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN DIMENSIONS.
- THE PROPOSED SANITARY SERVICE SHALL BE 6" PVC SDR 26 @ 1.00% MINIMUM.
- AN OVERHEAD SANITARY SEWER SERVICE AND EJECTOR PIT ARE REQUIRED.
- ALL WORK MUST BE PERFORMED BY A LICENSED PLUMBER AND INSPECTED BY THE CITY OF NAPERVILLE. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY WORK PERFORMED IN THE RIGHT-OF-WAY OR UTILITIES EASEMENT.
- SEE SHEET C101 FOR CONSTRUCTION ENTRANCE.
- PROPOSED WATER SERVICE PRESSURE TAP WITH CORPORATION STOP IN ACCORDANCE WITH CITY REQUIREMENTS. INSTALL/PUSH TYPE "K" COPPER WATER 1-1/2" SERVICE WITH B-BOX UNDERNEATH ROADWAY. CONTRACTOR TO FIELD VERIFY LOCATION OF WATER MAIN AND ANY UTILITY CROSSINGS PRIOR TO CONSTRUCTION. RESTORE PARKWAY IN KIND. CONTACT CITY OF NAPERVILLE PUBLIC WORKS AT (630) 420-6095 FOR REQUIREMENTS AND INSPECTIONS.
- $\frac{730.4 + 729.5}{2} = 730.0$  AVERAGE DATUM POINT
- A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
- EXISTING AND PROPOSED STORM SEWER STRUCTURES MUST BE PROTECTED FROM DEBRIS AND SEDIMENT DURING CONSTRUCTION WITH FLEX STORM/INLET FILTERS.
- IF THE DRIVEWAY APRON IS MODIFIED TO ANY SURFACE OTHER THAN ASPHALT OR STANDARD CONCRETE, THE DEVELOPER WILL NEED TO SUBMIT A COPY OF THE CITY'S COVENANT AGREEMENT PRIOR TO FINAL INSPECTION.
- ALL DOWNSPOUTS SHALL BE DIRECTED AWAY FROM ADJACENT HOMES AND TOWARDS THE FRONT OR REAR OF THE PROPERTY. BUBBLERS SHALL BE A MINIMUM OF 15 FEET FROM SIDEWALK AND A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
- ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH, SIZE, CONDITION AND LOCATION OF EXISTING UTILITIES THAT MAY BE IMPACTED BY THE CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
- TREE PROTECTION MUST BE PROVIDED FOR TREES WITHIN THE CONSTRUCTION AREA AND ANY TREES ACROSS THE ROADWAY WHICH MAY BE IMPACTED BY UTILITY CONNECTIONS.
- EXISTING HOUSE, SIDEWALKS, FENCES, DRIVEWAY AND SHEDS TO BE REMOVED AND ALL RESULTING CONSTRUCTION DEBRIS TO BE DISPOSED OF LEGALLY AND SAFELY OFFSITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING THE CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY AND THE OWNER, OR REPLACED.
- ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
- CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEERING PLANS TO ARCHITECTS PLANS. ANY DISCREPANCY MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- A PERMIT MAY BE REQUIRED FOR CERTAIN ADDITIONAL INSTALLATIONS (POOL, PATIO, DECK, ETC.).
- A TREE REMOVAL PERMIT IS REQUIRED FOR ANY TREE REMOVAL IN THE PUBLIC RIGHT-OF-WAY.
- DOCUMENTATION WILL BE REQUIRED TO BE SUBMITTED WITH THE FINAL GRADING SURVEY TO DEMONSTRATE THAT THE BMP IS RESTRICTED BY AN EASEMENT.

PART OF LOT 2 BLOCK 6  
NAPERVILLE ESTATES  
PER DOC. (R1927)-236013



PERVIOUS/IMPERVIOUS CALCULATIONS:

	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	0 S.F.	14,587 S.F.	14,587 S.F.
PROPOSED	5,432 S.F.	9,155 S.F.	14,587 S.F.
NET INCREASE	5,432 S.F.		

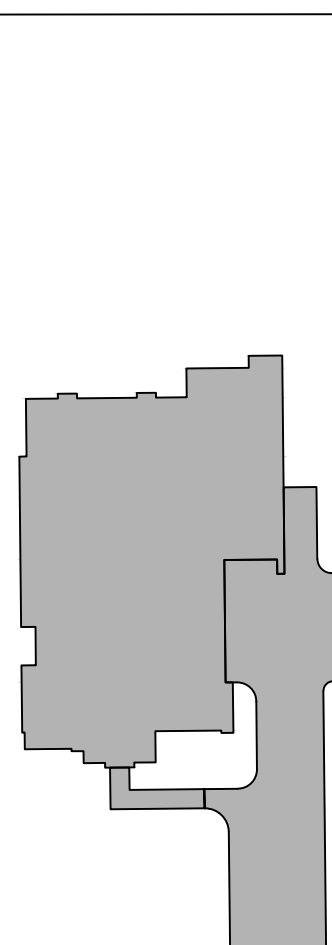
ASSUME 8,200 S.F. OF NEW IMPERVIOUS AREA (POTENTIAL FUTURE IMPROVEMENTS)

8,200 S.F. x 1.25 IN. x (1FT./12IN.) = 854 CU.FT. OF RUNOFF

854 CU.FT. x (1 CU.FT. OF STONE/0.36 VOID SPACE) = 2,372 CU.FT. OF STONE

10'W x 65'L x 3.7'D = 2,405 CU.FT. PROVIDED

EXISTING IMPERVIOUS:  
AREA=0 S.F.  
1"=40'



PROPOSED IMPERVIOUS:  
AREA=5,432 S.F.  
1"=40'

REVISION RECORD

NO.	DATE	DESCRIPTION

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Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
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M HOUSE 828 LLC  
1075 AND 1079 PARKSIDE ROAD  
NAPERVILLE, ILLINOIS 60540

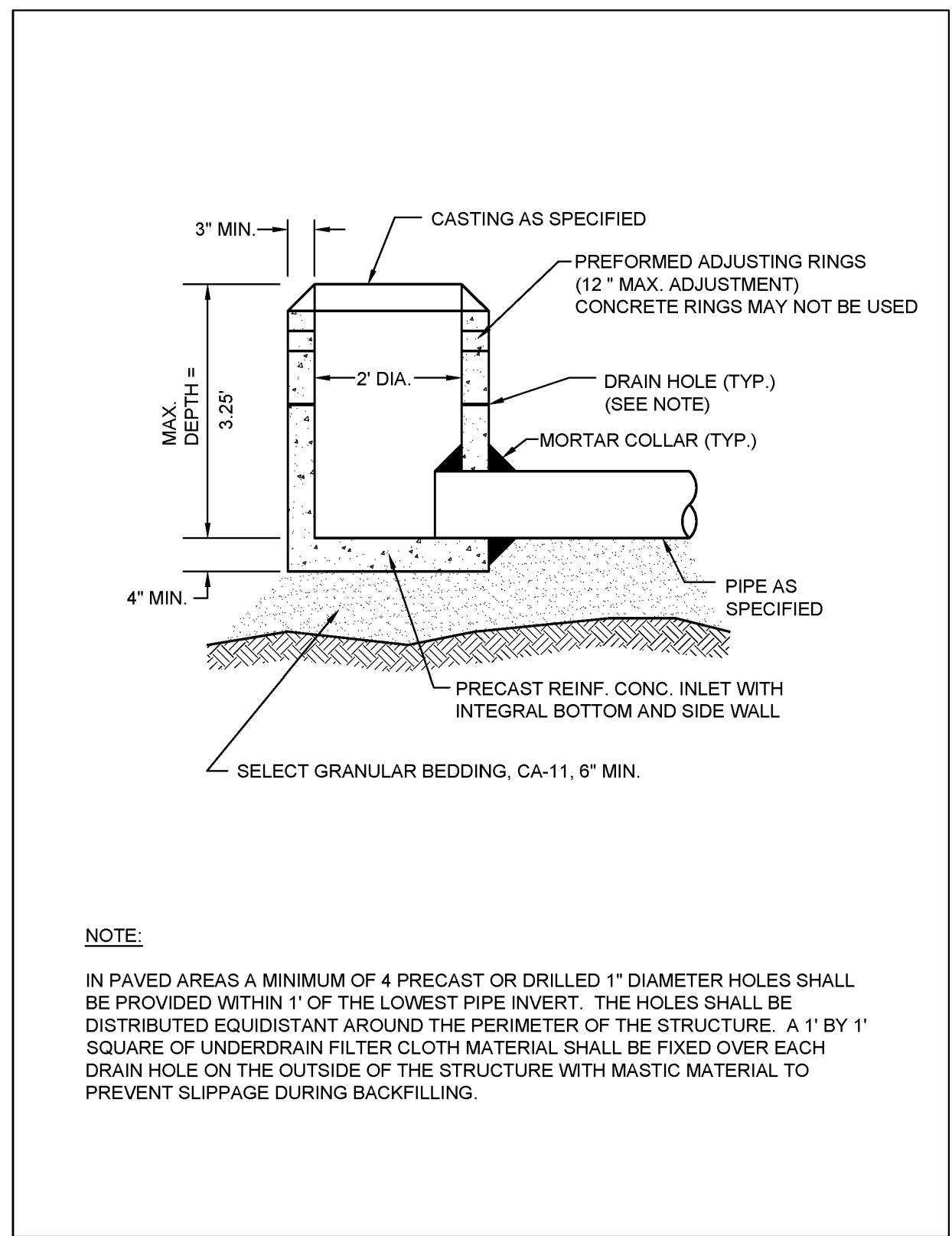
UTILITY PLAN & PROFILE

DRAWING NO.:  
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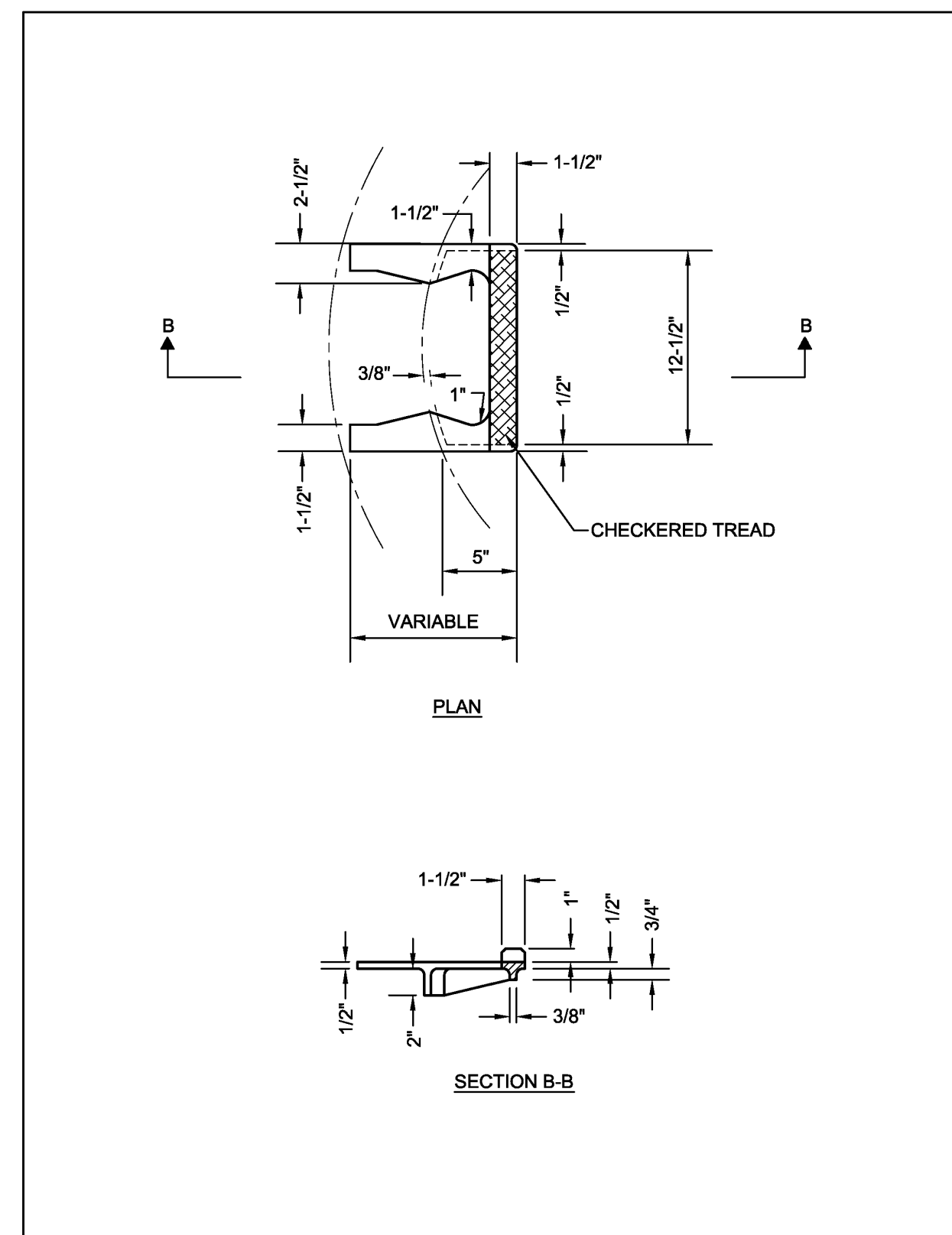
DATE: MAY 31, 2024  
DWG SCALE: 1"=20'  
PROJECT NO: 341-408  
APPROVED BY: JGC

SHEET 9 OF 12

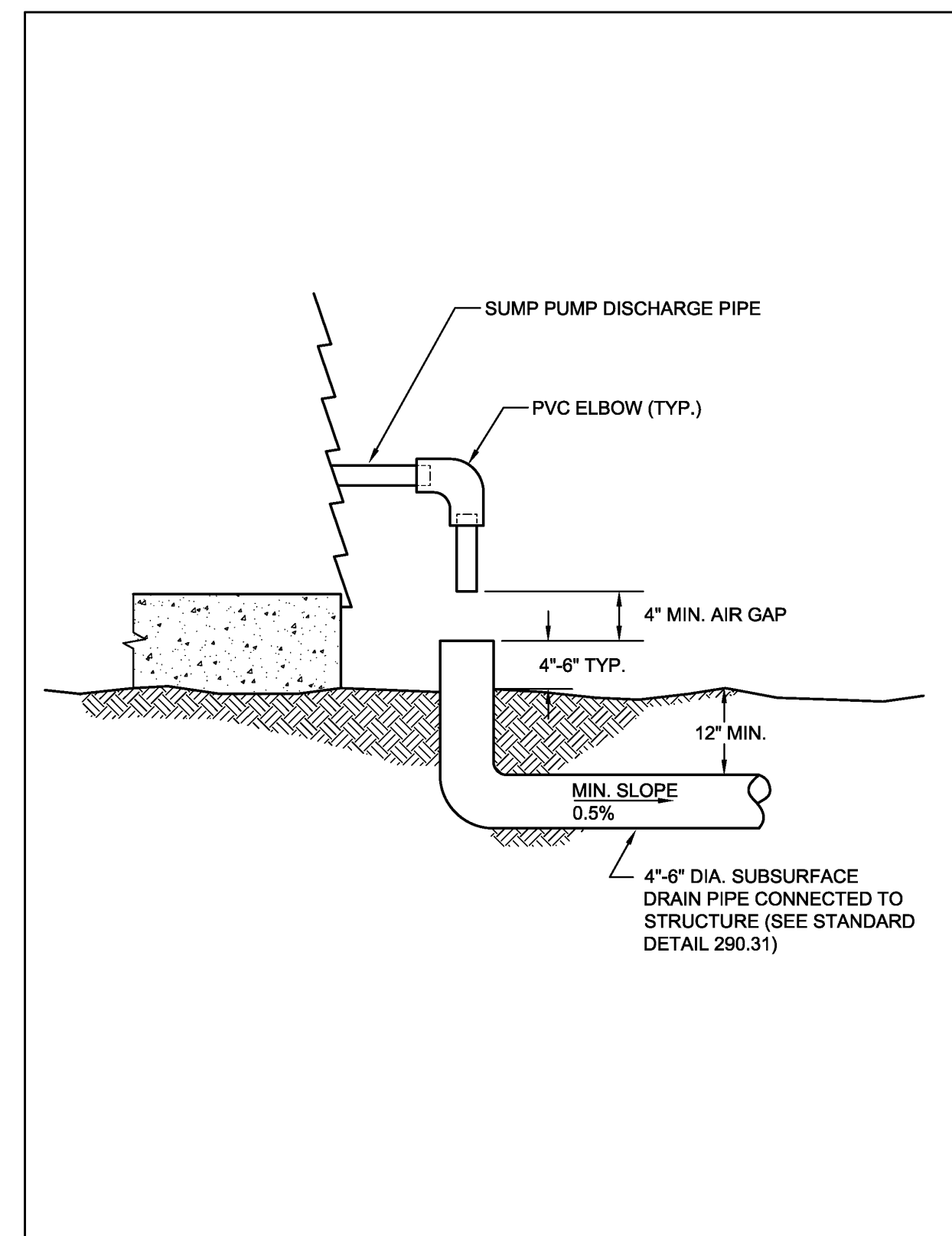
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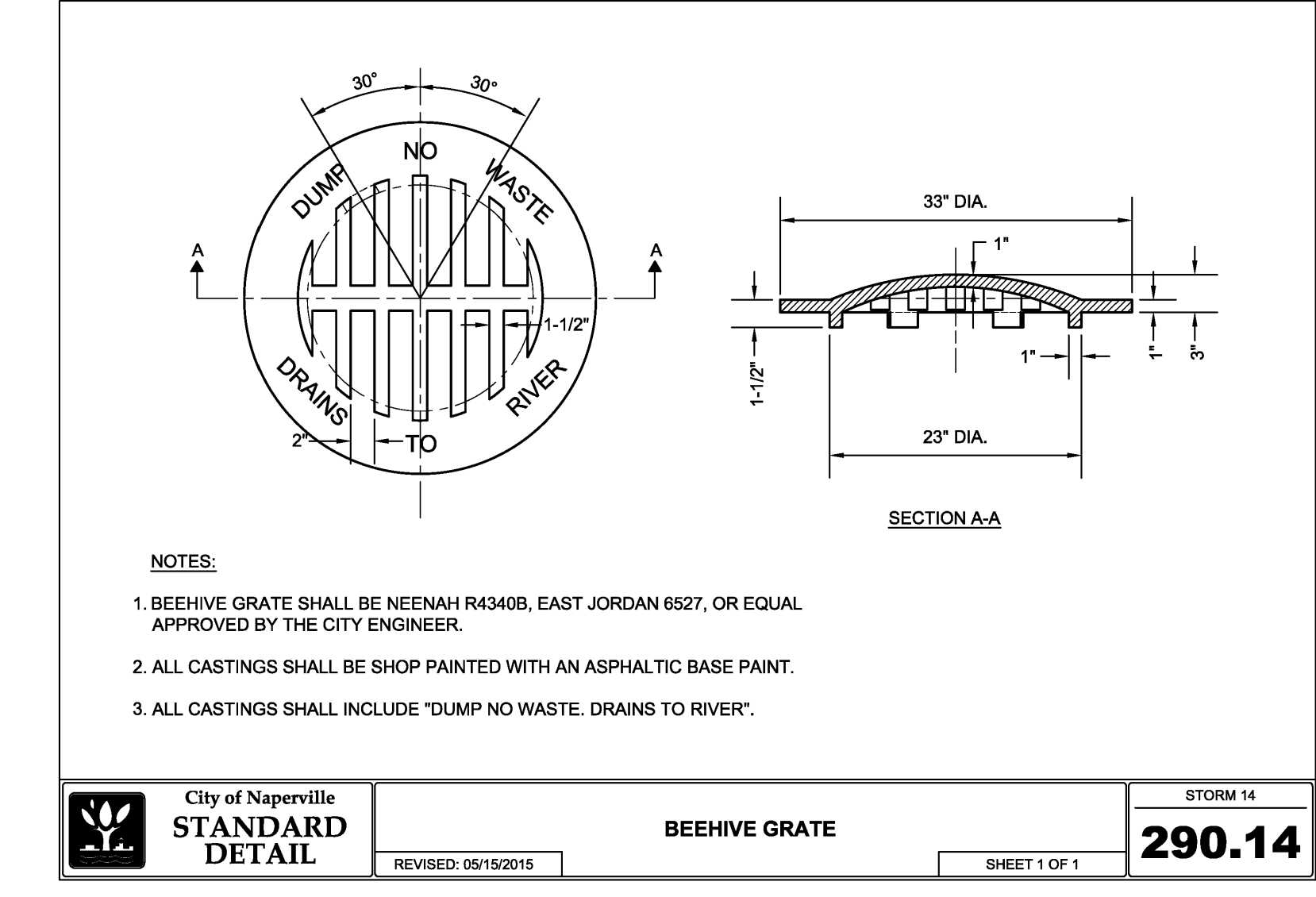
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**STANDARD DETAIL**  
 INLET - TYPE A  
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**290.05**  
 STORM 5



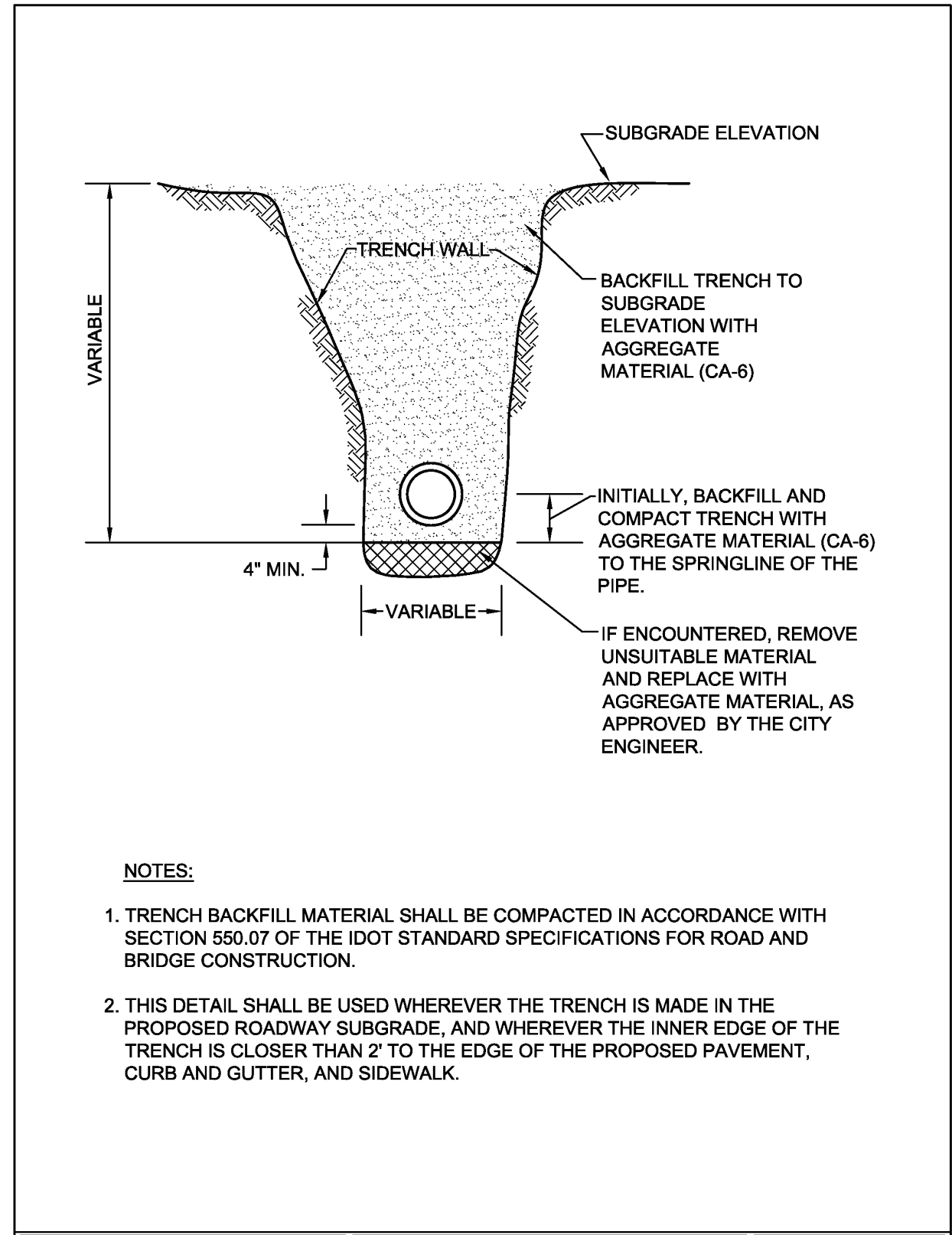
City of Naperville  
**STANDARD DETAIL**  
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 REVISED: 01/01/2013 SHEET 1 OF 1  
**290.06**  
 STORM 6



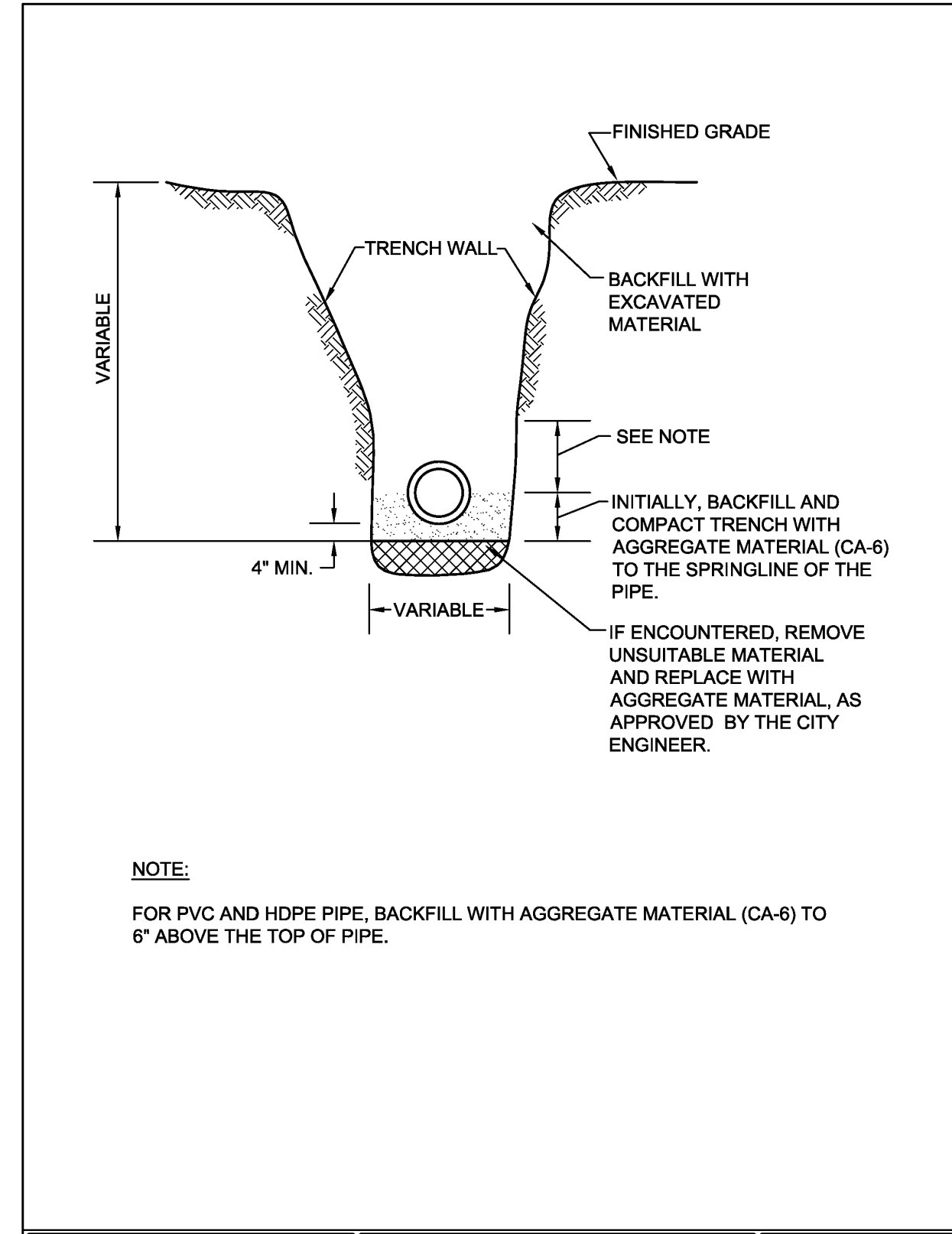
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 REVISED: 01/01/2013 SHEET 1 OF 1  
**290.30**  
 STORM 30



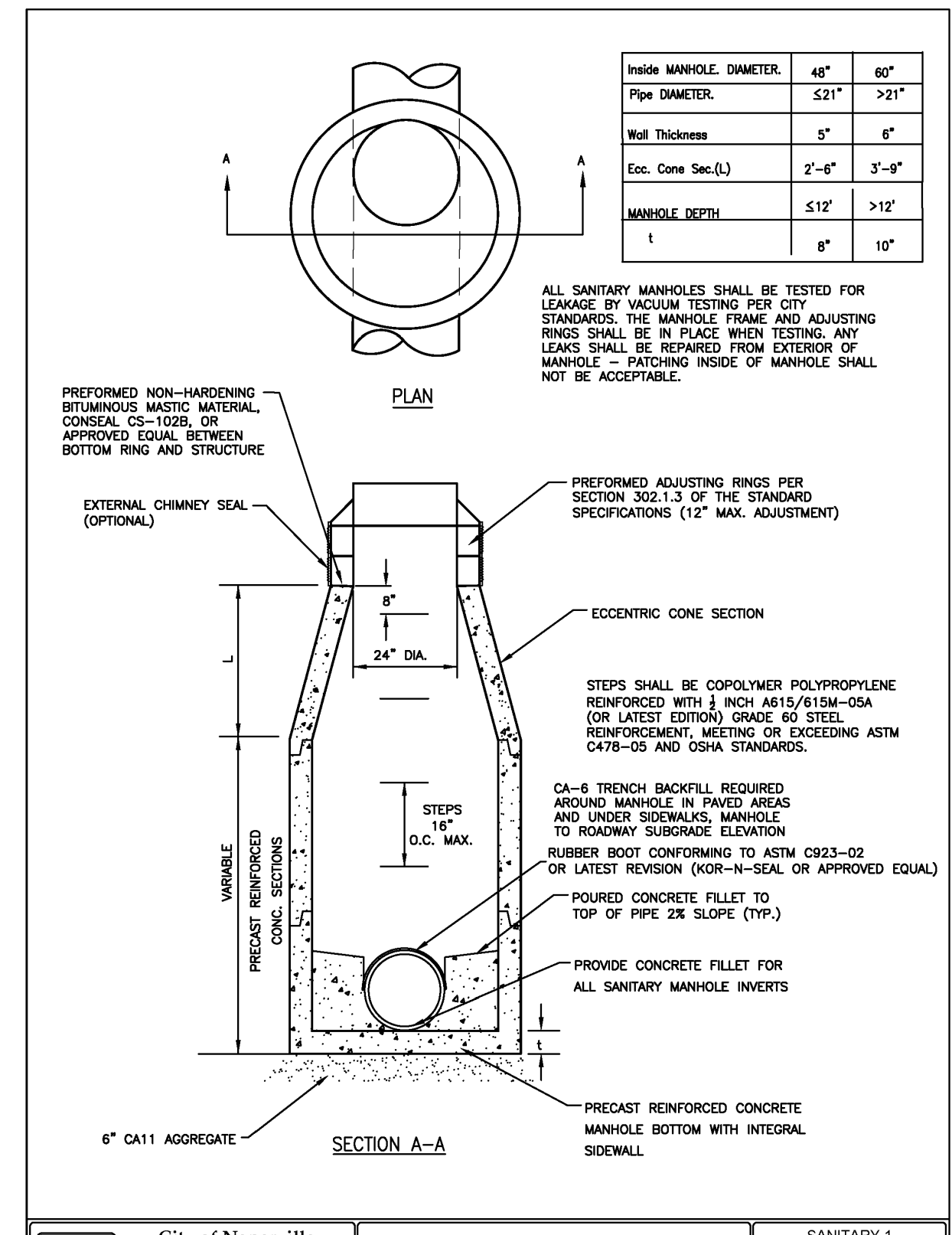
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**290.14**  
 STORM 14



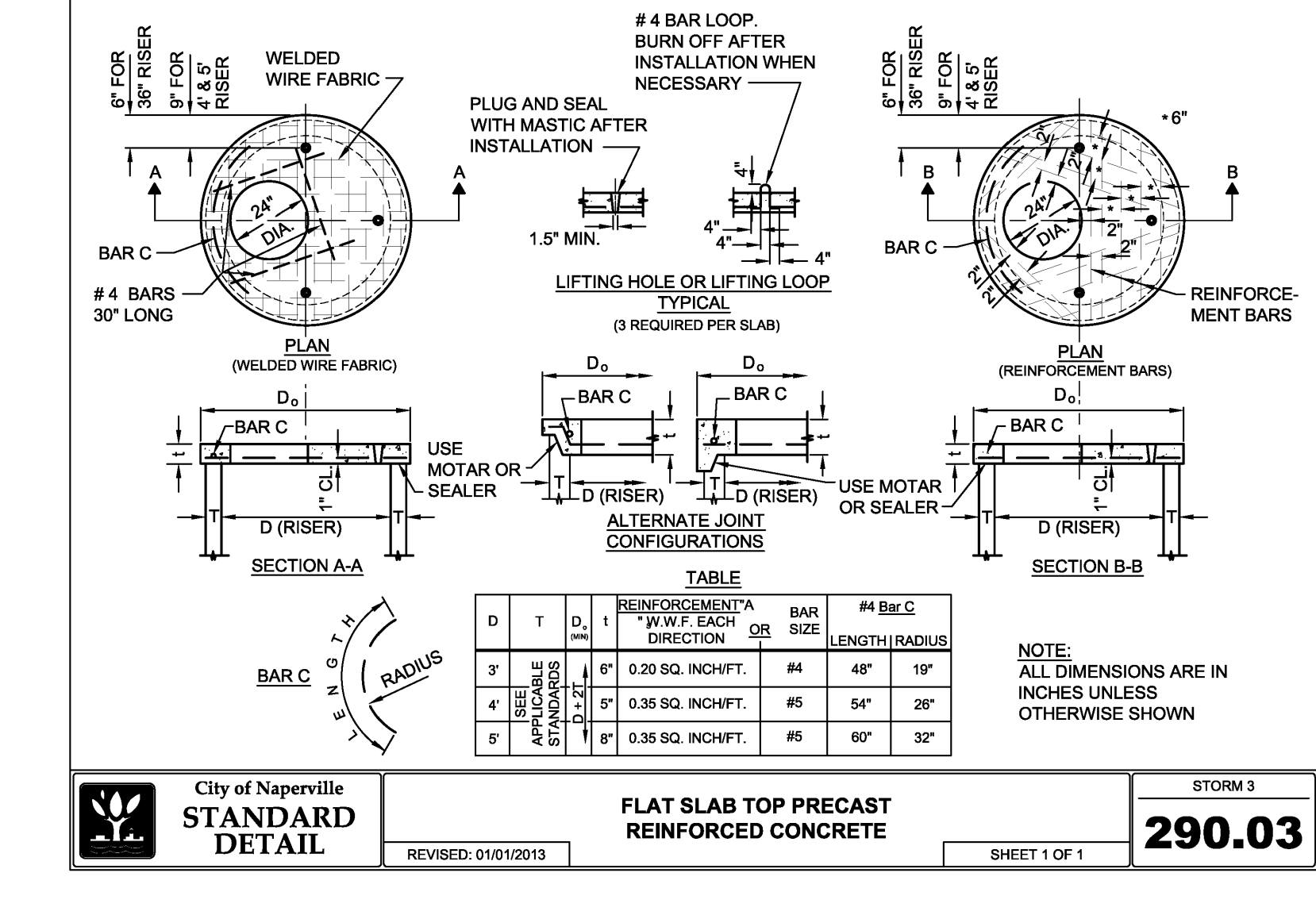
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**290.20**  
 STORM 20



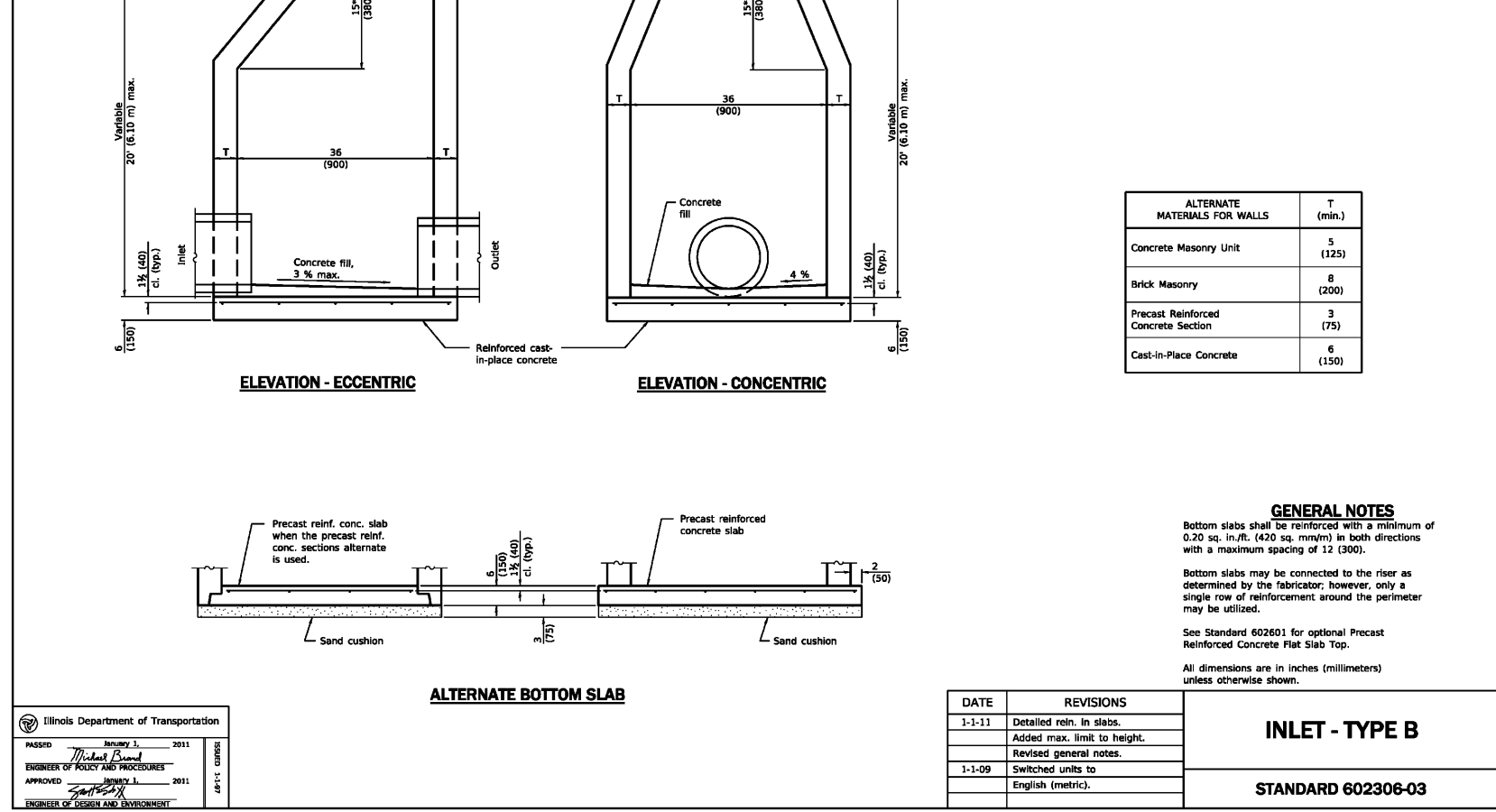
City of Naperville  
**STANDARD DETAIL**  
 STORM SEWER TRENCH SECTION IN NON-PAVED AREAS  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**290.21**  
 STORM 21



City of Naperville  
**STANDARD DETAIL**  
 SANITARY SEWER MANHOLE  
 REVISED: 09/01/2018 SHEET 1 OF 1  
**390.01**  
 SANITARY 1



City of Naperville  
**STANDARD DETAIL**  
 FLAT SLAB TOP PRECAST REINFORCED CONCRETE  
 REVISED: 01/01/2013 SHEET 1 OF 1  
**290.03**  
 STORM 3



NO.	DATE	DESCRIPTION
1	02/17/2024	NO REVISIONS THIS SHEET

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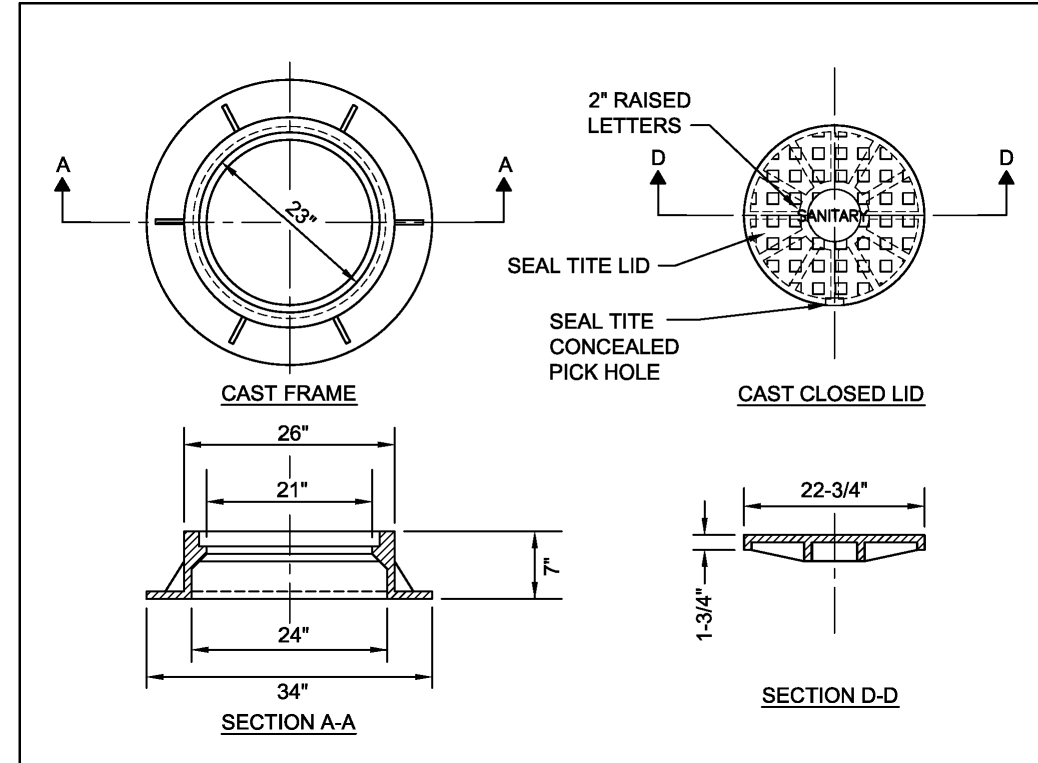
**Civil & Environmental Consultants, Inc.**

**M HOUSE 828 LLC**  
 1075 AND 1079 PARKSIDE ROAD  
 NAPERVILLE, ILLINOIS 60540

**DETAILS - 1**

DATE: MAY 31, 2024  
 DRAWN BY: JGC  
 PROJECT NO: 1" = 20" (CHECKED BY: JGC)  
 APPROVED BY: JGC

DRAWING NO: **C800**  
 SHEET 10 OF 12

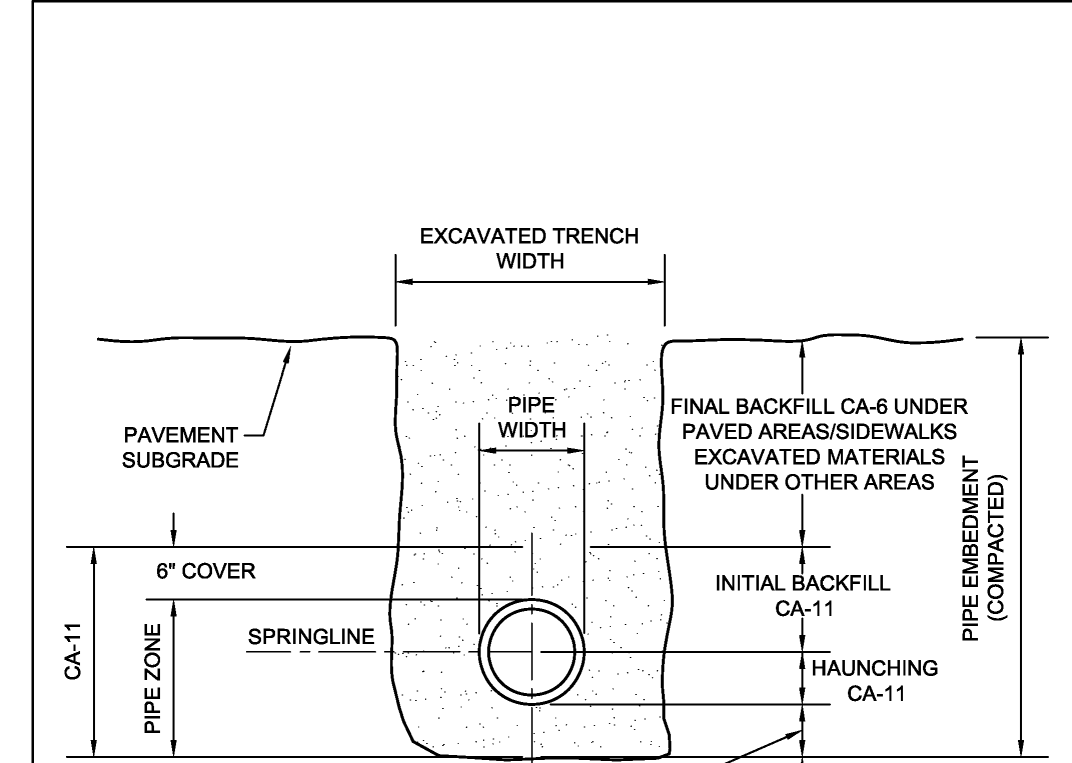


**Sanitary Manhole - Frame & Cover**

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, BOLT-DOWN 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 M308 PROOF LOADING SPECIFICATIONS

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

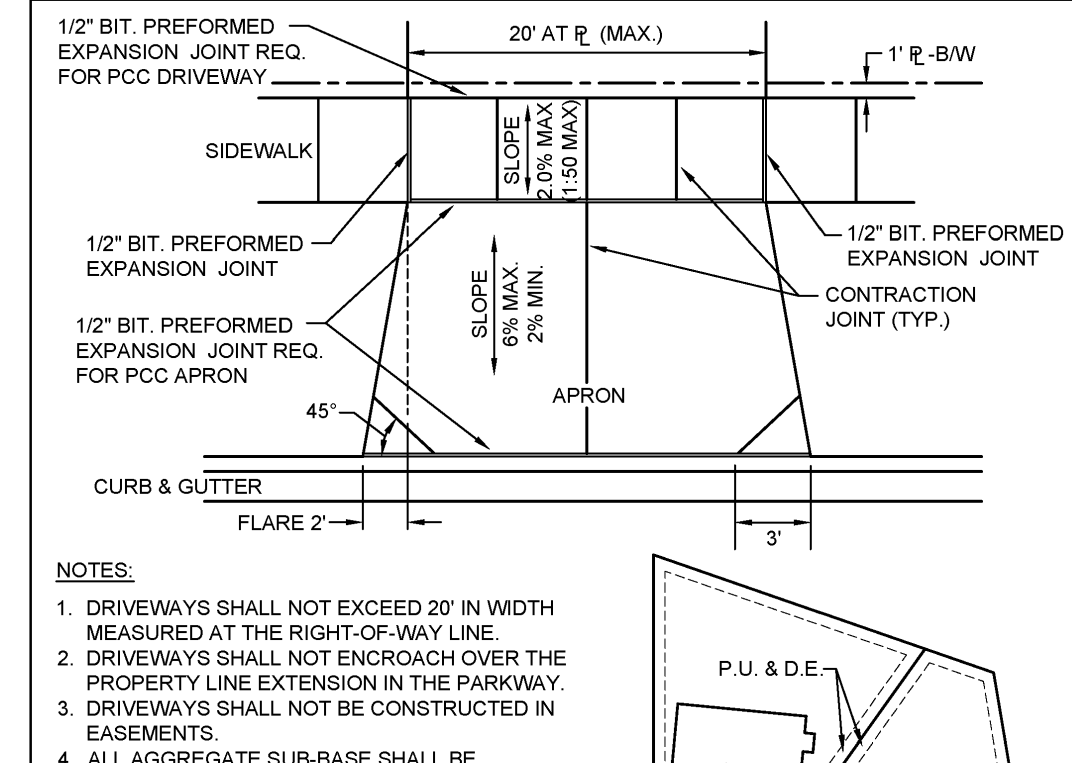


**Trench Section for PVC Pipe**

NOTES:

- IN PAVED AREAS, ALL TRENCHES MUST BE COMPACTED IN CONFORMANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IF FOUNDATION IS UNSUITABLE TO BED PIPE, UNDERCUTS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

City of Naperville **STANDARD DETAIL** **TRENCH SECTION FOR PVC PIPE** **SANITARY 10**  
 REVISED: 01/01/2013 SHEET 1 OF 1 **390.10**

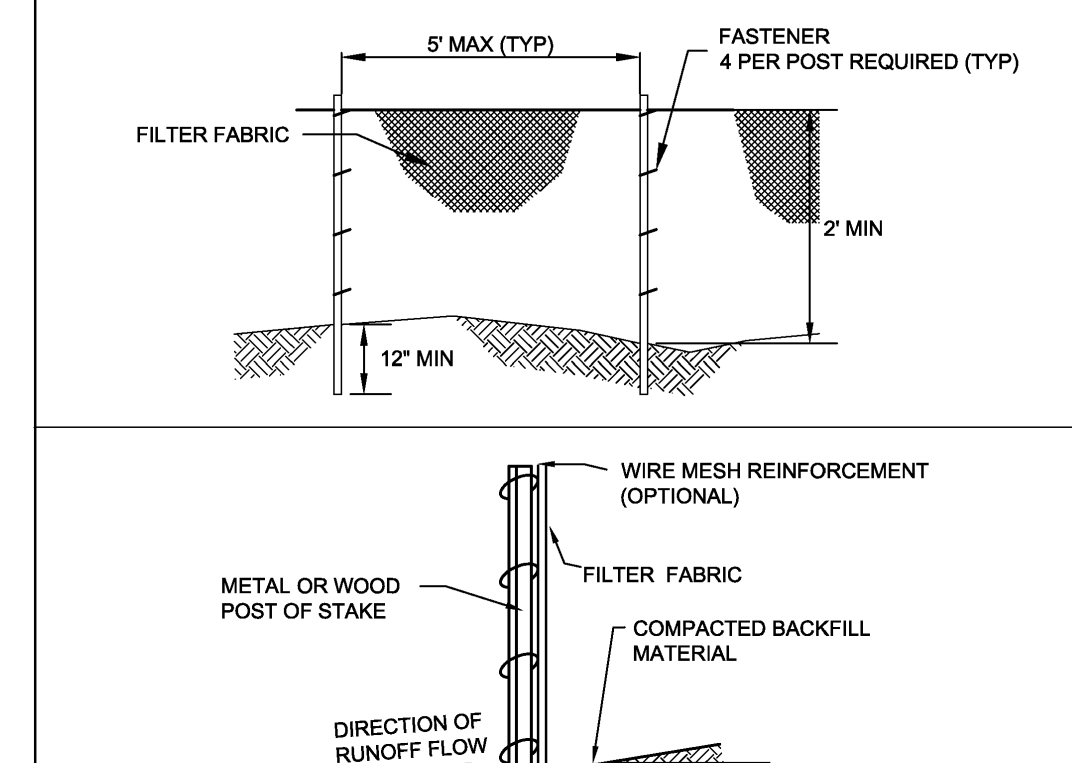


**Typical Residential Driveway Detail**

NOTES:

- DRIVEWAYS SHALL NOT EXCEED 20' IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
- DRIVEWAYS SHALL NOT ENCROACH 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.
- EXPANSION JOINT MATERIAL MUST MATCH THE FULL DEPTH OF THE PAVEMENT.
- 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: 08/01/2018 SHEET 1 OF 2 **590.06**

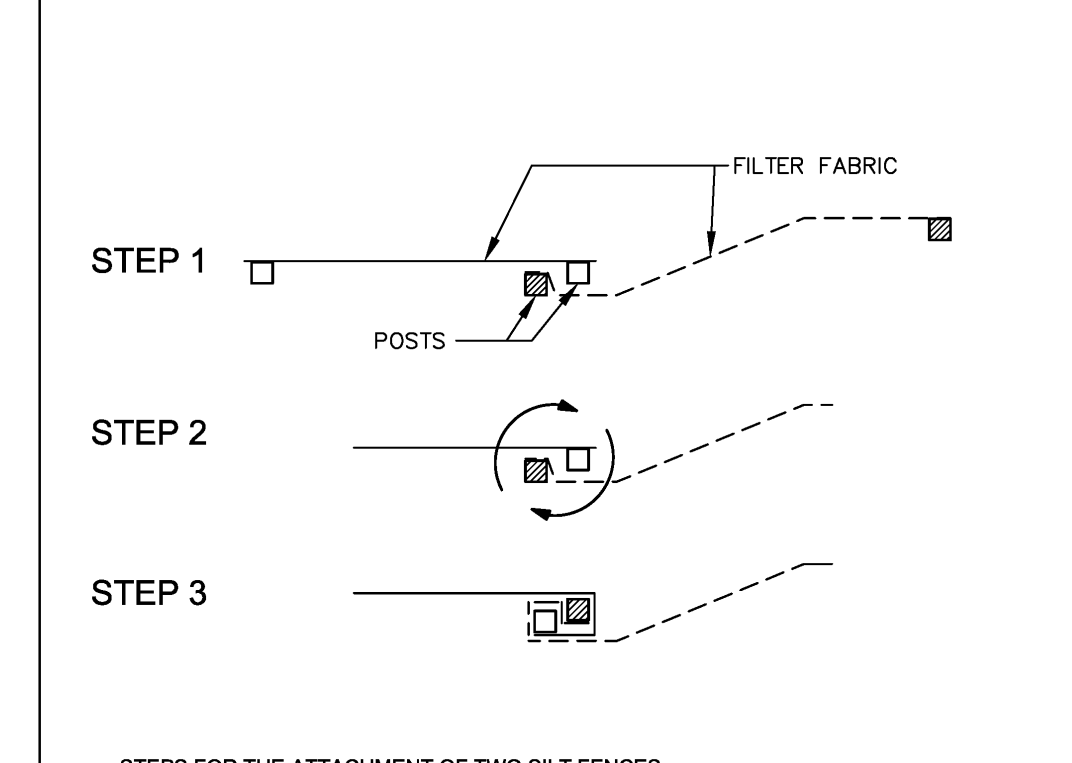


**Temporary Erosion Control Measure - Silt Fence**

NOTES:

- TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
- FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
- DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH THE WIRES, WOOD POST WITH NAILS.

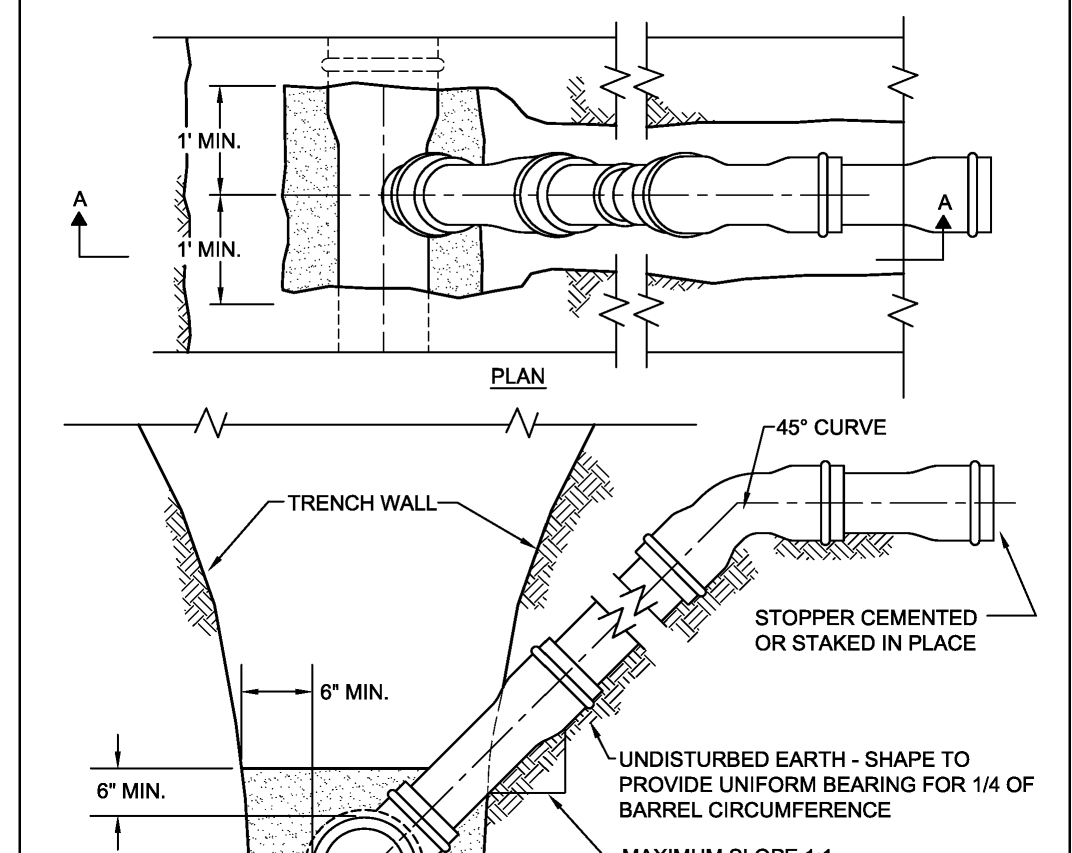
City of Naperville **STANDARD DETAIL** **TEMPORARY EROSION CONTROL MEASURE - SILT FENCE** **LANDSCAPE 3**  
 REVISED: 01/01/2013 SHEET 2 OF 2 **790.03**



**Steps for the Attachment of Two Silt Fences:**

- PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
- ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
- DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

City of Naperville **STANDARD DETAIL** **TEMPORARY EROSION CONTROL MEASURE - SILT FENCE** **LANDSCAPE 3**  
 REVISED: 01/01/2013 SHEET 2 OF 2 **790.03**

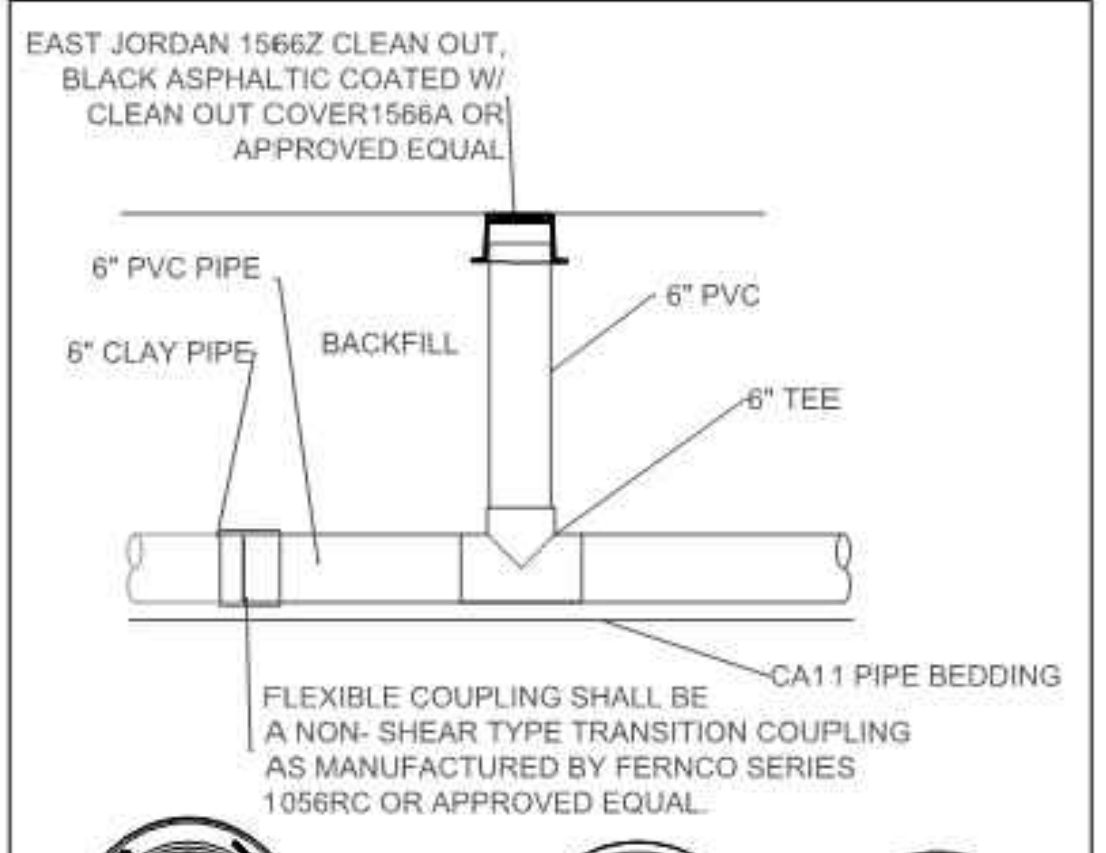


**Rise for Service Lateral**

NOTES:

- THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS AND GROUNDWATER ENTERING THE LATERAL WITH AN APPROVED PLUG.
- MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
- WHEN A SERVICE CONNECTION IS TAPPED INTO PVC MAIN, THEN A SEWER SADDLE SHALL BE USED. GENCO TYPE "SEALITE" OR APPROVED EQUAL. BANDS, NUTS AND BOLTS MUST BE 304 STAINLESS STEEL.
- SDR 26 PVC PIPE MEETING REQUIREMENTS OF ASTM D-2241-05 AND JOINTS CONFORMING TO ASTM D-3139-98(2005) OR LATEST EDITIONS.

City of Naperville **STANDARD DETAIL** **RISE FOR SERVICE LATERAL** **SANITARY 20**  
 REVISED: 01/01/2013 SHEET 1 OF 1 **390.20**

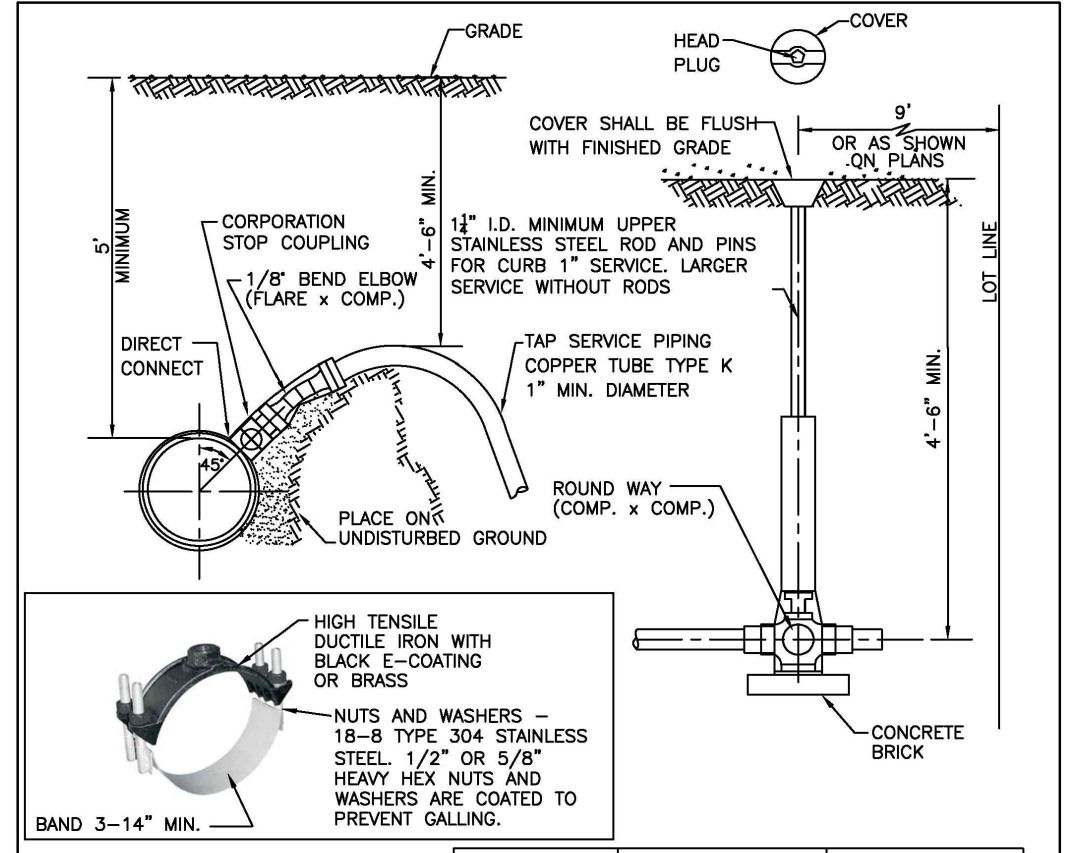


**Sanitary Sewer Cleanout**

NOTES:

- 1566Z CLEANOUT/ MONUMENT BOX COVER

City of Naperville **STANDARD DETAIL** **SANITARY SEWER CLEANOUT** **SAN 23**  
 EFFECTIVE: 1/15/2009 SHEET 1 OF 1 **390.23**

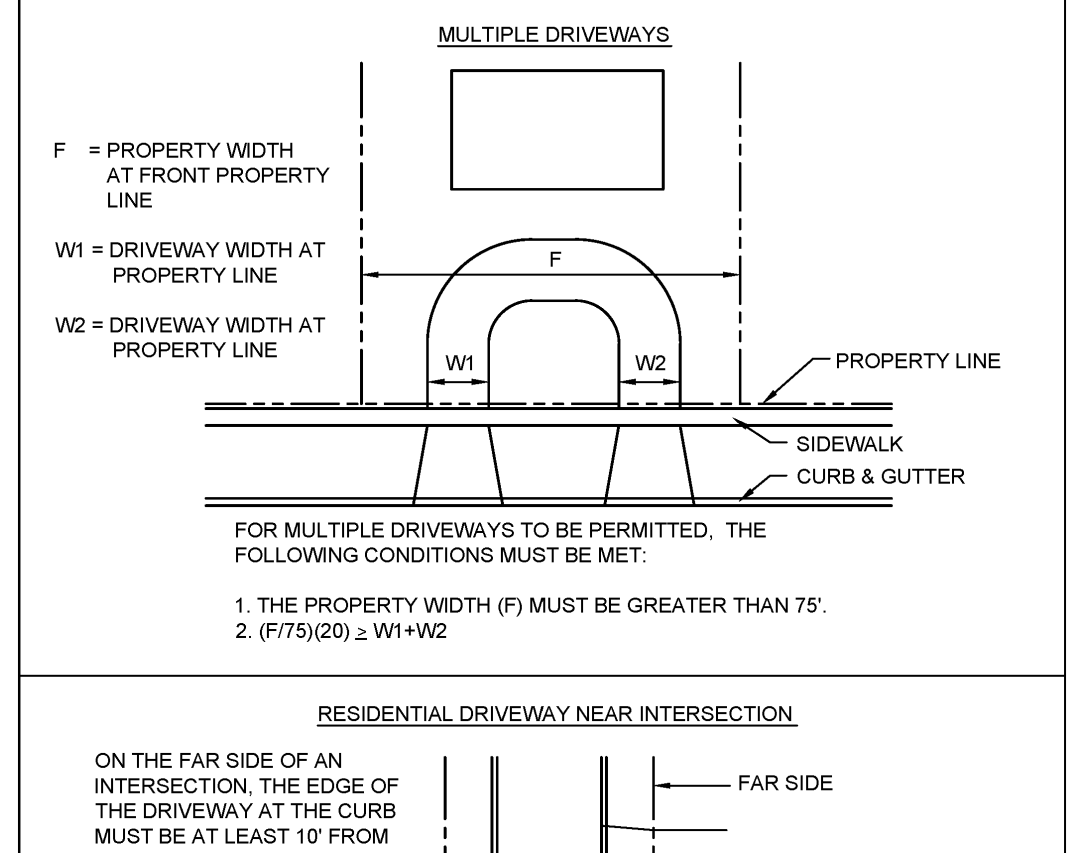


**Service Tap and Connection**

NOTES:

- CORPORATION IS TO BE FLARING TYPE (FORD F-600 OR EQUAL BY MUELLER OR A.Y. MCDONALD). FOR SERVICE SIZE 1 1/2" A.Y. MCDONALD 4710 CORP STOP THREADED NUT TO COMPRESSION OUTLET OR EQUAL.
- 1/2" BEND ELBOW - FEMALE FLARE TO COMPRESSION; FORD LACK, OR AN APPROVED EQUAL BY MUELLER, OR A.Y. MCDONALD (NOT AVAILABLE IN 1/2" SIZE SEE NOTE 1).
- CURB BOX 5" HIGH PATTERNS WITH 1-1/4" UPPER SECTION, WITH 1-1/4" BRASS PATENT PLUG.
- CURB STOP IS WITH COMPRESSION COUPLING - FORD B44 CURB STOP, OR EQUAL BY MUELLER, OR A.Y. MCDONALD.
- B-BOX HAS 1" THREADED BRASS PATENT PLUG WITH THE WORD "WATER" IN RAISED LETTERS ON CAPS (1-1/4" PENT. PLUG FOR 1-1/4" ID. B-BOXES).
- CORPORATION STOPS SHALL BE INSTALLED A MINIMUM OF 18" FROM PIPE JOINTS AND ENDS. MULTIPLE INSTALLATIONS SHOULD BE STAGGERED AROUND THE MAIN BY 22-1/2" AND SEPARATED FROM EACH OTHER BY 18".
- WATER SERVICE LINE SMALLER THAN 1" SHALL BE TYPE K COPPER. IF JOINTS ARE REQUIRED DUE TO LENGTH OF SERVICE, THEN ONLY COMPRESSION TYPE COUPLING SHALL BE PERMITTED. NO SOLDERED OR FLARED TYPE JOINTS ARE ALLOWED.
- SERVICE TAPS SHALL REQUIRE SADDLES IN ACCORDANCE WITH CHART BELOW. SADDLES SHALL BE STAINLESS STEEL. DUAL-BANDED, DUCTILE IRON OR BRASS SADDLES (FORD F500, 500BS OR APPROVED EQUAL) READY FOR TAPS.
- ALL WATERMAN AND APPURTENANCES MUST COMPLY WITH SECTION 1417 (A)(1) OF THE SAFER DRINKING WATER ACT (SDWA). ALL PRODUCT USED FOR DISPENSING POTABLE WATER MUST MEET BOTH THE NSF 61 AND NSF 372 TEST OF STANDARDS VIA THIRD PARTY TESTING AND CERTIFICATIONS.

City of Naperville **STANDARD DETAIL** **SERVICE TAP AND CONNECTION** **WATER 20**  
 REVISED: 05/15/2015 SHEET 1 OF 1 **490.20**

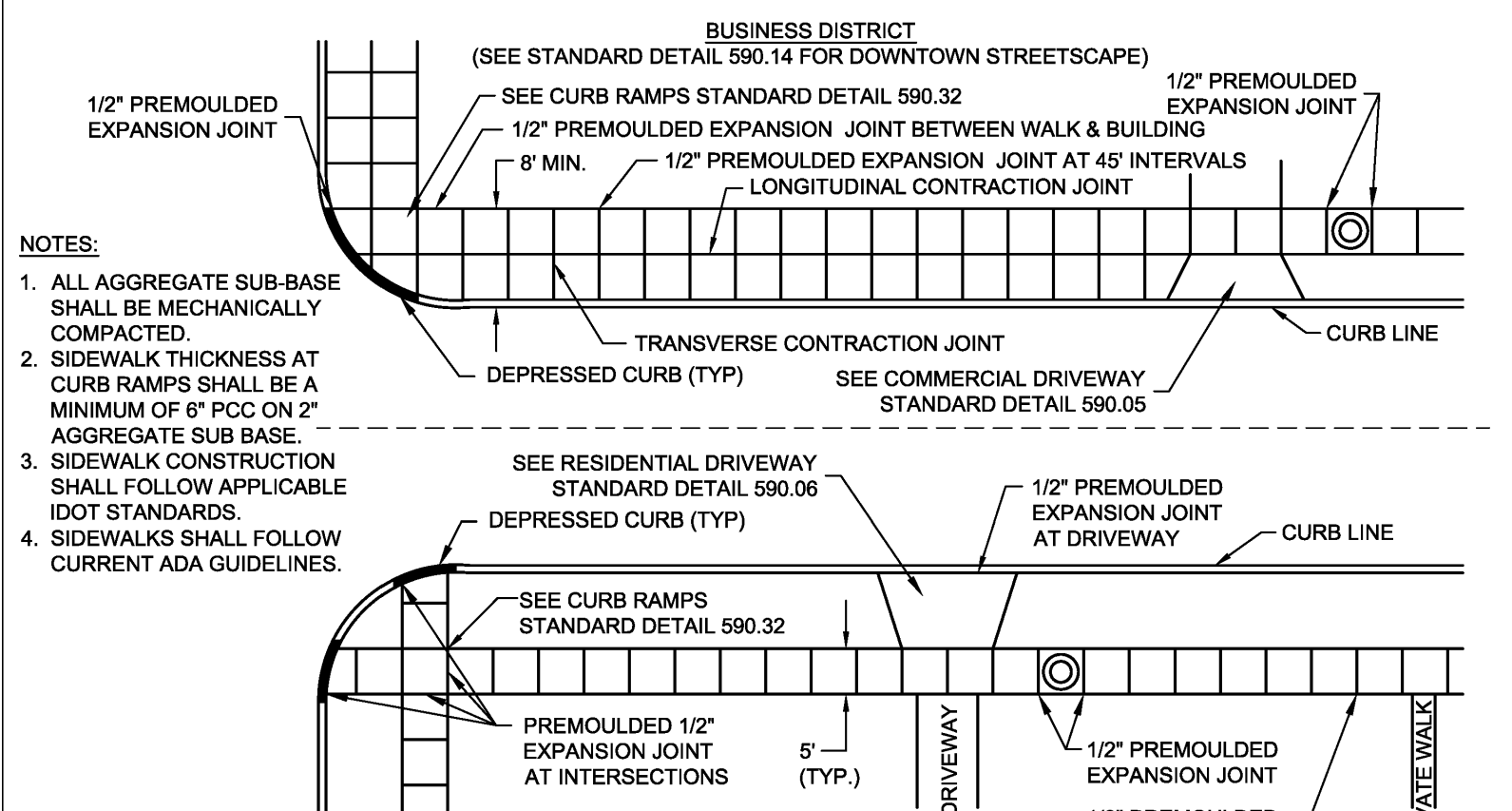


**Typical Residential Driveway Detail**

NOTES:

- THE PROPERTY WIDTH (F) MUST BE GREATER THAN 75'.
- (F/75)(20) ≥ W1+W2

City of Naperville **STANDARD DETAIL** **TYPICAL RESIDENTIAL DRIVEWAY DETAIL** **PAVEMENT 6**  
 REVISED: 08/01/2018 SHEET 2 OF 2 **590.06**



**Sidewalk Construction**

NOTES:

- ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
- SIDEWALK THICKNESS AT CURB RAMPS 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** **SIDEWALK CONSTRUCTION** **PAVEMENT 31**  
 REVISED: 01/01/2013 SHEET 1 OF 1 **590.31**

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	02/12/2024	NO REVISIONS THIS SHEET

1230 East Diehl Road  
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 Naperville, IL 60563  
 Ph: 630.963.6026  
 www.cecinco.com

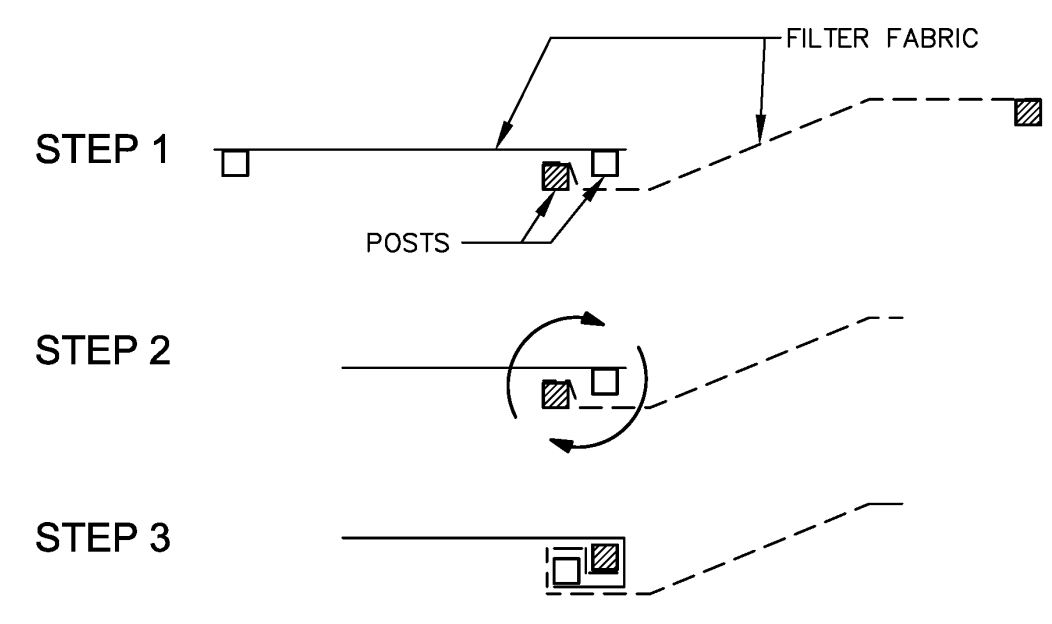
**CECINCO**  
 Civil & Environmental Consultants, Inc.

**DETAILS - 2**

**M HOUSE 828 LLC**  
**1075 AND 1079 PARKSIDE ROAD**  
**NAPERVILLE, ILLINOIS 60540**


DATE: MAY 31, 2024 | DRAWN BY: JGC  
 DWG SCALE: 1" = 20' | CHECKED BY: JGC  
 PROJECT NO: 341-408  
 APPROVED BY: JGC

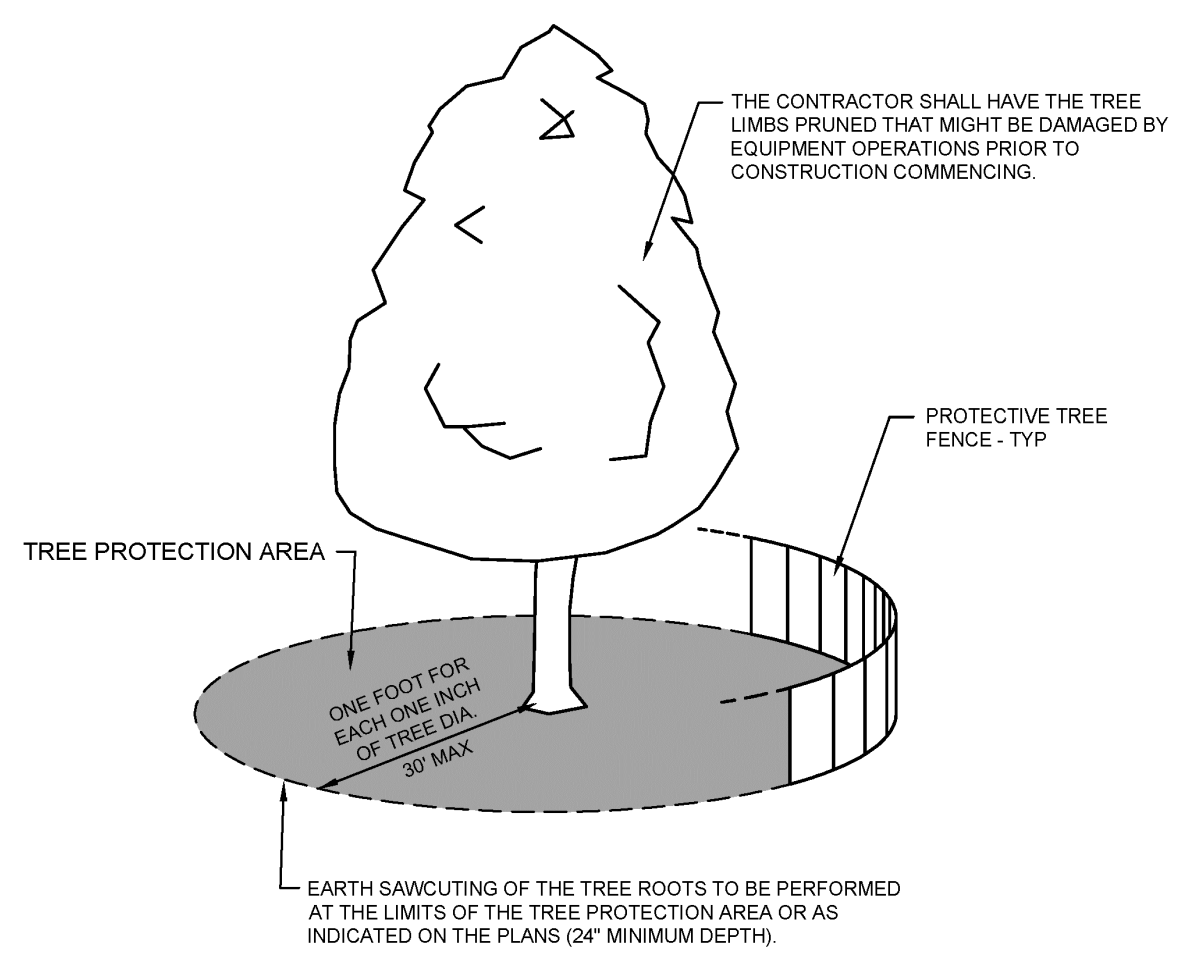
DRAWING NO: **C801**  
 SHEET 11 OF 12




- STEPS FOR THE ATTACHMENT OF TWO SILT FENCES:**
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
  2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
  3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

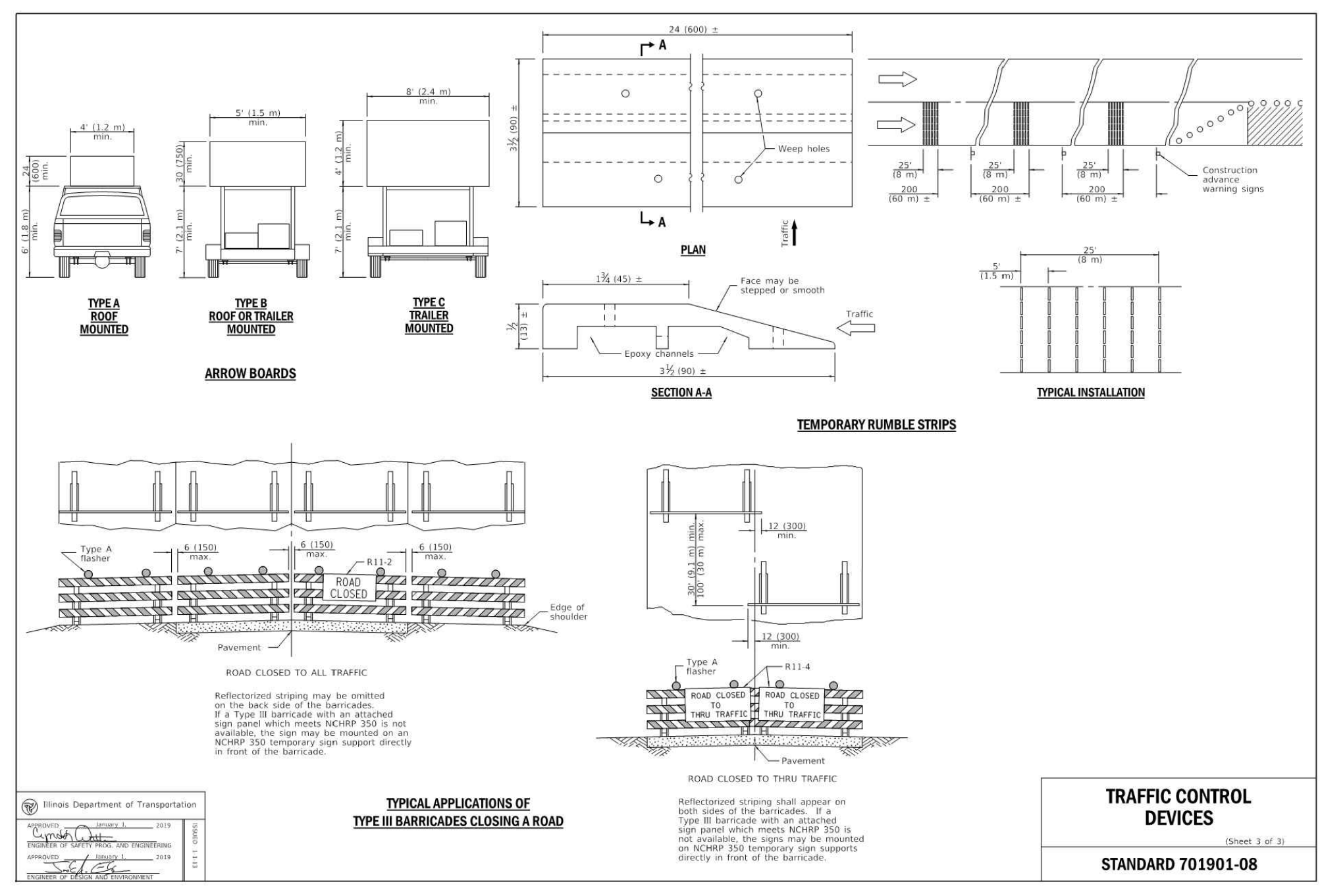
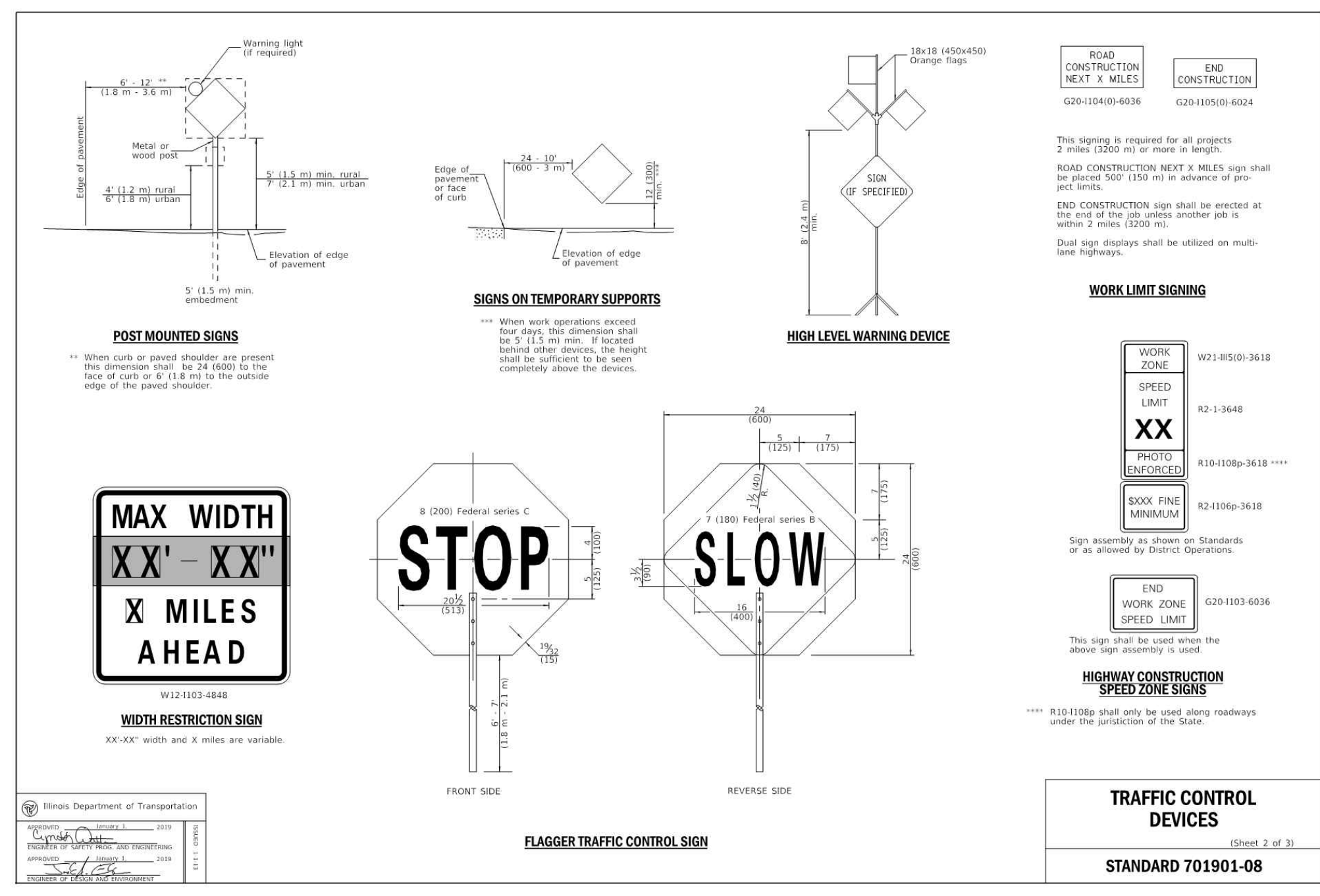
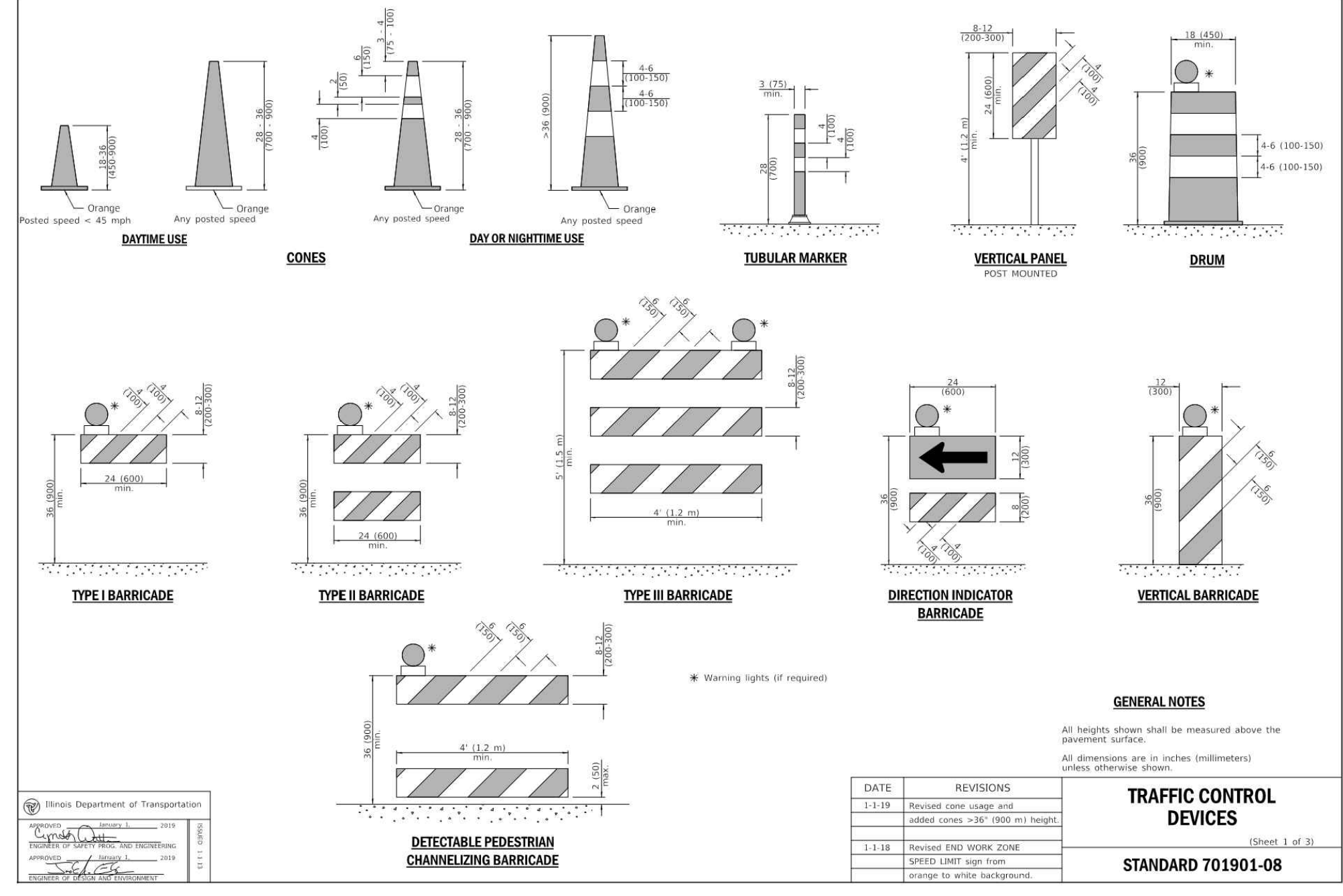
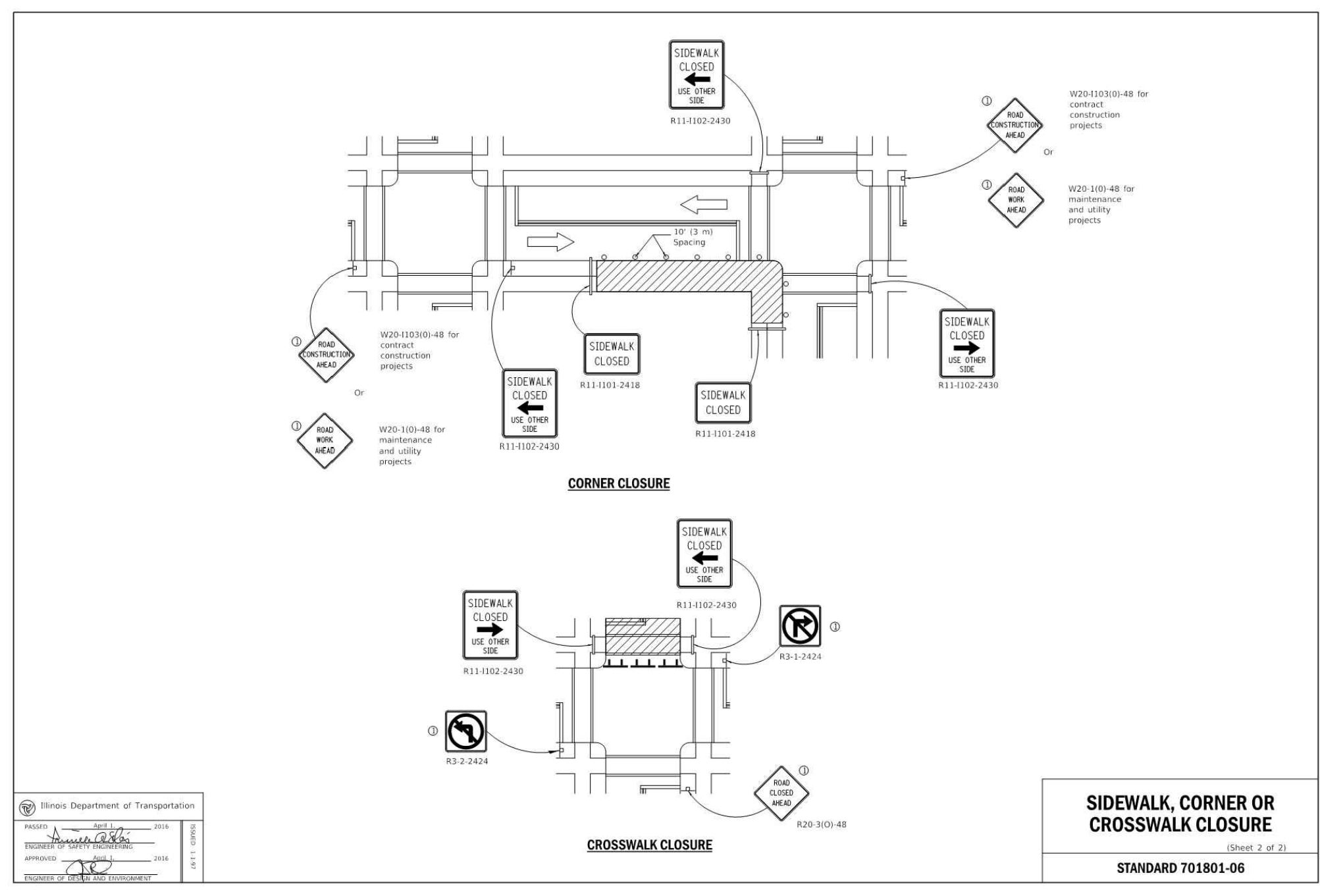
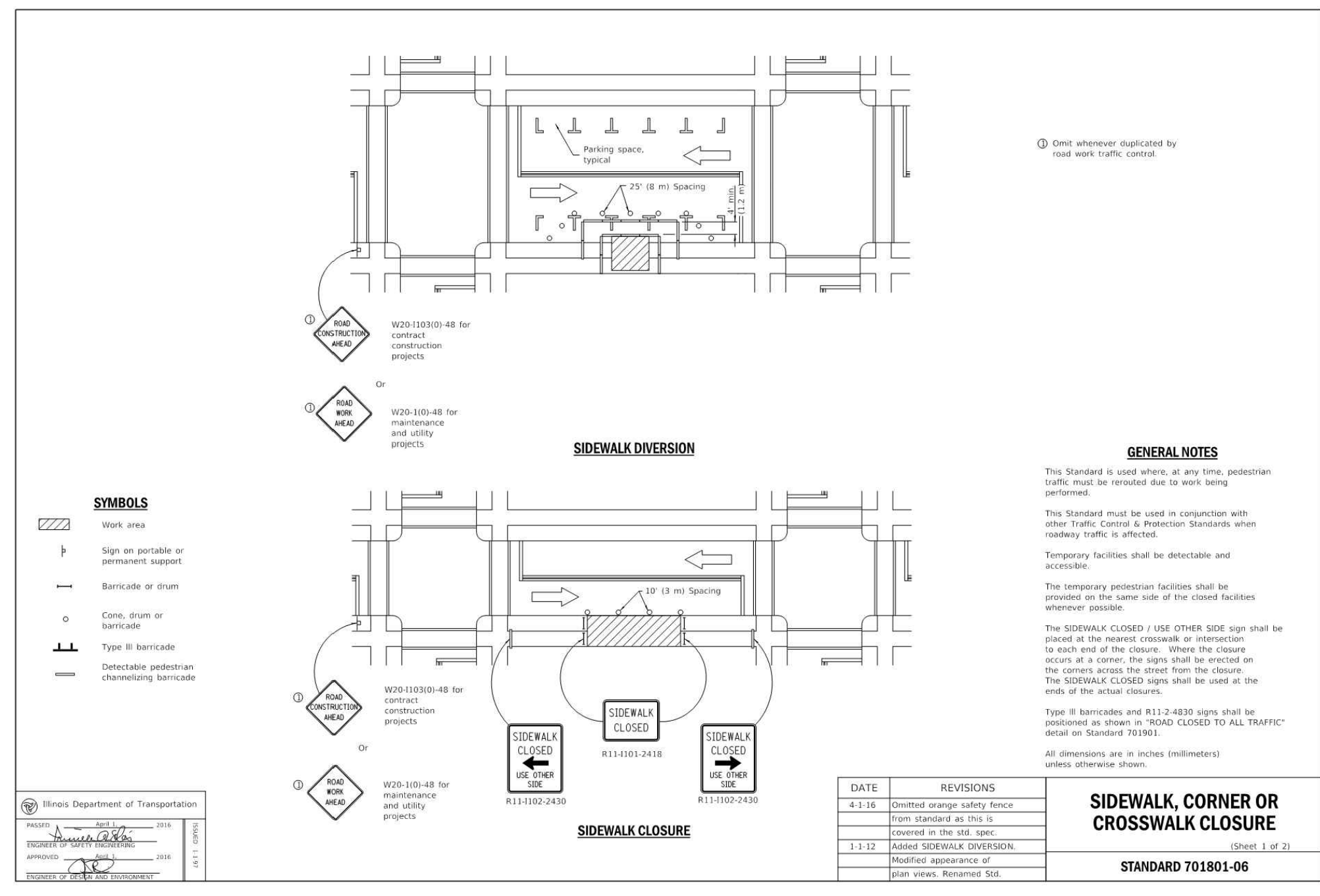
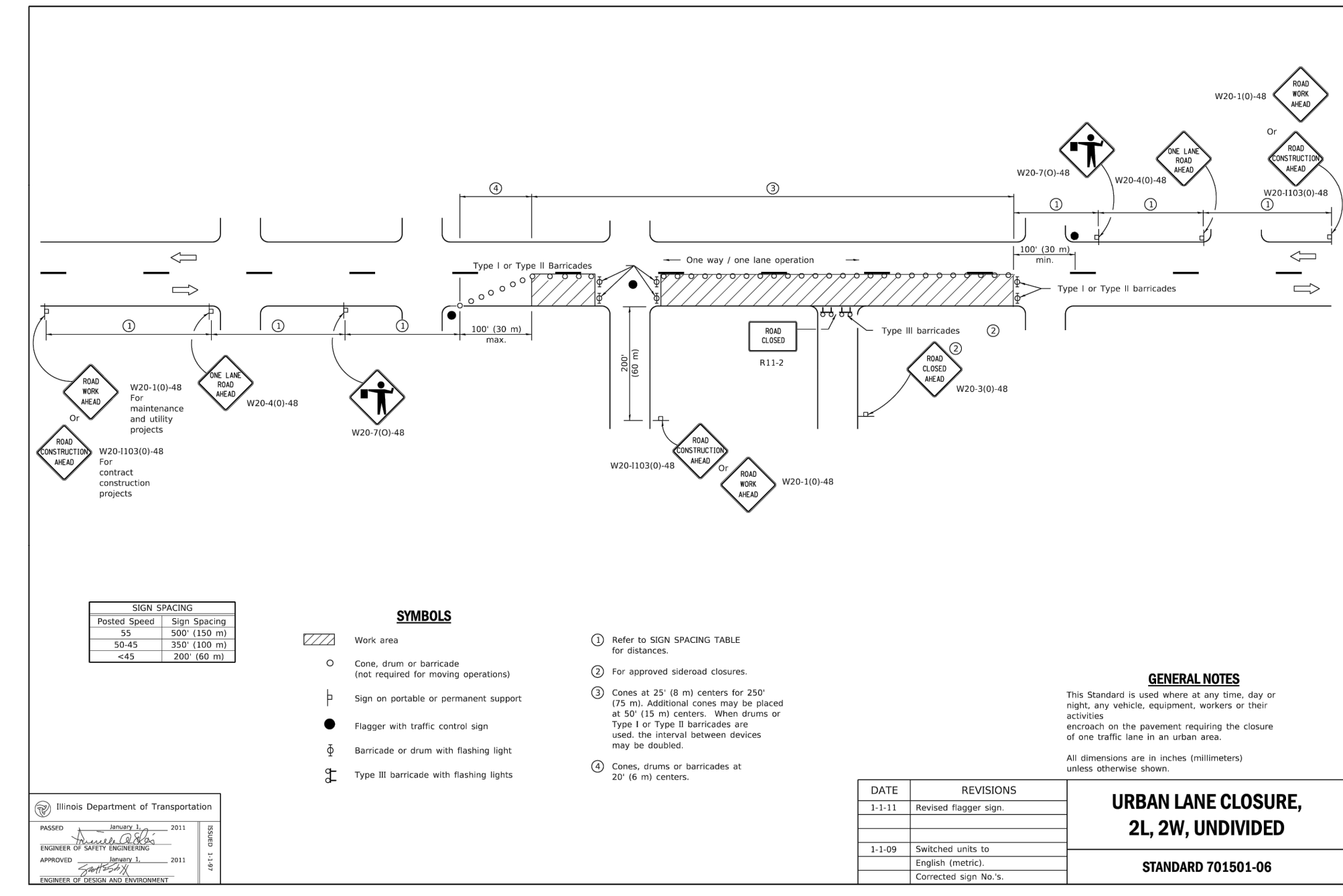
- NOTES:**
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
  2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
  3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
  4. DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH TIE WIRES, WOOD POST WITH NAILS.

	<b>City of Naperville</b> <b>STANDARD DETAIL</b>	<b>TEMPORARY EROSION CONTROL MEASURE - SILT FENCE</b> REVISED: 01/01/2013	<b>LANDSCAPE 3</b> <b>790.03</b> SHEET 2 OF 2
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- NOTES:**
1. A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
  2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
  3. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
  4. AUGURING IS REQUIRED IF A UTILITY MUST BE INSTALLED WITHIN THE TREE PROTECTION AREA. AUGURED UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
  5. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED (REMOVAL OF THE INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO AVOID HAZARD.
  6. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

	<b>City of Naperville</b> <b>STANDARD DETAIL</b>	<b>TREE PROTECTION</b> REVISED: 08/01/2018	<b>LANDSCAPE 10</b> <b>790.10</b> SHEET 1 OF 1
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NO.	DATE	DESCRIPTION
1	02/17/2024	NO REVISIONS THIS SHEET

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**Civil & Environmental Consultants, Inc.**

**M HOUSE 828 LLC**  
**1075 AND 1079 PARKSIDE ROAD**  
**NAPERVILLE, ILLINOIS 60540**

**DETAILS - 3**

DATE: MAY 31, 2024  
 DRAWN BY: MAJ  
 PROJECT NO: 341-408  
 APPROVED BY: JJC