

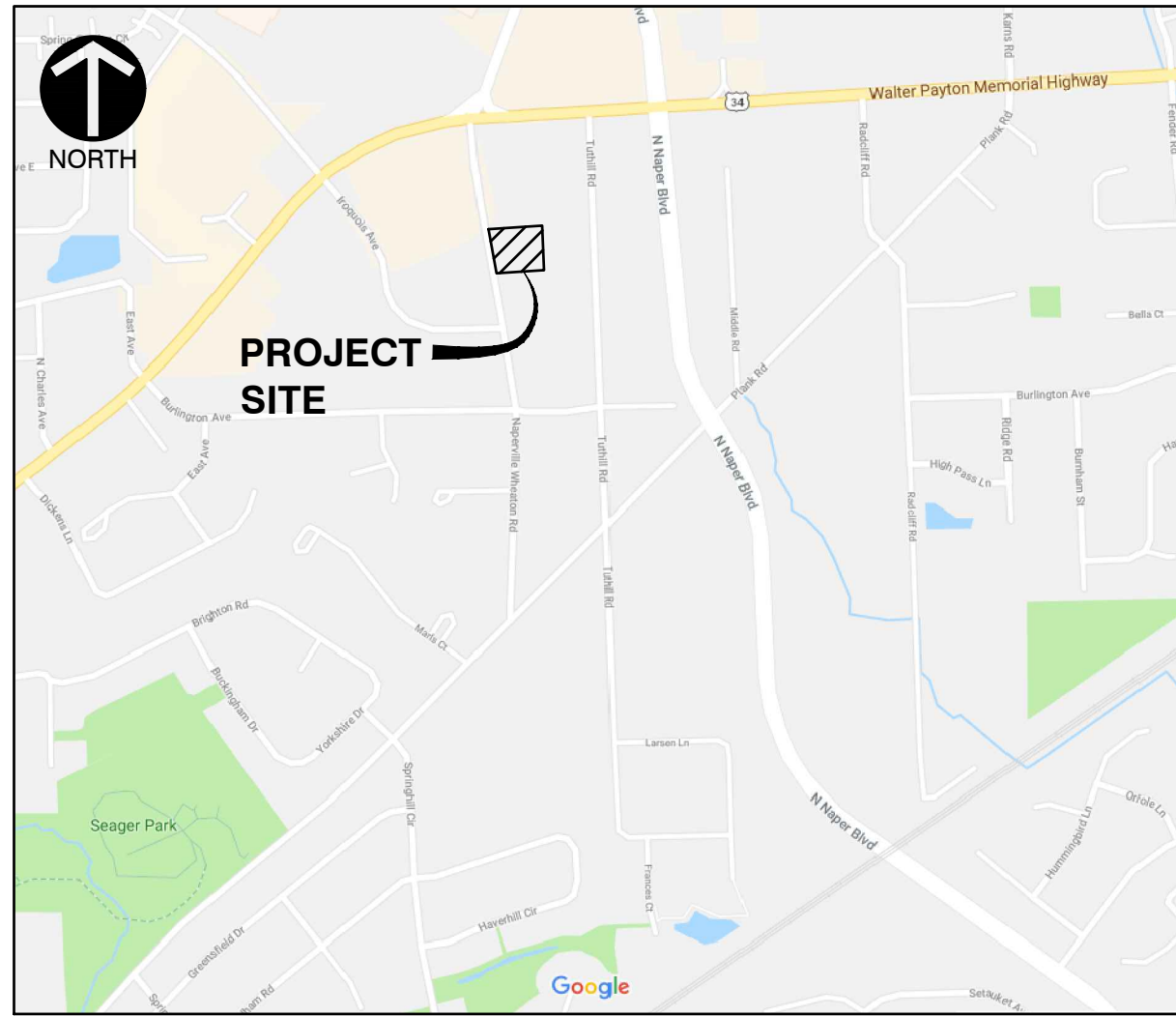
# FINAL ENGINEERING PLANS

## NAPERVILLE WHEATON TOWNHOMES

### NAPERVILLE, ILLINOIS

#### LEGEND

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
		EXISTING FENCE LINE
		EXISTING WOOD FENCE LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		PAVEMENT SHOULDER
		STORM PIPE
		DOWNSPOUT SERVICE LINE
		WATER LINE
		SANITARY SEWER LINE
		PROPOSED FORCEMAIN
		GAS LINE
		OVERHEAD WIRE
		ELECTRIC LINE
		CABLE LINE
		FIBER OPTIC LINE
		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.

#### BENCHMARKS:

##### REFERENCE BENCHMARK:

- NAPERVILLE MONUMENT #703: BERNTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT OGDEN AVENUE ENTRANCE OF OGDEN MALL AT NORTHWEST CORNER OF NAPERVILLE-WHEATON ROAD AND OGDEN AVENUE.

ELEVATION= 780.31

##### SITE BENCHMARKS:

- 'X' IN TOP OF CURB WEST SIDE OF NAPERVILLE-WHEATON ROAD, 5'± NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE EXTENDED.

ELEVATION= 763.52

- 'X' IN TOP OF CURB WEST SIDE OF NAPERVILLE-WHEATON ROAD, 64'± SOUTH OF THE SOUTH PROPERTY LINE OF SUBJECT SITE EXTENDED.

ELEVATION= 761.44

## PROJECT TEAM

#### OWNER

**NAPERVILLE WHEATON LLC**  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
PH: (630) 355-4600  
CONTACT: VINCE ROSANOVA

#### 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.

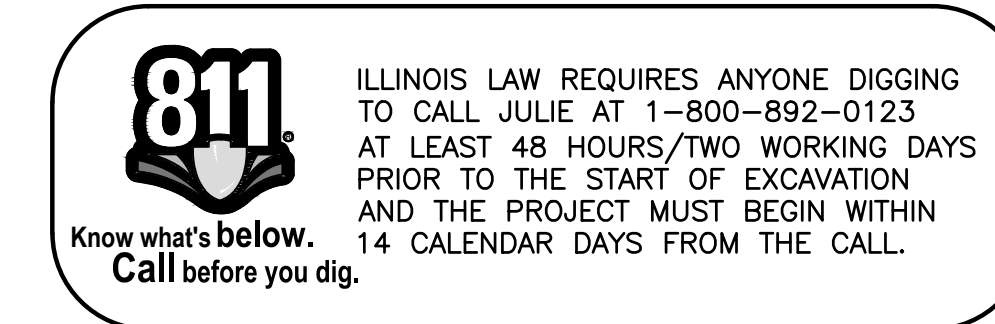
#### ARCHITECT

**STUDIO 21 ARCHITECTS**  
5012 FAIRVIEW AVENUE  
DOWNERS GROVE, ILLINOIS 60515  
PH: (630) 789-2513  
CONTACT: THOMAS FEND, R.A.

#### LANDSCAPE ARCHITECT

**WESTWOOD ENVIRONMENTAL LLC**  
1N617 ARBOR AVENUE  
WEST CHICAGO, ILLINOIS 60185  
PH: (630) 774-2561  
CONTACT: CRAIG HERNAN, RLA

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	SITE SPECIFICATIONS - 1
C002	SITE SPECIFICATIONS - 2
C003	SITE SPECIFICATIONS - 3
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	GRADING PLAN
C400	STORMWATER POLLUTION & PREVENTION PLAN
C500	UTILITY PLAN
C501	SANITARY SEWER AND WATERMAIN PROFILES
C800	DETAILS - 1
C801	DETAILS - 2
C802	DETAILS - 3
C803	DETAILS - 4
C804	DETAILS - 5
C805	DETAILS - 6

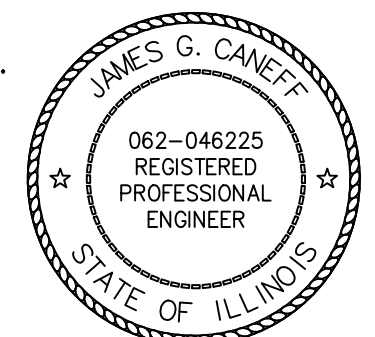


STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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, 2023, 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 15TH DAY OF FEBRUARY, 2023.

*James G. Caneff*  
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225  
REGISTRATION VALID THROUGH NOVEMBER 30, 2023  
\*HAND SIGNATURE ON FILE



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#### REVISION RECORD

NO.	DATE	DESCRIPTION
1	02/15/2023	REVISION PER CITY REVIEW, DATED 02/08/23

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

**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

DATE	DATE	DRAWN BY	CHECKED BY	PROJECT NO.	APPROVED BY
JANUARY 13, 2023	JANUARY 13, 2023	JGC	NONE	190-089-AV00	JGC

DRAWING NO. **C000**  
SHEET 1 OF 17

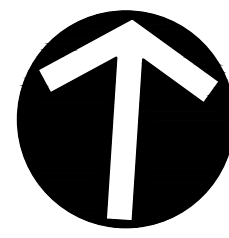
CITY PROJECT NO. 23-1000002

A: 1/27/21 1:00:00 PM - CAD (DWG) [C:\Users\jcaneff\OneDrive - Civil & Environmental Consultants, Inc.\Projects\23-1000002\Drawings\23-1000002-C000.dwg] (2/15/2023 11:00 AM) - Lp: 2/16/2023 11:00 AM

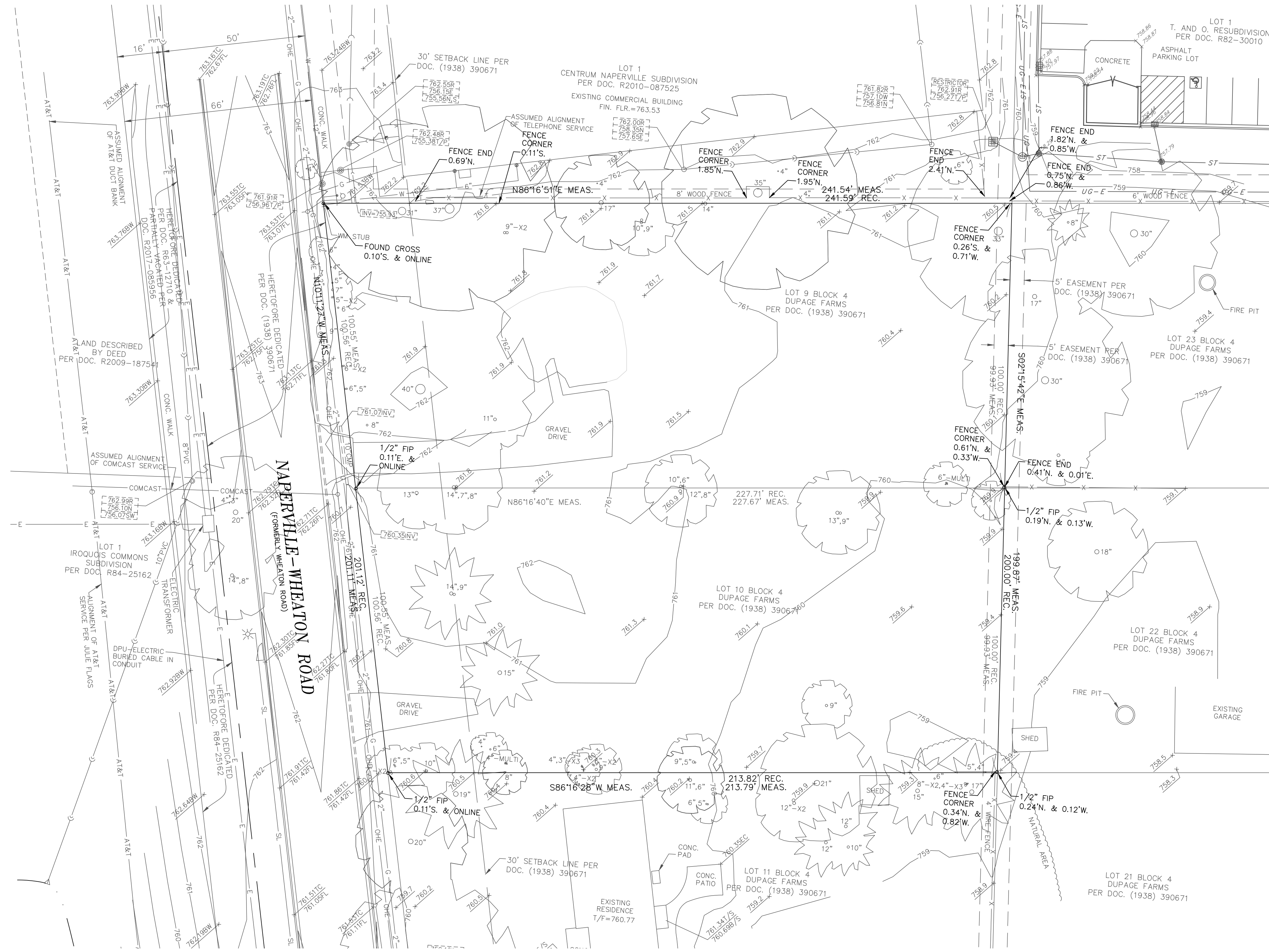








NORTH



REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
- 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	01/13/2023	NO REVISIONS THIS SHEET

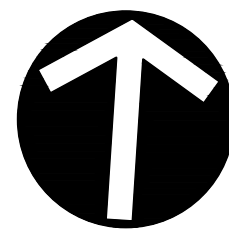
**C&E**  
**Civil & Environmental Consultants, Inc.**  
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
 630-963-6026 - 877-963-6026  
 www.ceinc.com

**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
**127 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

EXISTING CONDITIONS	
DATE:	JANUARY 13, 2023
DRAWN BY:	MAJ
CHECKED BY:	JGC
PROJECT NO.:	190-089-AV00
APPROVED BY:	JJGC

DRAWING NO. **C100**  
 SHEET 5 OF 17

A:\2019\190-089-C002\Draw\CDT1-Final.dwg | 19089-089-C100.dwg | 1/13/2023 11:07 AM - mjm | 1/13/2023 11:07 AM



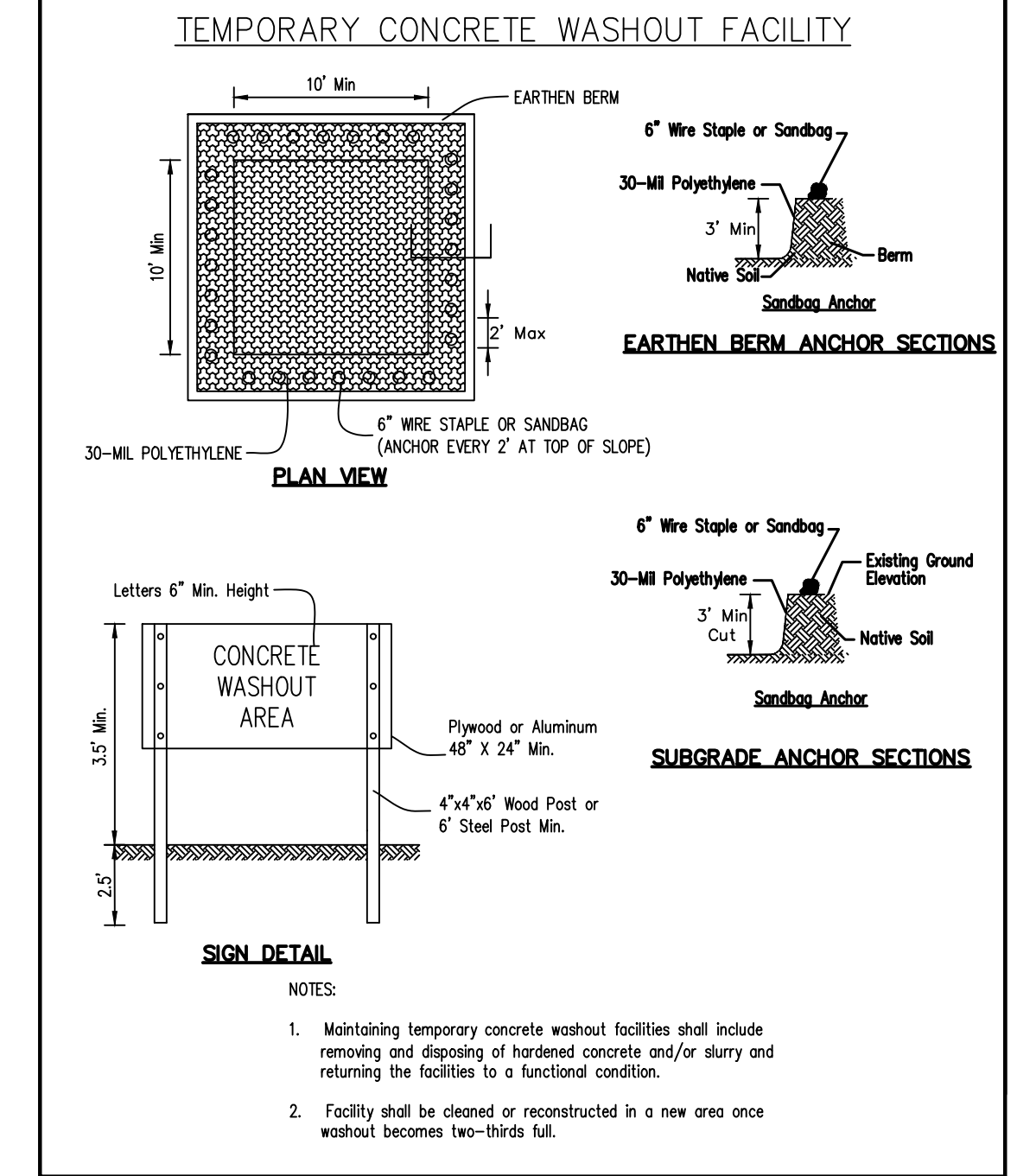
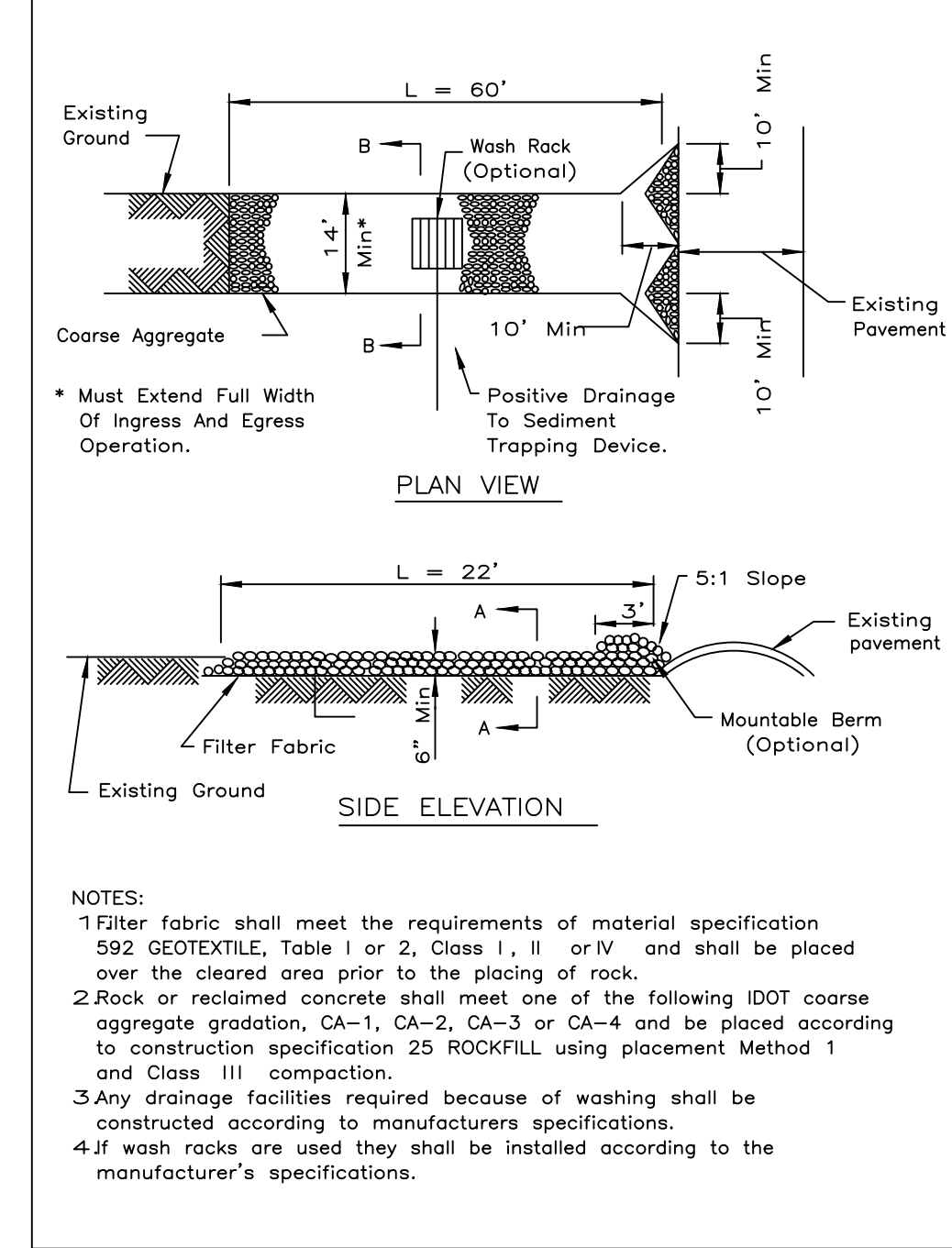
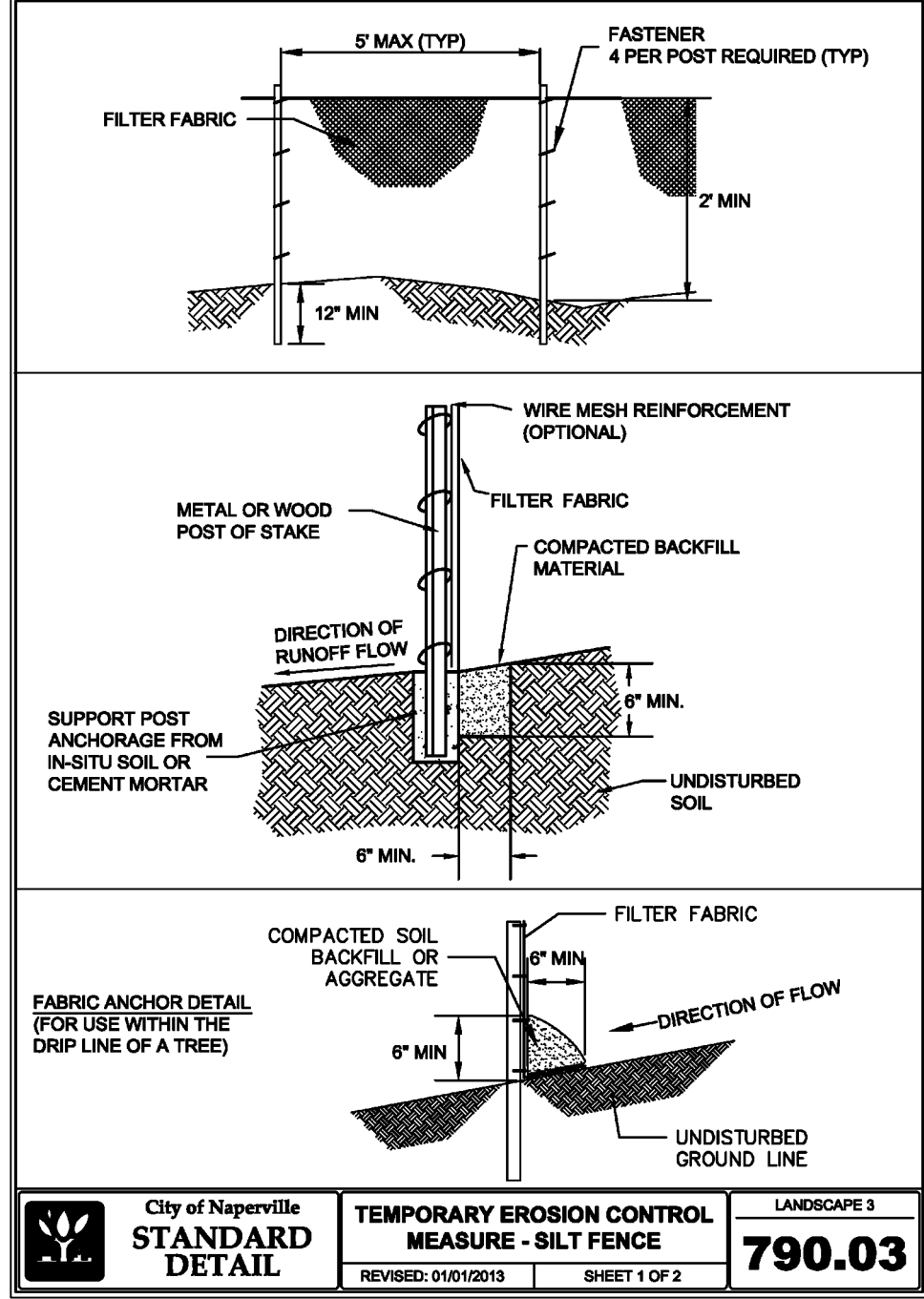
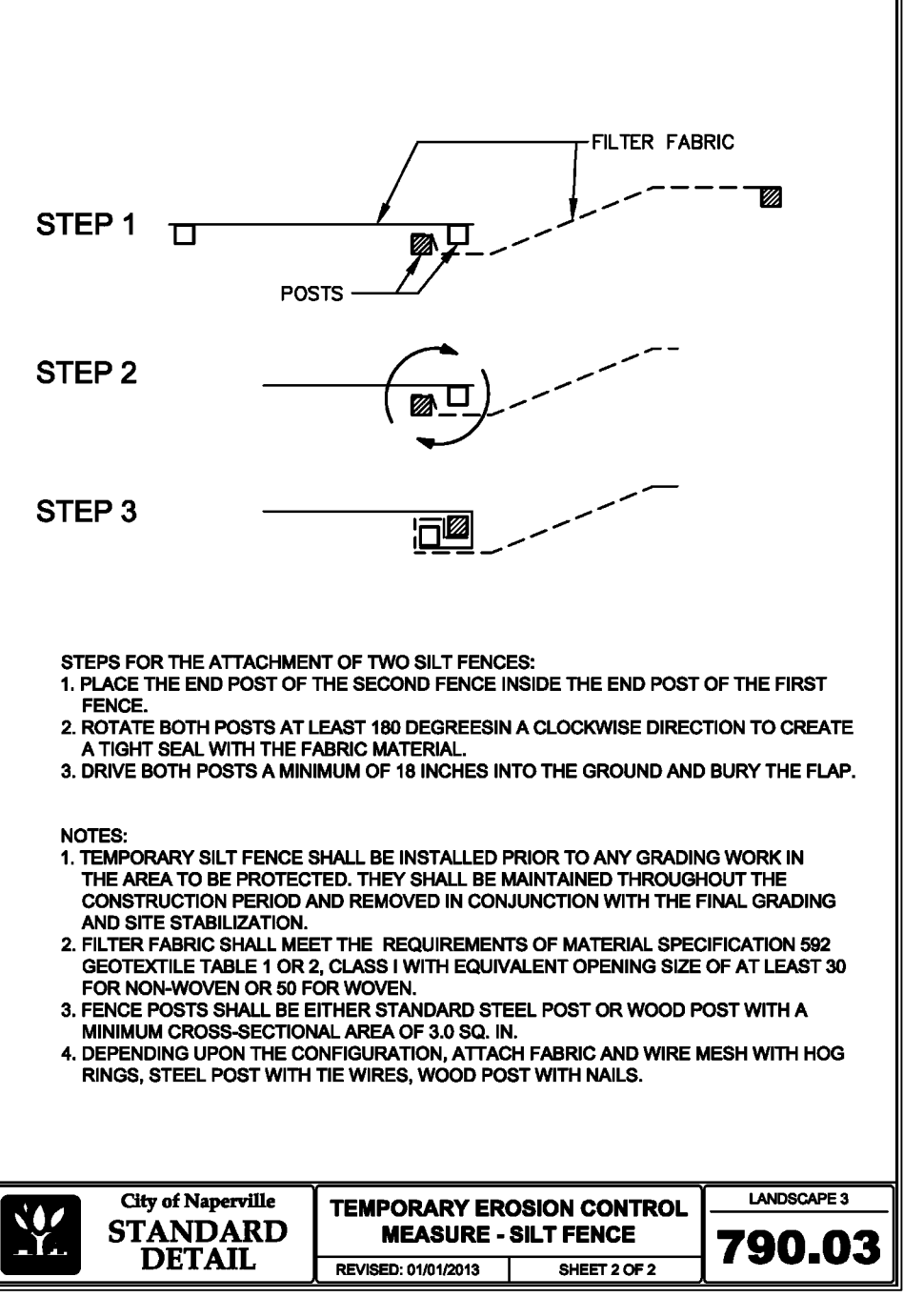
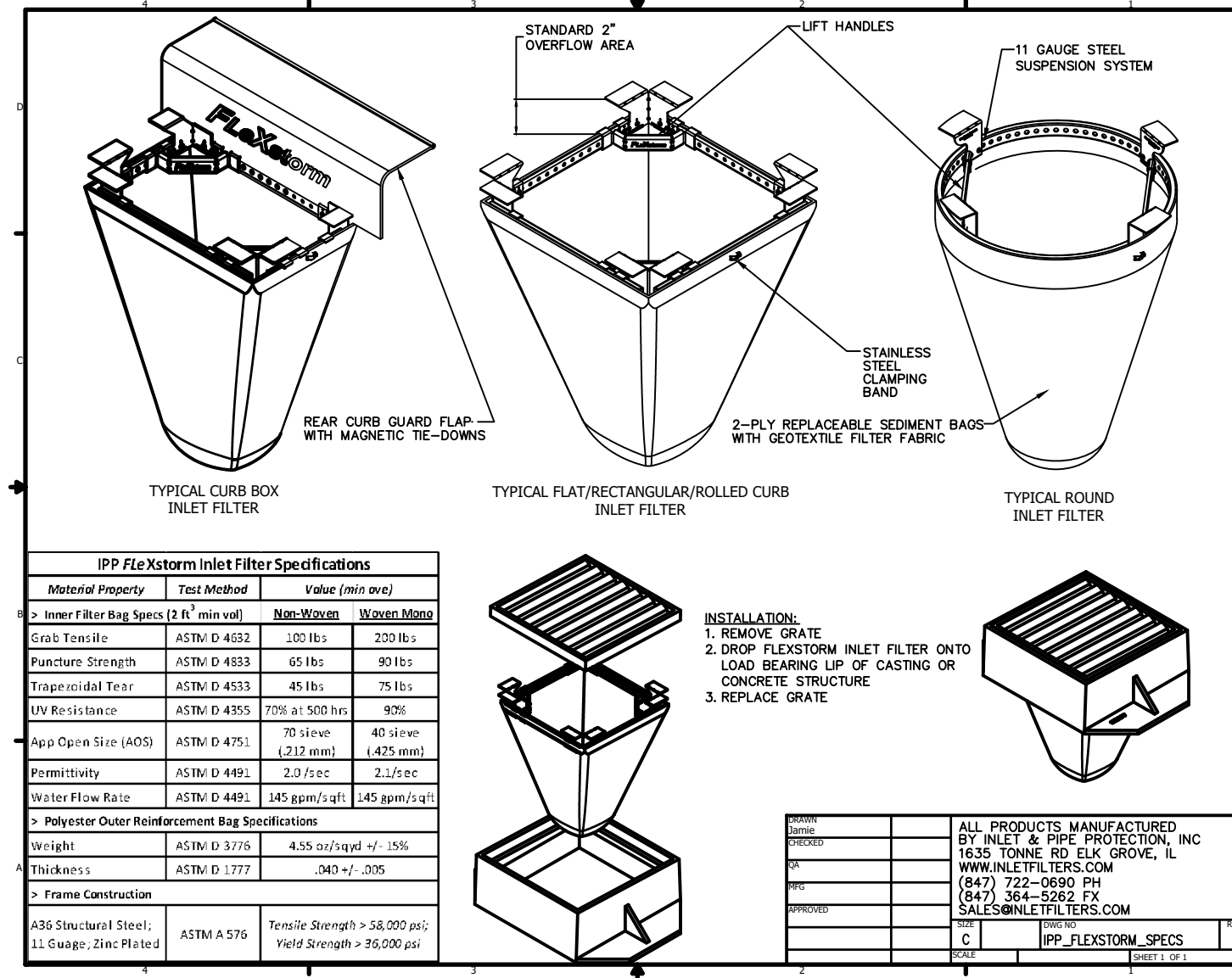
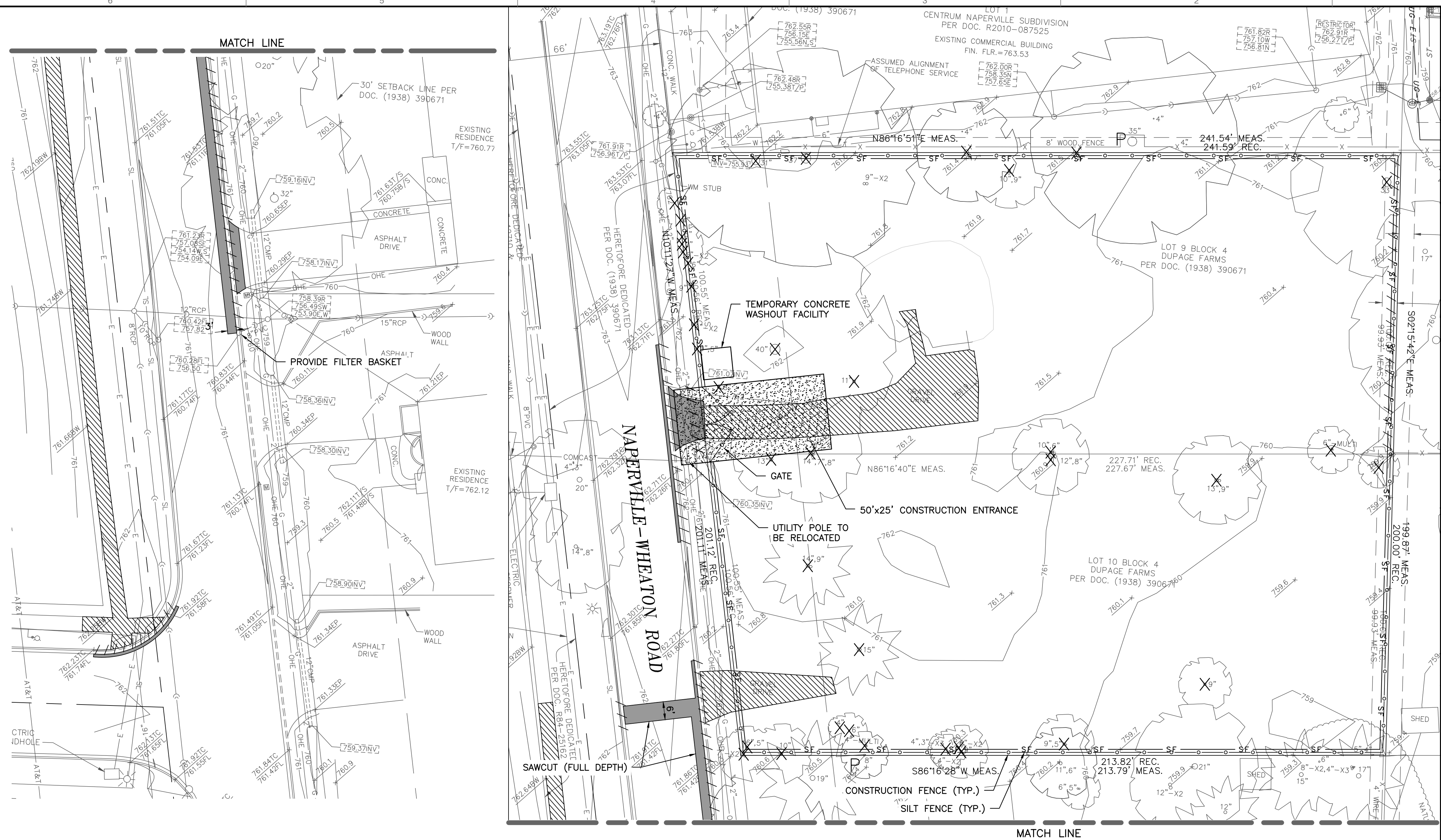
NORTH

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT REMOVAL
- INDICATES CONCRETE ITEM, RETAINING/STONE WALL OR UTILITY SERVICE TO BE REMOVED
- INDICATES NON-CONCRETE ITEM, STRUCTURE, OR TREE TO BE REMOVED
- TREES TO BE PROTECTED WITH FENCING
- SILT FENCE
- CONSTRUCTION FENCE (CHAIN LINK)

DEMOLITION NOTES:

- ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE COMPLETELY REMOVED. REMOVAL 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.
- 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.
- ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS, INCLUDING BITUMINOUS PAVEMENT, DRIVEWAYS, 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.
- ALL TREES, LANDSCAPE MATERIALS AND BRUSH 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.
- 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. THIS SHALL INCLUDE PRIVATE SERVICES AS WELL.
- ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
- 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.
- 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.
- ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
- A TEMPORARY CHAINLINK 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.



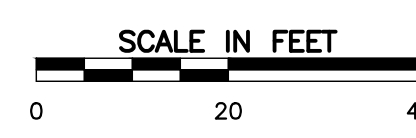
- REFERENCE
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
  - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
  - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MARKS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

City of Naperville  
STANDARD DETAIL  
TEMPORARY EROSION CONTROL MEASURE - SILT FENCE  
REVISION: 01/01/2015 SHEET 2 OF 2  
LANDSCAPE 3  
790.03

City of Naperville  
STANDARD DETAIL  
TEMPORARY EROSION CONTROL MEASURE - SILT FENCE  
REVISION: 01/01/2015 SHEET 1 OF 2  
LANDSCAPE 3  
790.03

- NOTES:
- Filter fabric shall meet the requirements of material specification 992 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
  - Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
  - Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
  - If wash racks are used they shall be installed according to the manufacturer's specifications.

- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
  - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.



REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/15/2023	NO REVISIONS THIS SHEET

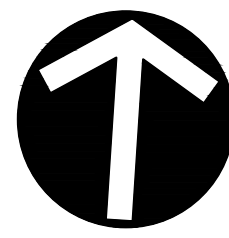
DEMOLITION PLAN

JANUARY 15, 2023 DRAWN BY: JGC  
DWG SCALE: 1" = 20' CHECKED BY: JGC  
PROJECT NO: 190-089-A/000  
APPROVED BY: JGC

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

NAPERVILLE WHEATON TOWNHOMES  
NAPERVILLE WHEATON LLC  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

DRAWING NO: C101  
SHEET 6 OF 17



NORTH

**DIMENSION NOTES:**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB AND FACE OF MONOLITHIC SIDEWALK.
- FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
- ON-SITE AND PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
- PAVEMENT MARKINGS SHALL BE AS FOLLOWS:
  - ACCESSIBLE PARKING SPACE - AS DETAILED ON ACCESSIBLE PARKING SPACE MARKINGS AND HANDICAPPED PAINTED SYMBOL.
  - PARKING SPACES - YELLOW PAINT, 4" WIDE.
  - STOP BAR - WHITE PAINT, 24" WIDE.
- 'VCH' INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
- THE LIMITS OF THE 6-FOOT WIDE MONOLITHIC SIDEWALK IN FRONT OF BOTH BUILDINGS SHALL BE FROM THE PROPOSED 6" CONCRETE BARRIER CURB WEST TO THE EAST EDGE OF THE PARKING LOT AND THE 4-FOOT WIDE NORTH-SOUTH SIDEWALK CONNECTING TO THE TRASH ENCLOSURE.

**SIGN LEGEND**

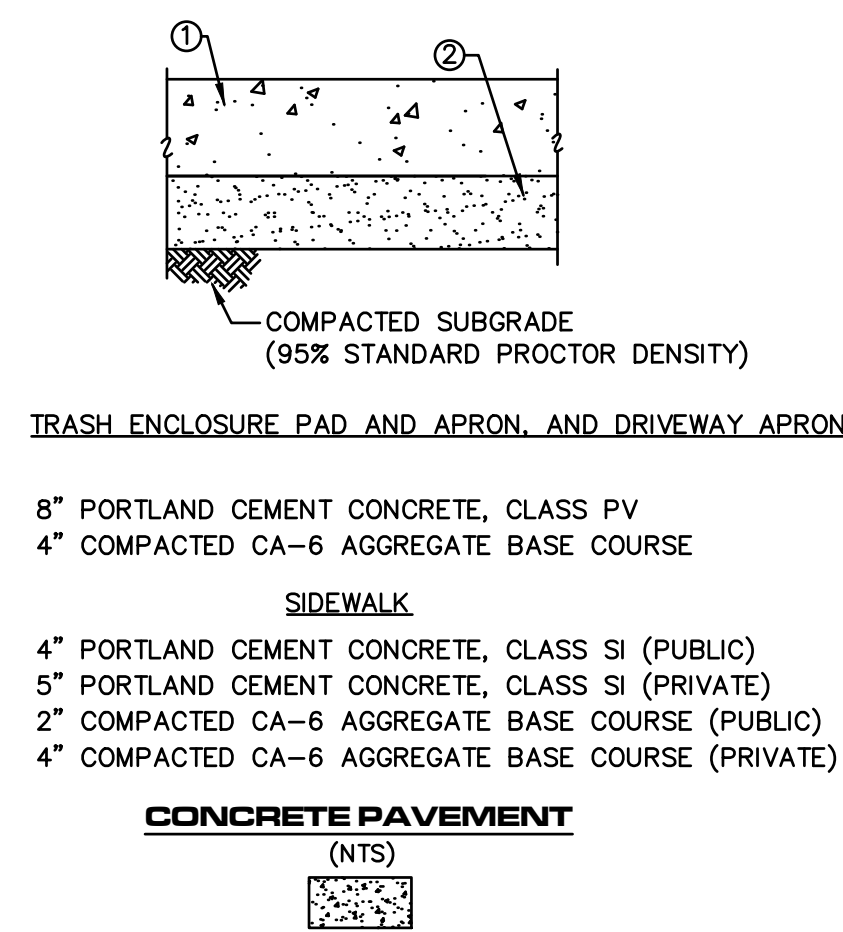
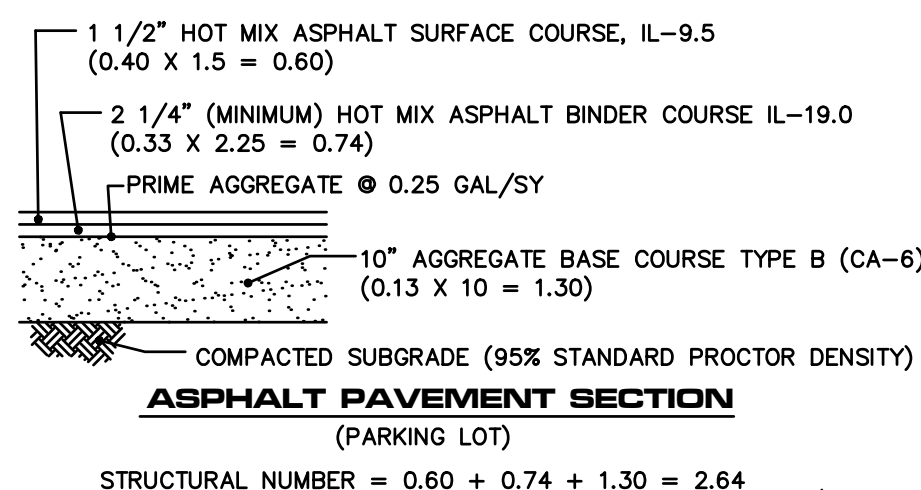
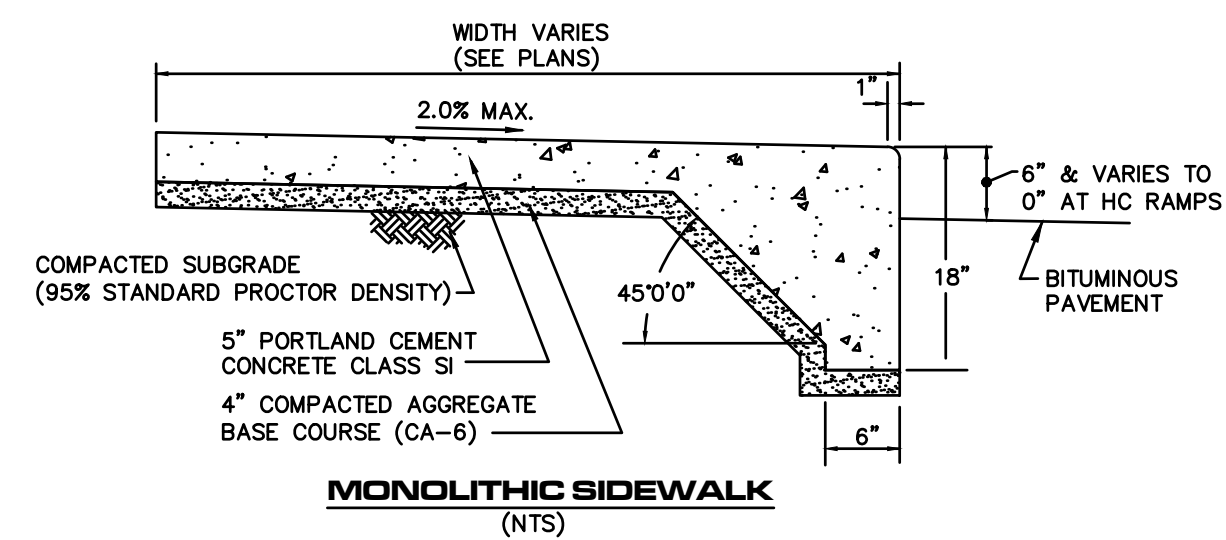
1 R1-1 30" X 30"

2 R7-B 12" X 18"

3 SIGN REQUIRING "\$250 FINE" ILLINOIS STANDARD R7-1101

4 VAN ACCESSIBLE

5 VAN ACCESSIBLE SIGN 18" X 9" 2" SERIES D LETTERS



**SITE DATA**

GROSS BOUNDARY AREA = 45,490 SQUARE FEET (1.044 ACRES)  
 R.O.W DEDICATION = 1,408 SQUARE FEET (0.032 ACRES)  
 NET AREA = 44,082 SQUARE FEET (1.012 ACRES)

NUMBER OF LOTS = 1

CURRENT ZONING = R3A (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT)

PROPOSED ZONING = R3A (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT)

PROPOSED SETBACKS:  
 FRONT YARD (WEST) = 23 FEET  
 SIDE YARD (NORTH) = 18 FEET  
 SIDE YARD (SOUTH) = 31 FEET  
 REAR YARD (EAST) = 25 FEET

BUILDING AREA = 10,527 SQUARE FEET

NUMBER OF RESIDENTIAL UNITS:  
 TWO BEDROOM = 6  
 THREE BEDROOM = 13  
 TOTAL = 19

PARKING PROVIDED:  
 19 UNITS x 2 SPACES/UNIT = 38 SPACES  
 VISITOR = 2 SPACES  
 TOTAL = 40 SPACES

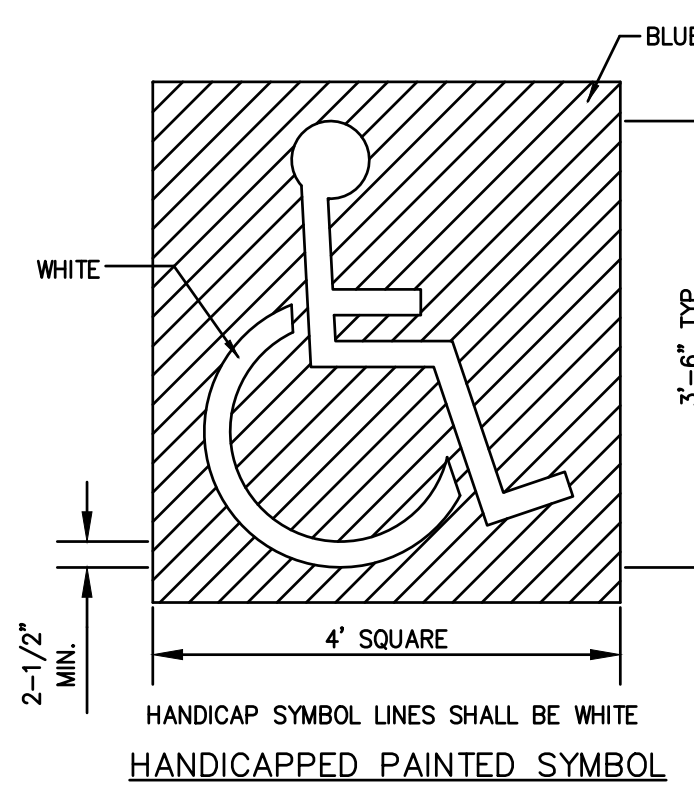
**WAVE BIKE RACKS**



MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH	ADD TO CART
H-2892	1-Loop	22 x 2 1/2 x 34"	3	27	\$190	\$180 Specify Color
H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	360	340 Specify Color
H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	450	430 Specify Color

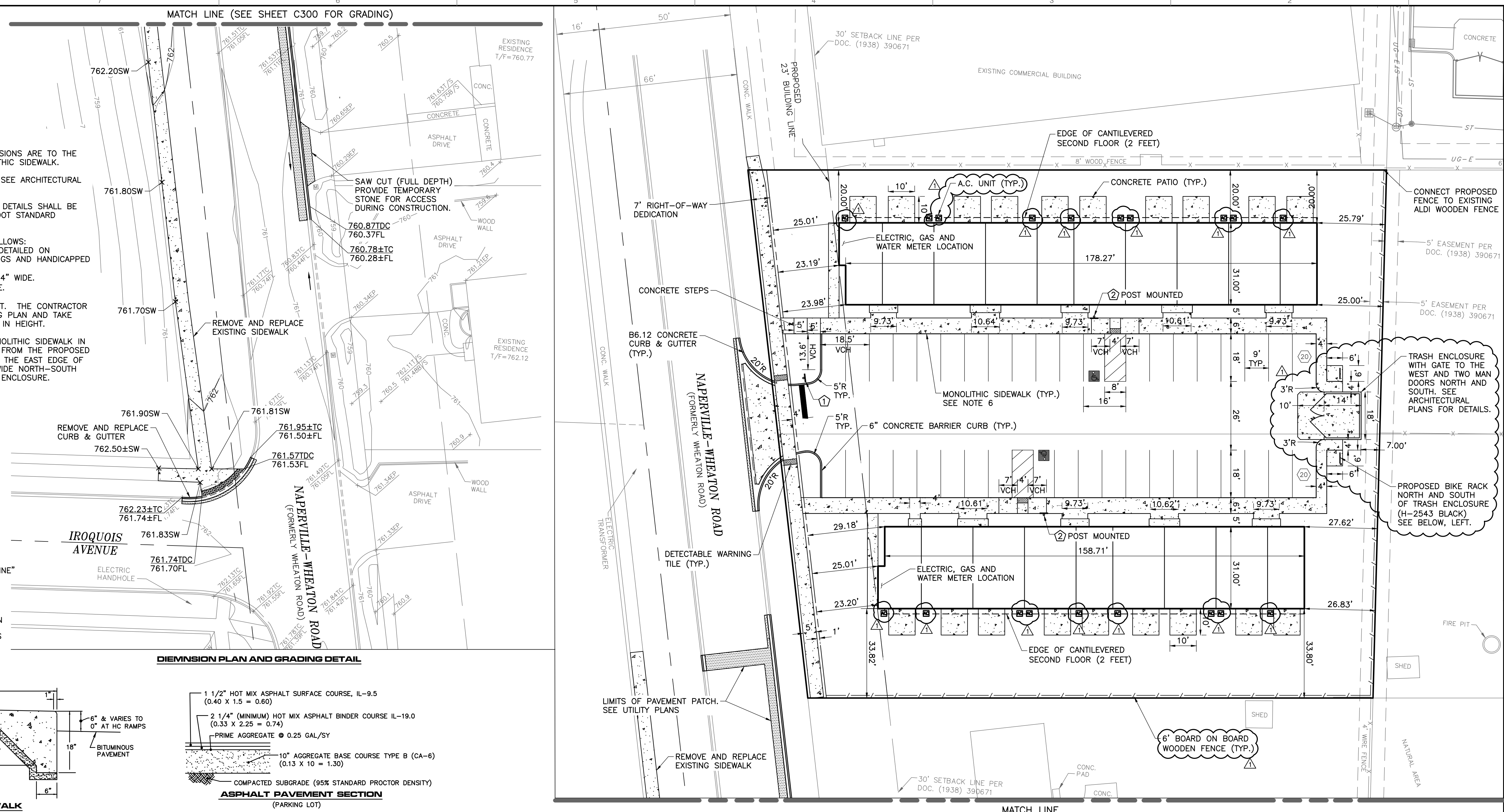
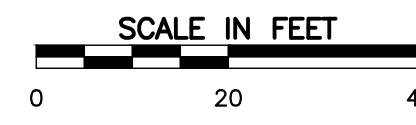
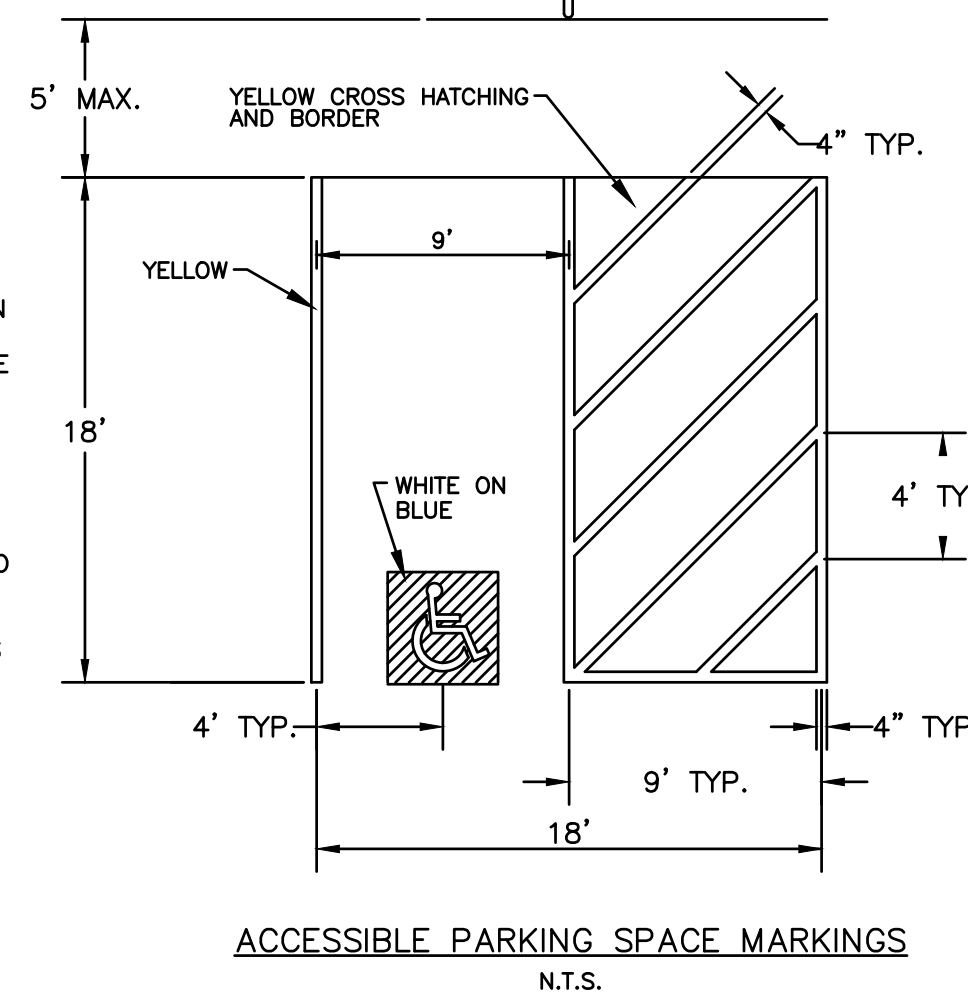
  

MODEL NO.	DESCRIPTION	FITS	PRICE EACH	ADD TO CART
H-2545	Replacement Mounting Hardware	H-2892, H-2543 or H-2544	\$19	ADD



**NOTES FOR HANDICAP PARKING STALLS:**

- EACH PARKING SPACE SHALL BE AT LEAST EIGHT FEET WIDE, WITH AN EIGHT FOOT WIDE ACCESS AISLE, FOR A TOTAL OF SIXTEEN FEET.
- ADJACENT HANDICAPPED PARKING SHALL NOT SHARE A COMMON ACCESS AISLE.
- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FOUR (4) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
- HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
- PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
- IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.



**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	02/15/2023	REVISION PER CITY REVIEW, DATED 02/08/23

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

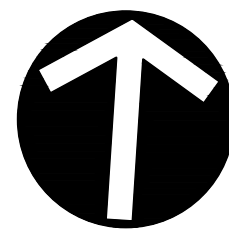
**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
**127 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

**DIMENSION PLAN**

DATE: JANUARY 13, 2023  
 DRAWN BY: MAJ  
 PROJECT NO: 190-089-A/000  
 CHECKED BY: JGC  
 APPROVED BY: JGC

DRAWING NO: **C200**

SHEET 7 OF 17



NORTH

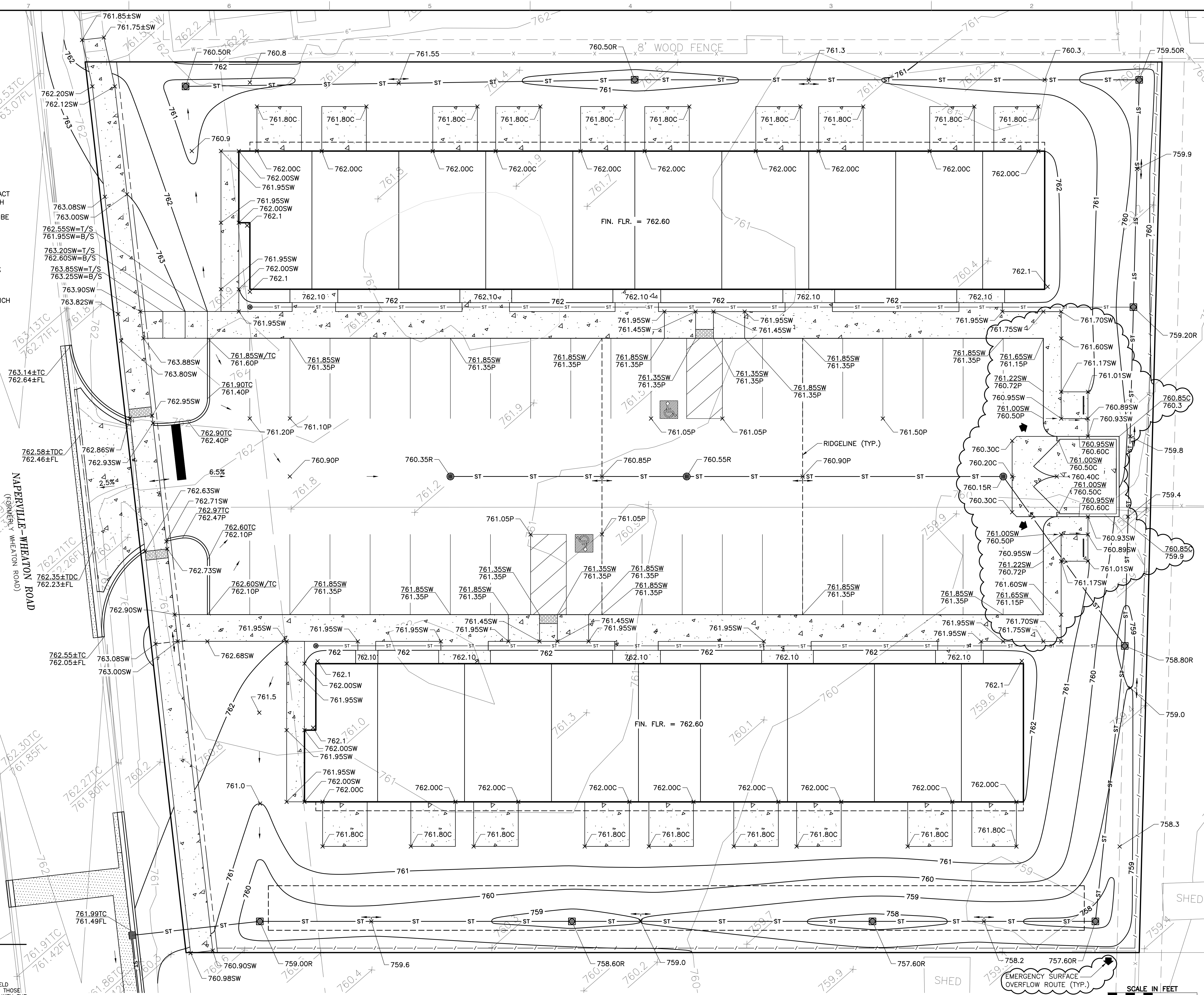
GRADING NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.
- ALL GRADES DEPICTED ARE FINISHED GRADES. IN NON-PAVED AREAS, THE CONTRACTOR SHALL SUBTRACT 6 INCHES (0.5 FEET) TO ALLOW FOR TOPSOIL/MULCH MATERIAL PLACEMENT. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE SIX (6) INCHES BELOW THE FINISHED FLOOR ELEVATION.
- PROPOSED SIDEWALK SHALL HAVE CROSS SLOPE OF 1% MINIMUM AND 2% MAXIMUM.
- DRAINAGE SWALES HAVE BEEN DESIGNED WITH A 2% MINIMUM LONGITUDINAL SLOPE.
- DOWNSPOUTS LOCATED ON THE BUILDINGS' FRONT ELEVATION SHALL CONNECT TO THE PROPOSED 6-INCH STORM SEWER. DOWNSPOUTS LOCATED ON THE BUILDINGS' REAR ELEVATION SHALL DISCHARGE AT GRADE WITH SPLASH BLOCKS.
- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB OR MONOLITHIC SIDEWALK VARIES IN HEIGHT.

NAPERVILLE - WHEATON ROAD  
(FORMERLY WHEATON ROAD)

A: 1/2/19 1:00 - 09:01 - CAD/PL/0071 - Final - Proj: 190888-001 - C300.dwg(C300) LS: 02/16/2023 - mhwj - Ln: 2/16/2023 11:07 AM

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
  - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
  - 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.



MATCH LINE - SEE SHEET C500

SCALE IN FEET  
0 10 20

NO.	DATE	DESCRIPTION
1	02/16/2023	REVISED PER CITY REVIEW, DATED 02/08/23

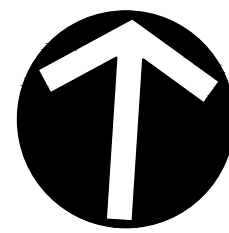
**Civil & Environmental Consultants, Inc.**  
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
 630-963-6026 - 877-963-6026  
 www.cecinc.com

**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
**127 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

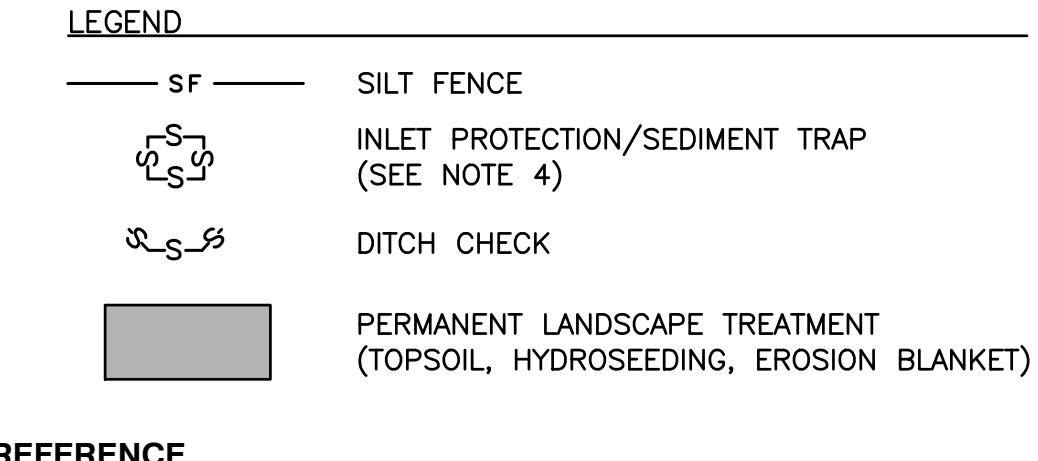
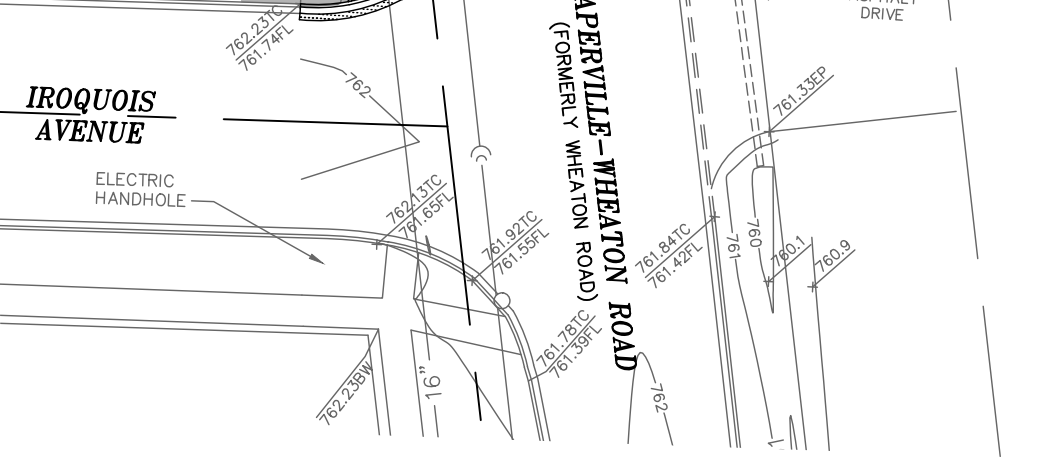
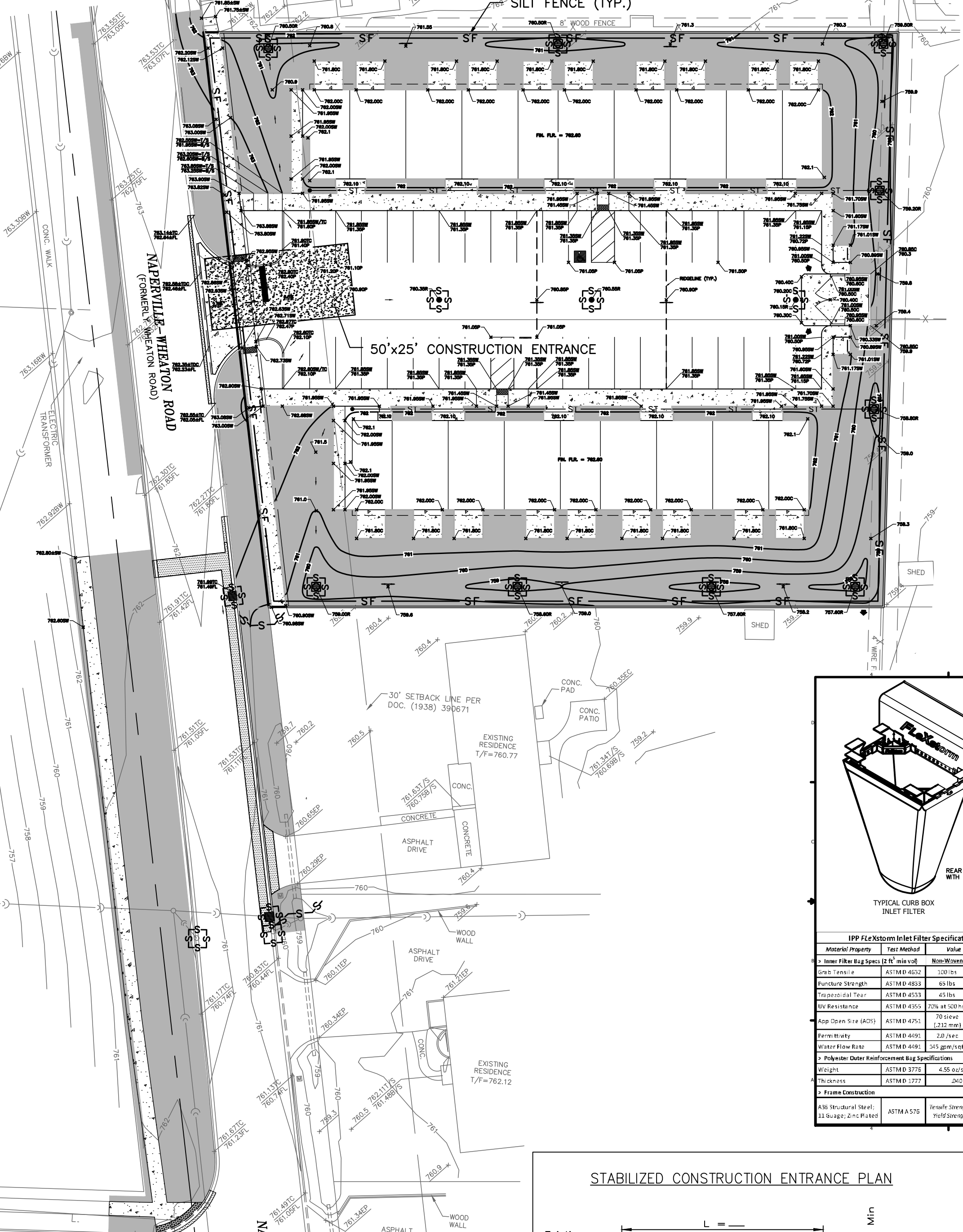
DATE:	MAJ
JANUARY 13, 2023	JGC
DWG SCALE:	JGC
1" = 10'	JGC
PROJECT NO:	190-088-AW00
APPROVED BY:	JGC

DRAWING NO: **C300**  
 SHEET 8 OF 17





NORTH



REFERENCE
1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
2. FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
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DEMOLITION NOTES:

- 1. 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.
2. 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.
3. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
4. FILTER BASKETS SHALL BE PROVIDED BENEATH ALL OPEN LID STRUCTURES, INCLUDING CURBLINE INLETS. FOUR SIDED SILT FENCE SHALL BE STAKED AROUND ALL YARD INLETS.
5. FOR COMPLETE SPECIFICATIONS FOR SEDIMENT CONTROL AND SITE RESTORATION MEASURES, SEE SHEET 3.

Grading Contractor Certification:

(Company name)
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.
(Name)
(Title) (Date)

Underground Contractor Certification:

(Company Name)
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.
(Name)
(Title) (Date)

Paving Contractor Certification:

(Company Name)
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.
(Name)
(Title) (Date)

Landscaping Contractor Certification:

(Company Name)
I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.
(Name)
(Title) (Date)

SOIL PROTECTION CHART

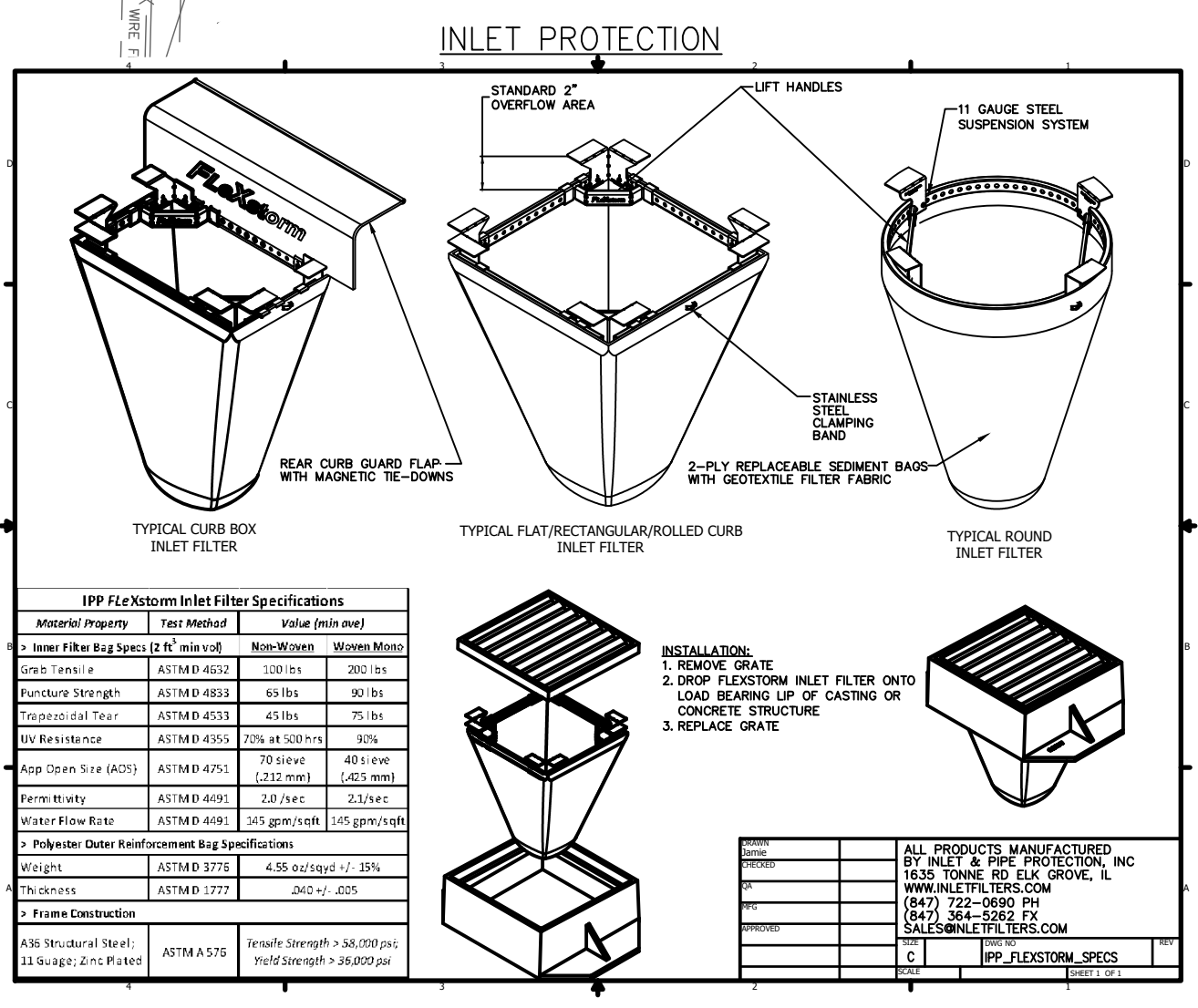
Table with columns for Stabilization Type (Permanent Seeding, Dormant Seeding, Temporary Seeding, Sodding, Mulching) and months (Jan-Dec). Includes a key for soil types A-F.

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC/DE
D. WHEAT OR CEREAL RYE 150 LBS/AC/DE
E. SOD
F. STRAW MULCH 2 TONS/AC/DE
IRRIGATION NEEDED DURING JUNE AND JULY
IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

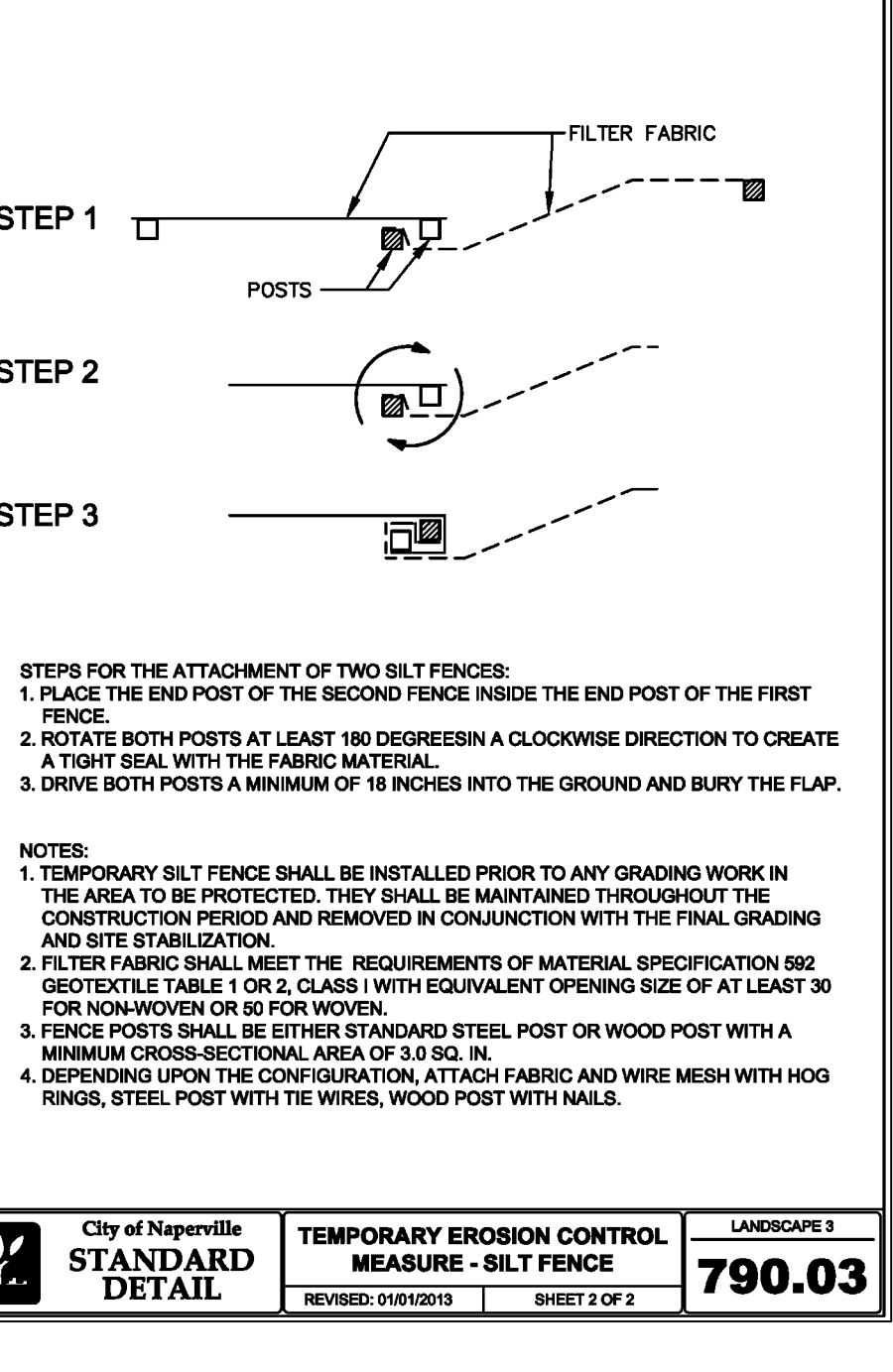
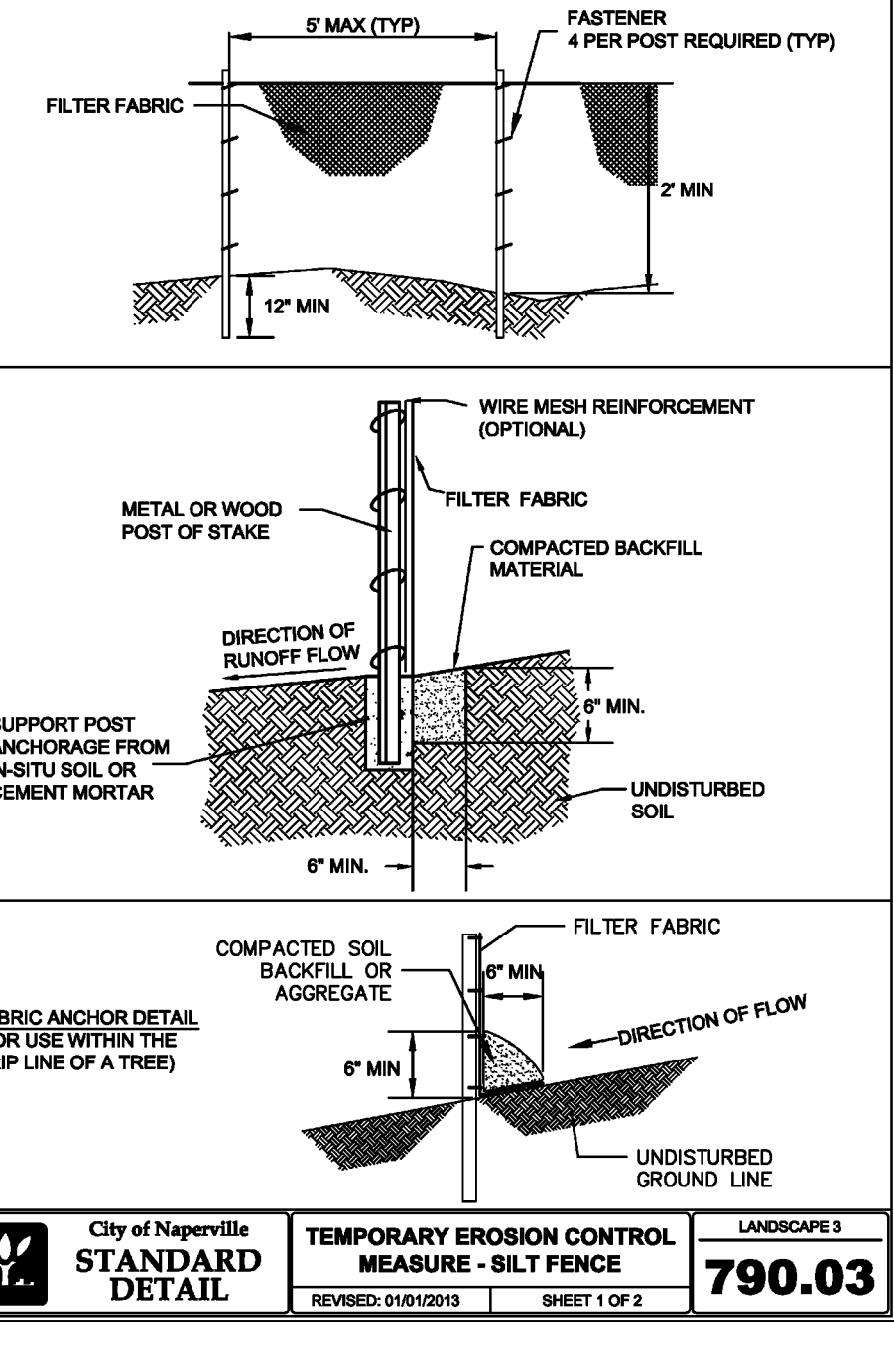
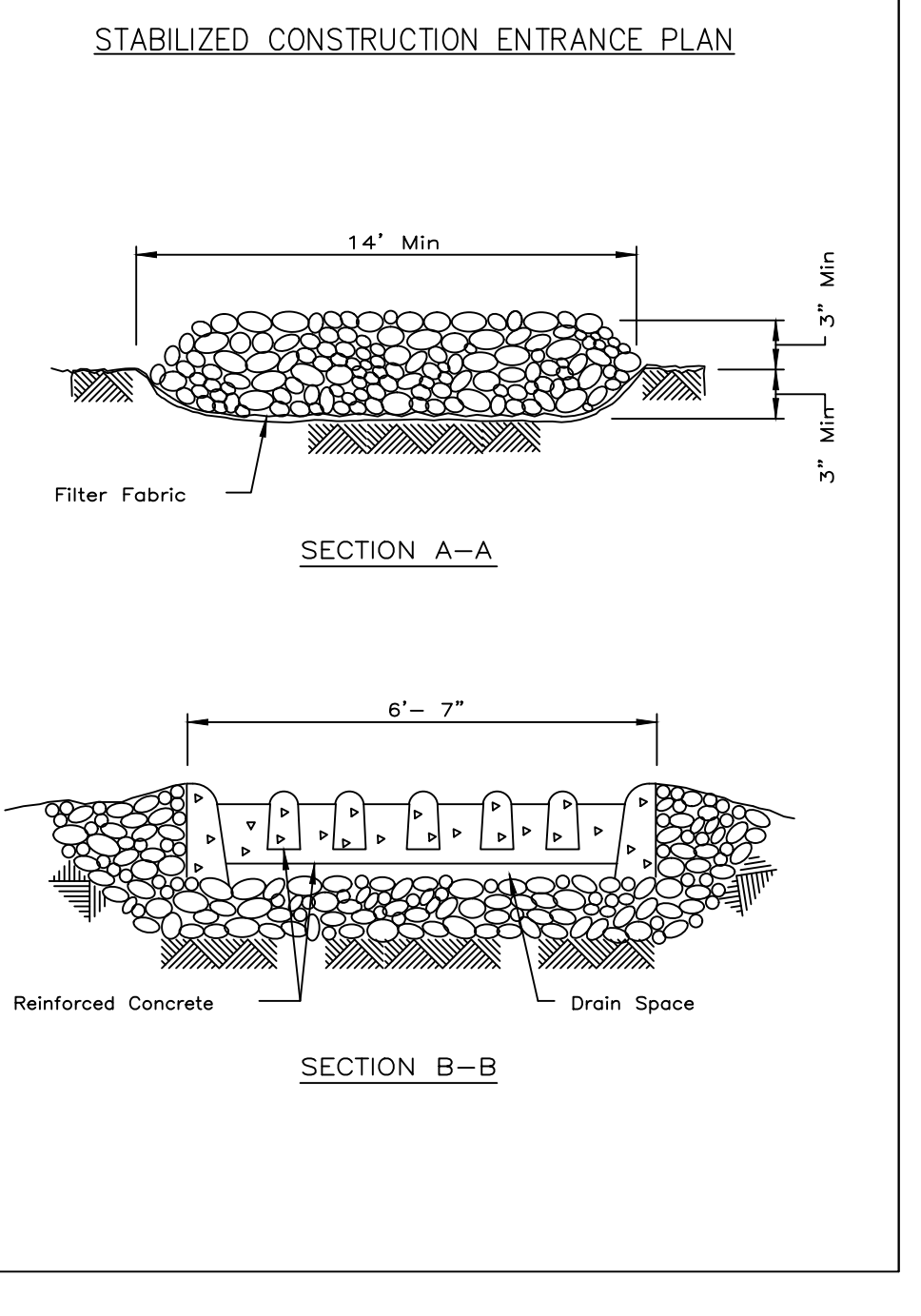
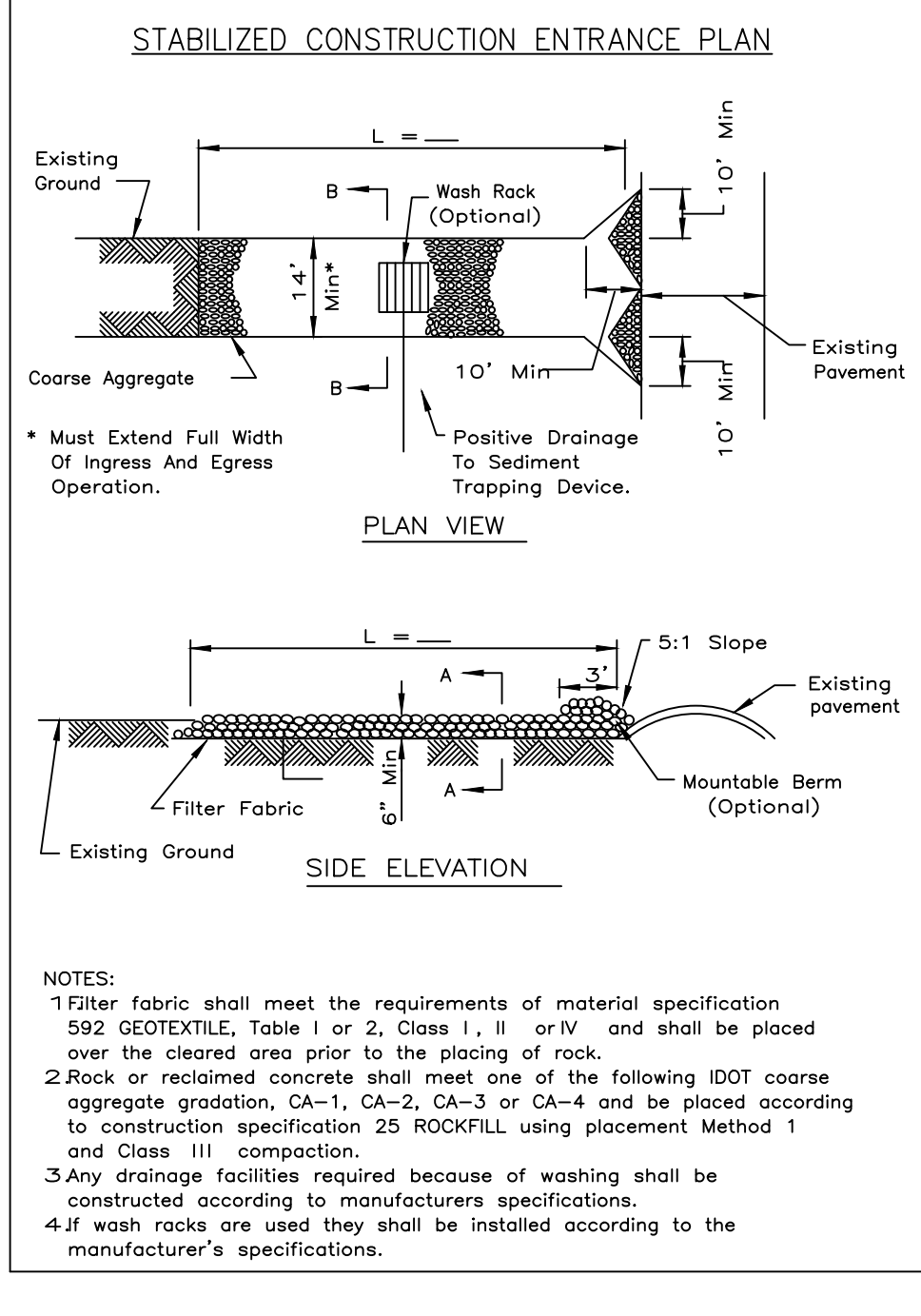
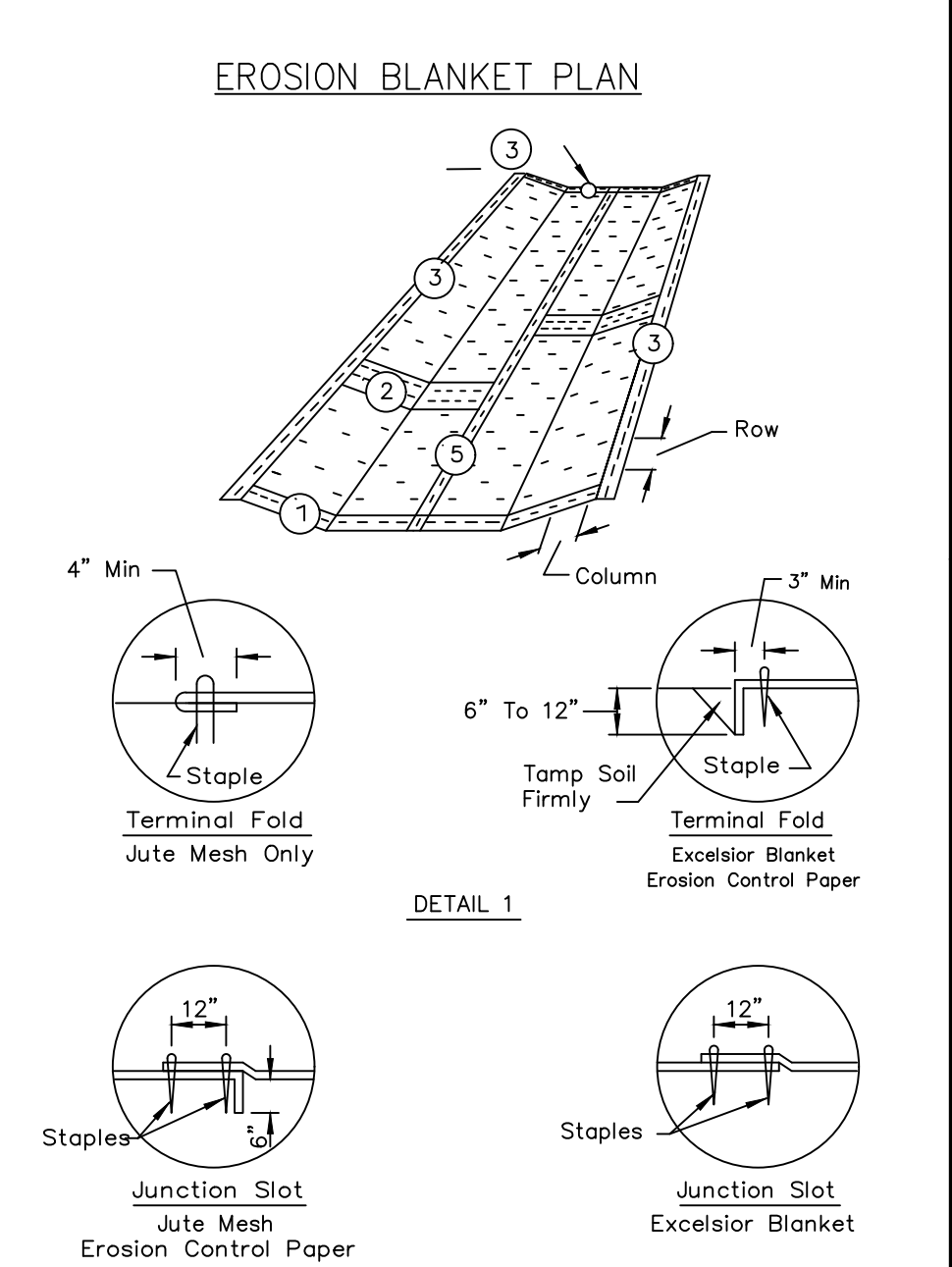
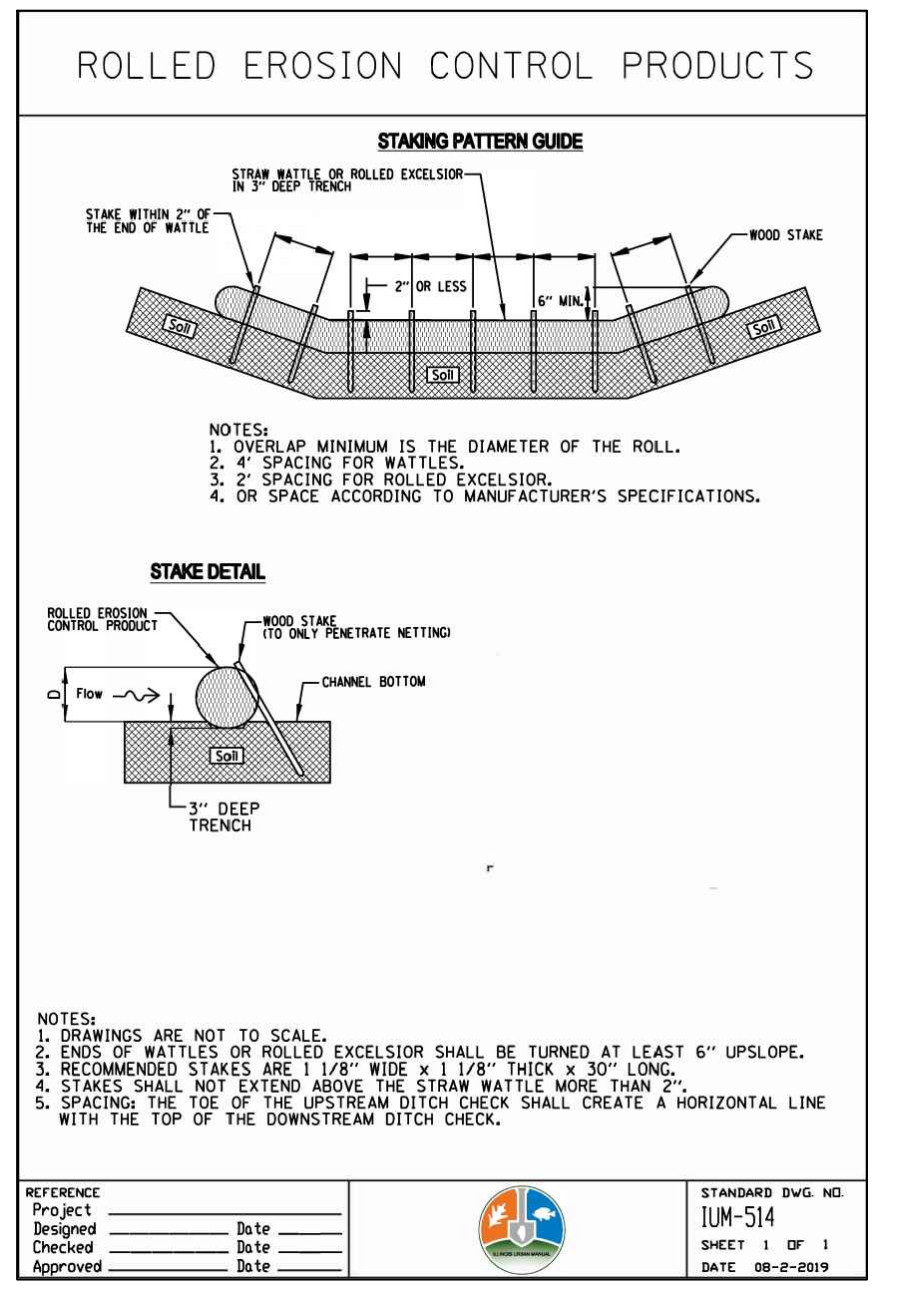
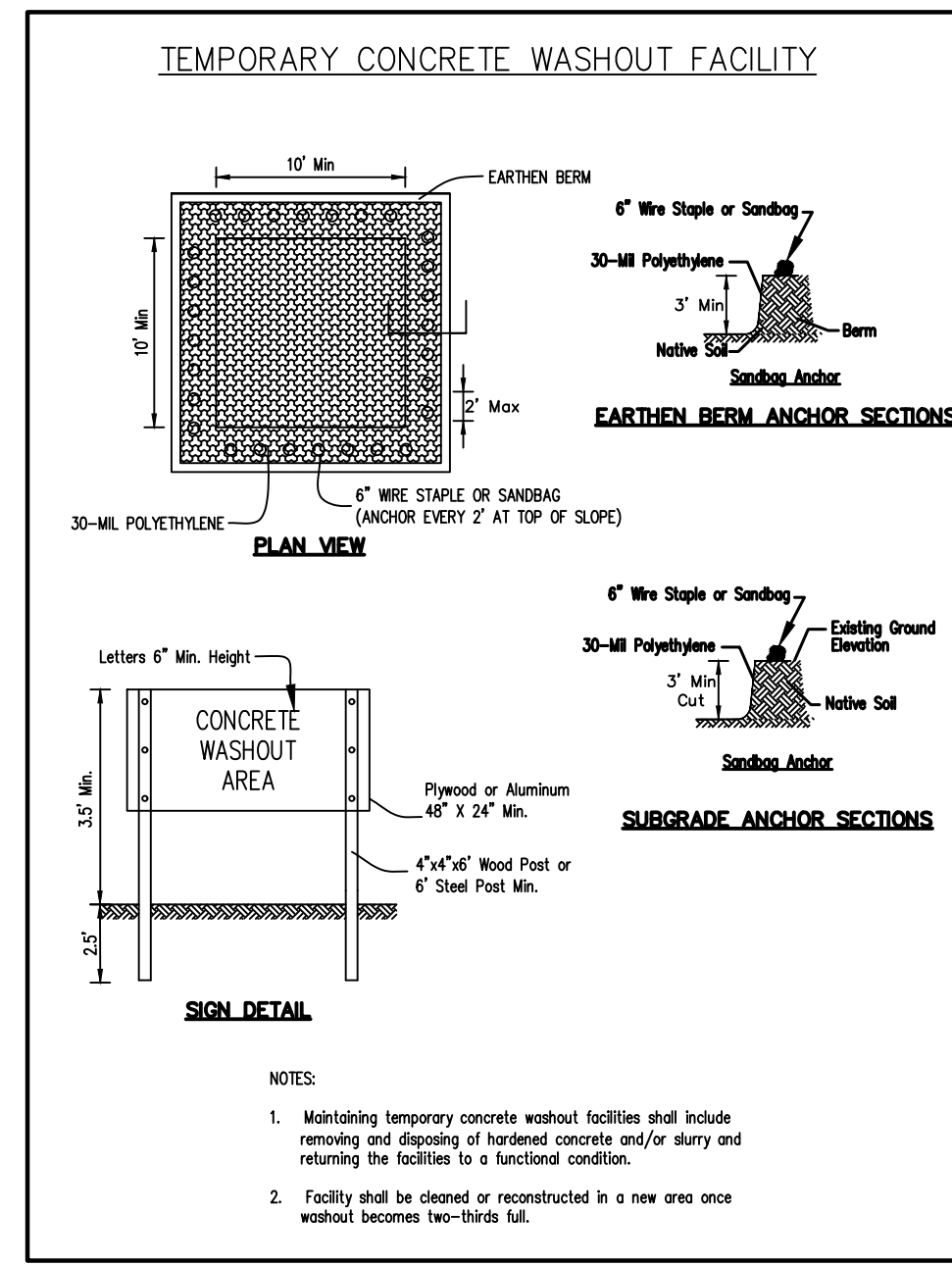


LOCATION MAP N.T.S.

REVISION RECORD table with columns for NO, DATE, and DESCRIPTION.



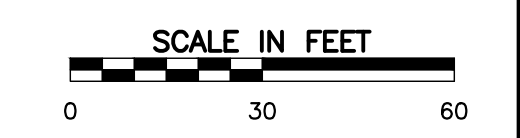
IPP 1/2 Inlet Filter Specifications table with columns for Item, Description, and Specifications.

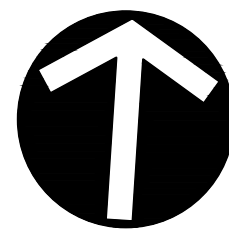


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NAPERVILLE WHEATON LLC
127 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

STORMWATER POLLUTION & PREVENTION PLAN
DRAWING NO: C400
DATE: JANUARY 15, 2023
DWG SCALE: 1" = 30'
PROJECT NO: 190-089-A/00
APPROVED BY: JGJC





NORTH

UTILITY CROSSINGS

- ① 8" SAN. INV. = 756.16±  
6" WM. T/P = 754.6±
- ② 12" WM. T/P = 755.0±  
(ASSUME BENEATH GAS, STREETLIGHT COMCAST, ELECTRIC AND AT&T)
- ③ 2" GAS B/P = 758.0± (ASSUMED)  
12" STM. T/P = 755.7±
- ④ 12" WM. B/P = 755.5±  
8" STM. T/P = 754.9±

UTILITY NOTES:

1. CONFLICT AREAS BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING ELECTRIC, TELEPHONE, CABLE AND GAS HAVE BEEN SHOWN ON THE PLANS. THE UNDERLYING UTILITY OWNER SHALL REVIEW THE PROPOSED IMPROVEMENTS AND MAKE HIS/HER OWN DETERMINATION ON RELOCATION, MAINTAINING SERVICE FOR EXISTING CUSTOMERS, ETC.
2. WITH THE EXCEPTION OF WHERE DESIGNATED AS 'PUBLIC', ALL PROPOSED STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. DRAINAGE STRUCTURES LOCATED IN TURF AREAS SHALL BE CONSTRUCTED WITH A CONE SECTION. IF A FLAT SLAB TOP IS USED, A MINIMUM 6-INCH ADJUSTING RING SHALL BE USED SO THAT ADEQUATE TOPSOIL THICKNESS CAN BE PLACED.
4. THE STEEL CASING PIPE SHALL HAVE A MINIMUM WALL THICKNESS OF 0.375 INCHES, SHALL MEET THE REQUIREMENTS OF ASTM A-139, GRADE B AND SHALL BE BITUMINOUS COAT INSIDE AND OUT.

MANUFACTURED NON-METALLIC SPACERS SHALL BE USED TO SUPPORT THE PIPE WITHIN THE CASING AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. A MINIMUM OF TWO SUPPORTS SHALL BE USED PER JOINT OF PIPE FOR LENGTHS UP TO 12.5 FEET, AND A MINIMUM OF THREE SUPPORTS SHALL BE USED PER JOINT FOR LENGTHS GREATER THAN 12.5 FEET. THE ANNULAR SPACE SHALL BE FILLED WITH PEA GRAVEL, LOW STRENGTH GROUT, OR CELLULAR FOAM CONCRETE WITH NO VOIDS REMAINING IN THE CASING PIPE. A MEMBER OF DPU-WATER SHALL WITNESS THE ANNULAR SPACING-FILLING OPERATIONS.

PAYMENT FOR "CASING PIPE, 24-INCH" SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT, WHICH SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR TO FURNISH AND INSTALL THE INSTALLATION NOTED ABOVE.

5. ALL DUCTILE IRON PIPE, FITTINGS, ETC., SHALL BE POLYWRAPPED.
6. ALL BENDS SHALL BE PROVIDED WITH 'MEGA-LUG' TYPE FLANGES AND SHALL HAVE PROPER BLOCKAGE.
7. THE CONTRACTOR SHALL PROVIDE INLET FILTER BASKETS BENEATH ALL OPEN LID STRUCTURES TO MINIMIZE INTRUSION OF DEBRIS/SILT INTO THE STORM SEWER SYSTEM.
8. UPON COMPLETION OF THE UTILITY INSTALLATIONS, THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO 6 INCH TOPSOIL PLACEMENT, HYDROSEED, DRIVEWAY REMOVAL AND REPLACEMENT, SIDEWALK REMOVAL AND REPLACEMENT, AND LANDSCAPING REMOVAL AND REPLACEMENT.

9. INSTALL STREET LIGHT FOUNDATION 5 FEET FROM BACK OF CURB. PUSH STREETLIGHT CABLE BENEATH PARKWAY TREES TO CONNECTION POINT. EXISTING STREETLIGHT 150± TO THE SOUTH. SEE SHEET C804 FOR CITY OF NAPERVILLE LIGHTING DETAILS.

10. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN INSTALLING PROPOSED INFRASTRUCTURE NEAR THE OVERHEAD UTILITIES LOCATED IN THE EASTERLY PARKWAY OF NAPERVILLE-WHEATON ROAD.

11. THE PROPOSED WATERMAIN CROSSING SHALL BE CONSTRUCTED UNDER A ROAD CLOSURE. DETOUR PLAN SHALL BE COORDINATED WITH CITY STAFF.

12. SEE SHEET C802 FOR CITY OF NAPERVILLE STANDARD DETAIL 590.13 - UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS).

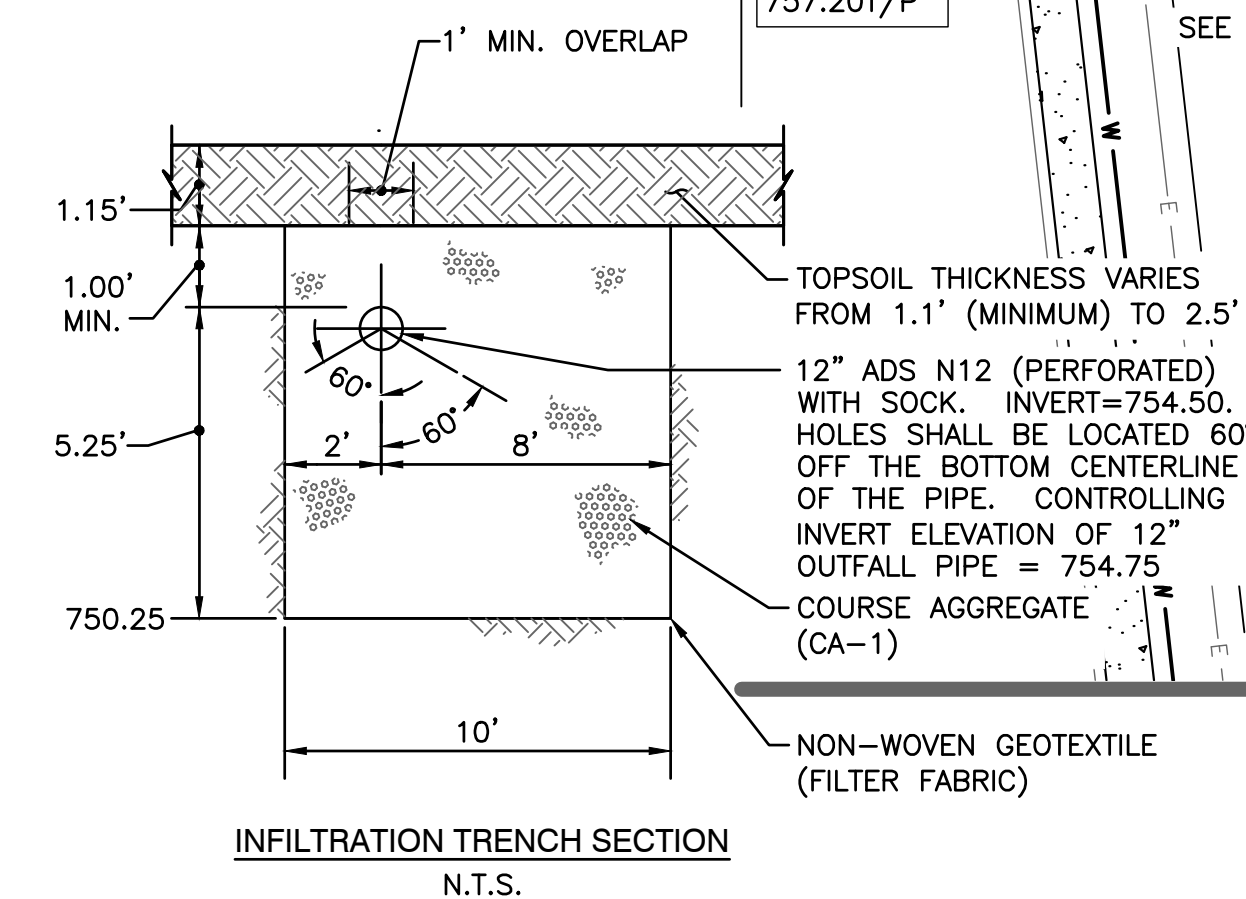
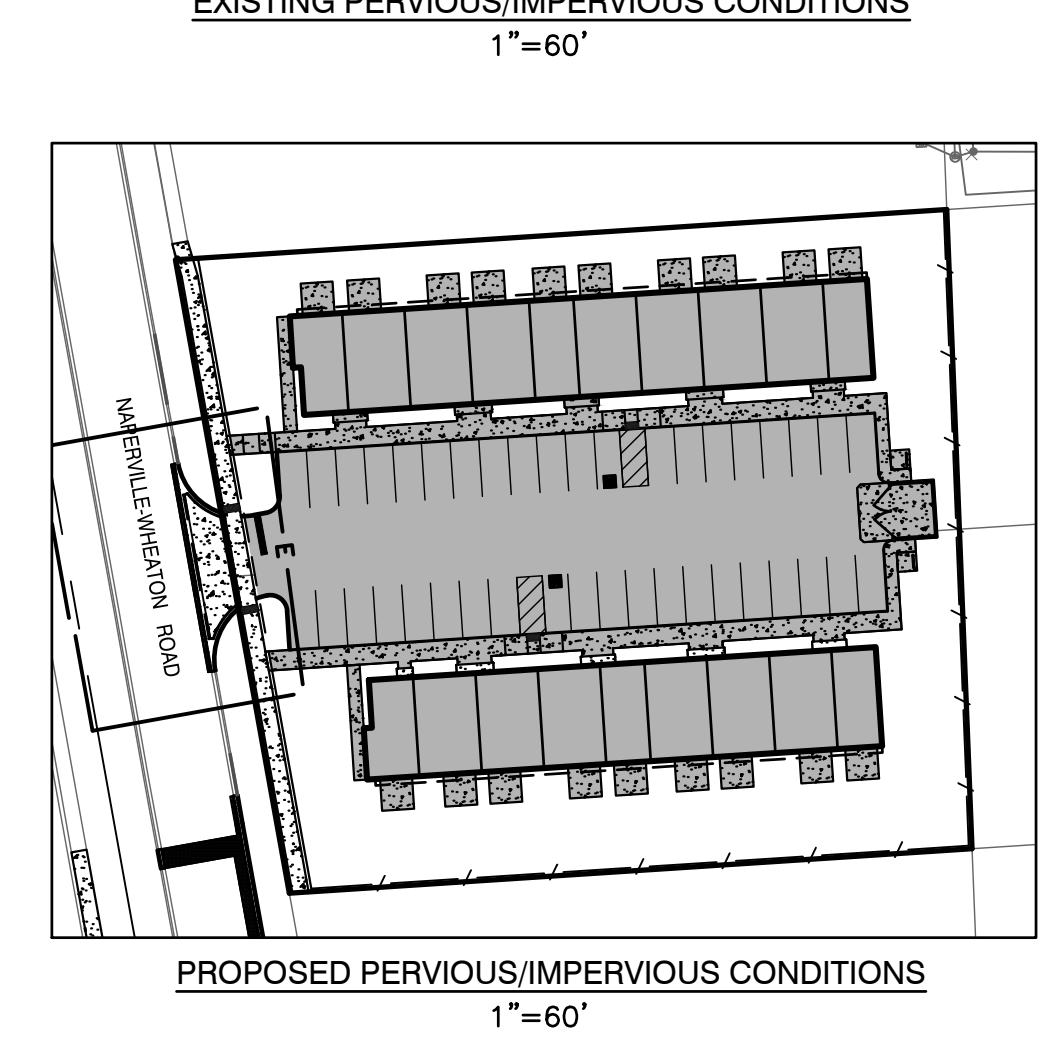
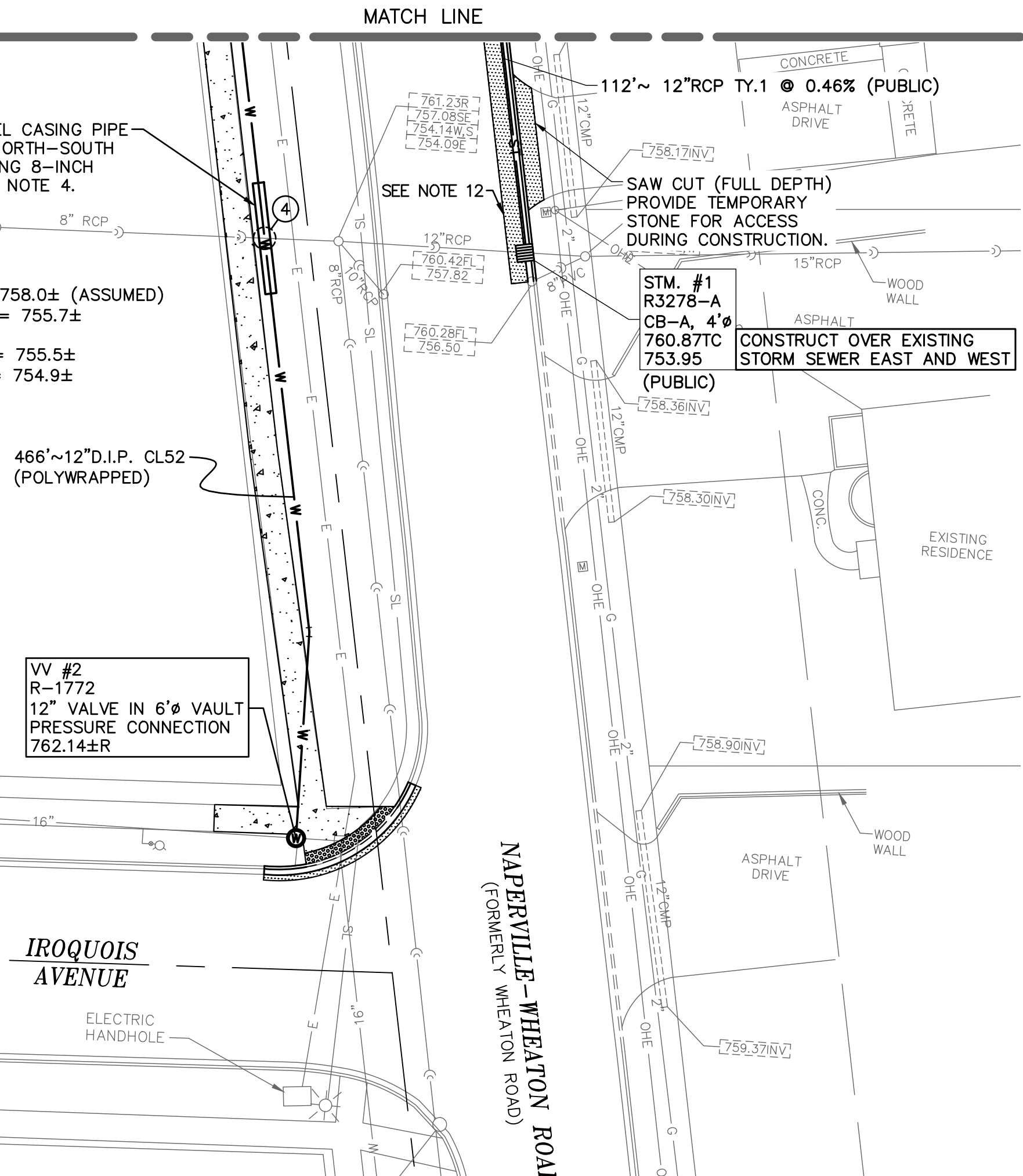
13. CLEANOUT RISERS ARE REQUIRED ON EACH SANITARY SERVICE. THE RISERS SHALL BE INSULATED AND ENCLOSED IN A SERVICE BOX, EJIW 1566, OR APPROVED EQUAL.

14. ALL CASTINGS SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT.

15. THE PROPOSED ELECTRIC FACILITIES ALIGNMENT TO SERVE THE PROPOSED DEVELOPMENT HAVE BEEN SHOWN AS DESIGNED BY DPU-ELECTRIC. BASED ON THE PROPOSED ALIGNMENT, DPU-ELECTRIC WOULD SUPPLY THE DEVELOPMENT WITH SINGLE-PHASE 120/240 VOLT POWER.

REFERENCE

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
2. FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
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**PERVIOUS/IMPERVIOUS CALCULATIONS**

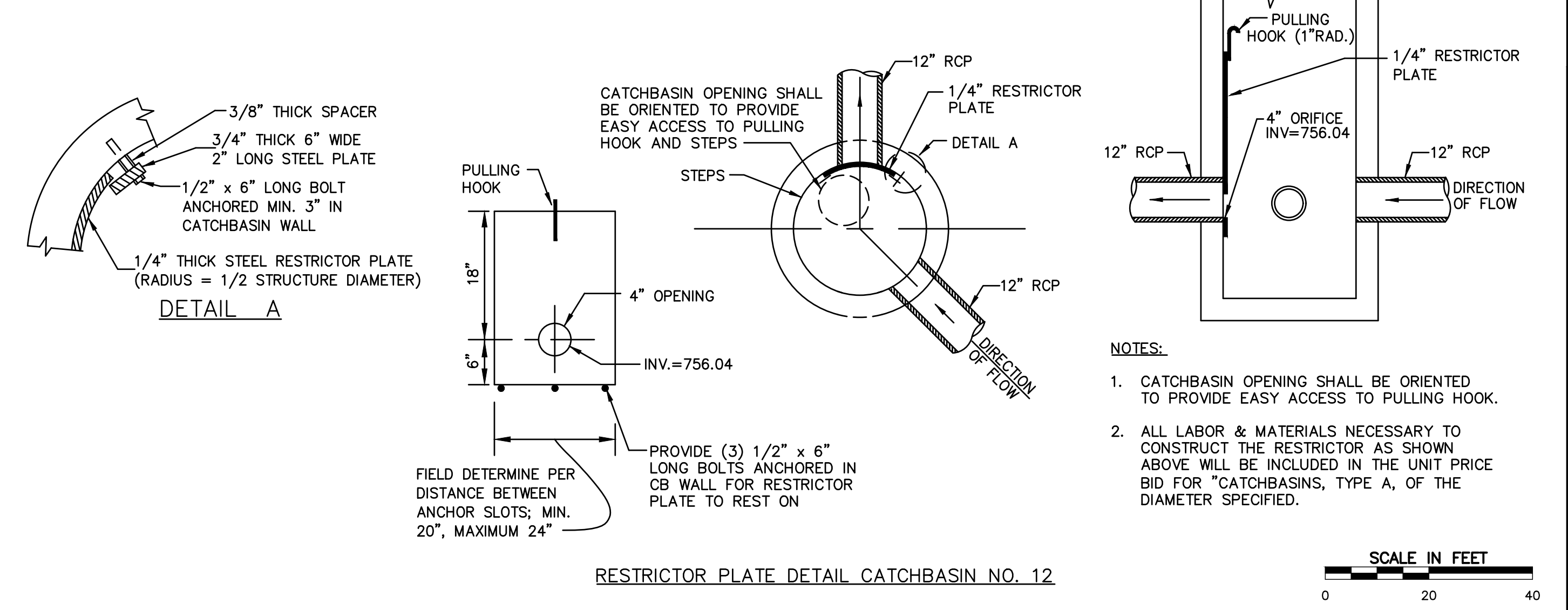
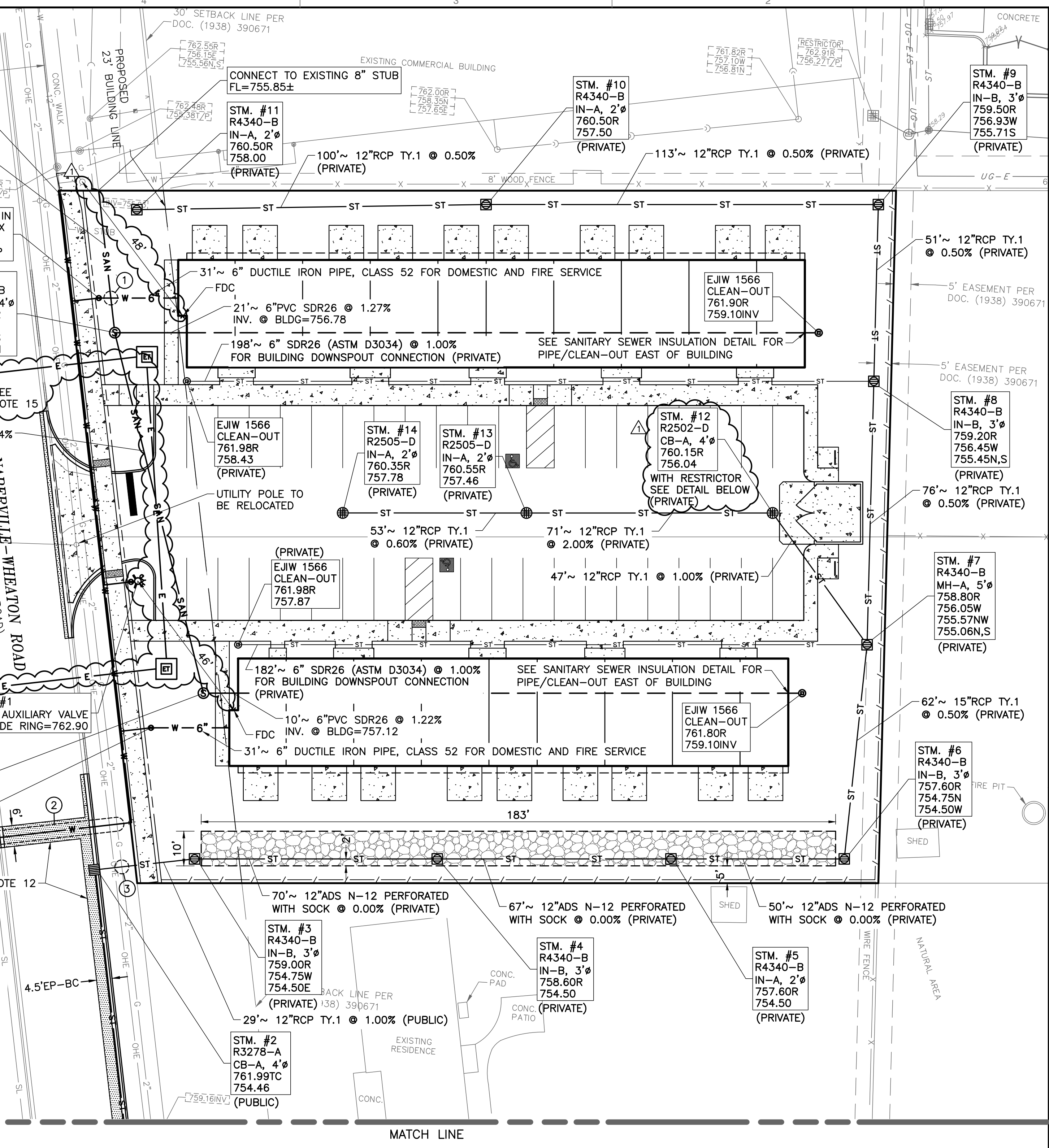
	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	6,856 S.F.	38,634 S.F.	45,490 S.F.
PROPOSED	28,130 S.F.	17,360 S.F.	45,490 S.F.
DIFFERENCE	21,274 S.F.		

28,130 S.F. x 1.25 in. x (1FT./12IN.) = 2,930 CU.FT. OF RUNOFF

2,930 CU.FT. x (1 CU.FT. OF STONE/0.36 VOID SPACE) = 8,139 CU.FT. OF STONE

ASSUME 10 FT. TRENCH WIDTH AND 183' LENGTH  
8,139/(10 x 183) = 4.5 FT DEPTH

THE NET NEW IMPERVIOUS AREA IS GREATER THAN 2,500 S.F., BUT LESS THAN 25,000 S.F. SO FORMALIZED DETENTION IS NOT REQUIRED.



- NOTES:
1. CATCHBASIN OPENING SHALL BE ORIENTED TO PROVIDE EASY ACCESS TO PULLING HOOK.
  2. ALL LABOR & MATERIALS NECESSARY TO CONSTRUCT THE RESTRICTOR AS SHOWN ABOVE WILL BE INCLUDED IN THE UNIT PRICE BID FOR "CATCHBASINS, TYPE A, OF THE DIAMETER SPECIFIED.

SCALE IN FEET  
0 20 40

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	02/15/2023	REVISED PER CITY REVIEW, DATED 02/08/23

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1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
630-963-6026 - 877-963-6026  
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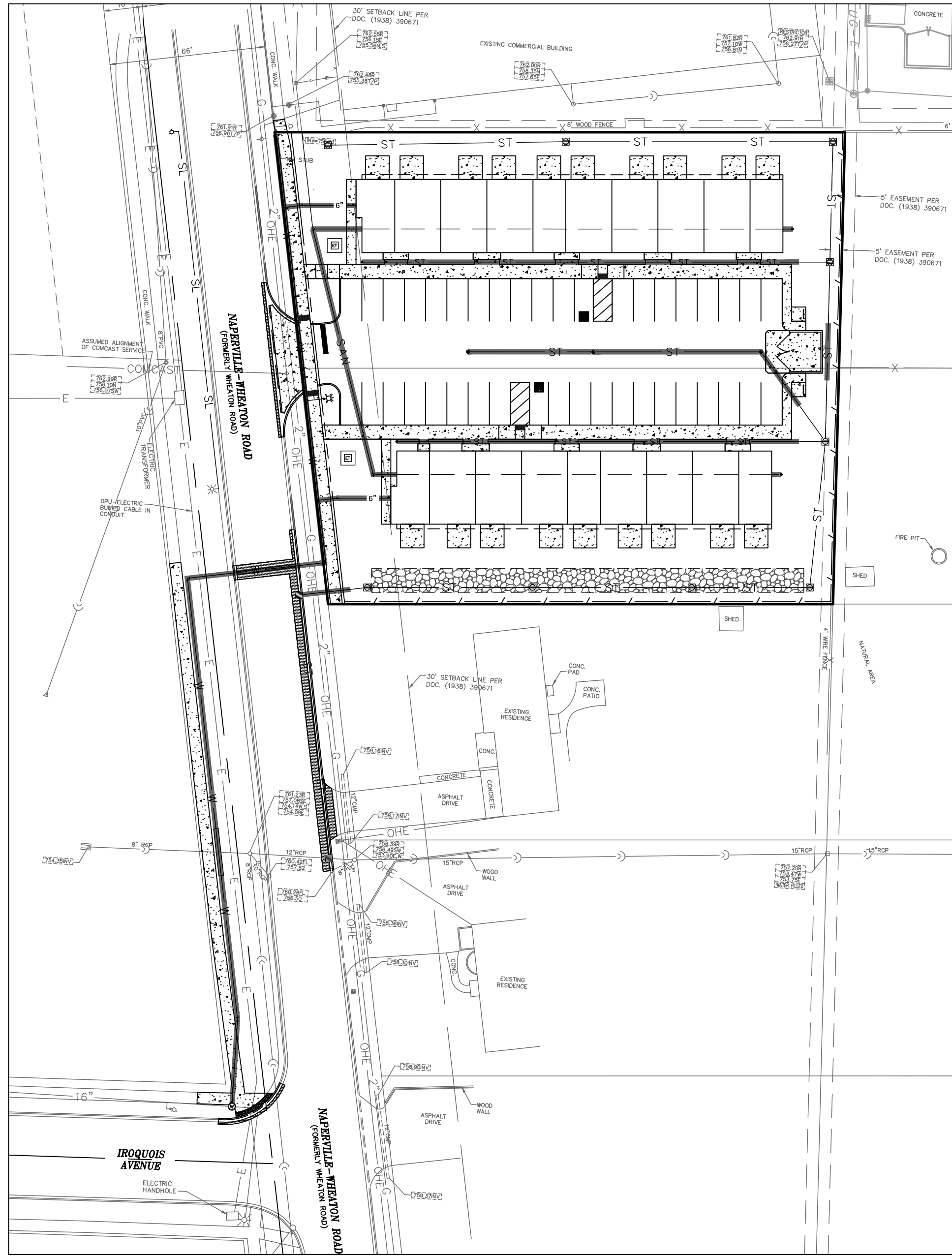
**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
**127 AURORA AVENUE**  
**NAPERVILLE, ILLINOIS 60540**

**UTILITY PLAN**

DATE: JANUARY 13, 2023 DRAWN BY: MAJ  
DWG SCALE: 1" = 20' CHECKED BY: JGC  
PROJECT NO: 190-089-AV00  
APPROVED BY: JGC

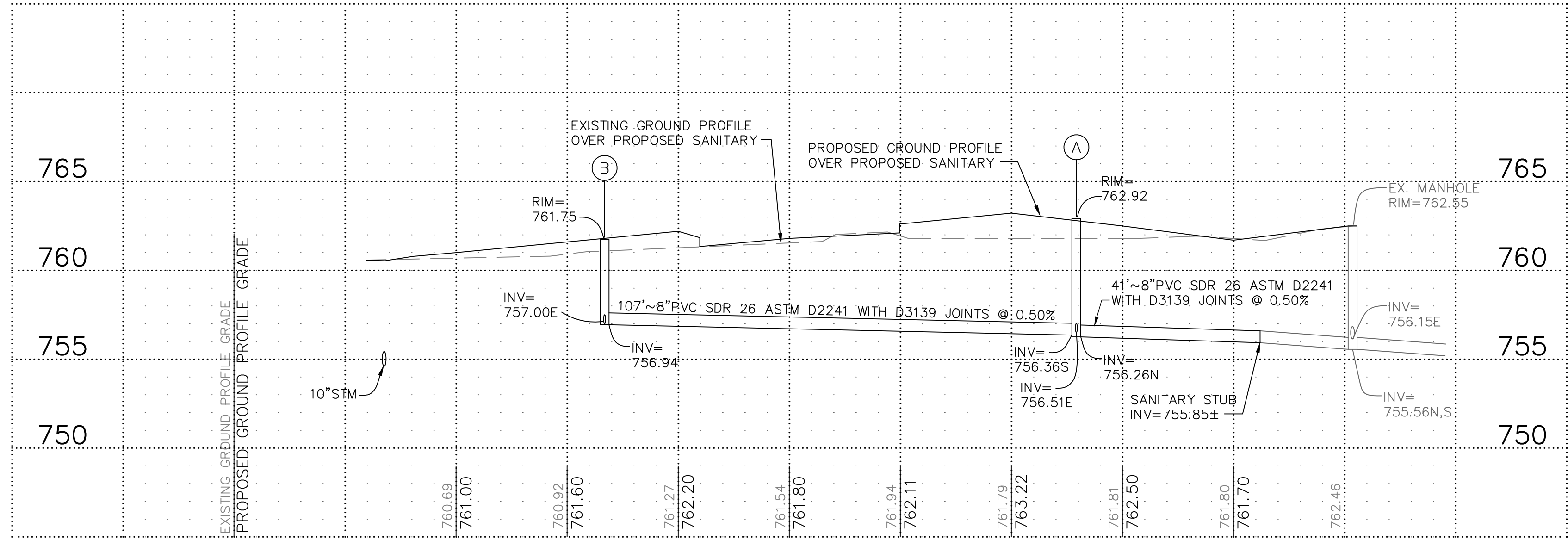
**C500**

DRAWING NO. SHEET 10 OF 17

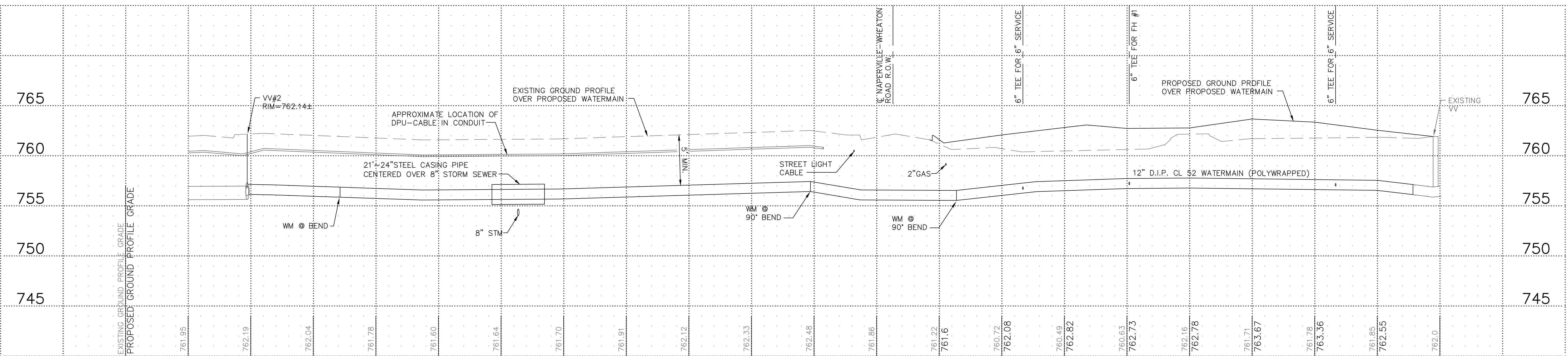


TRENCH BACKFILL EXHIBIT

SANITARY SEWER PROFILE  
SCALE: (HORZ.) 1"=20'; (VERT.) 1"=5'



WATERMAIN PROFILE  
SCALE: (HORZ.) 1"=20'; (VERT.) 1"=5'



NO.	DATE	DESCRIPTION
1	01/15/2023	NO REVISIONS THIS SHEET

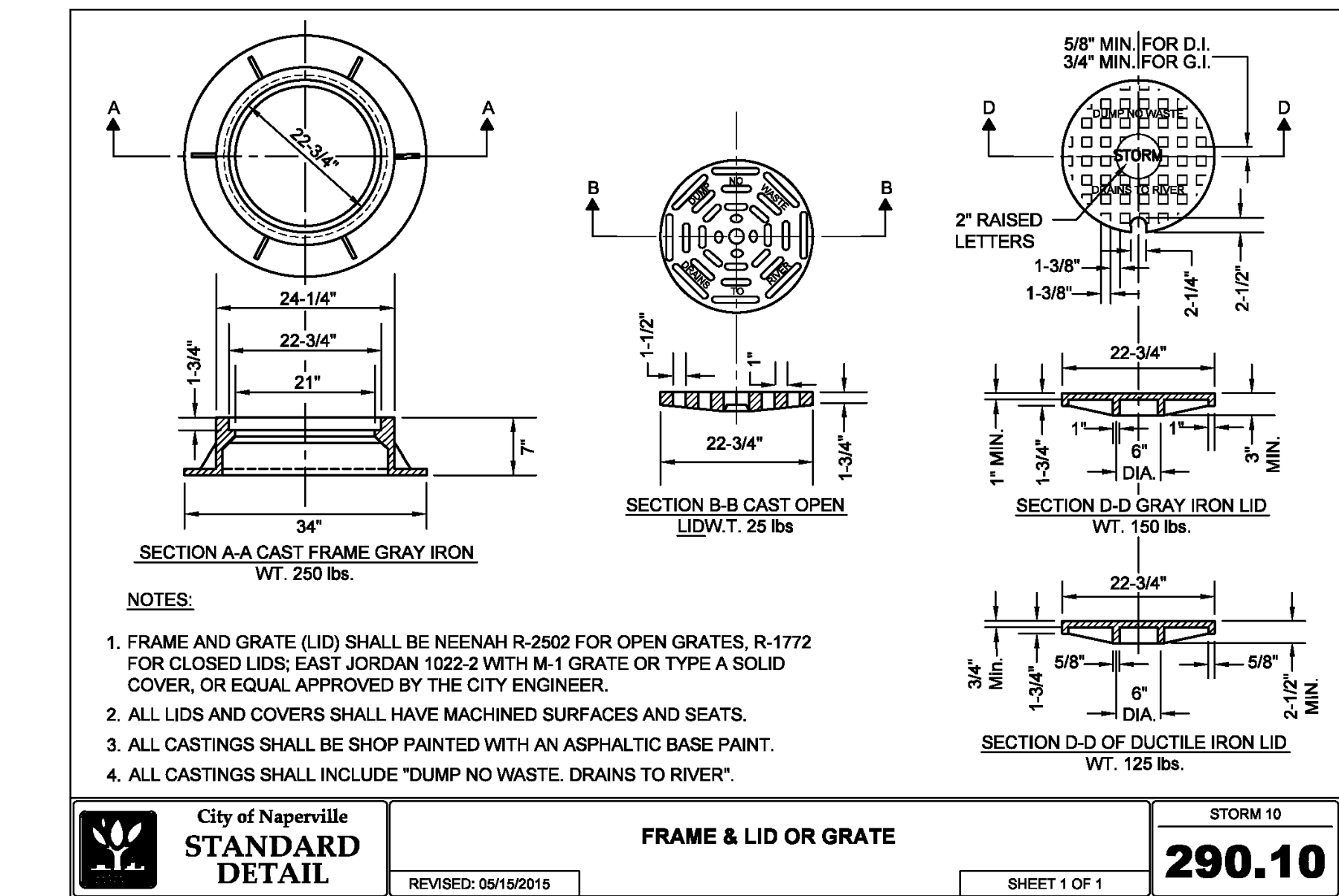
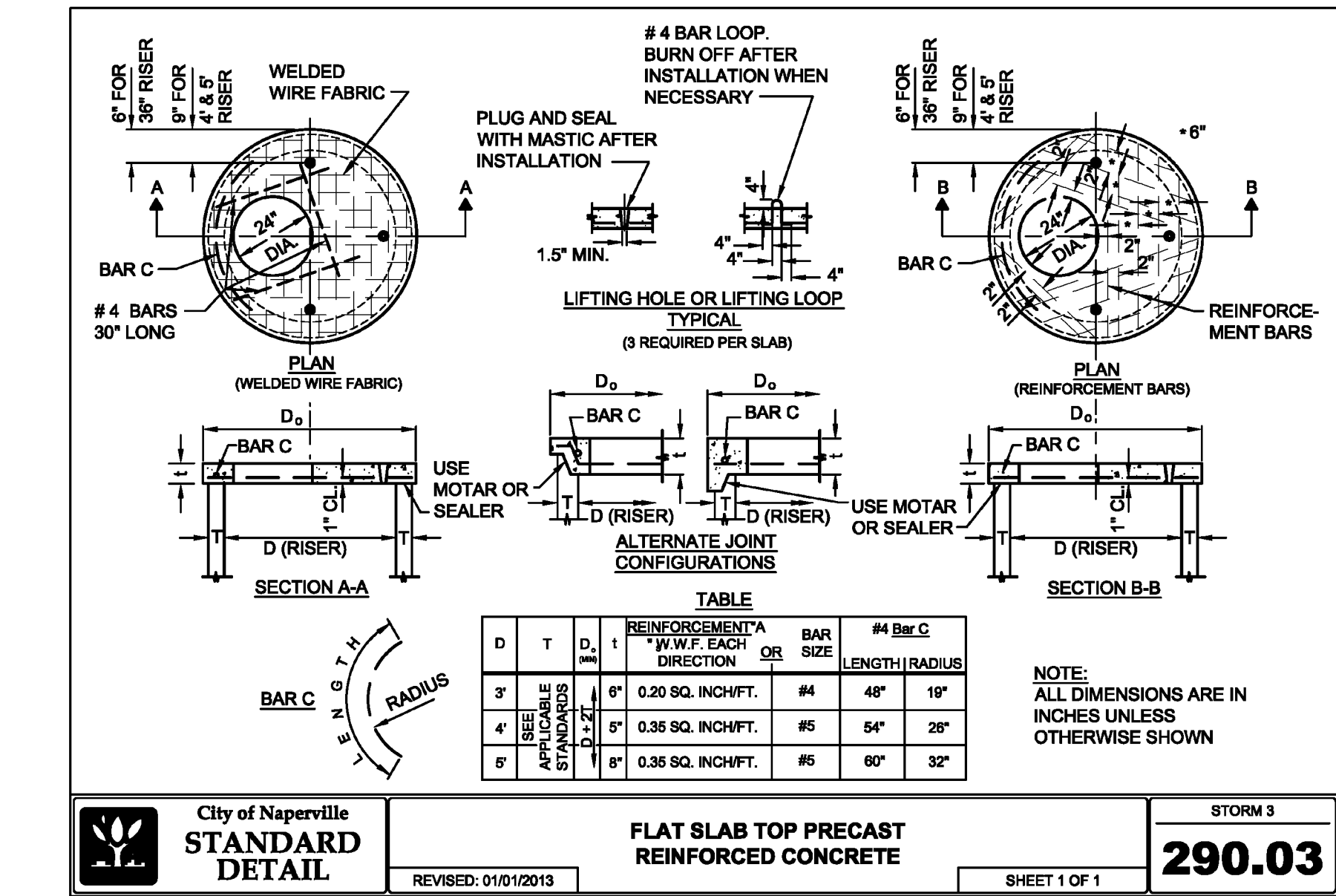
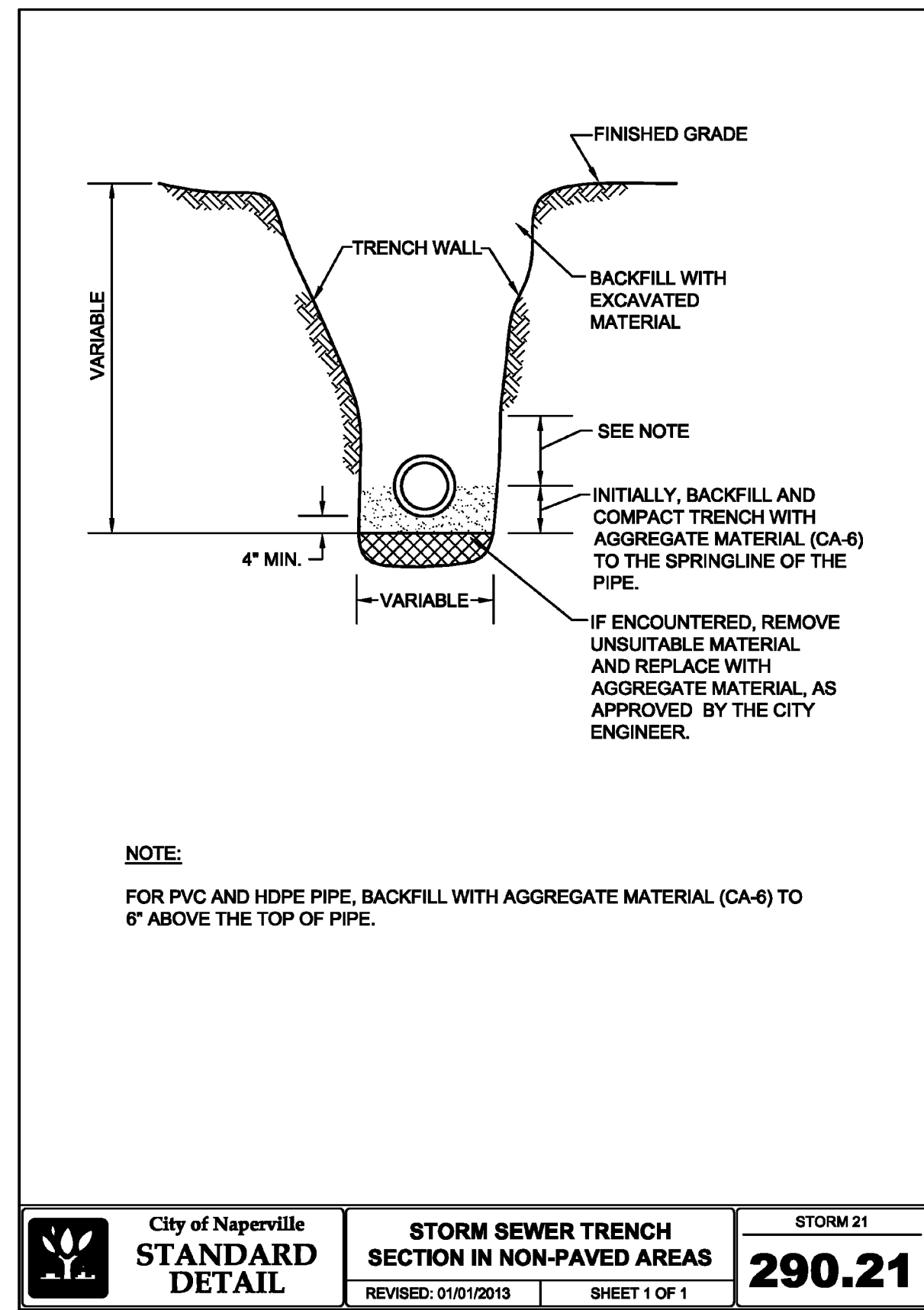
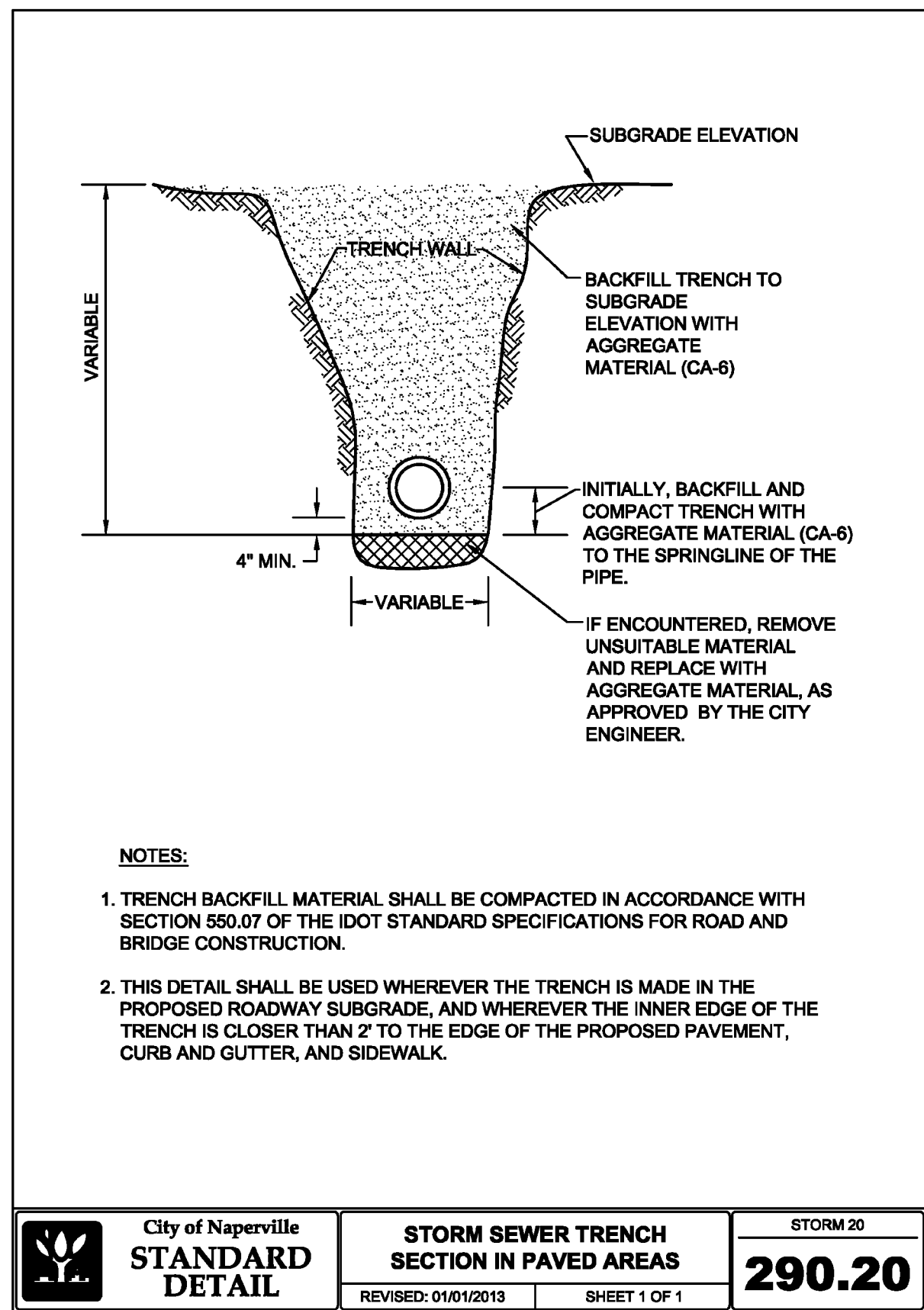
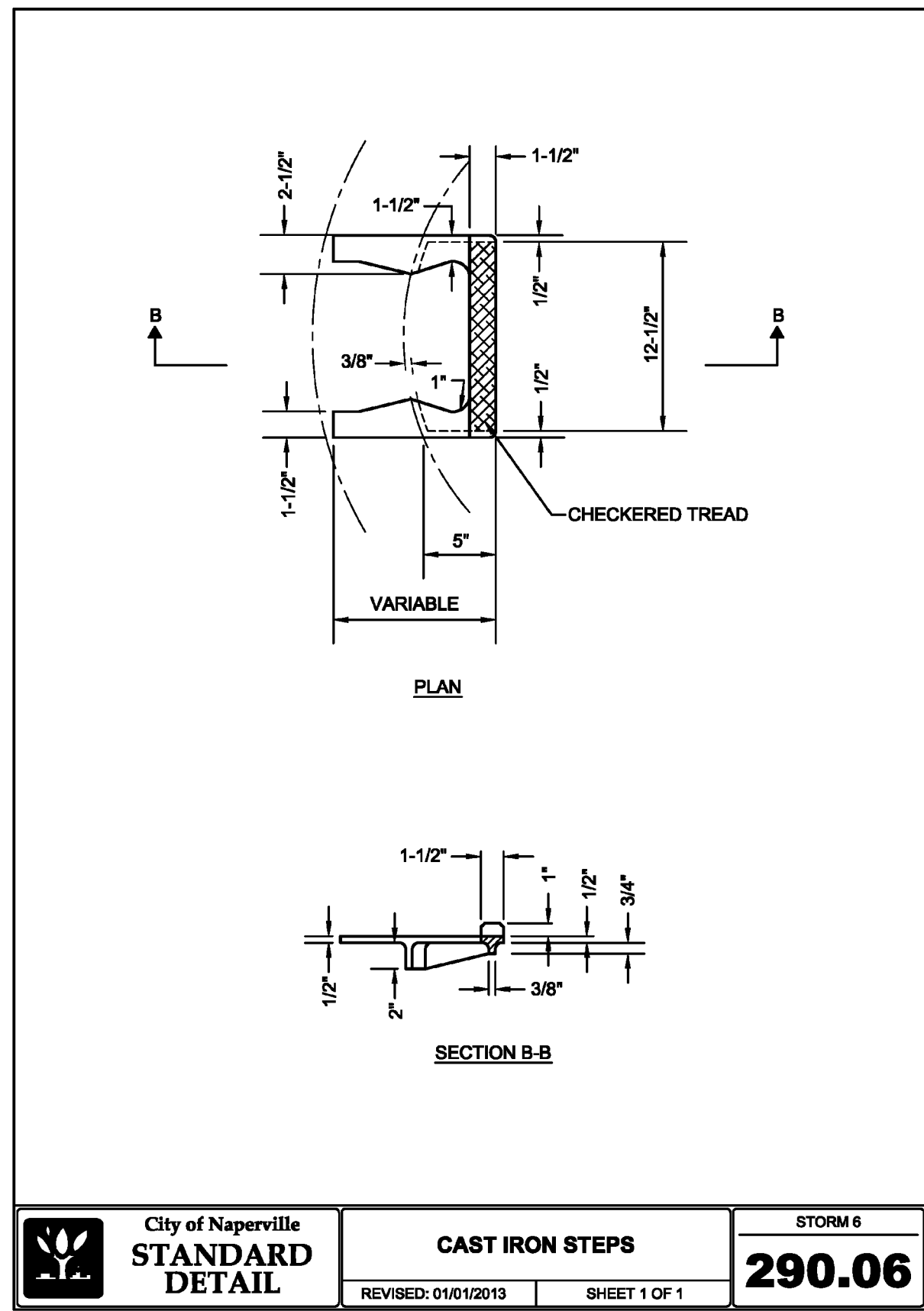
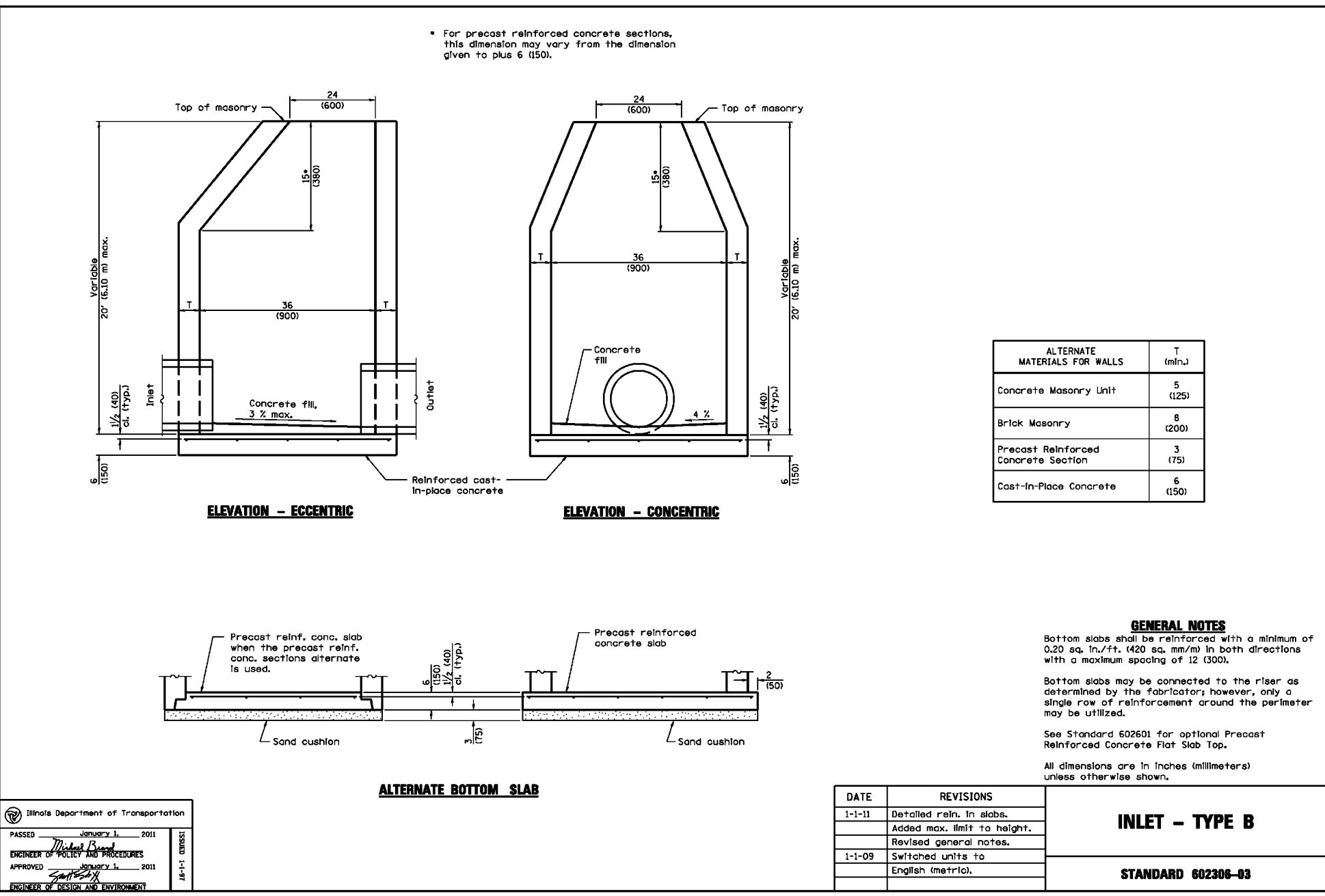
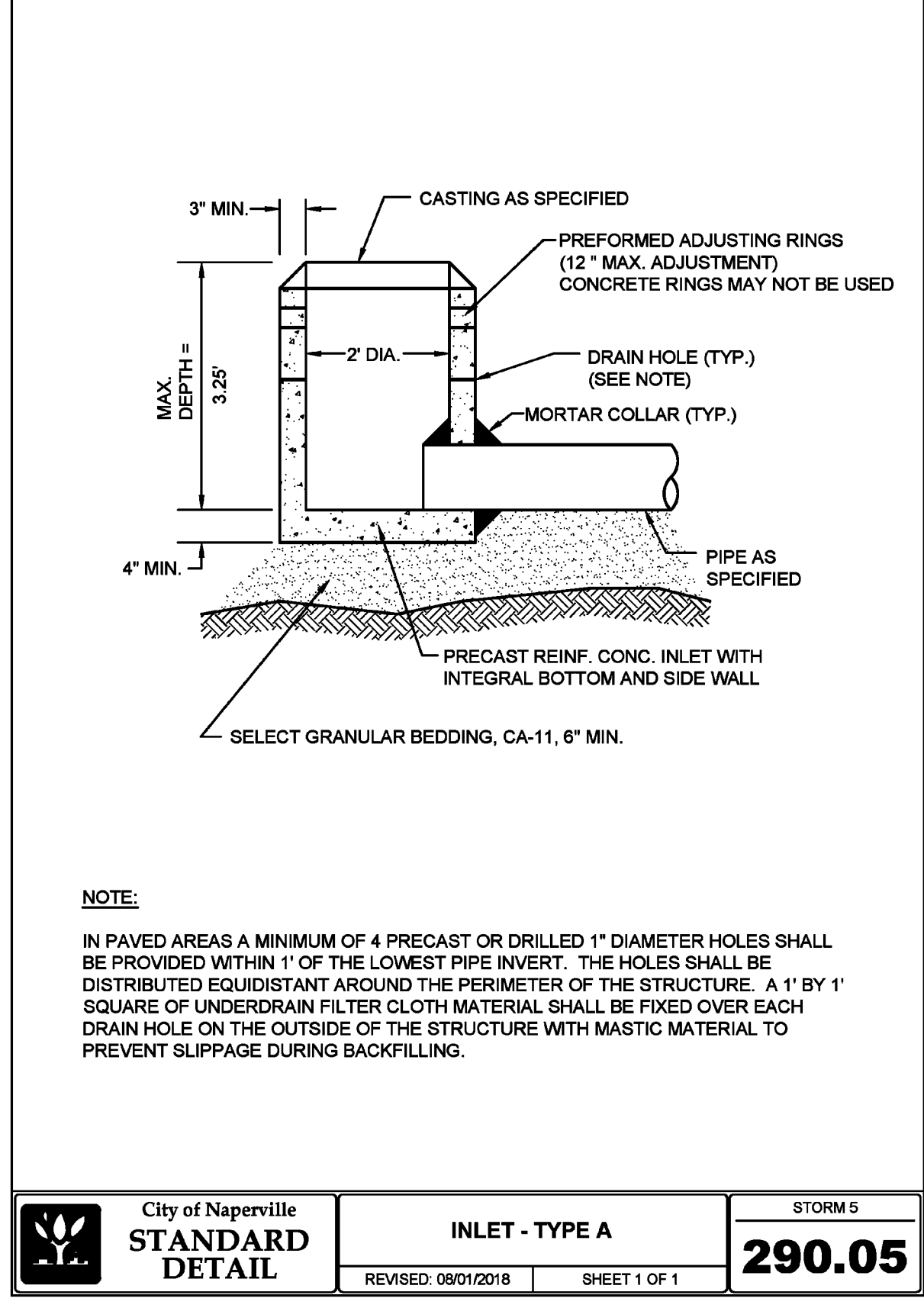
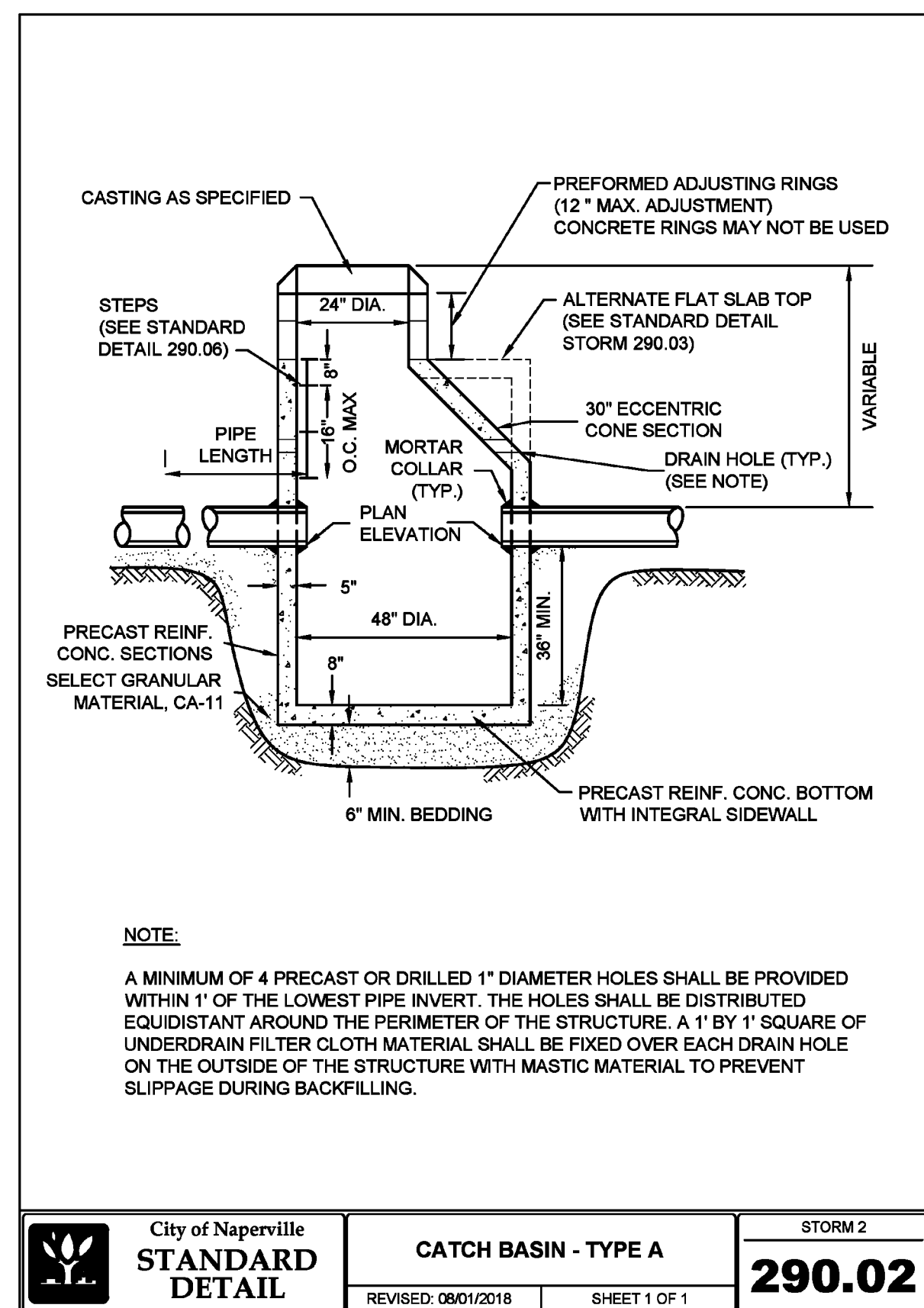
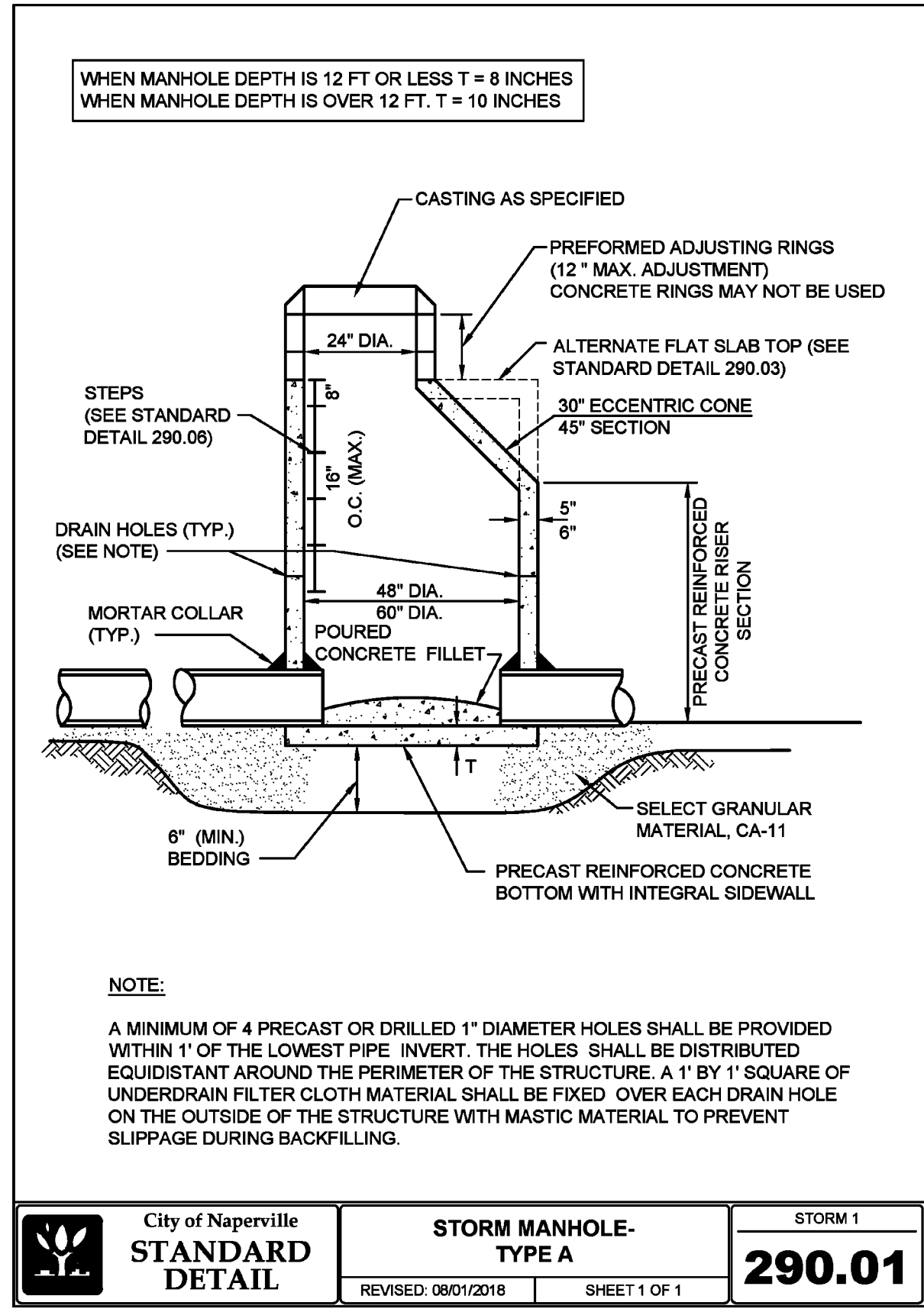
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NAPERVILLE, ILLINOIS 60540

**SANITARY SEWER AND WATERMAIN PROFILES AND TRENCH BACKFILL EXHIBIT**

DATE: JANUARY 15, 2023 | DRAWN BY: MAJ | JGC  
DWG SCALE: AS SHOWN | CHECKED BY: JGC  
PROJECT NO: 190-089-A/00  
APPROVED BY: JGC

A:\2019\190-089-000\DWG\DWG\DWG-1001.dwg | PLOT: 01/15/2023 11:02 AM | LP: 2/16/2023 11:02 AM



NO.	DATE	DESCRIPTION
1	08/15/2023	NO REVISIONS THIS SHEET

**Civil & Environmental Consultants, Inc.**  
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**NAPERVILLE WHEATON LLC**  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**DETAILS - 1**

DATE: JANUARY 13, 2025 | DRAWN BY: MAJ | JGC  
DWG SCALE: 1" = 20' | CHECKED BY: JGC  
PROJECT NO: 190-089-AW00  
APPROVED BY: JGC

**CAST FRAME AND GRATE GRAY IRON**  
TOTAL WT. 500 LBS.

**NOTES:**

- FRAME AND GRATE SHALL BE NEEHAH R-3278-A, EAST JORDAN IRON 7220, OR EQUAL APPROVED BY THE CITY ENGINEER.
- ALL CASTING SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.
- SEE STANDARD DETAIL 590.20 FOR CORRESPONDING CURB.
- ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS TO RIVER".

City of Naperville  
**STANDARD DETAIL**  
REVISED: 05/19/2015  
SHEET 1 OF 1  
STORM 11  
**290.11**

**SANITARY SEWER MANHOLE**

**NOTES:**

- ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY WATERS 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 - PAVING DECK OF MANHOLE SHALL NOT BE ACCEPTABLE.
- PREFORMED NON-HARDENING BITUMINOUS MASTIC MATERIAL, CONSAL CS-102B, 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 8 RICH #415/815M-GSA (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C478-05 AND CSA STANDARDS.
- CA-8 TRENCH BACKFILL REQUIRED AROUND MANHOLE IN PAVED AREAS AND UNDER SIDEWALK MANHOLE TO ROADWAY SURFACE ELEVATION. RUBBER BOOT CONFORMING TO ASTM C923-02 OR LATEST REVISION (ROR-H-SEAL OR APPROVED EQUAL).
- POURED CONCRETE FILLET TO TOP OF PIPE 2X SLOPE (1%).
- PROVIDE CONCRETE FILLET FOR ALL SANITARY MANHOLE INVERTS.
- PRECAST REINFORCED CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALK.
- 6" CA11 AGGREGATE.

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

**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; NEEHAH R-1772 OR APPROVED EQUAL.
- WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN FLOOD PLAIN AREA, AND AS NOTED ON THE PLANS. NEEHAH R-1918-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**  
REVISED: 01/01/2013  
SHEET 1 OF 1  
SANITARY 6  
**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**  
REVISED: 01/01/2013  
SHEET 1 OF 1  
SANITARY 10  
**390.10**

**BEEHIVE GRATE**

**NOTES:**

- BEEHIVE GRATE SHALL BE NEEHAH R4340B, EAST JORDAN 6527, OR EQUAL APPROVED BY THE CITY ENGINEER.
- ALL CASTINGS SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.
- ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS TO RIVER".

City of Naperville  
**STANDARD DETAIL**  
REVISED: 05/19/2015  
SHEET 1 OF 1  
STORM 14  
**290.14**

**SANITARY SEWER PIPE INSULATION**

**NOTES:**

- THE INSTALLATION OF THIS APPLICATION MUST BE APPROVED IN WRITING BY THE DEPARTMENT OF PUBLIC UTILITIES WATER CIVIL ENVIRONMENTAL ENGINEERING DIVISION.
- 2" RIGID CELLULAR POLYSTYRENE INSULATION (MIN COMPRESSIVE STRENGTH OF 40PSI PER ASTM C578-92)
- 2" THICK FOR EACH 6" OF COVER BELOW 4'

City of Naperville  
**STANDARD DETAIL**  
REVISED: 01/01/2013  
SHEET 1 OF 1  
SANITARY 22  
**390.22**

**SANITARY SEWER CLEANOUT**

**NOTES:**

- EAST JORDAN 1566Z CLEAN OUT, BLACK ASPHALTIC COATED W/ CLEAN OUT COVER 1566A OR APPROVED EQUAL.
- 6" PVC PIPE.
- 6" CLAY PIPE.
- BACKFILL.
- 6" PVC.
- 6" TEE.
- CA11 PIPE BEDDING.
- FLEXIBLE COUPLING SHALL BE A NON-SHEAR TYPE TRANSITION COUPLING AS MANUFACTURED BY FERNCO SERIES 1056RC OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 1/15/2020  
SHEET 1 OF 1  
SAN 23  
**390.23**

**VALVE VAULT WITH CAST/DUCTILE IRON SLEEVE PRESSURE TAP**

**NOTES:**

- USE MEGALUG SERIES 1100 OR FORD UNI-FLANGE SERIES 1400 RETAINER GLANDS WITH STAINLESS STEEL T-BOLTS COATED WITH ANTI-SIEZE COMPOUND.
- TAPPING SLEEVES SHALL BE CAST OR DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-82 (TYLER/UNION OR APPROVED EQUAL). EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE. TAPPING SLEEVE TO BE PRESSURE TESTED HYDROSTATICALLY TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
- EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE AND TAPPING SLEEVE IS TO BE PRESSURE TESTED TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
- DO NOT USE STAINLESS STEEL SLEEVE ON SIZE TAPS OR PIPES LARGER THAN 12" DIAMETER.
- IN THE EVENT IT IS NECESSARY TO USE A PRECAST SPLIT BOTTOM FLOOR DUE TO SPACE CONSTRAINTS THE FLOOR MUST BE GROUTED WATER TIGHT.
- TAPPING VALVES SHALL CONFORM TO CS15-09 OR LATEST REVISION; AMERICAN SERIES 2500 RESILIENT WEDGE TAPPING VALVES WITH FLANGED X MECHANICAL JOINT ENDS OR APPROVED EQUAL.

City of Naperville  
**STANDARD DETAIL**  
REVISED: 01/01/2013  
SHEET 1 OF 1  
WATER 2  
**490.02**

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	05/19/2023	NO REVISIONS THIS SHEET

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127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**DETAILS - 2**

DRAWING NO. **C801**

SHEET 13 OF 17

DATE: JANUARY 13, 2023 | DRAWN BY: MAJ | JGC  
DWG SCALE: 1" = 20' | CHECKED BY: JGC  
PROJECT NO: 190-089-AV00  
APPROVED BY: JGC

**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 RAISED LETTERS AS SHOWN.
- ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
- DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN 1022 OR NEENAH R-1772-C, HEAVY DUTY.
- LIDS AND FRAMES TO MEET AASHTO M308 PROOF LOADING SPECIFICATIONS.

City of Naperville <b>STANDARD DETAIL</b>	<b>VALVE VAULT - FRAME &amp; COVER</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 4 <b>490.04</b>
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**NOTES:**

- TYLER 6850 OR APPROVED EQUAL. FOR LARGER VALVES TYLER 6860 OR APPROVED EQUAL WITH #6 BASE.
- VALVE BOXES ARE NOT ALLOWED IN PAVED AREAS - VALVE VAULT SHALL BE PROVIDED. CONTRACTOR SHALL SUBMIT IN WRITING ANY LOCATION WHERE A VAULT IS NOT INTENDED TO BE INSTALLED AND SPECIFIC REASON WHY IT CANNOT BE INSTALLED. THIS MUST BE APPROVED IN WRITING BY DPW-WATER.
- RESTRAINT GLANDS REQUIRED ON EACH SIDE OF VALVE IF STUBBED FOR FUTURE CONNECTION OR PIPE BEND WITHIN TWO PIPE LENGTHS OF VALVE.

City of Naperville <b>STANDARD DETAIL</b>	<b>VALVE BOX</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 5 <b>490.05</b>
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**NOTES:**

- CHAIN AND CHAIN HOOKS SHALL BE REMOVED FROM HYDRANT
- HYDRANT SHALL BE FACTORY PAINTED WITH 2 COATS OF TNEDEC VERSATONE 82 HS (OR APPROVED EQUAL) SAFETY ORANGE
- ALL FASTENERS/HARDWARE BELOW GRADE SHALL BE STAINLESS STEEL (GRADE 304 MIN.)

**PERMITTED TYPES:**

- WATEROUS PACER WB-67 5-1/4"
- CLOW MEDALLION 5-1/4"
- MUELLER A-423 5-1/4"

**NOTES:**

- CONCRETE BLOCKS AT BOTTOM BACK AND BOTH SIDES TO HOLD HYDRANT SOLID AND VERTICAL. CONCRETE AND POLYETHYLENE ENCASUREMENT SHOULD NOT BLOCK DRAIN HOLES

City of Naperville <b>STANDARD DETAIL</b>	<b>HYDRANT</b> REVISED: 05/15/2015 SHEET 1 OF 1	WATER 6 <b>490.06</b>
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**NOTES:**

- IN PAVED AREAS ALL TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. METHOD 1. 95% MINIMUM STANDARD PROCTOR.
- DUCTILE IRON WATER MAIN TO BE CLASS 52. ALL DUCTILE IRON PIPE IS TO BE ENCASED IN POLYETHYLENE FILM. POLYETHYLENE ENCASUREMENT TO BE INSTALLED IN ACCORDANCE WITH AMHWAC105A21.5-99 (OR LATEST EDITION)
- STAINLESS STEEL NUTS, BOLTS/BOLTS, AND WASHERS, TYPE 304 OR BETTER, WILL BE REQUIRED ON ALL WATER MAIN INSTALLATIONS. THIS WOULD APPLY TO HYDRANTS, TAPPING SLEEVES, VALVES, FITTINGS, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T-BOLTS. AN ANTI-SEIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS - ANY DAMAGE TO THIS COATING SHALL BE REPAIRED WITH FIELD-APPLIED, APPROVED ANTI-SEIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEZ OR APPROVED EQUAL.

City of Naperville <b>STANDARD DETAIL</b>	<b>WATER MAIN TRENCH SECTION</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 10 <b>490.10</b>
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**NOTES:**

- THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, & AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "S".
- CONCRETE A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND & THE FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT THE PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS.
- THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4" OR MORE.
- PIPE BENDS TO BE POLYETHYLENE ENCASED.
- JOINT RESTRAINT AT BEND AND LENGTH OF PIPE EACH DIRECTION FROM BENDS AS REQUIRED BY THE CITY OF NAPERVILLE IF UNDISTURBED SOIL NOT AVAILABLE.
- THRUST BLOCK FOR PIPES LARGER THAN 12" MUST BE POURED IN PLACE

City of Naperville <b>STANDARD DETAIL</b>	<b>THRUST BLOCK</b> REVISED: 05/15/2015 SHEET 1 OF 1	WATER 11 <b>490.11</b>
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**NOTE:**  
NEW STORM SEWER INSTALLATION SHALL BE GASKETED STRUCTURE TO STRUCTURE

City of Naperville <b>STANDARD DETAIL</b>	<b>WATER MAIN PROTECTION FROM EXISTING STORM SEWER PIPE</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 14 <b>490.14</b>
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**NOTE:**  
REPAIR ALL SMALL RIPS, TEARS OR OTHER TUBE DAMAGE WITH MANUFACTURER APPROVED ADHESIVE TAPE.

City of Naperville <b>STANDARD DETAIL</b>	<b>POLYETHYLENE ENCASUREMENT</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 15 <b>490.15</b>
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**NOTE:**  
IF CROSSING OCCURS IN ROADWAY AREA PROVIDE CAS IN LIEU OF CLASS IV MATERIAL FOR TRENCH BACKFILL MATERIAL.

City of Naperville <b>STANDARD DETAIL</b>	<b>WATER MAIN CASING PIPE</b> REVISED: 01/01/2013 SHEET 1 OF 1	WATER 16 <b>490.16</b>
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**NOTES:**

- ALL AGGREGATE SUB BASE SHALL BE MECHANICALLY COMPACTED.
- SIDEWALK SHALL CONTINUE THROUGH DRIVEWAYS.
- SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 8" PCC ON 4" AGGREGATE SUB BASE.
- EXPANSION JOINT MATERIAL MUST MATCH THE FULL DEPTH OF THE PAVEMENT.
- DETECTABLE WARNINGS SHALL ONLY BE INSTALLED AT DRIVEWAYS WITH PERMANENT TRAFFIC CONTROL DEVICES.
- SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
- SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville <b>STANDARD DETAIL</b>	<b>TYPICAL COMMERCIAL DRIVEWAY DETAIL</b> REVISED: 06/01/2016 SHEET 1 OF 1	PAVEMENT 5 <b>590.05</b>
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**NOTES:**

- THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6) AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. TRENCH SPOILS OR EXCAVATED MATERIAL SHALL BE DISCARDED BY THE CONTRACTOR, AT HIS EXPENSE, AT DUMP SITES OR IN A SUITABLE FASHION AS APPROVED BY THE CITY ENGINEER.
- PRIOR TO PLACING OF P.C.C. CONCRETE, THE EXPOSED EDGES OF ALL EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A SMOOTH, CLEAN EDGE, FREE OF LOOSE MATERIAL.
- EXCAVATIONS SHALL BE PROTECTED BY BARRICADES WITH FLASHING LIGHTS. A 1" STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT LOCATIONS WHERE ADJUSTMENTS ARE LOCATED IN TRAVEL LANES UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH BITUMINOUS RAMPS.
- TRENCH TO BE COMPACTED IN CONFORMANCE WITH ARTICLE 603.06(METHOD 3) OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

City of Naperville <b>STANDARD DETAIL</b>	<b>UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS)</b> REVISED: 01/01/2013 SHEET 1 OF 1	PAVEMENT 13 <b>590.13</b>
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**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	05/15/2015	NO REVISIONS THIS SHEET

**DETAILS - 3**

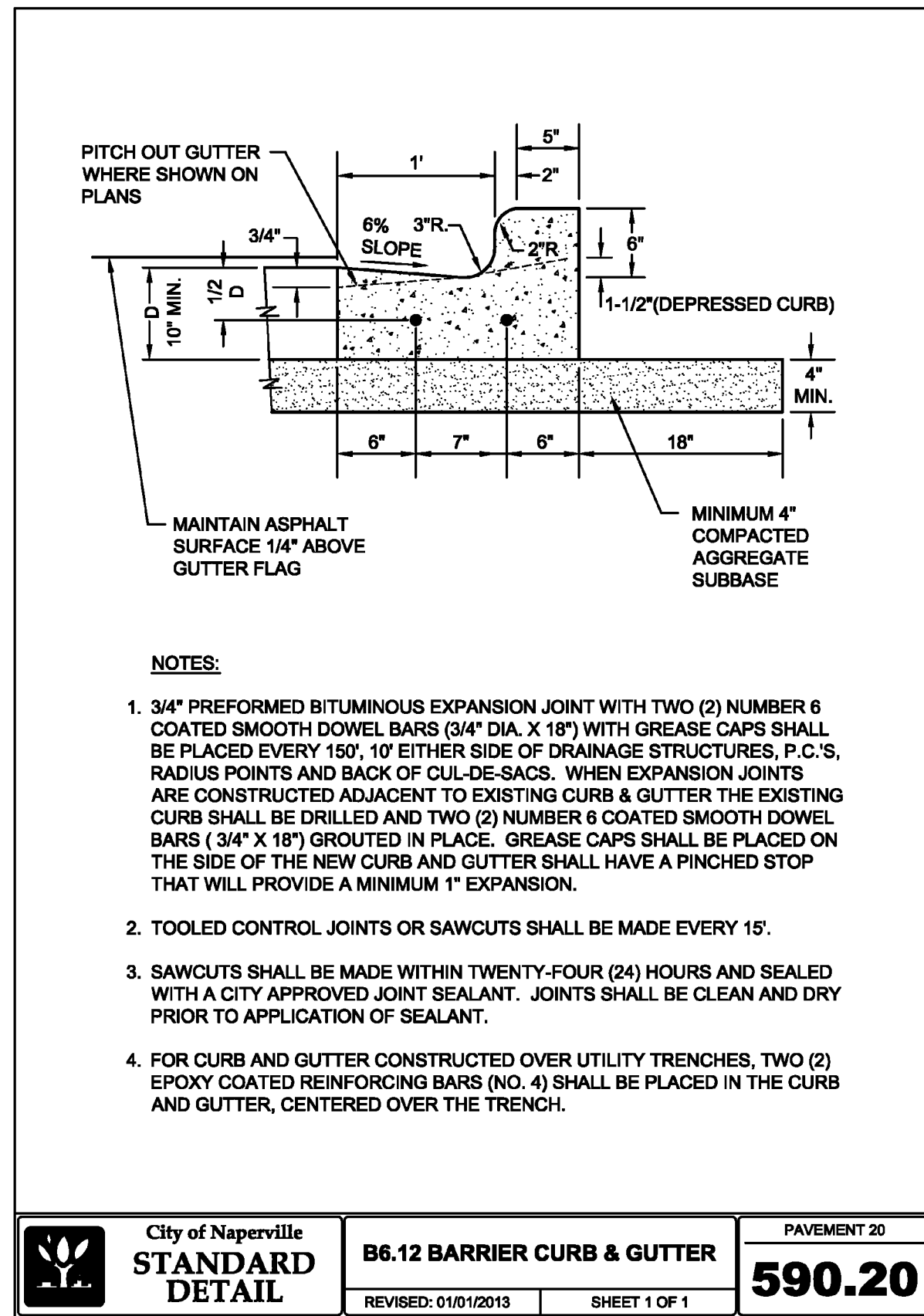
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DATE: JANUARY 13, 2025 | DRAWN BY: JGC  
DWG SCALE: 1" = 20' | CHECKED BY: JGC  
PROJECT NO: 190-089-AV00  
APPROVED BY: JGC

DRAWING NO: **C802**

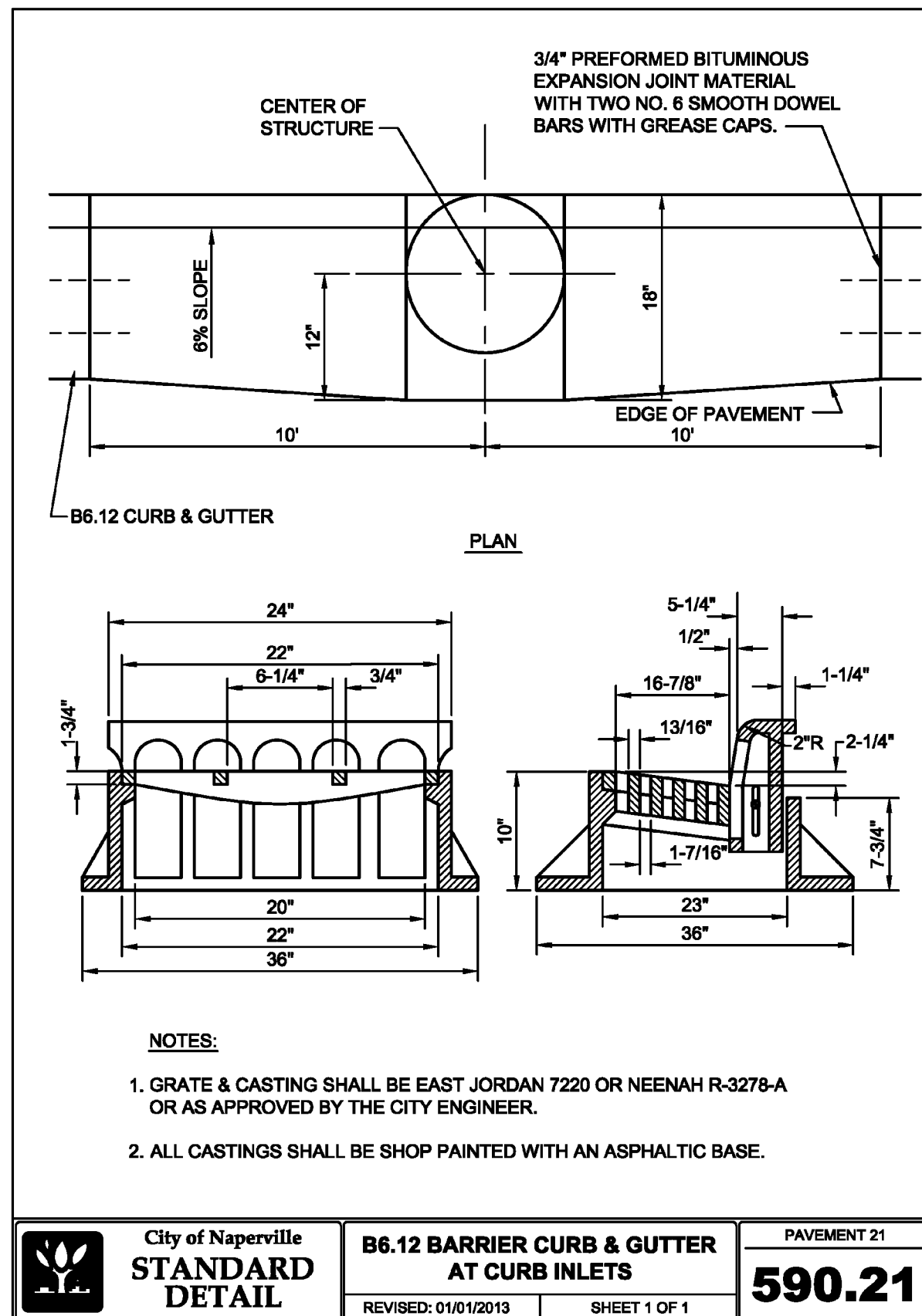
SHEET 14 OF 17



City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**B6.12 BARRIER CURB & GUTTER**  
SHEET 1 OF 1

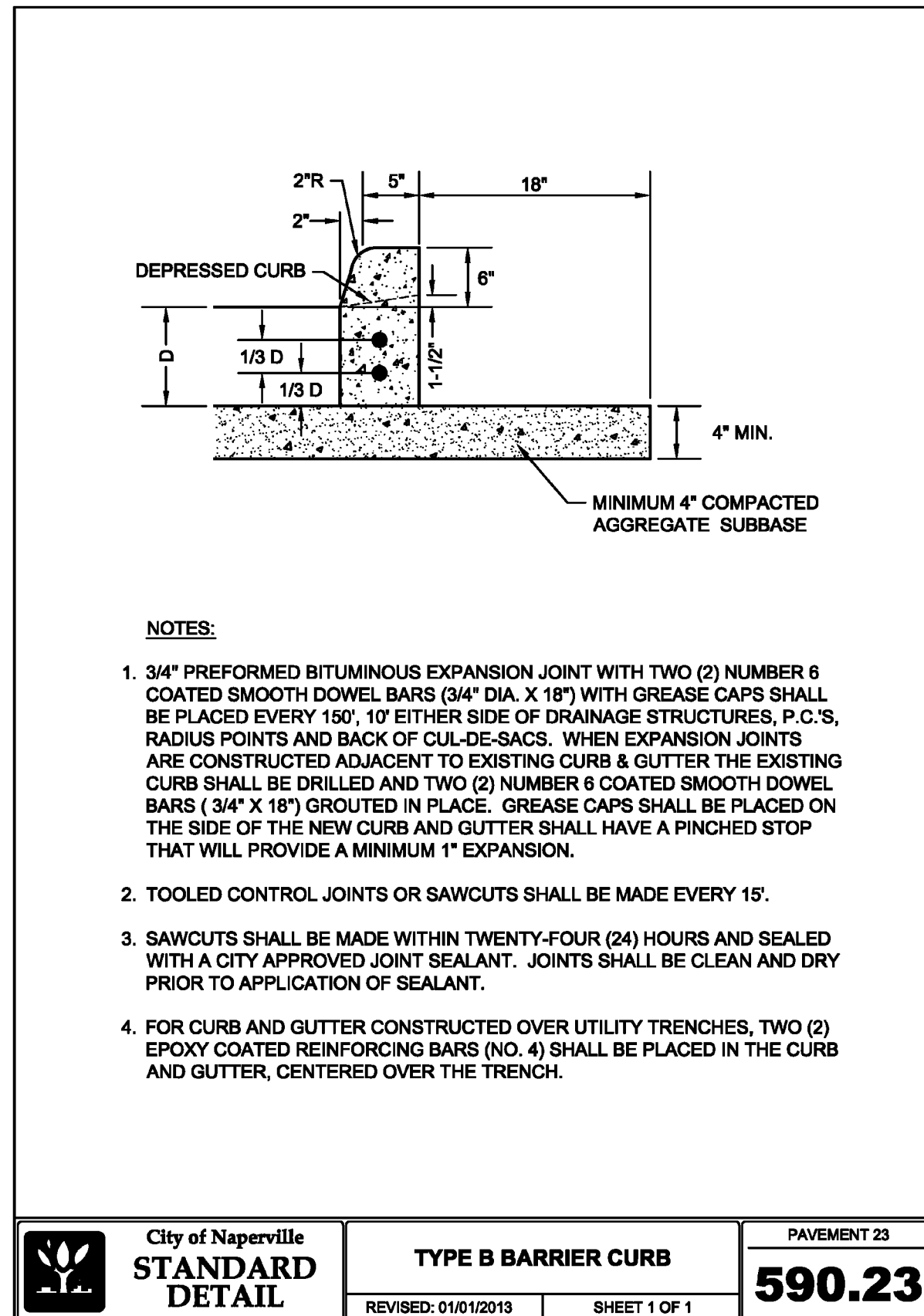
PAVEMENT 20  
**590.20**



City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**B6.12 BARRIER CURB & GUTTER AT CURB INLETS**  
SHEET 1 OF 1

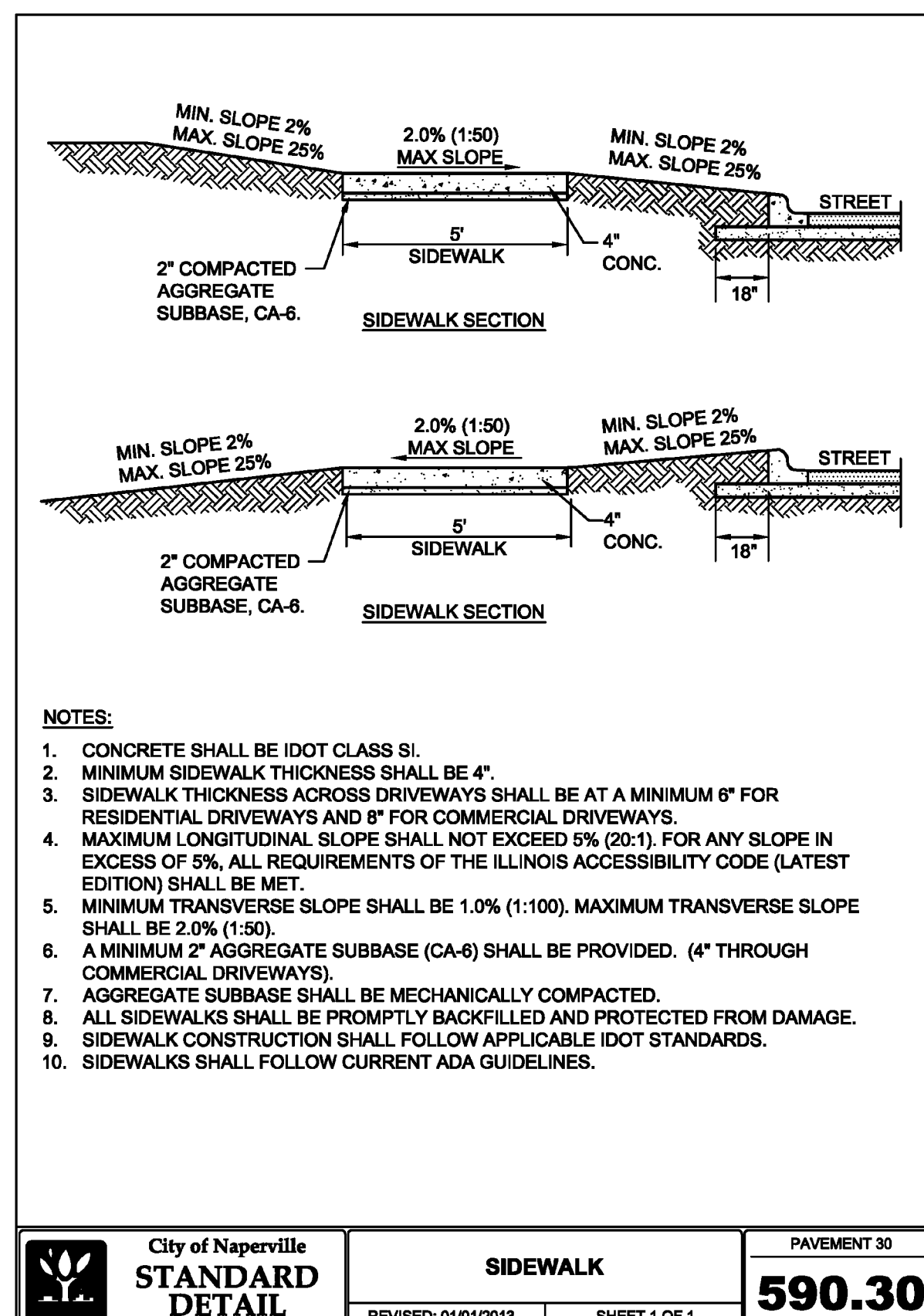
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City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**TYPE B BARRIER CURB**  
SHEET 1 OF 1

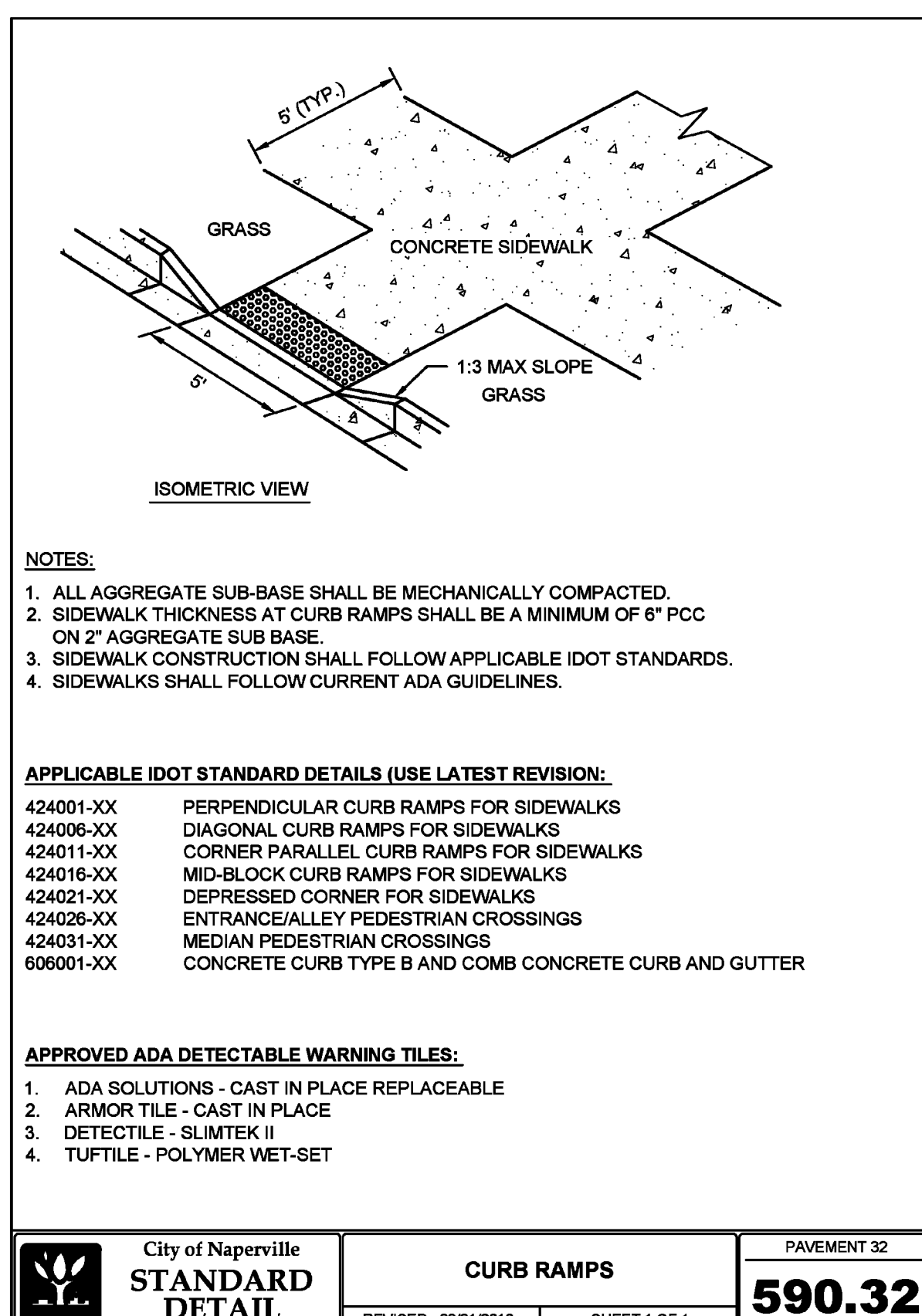
PAVEMENT 23  
**590.23**



City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**SIDEWALK**  
SHEET 1 OF 1

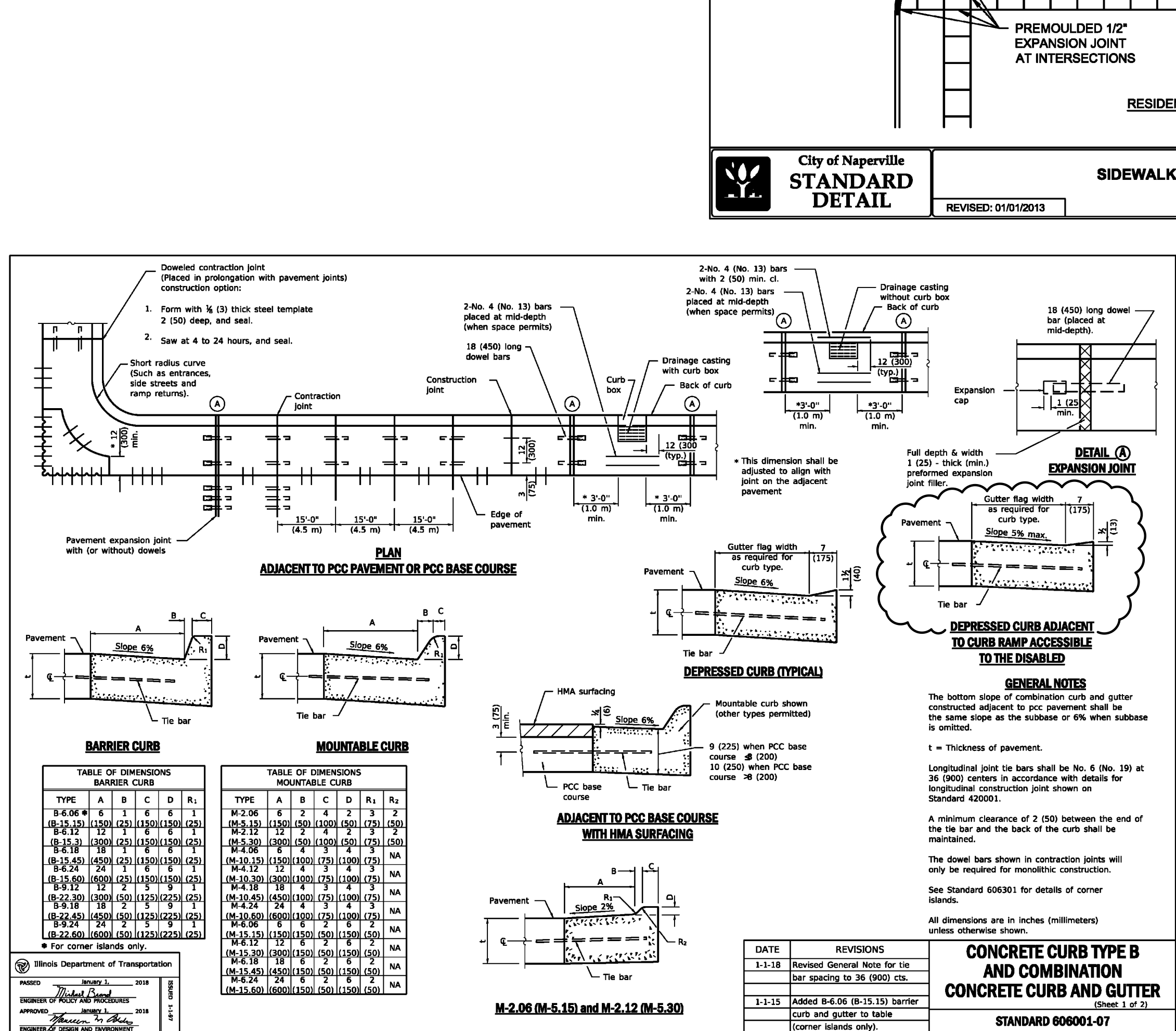
PAVEMENT 30  
**590.30**



City of Naperville  
**STANDARD DETAIL**  
REVISID: 06/01/2018

**CURB RAMPS**  
SHEET 1 OF 1

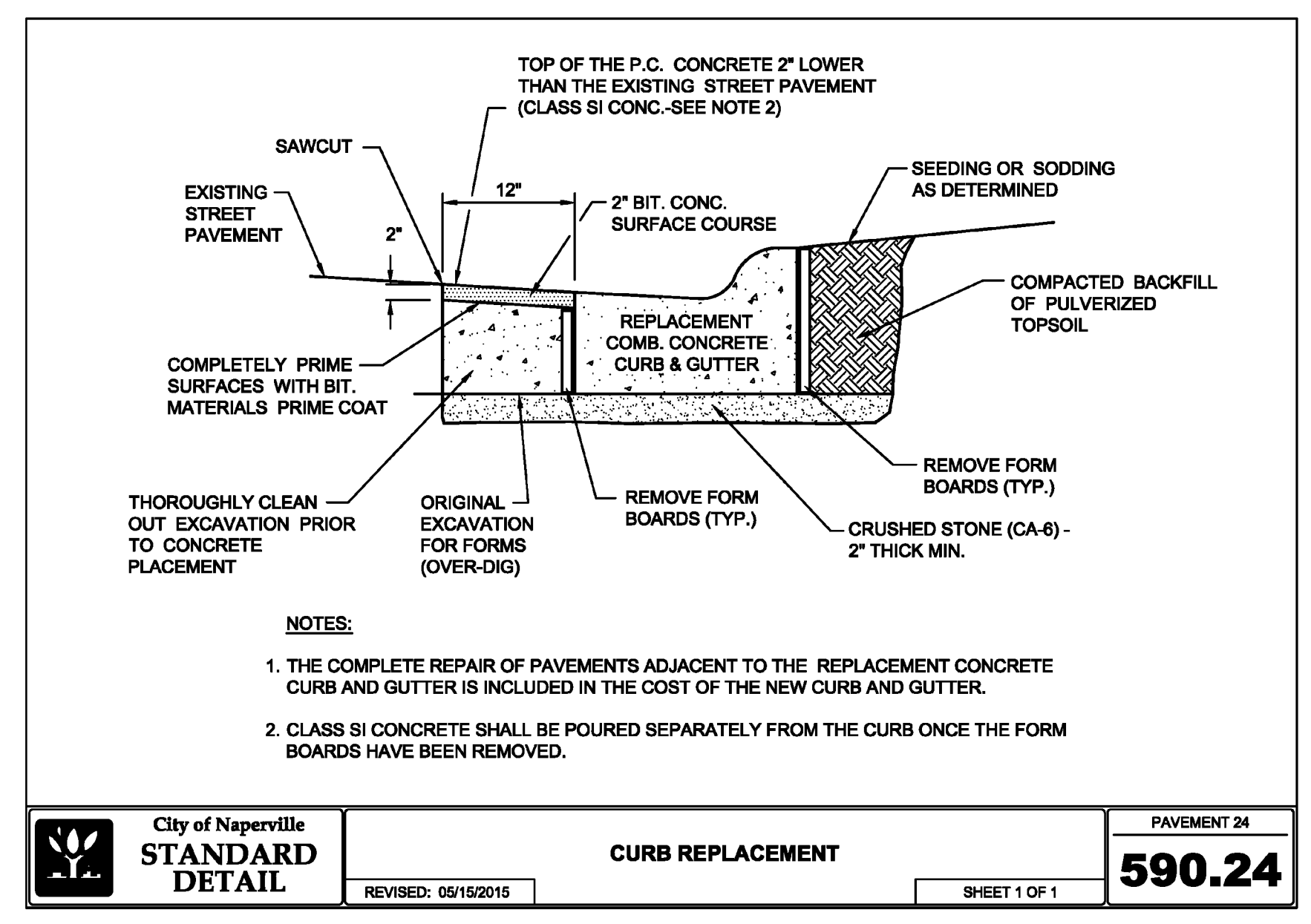
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City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**SIDEWALK CONSTRUCTION**  
SHEET 1 OF 1

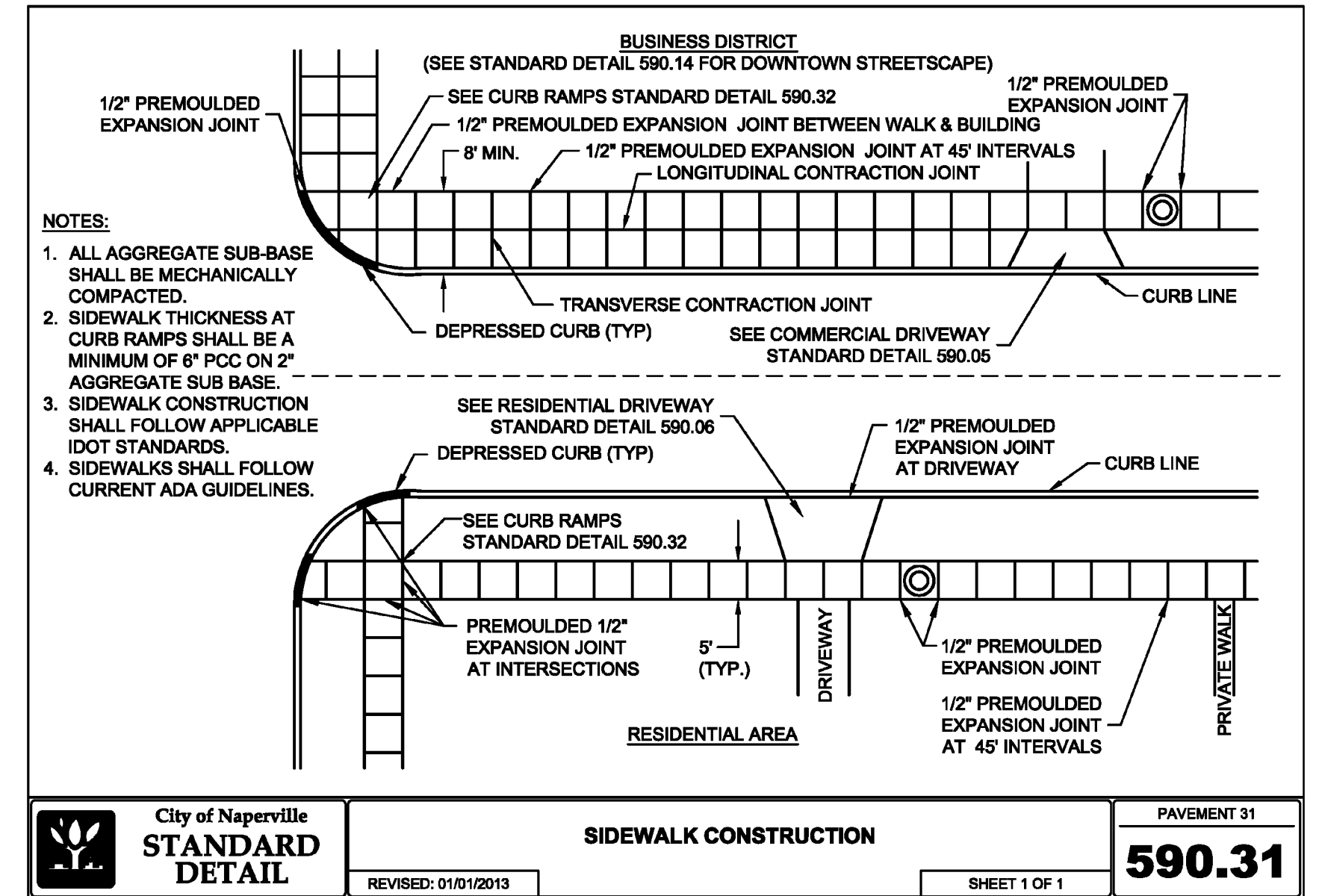
PAVEMENT 31  
**590.31**



City of Naperville  
**STANDARD DETAIL**  
REVISID: 05/15/2015

**CURB REPLACEMENT**  
SHEET 1 OF 1

PAVEMENT 24  
**590.24**



City of Naperville  
**STANDARD DETAIL**  
REVISID: 01/01/2013

**SIDEWALK CONSTRUCTION**  
SHEET 1 OF 1

PAVEMENT 31  
**590.31**

**REVISION RECORD**

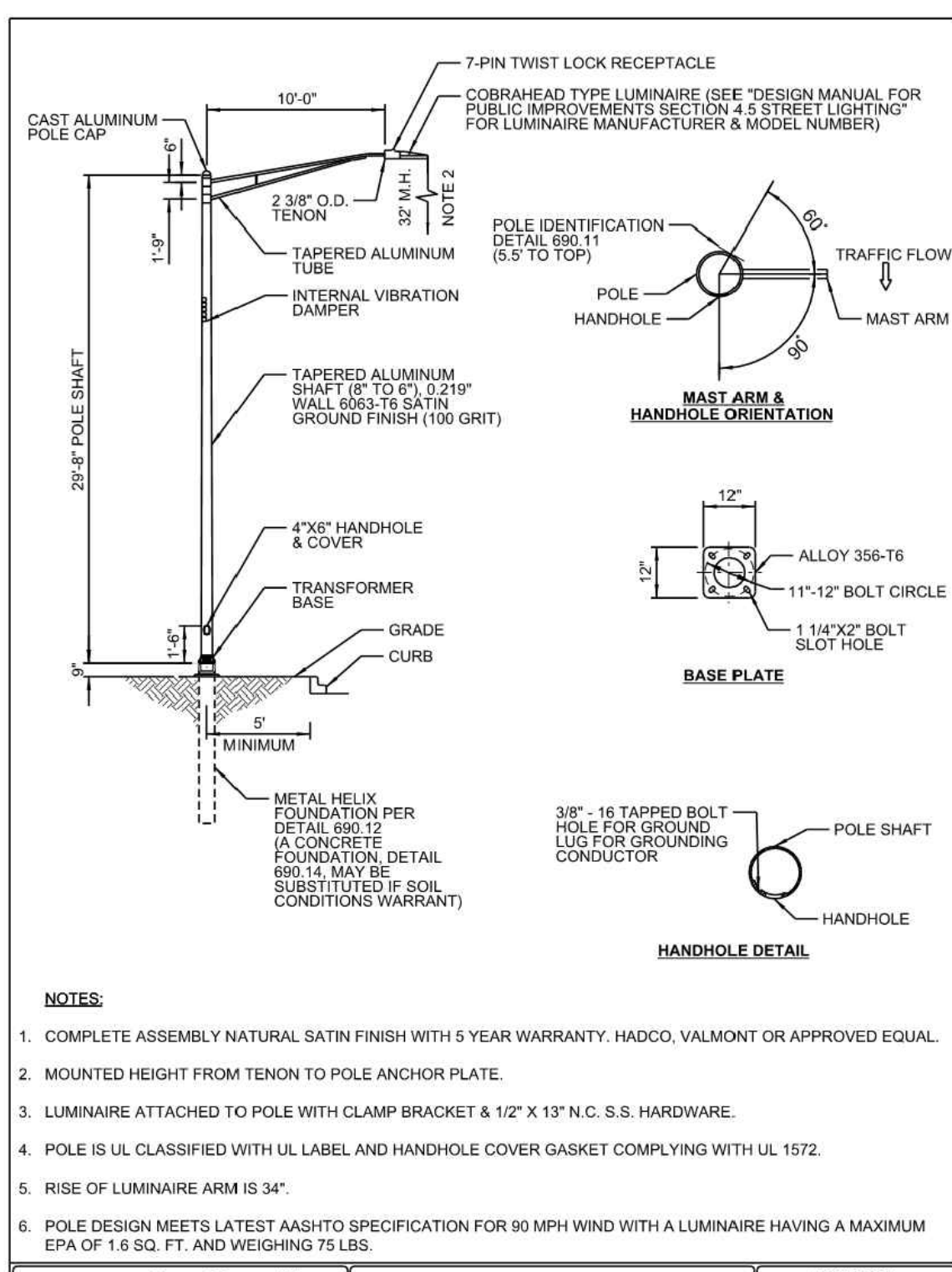
NO.	DATE	DESCRIPTION
1	05/15/2015	NO REVISIONS THIS SHEET

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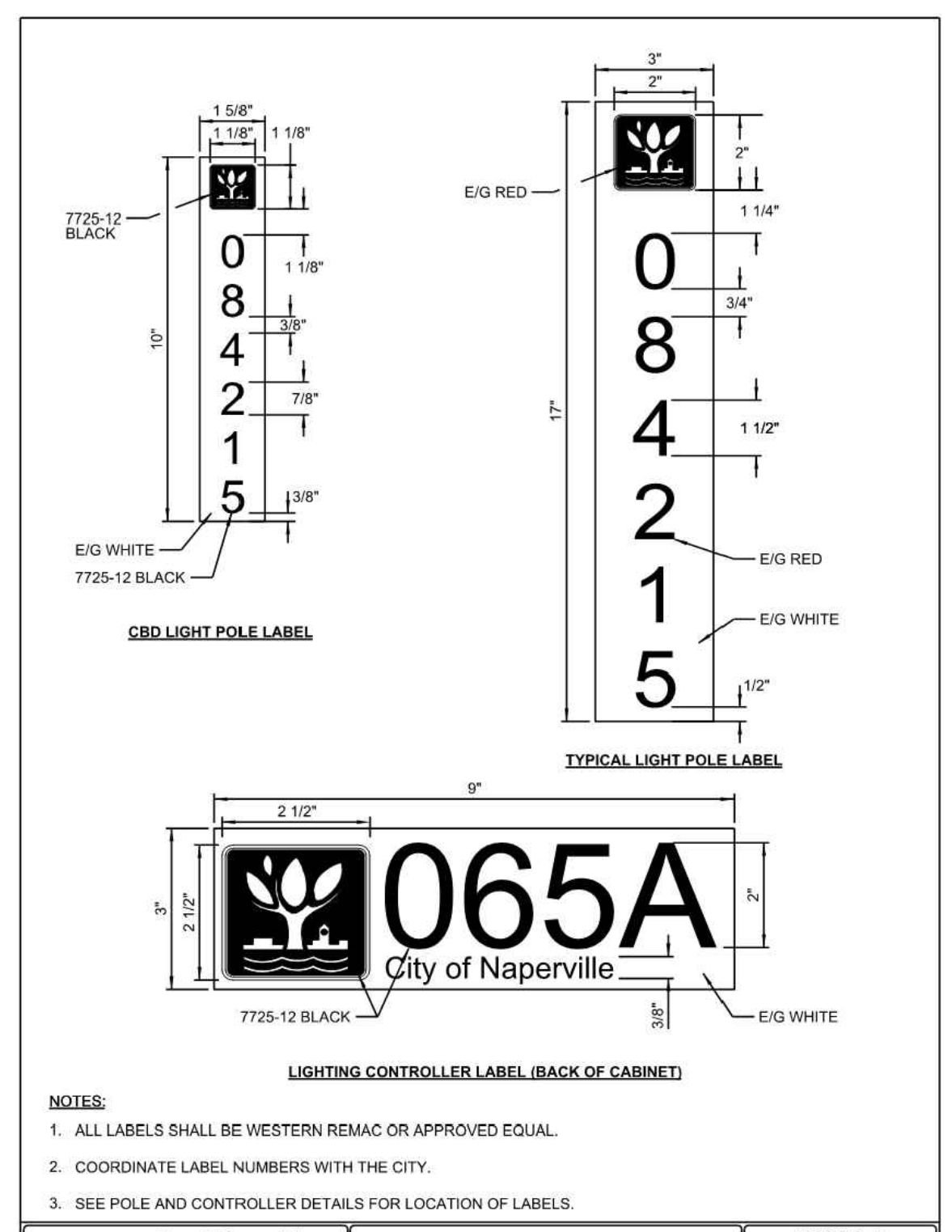
**DETAILS - 4**

DATE: JANUARY 13, 2025 | DRAWN BY: JGC  
DWG SCALE: 1" = 20' | CHECKED BY: JGC  
PROJECT NO: 190-089-AV00  
APPROVED BY: JGC



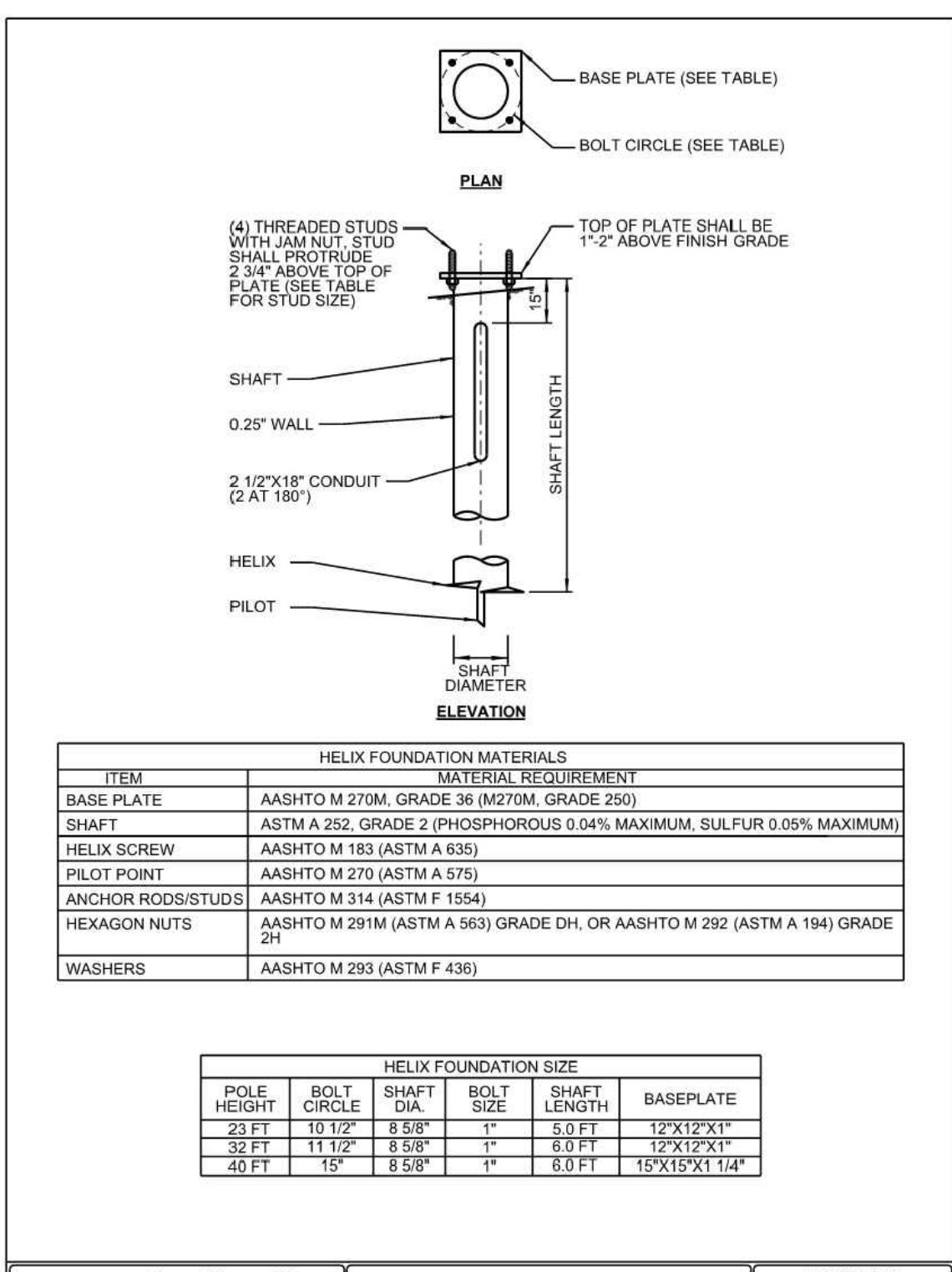
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 1

**TRUSS ARM STREET LIGHT DETAIL - 32 FOOT**  
LIGHTING 4  
**690.04**



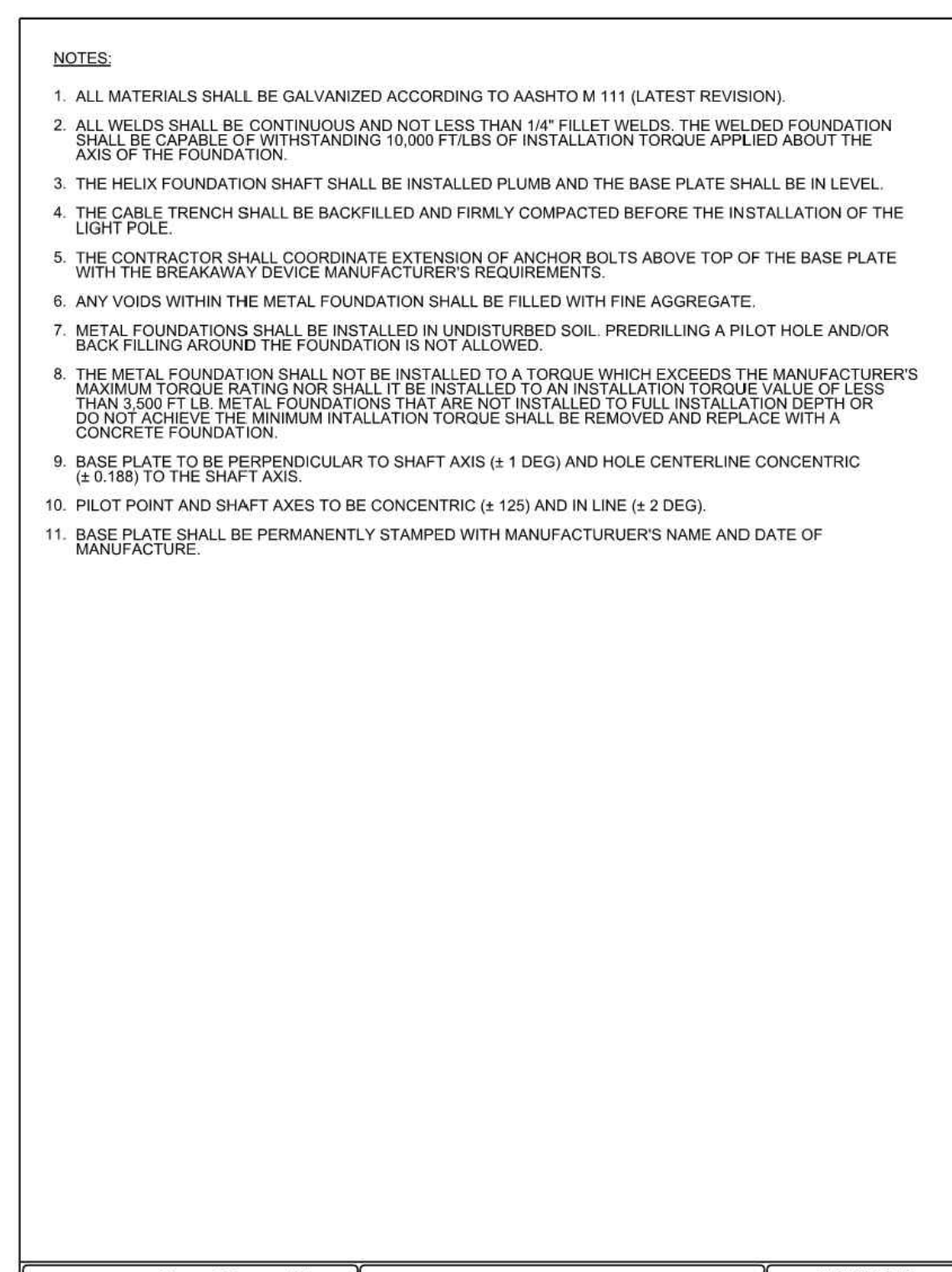
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 1

**LIGHT POLE AND CONTROLLER LABELING DETAIL**  
LIGHTING 11  
**690.11**



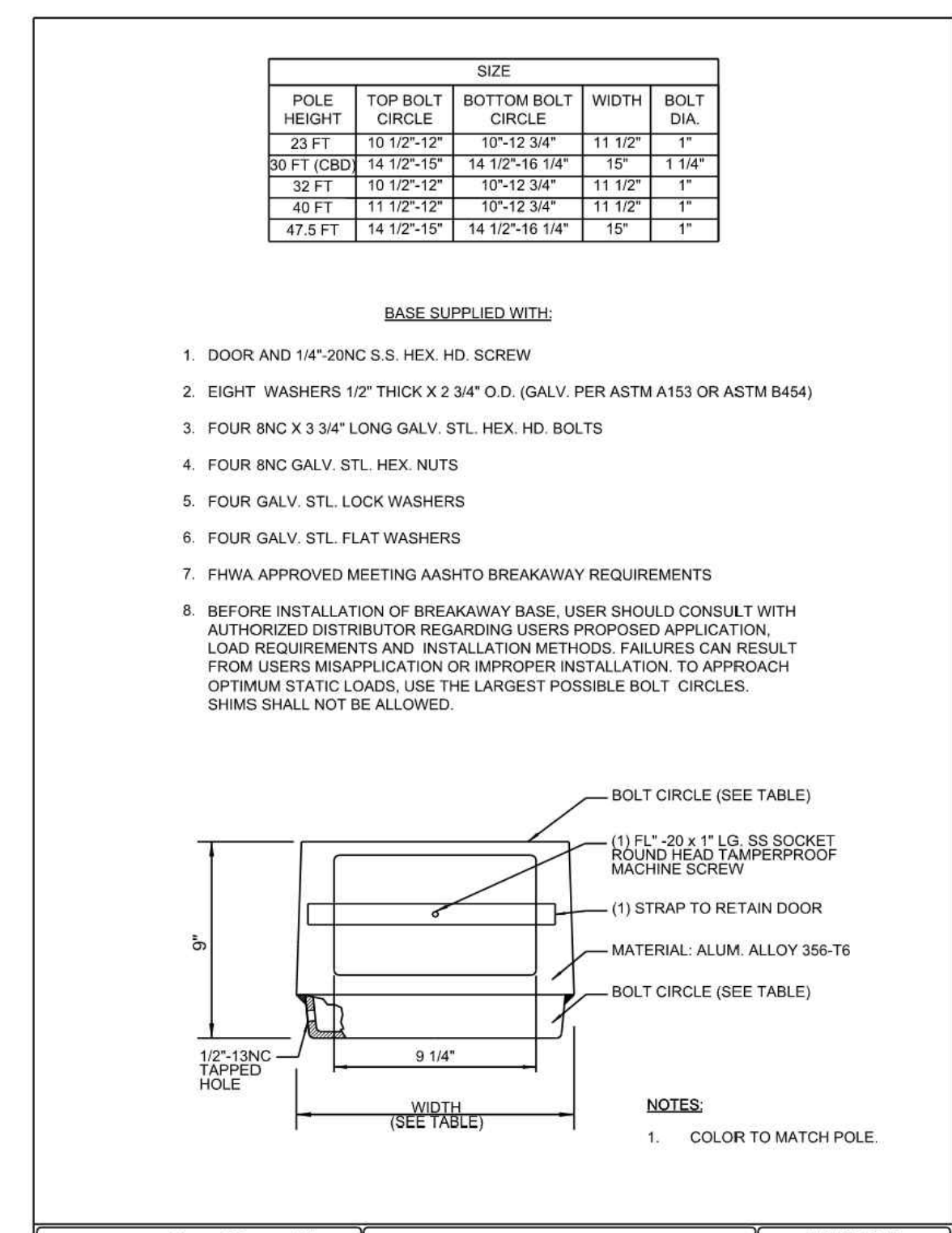
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 2

**HELIX TYPE POLE FOUNDATION DETAIL**  
LIGHTING 12  
**690.12**



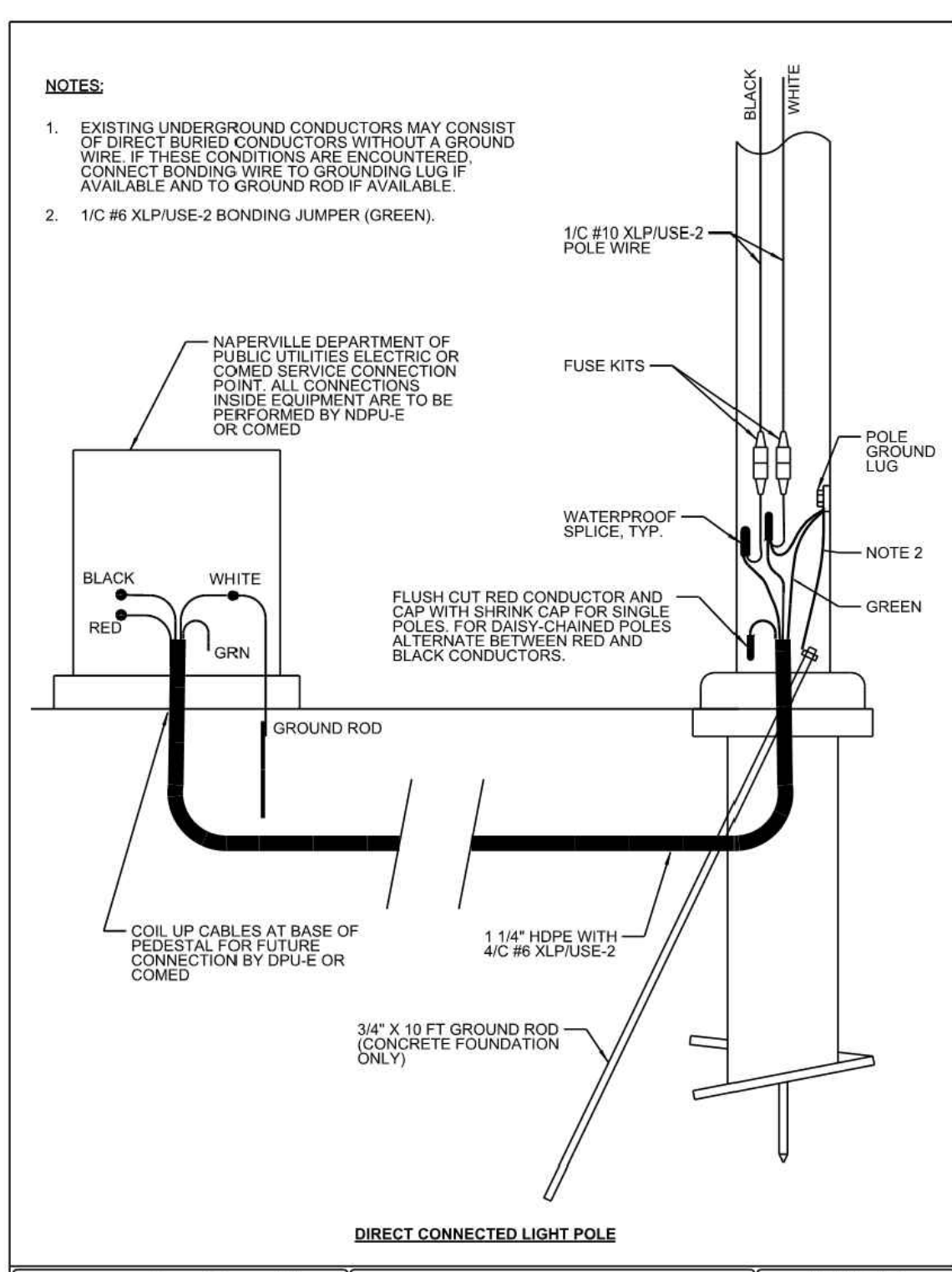
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 2 OF 2

**HELIX TYPE POLE FOUNDATION DETAIL**  
LIGHTING 12  
**690.12**



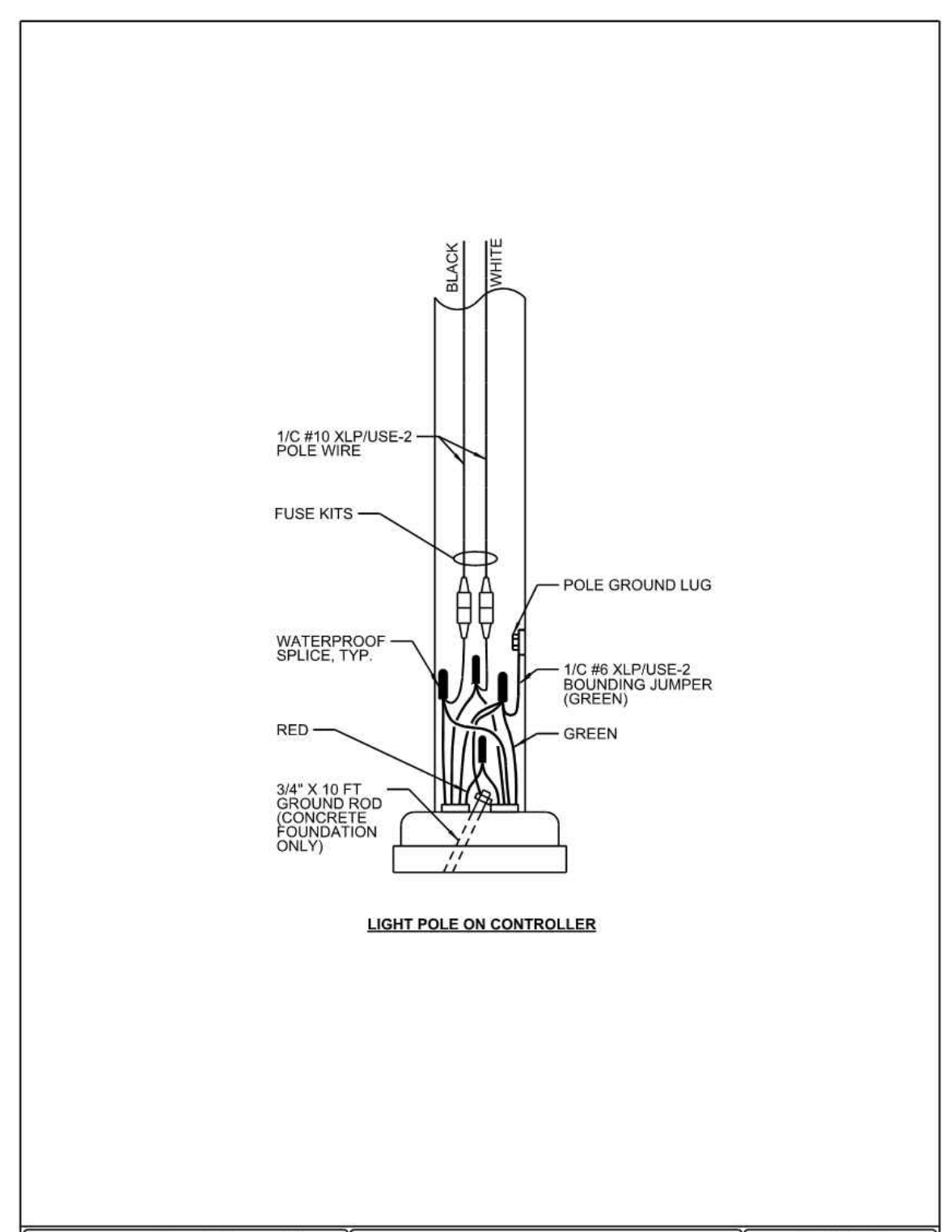
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 1

**TRANSFORMER BASE - 9 INCH**  
LIGHTING 16  
**690.16**



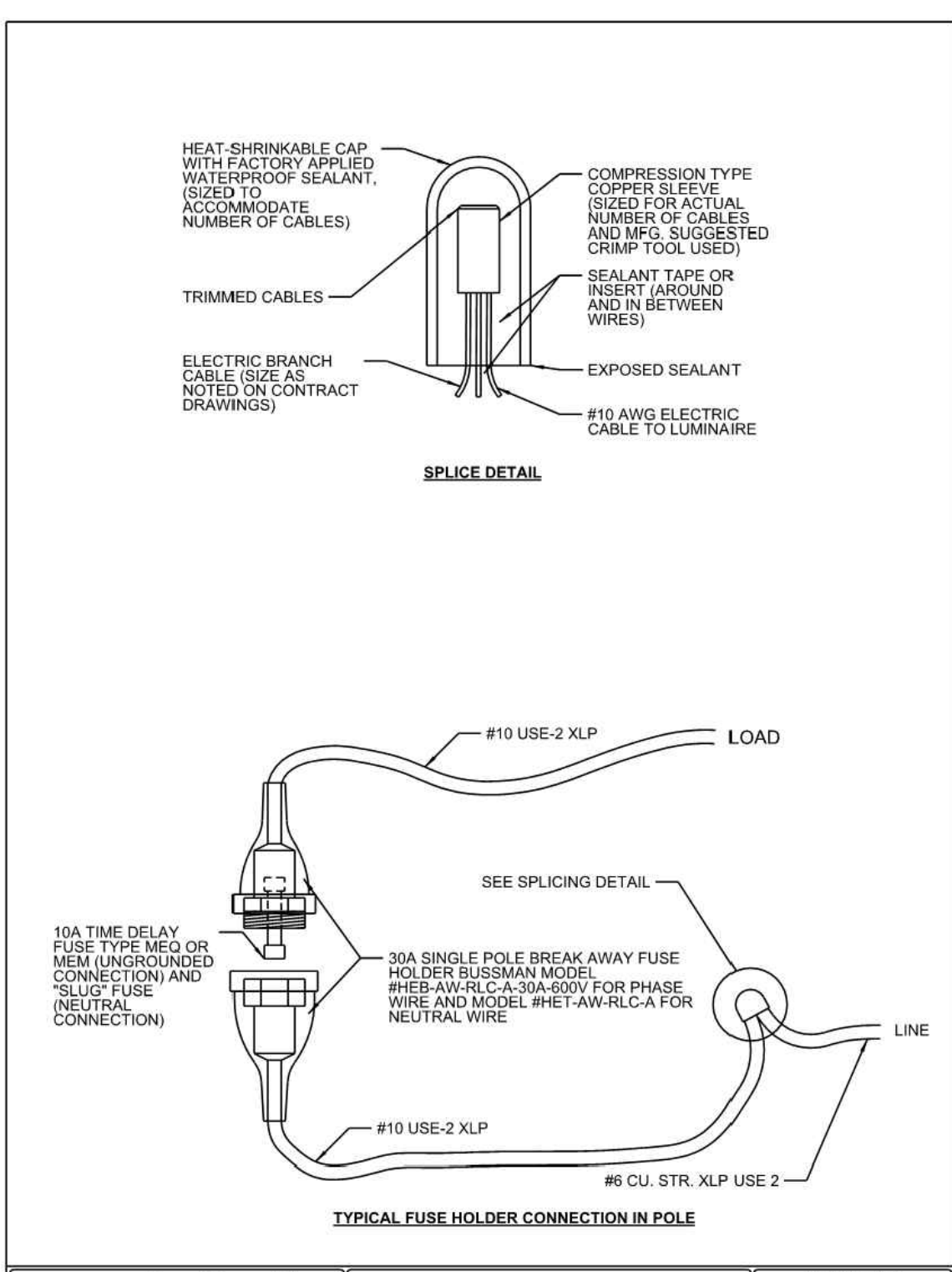
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 3

**TYPICAL STREET LIGHT CONNECTION**  
LIGHTING 23  
**690.23**



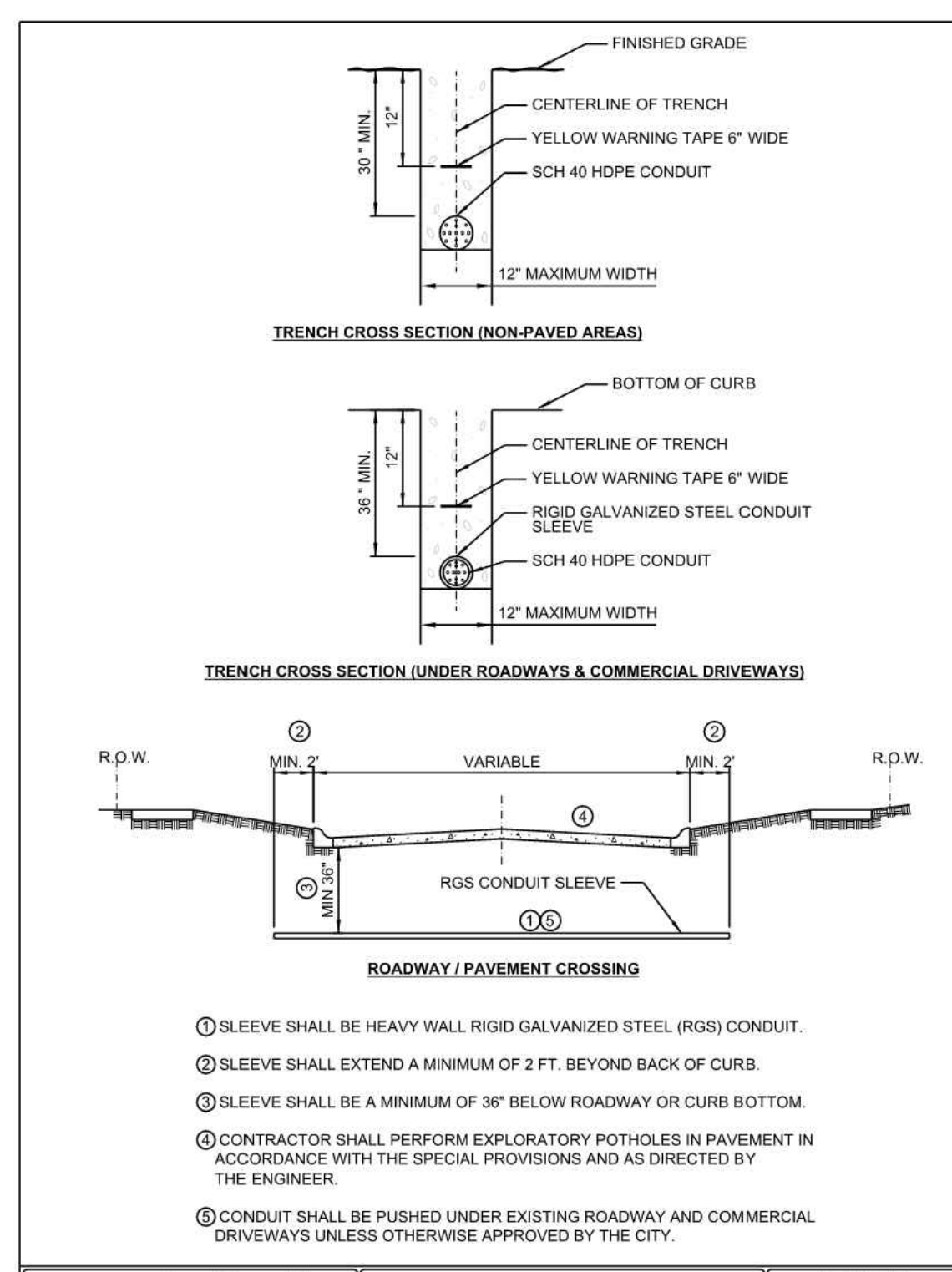
City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 2 OF 3

**TYPICAL STREET LIGHT CONNECTION**  
LIGHTING 23  
**690.23**



City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 3 OF 3

**TYPICAL STREET LIGHT CONNECTION**  
LIGHTING 23  
**690.23**



City of Naperville  
**STANDARD DETAIL**  
EFFECTIVE: 4/20/2020 SHEET 1 OF 1

**TYPICAL TRENCH DETAIL**  
LIGHTING 30  
**690.30**

NO.	DATE	DESCRIPTION
1	02/15/2023	REVISION PER CITY REVIEW, DATED 02/15/2023

**REVISION RECORD**

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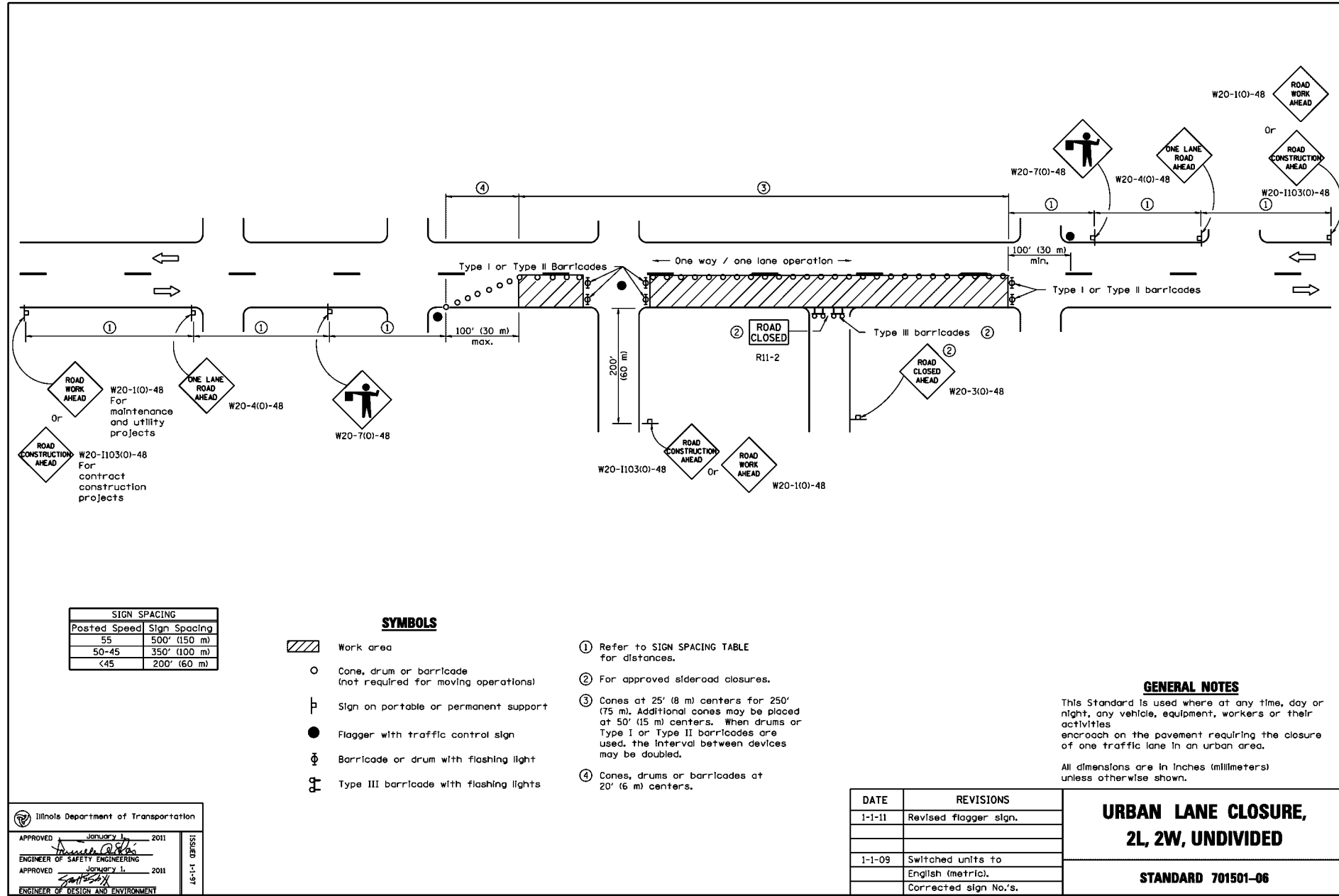
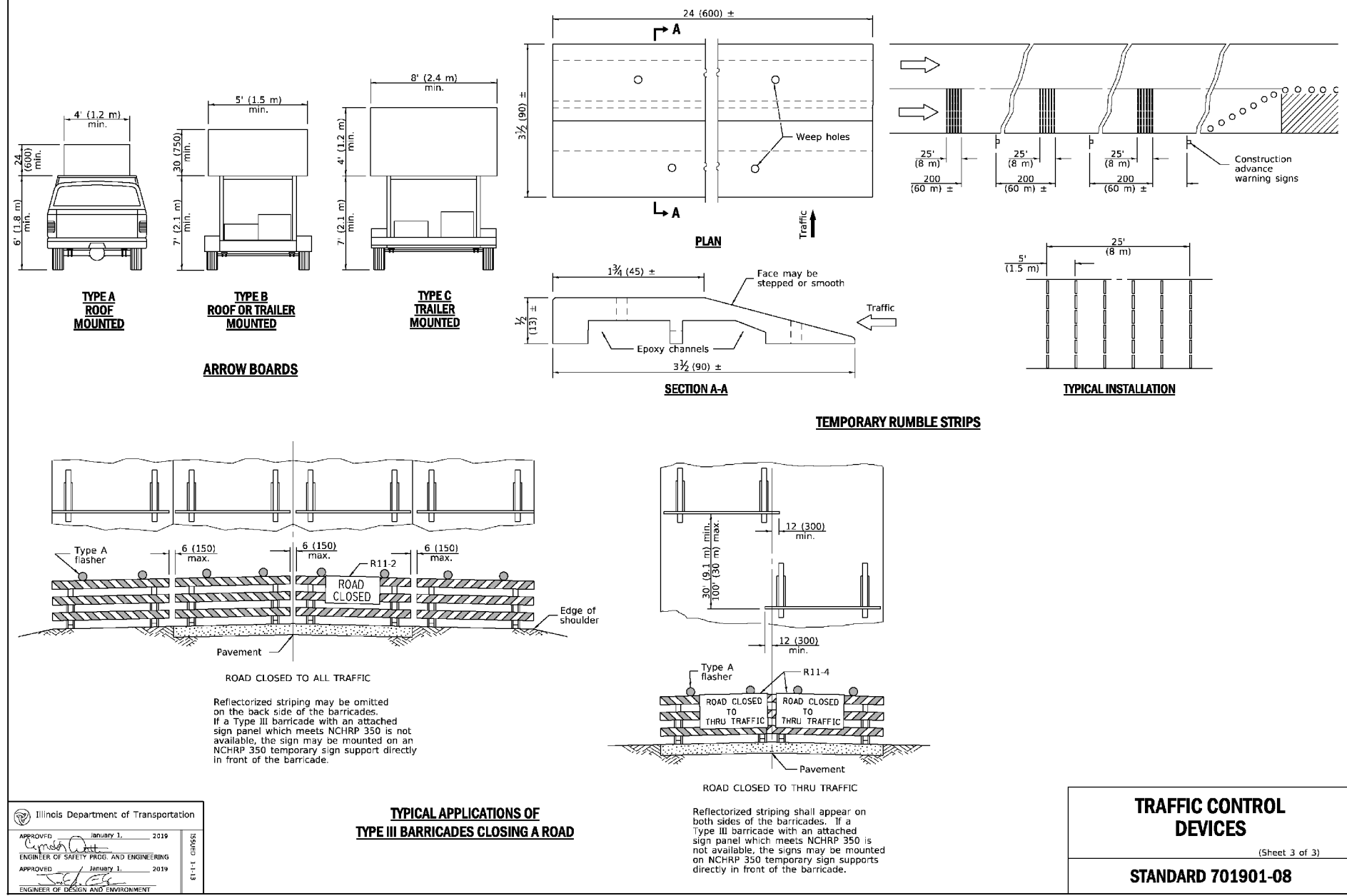
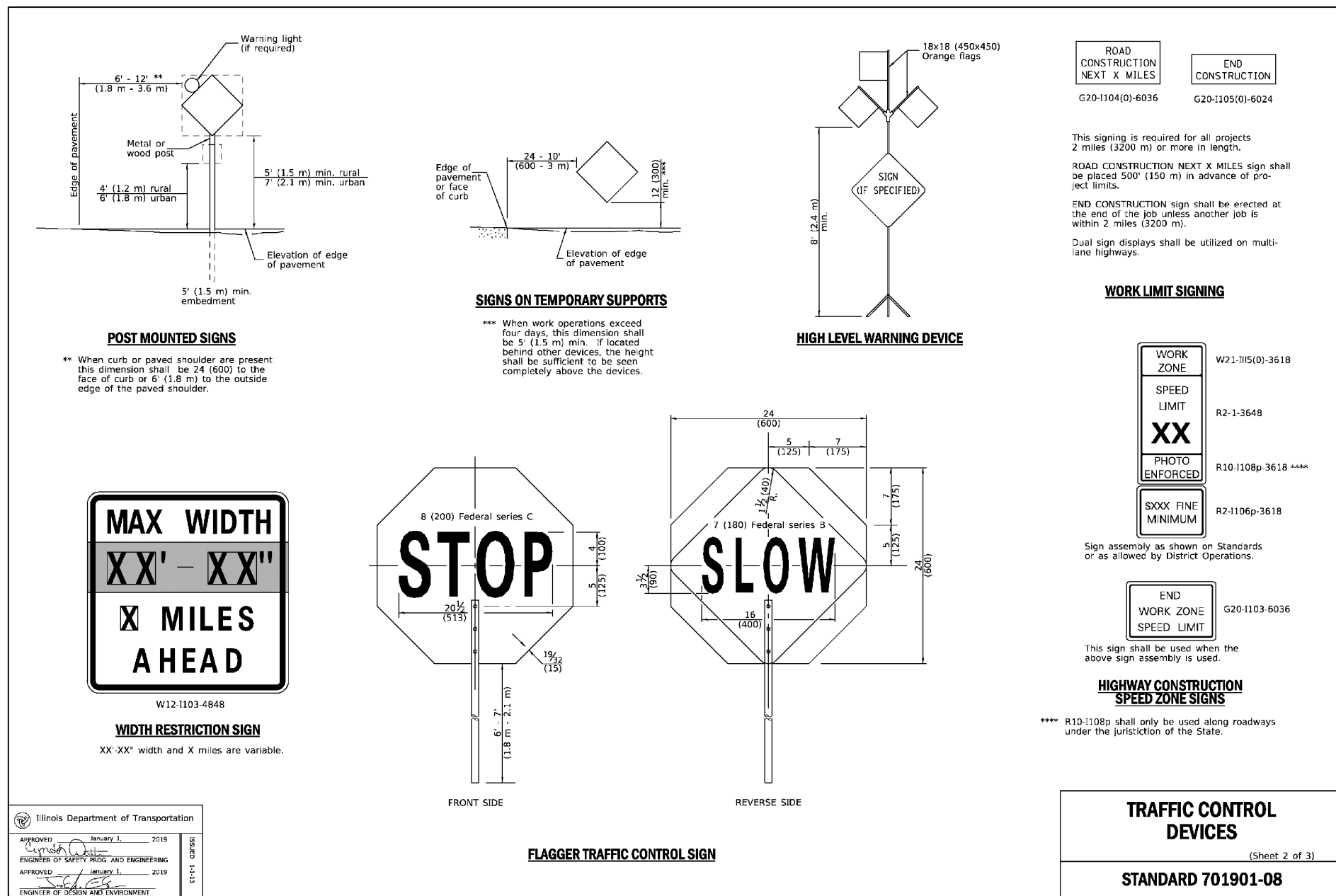
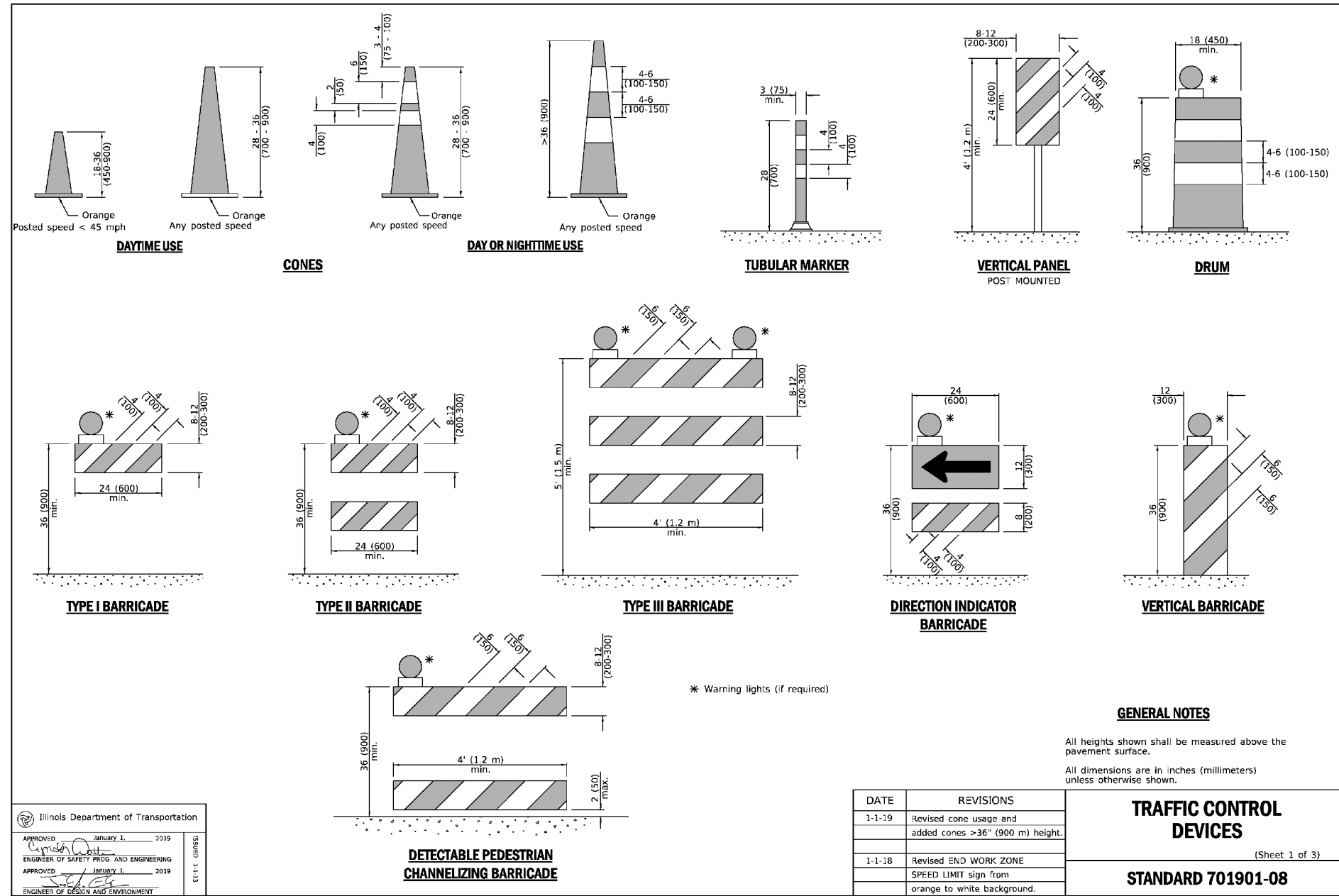
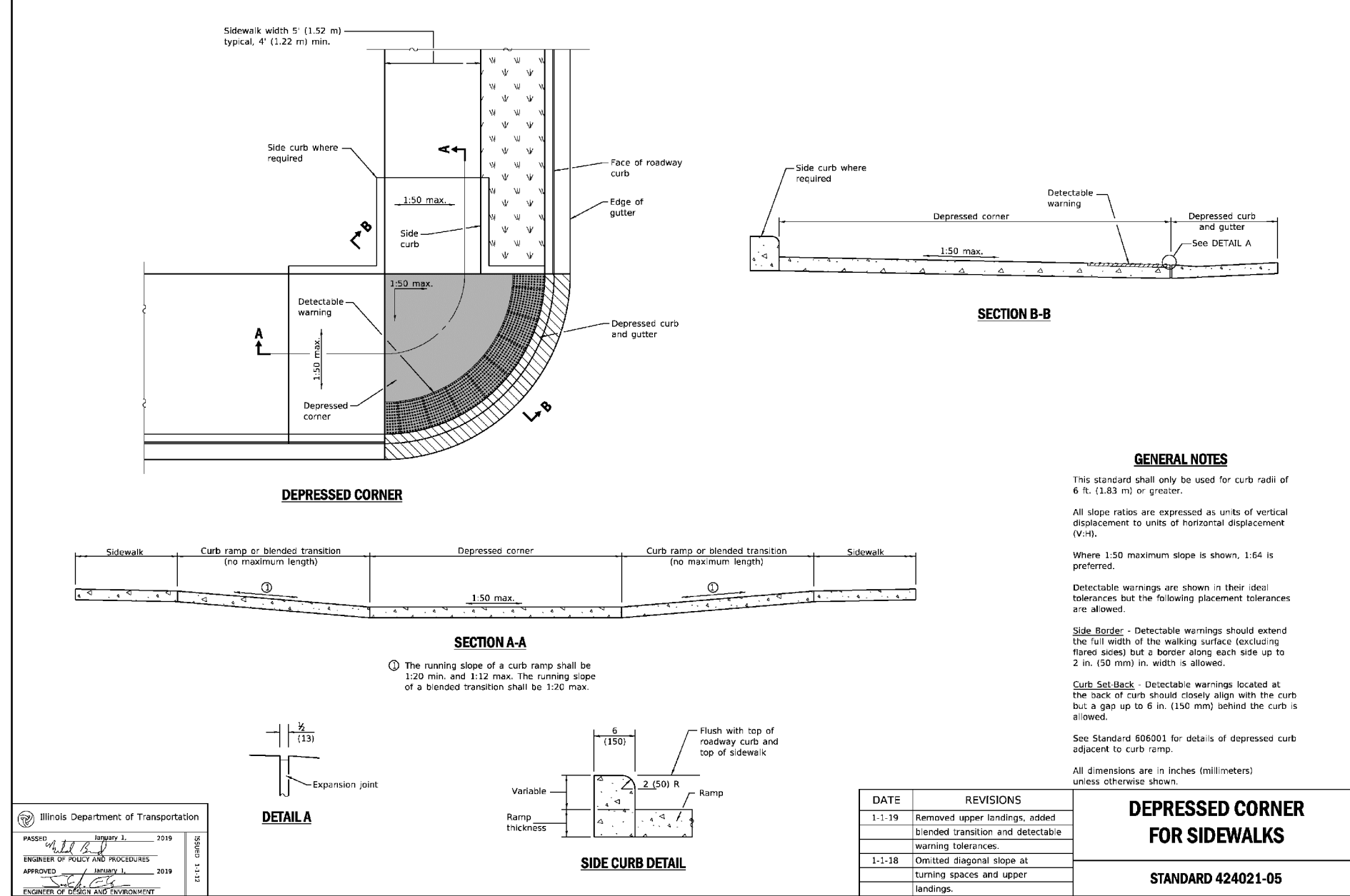
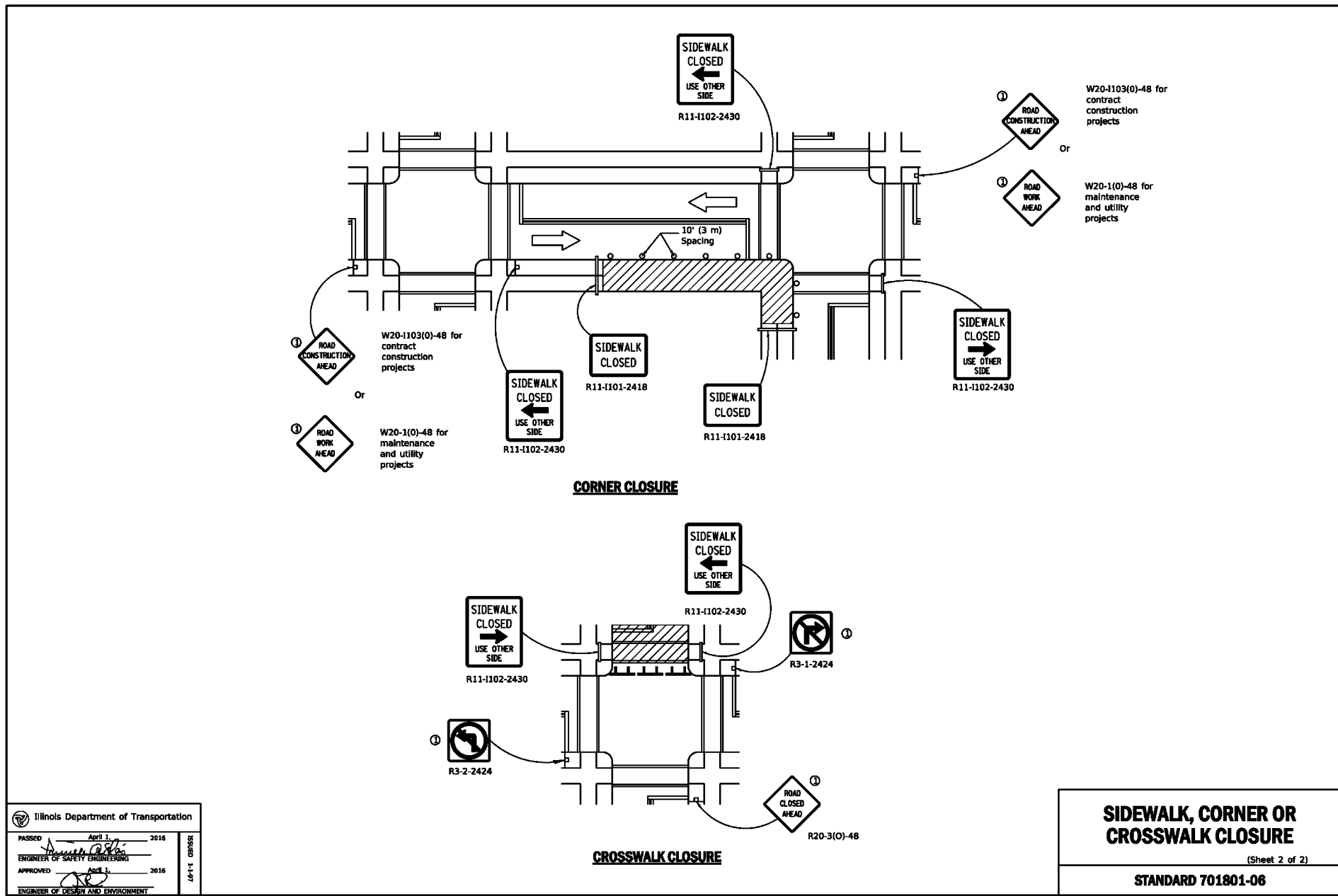
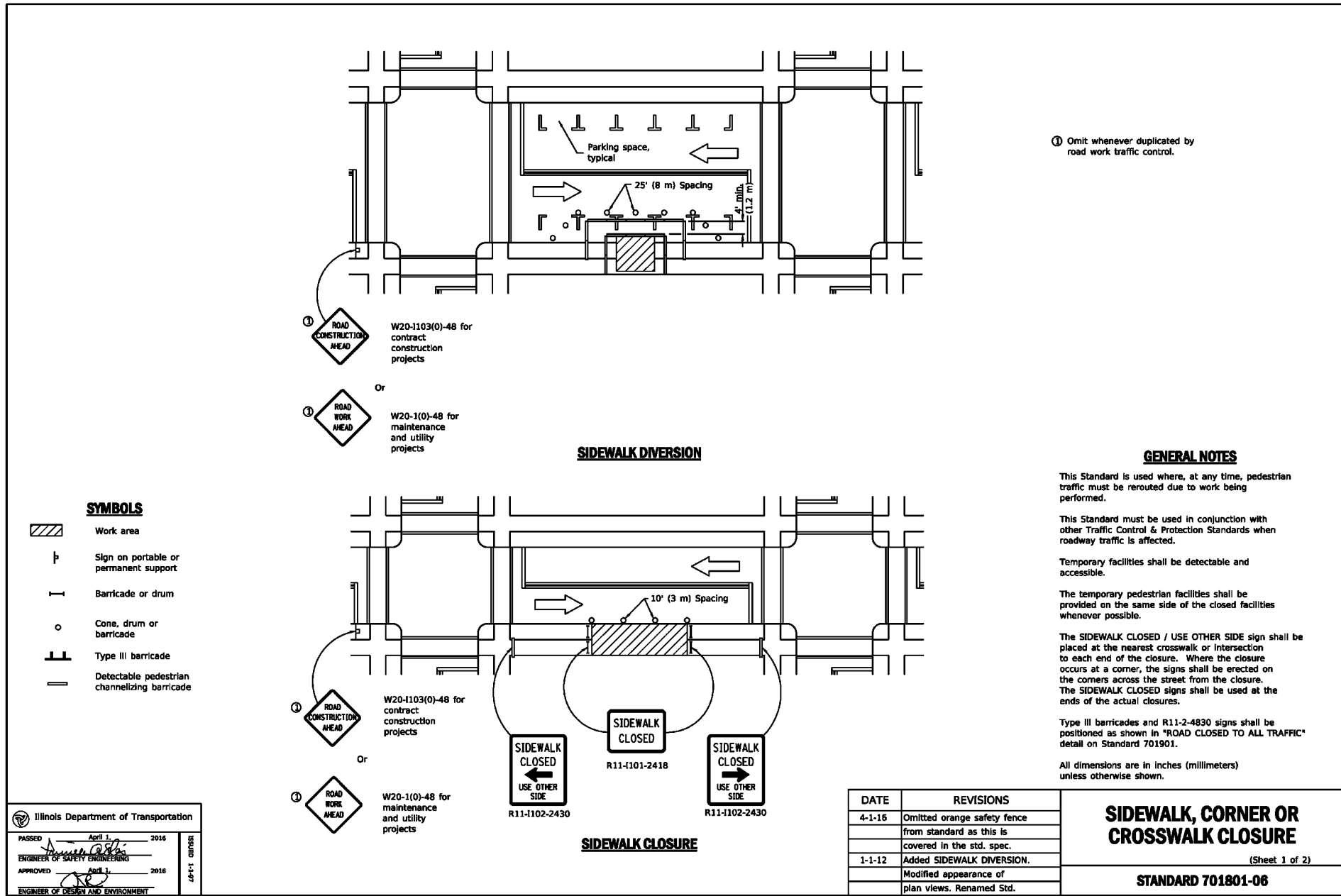
**DETAILS - 5**

DATE: JANUARY 13, 2023 | DRAWN BY: MAJ | JGC  
DWG SCALE: 1" = 20' | CHECKED BY: JGC  
PROJECT NO.: 190-089-AV00  
APPROVED BY: JGC

DRAWING NO.: **C804**  
SHEET 16 OF 17

A: 1/31/2023 1:02 AM - CAD/Comp/001 - Proj: 190-089-AV00 - Rev: 15/2023 - m/mj





**NAPERVILLE WHEATON TOWNHOMES**

**NAPERVILLE WHEATON LLC**

**127 AURORA AVENUE**

**NAPERVILLE, ILLINOIS 60540**

**DETAILS - 6**

DATE: JANUARY 13, 2023 | DRAWN BY: MAJ | JGC

DWG SCALE: 1" = 20' | CHECKED BY: MAJ | JGC

PROJECT NO: 190-089-A/00

APPROVED BY: JGC

DRAWING NO: **C805**

SHEET 17 OF 17

**REVISION RECORD**

NO	DATE	DESCRIPTION
1	04/15/2023	NO REVISIONS THIS SHEET

**Civil & Environmental Consultants, Inc.**

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