

EXISTING CONDITIONS AND DEMOLITION PLAN

EXISTING GRADE	+XXX.XX
EXISTING CONTOUR	-XXX
PROPOSED GRADE	+XXX.XX
PROPOSED CONTOUR	-XXX
PROPOSED FLOW	---
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-

SYMBOL LEGEND

- [Pattern] = ASPHALT
- [Pattern] = AIR CONDITIONER
- [Symbol] = B BOX
- [Pattern] = BRICK
- [Pattern] = CONCRETE
- [Symbol] = DECIDUOUS TREE
- [Symbol] = ELECTRIC METER
- [Symbol] = GAS METER
- [Symbol] = LIGHT
- [Symbol] = MAIL BOX
- [Symbol] = PINE TREE
- [Symbol] = SANITARY MANHOLE
- [Symbol] = STORM MANHOLE
- [Symbol] = SQUARE CURB DRAIN
- [Pattern] = WOOD
- [Symbol] = WOOD UTILITY POLE

UNDERGROUND UTILITIES PER J.U.I.E.

GAS LINE = UGG UGG UGG

LINE TYPE LEGEND

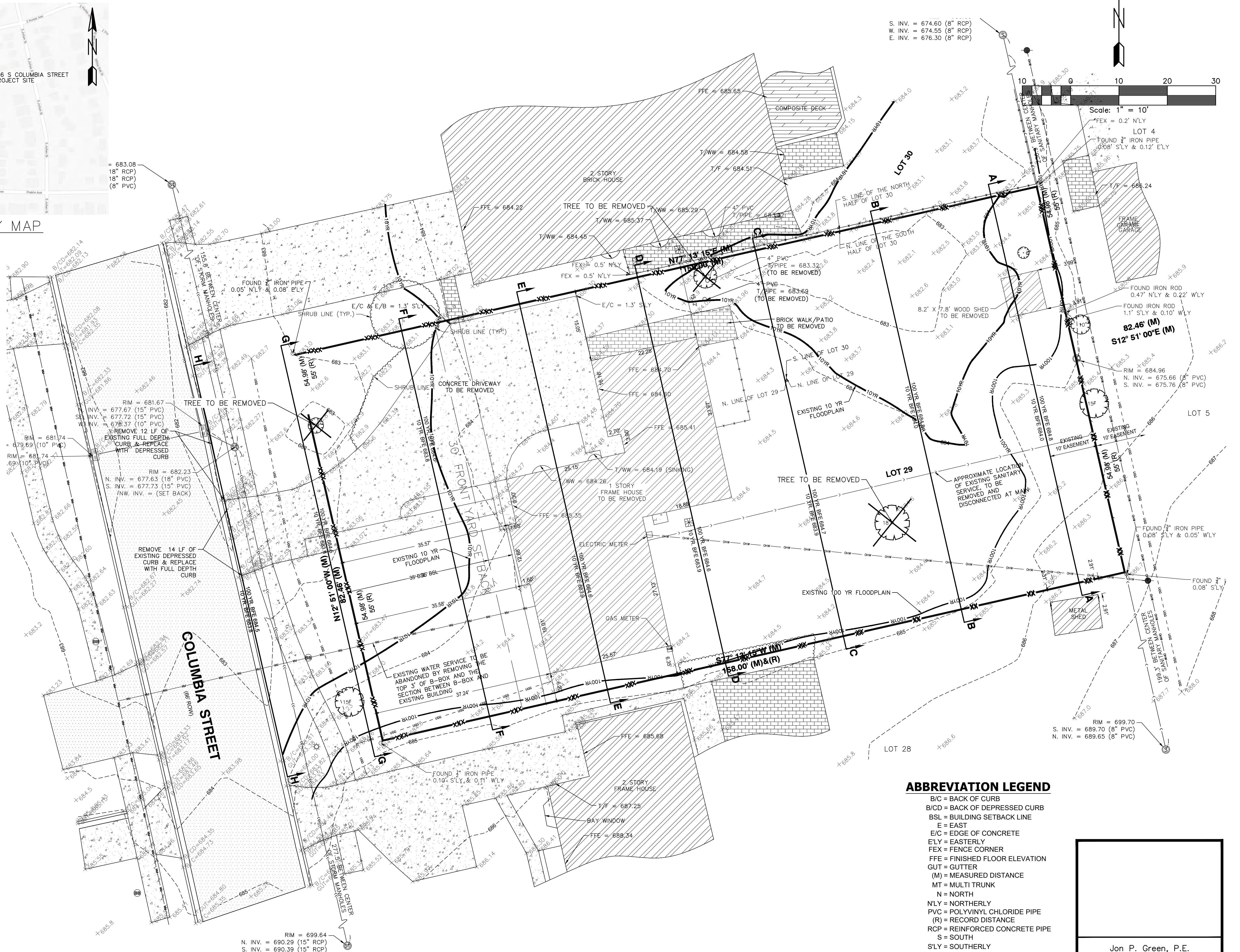
- [Line Style] BUILDING SETBACK =
- [Line Style] EASEMENT =
- [Line Style] FENCE =
- [Line Style] CENTERLINE OF OVERHEAD WIRES = OHW
- [Line Style] SANITARY SEWER =
- [Line Style] STORM SEWER =
- [Line Style] TREE OR BRUSH LINE =
- [Line Style] WATER MAIN =

NOTES:

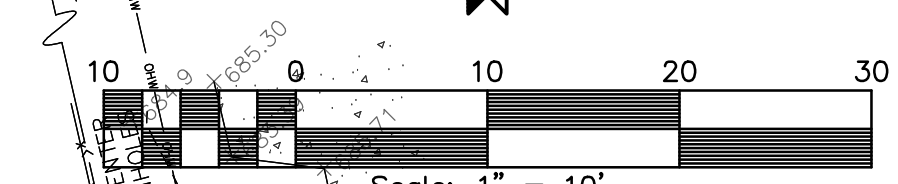
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88.
- SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
 NAPERVILLE SOURCE BENCHMARK: #1007, BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (12") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF CHARLES STREET & CHESHIRE LANE. ELEVATION = 733.69 (NAVD88)
 SITE BENCHMARK: SOUTHWEST TAG BOLT ON HYDRANT ON THE WEST SIDE OF COLUMBIA STREET. ELEVATION = 692.62 (NAVD88)
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- FIELD WORK COMPLETED ON 4-23-2020. (BY RIDGELINE CONSULTANTS)
- ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- PARCEL CONTAINS APPROXIMATELY 13029.3 SQUARE FEET.



VICINITY MAP
NOT TO SCALE



S. INV. = 674.60 (8" RCP)
 W. INV. = 674.55 (8" RCP)
 E. INV. = 676.30 (8" RCP)



Scale: 1" = 10'

ABBREVIATION LEGEND

- B/C = BACK OF CURB
- B/C/D = BACK OF DEPRESSED CURB
- BSL = BUILDING SETBACK LINE
- E = EAST
- E/C = EDGE OF CONCRETE
- ELY = EASTERLY
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- GUT = GUTTER
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- NLY = NORTHERLY
- PVC = POLYVINYL CHLORIDE PIPE
- (R) = RECORD DISTANCE
- RCP = REINFORCED CONCRETE PIPE
- S = SOUTH
- SLY = SOUTHERLY
- T/F = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WINDOW WELL ELEVATION
- W = WEST
- WLY = WESTERLY

Jon P. Green, P.E.
 IL. P.E. NO. 062-052108
 Expires November 30, 2021

ENGINEERING RESOURCE ASSOCIATES
 35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060 FAX (630) 393-2152

20 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841 FAX (312) 474-6099

2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268 FAX (217) 355-1902

DRAWN BY: K.F.
 CHECKED BY: J.G.
 APPROVED BY: J.G.

PLAN DATED: DECEMBER 14, 2020

SHEET 1 OF 5

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

V:\PROJECTS\17-estate Enterprises, Inc. W20236.00 426 S Columbia St Naperville CAD\0426 S Columbia St.dwg Updated by: kfgp 12/14/2020

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 29 AND THE SOUTH HALF OF LOT 30 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE HIGHLANDS, BEING A SUBDIVISION OR PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1926, AS DOCUMENT 205844, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 426 S. COLUMBIA STREET, NAPERVILLE, ILLINOIS
PIN NO. 08-19-202-004

S. INV. = 674.60 (8" RCP)
W. INV. = 674.55 (8" RCP)
E. INV. = 676.30 (8" RCP)

EXISTING GRADE	+XXX.XX
EXISTING CONTOUR	XXX
PROPOSED GRADE	+XXX.XX
PROPOSED CONTOUR	XXX
PROPOSED FLOW	---
SILT FENCE	-XX--XX-
CONSTRUCTION SAFETY FENCE	-X--X-

KEY:
T/F = TOP OF FOUNDATION
P.T.F. = PROPOSED TOP OF FOUNDATION

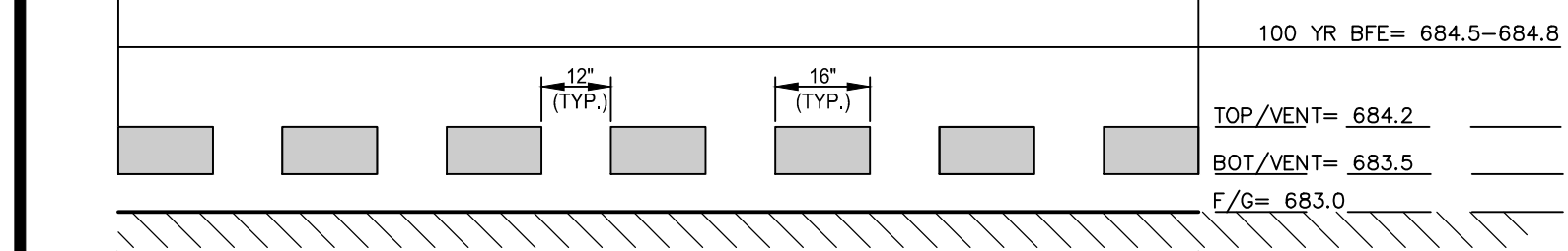
NOTE: FOR STANDARD ASPHALT AND CONCRETE DRIVEWAYS A RIGHT-OF-WAY COVENANT IS REQUIRED IF THE MATERIAL IS CHANGED.

IMPERVIOUS DATA TABLE	
EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
IMPERVIOUS: 3,668 S.F. (28.2%)	IMPERVIOUS: 6,680 S.F. (51.3%)
PERVIOUS: 9,361 S.F. (71.8%)	PERVIOUS: 6,349 S.F. (48.7%)
TOTAL: 13,029 S.F. (100%)	TOTAL: 13,029 S.F. (100%)

NET NEW IMPERVIOUS AREA= 6,680 S.F. - 3,668 S.F. = 3,012 S.F.
SINCE 3,012 S.F. > 2,500 S.F. A PCMBP IS REQUIRED FOR THE PROJECT.

PCMBP REQUIREMENTS SHALL BE MET USING A FEE-IN-LIEU
THE FEE-IN-LIEU OF PCMBPS IS \$500.00 PER 1,000 SQ. FT. OF NET NEW IMPERVIOUS AREA.
(3,012 SQ. FT./1,000 SQ. FT.) * \$500.00 = \$1,506.00

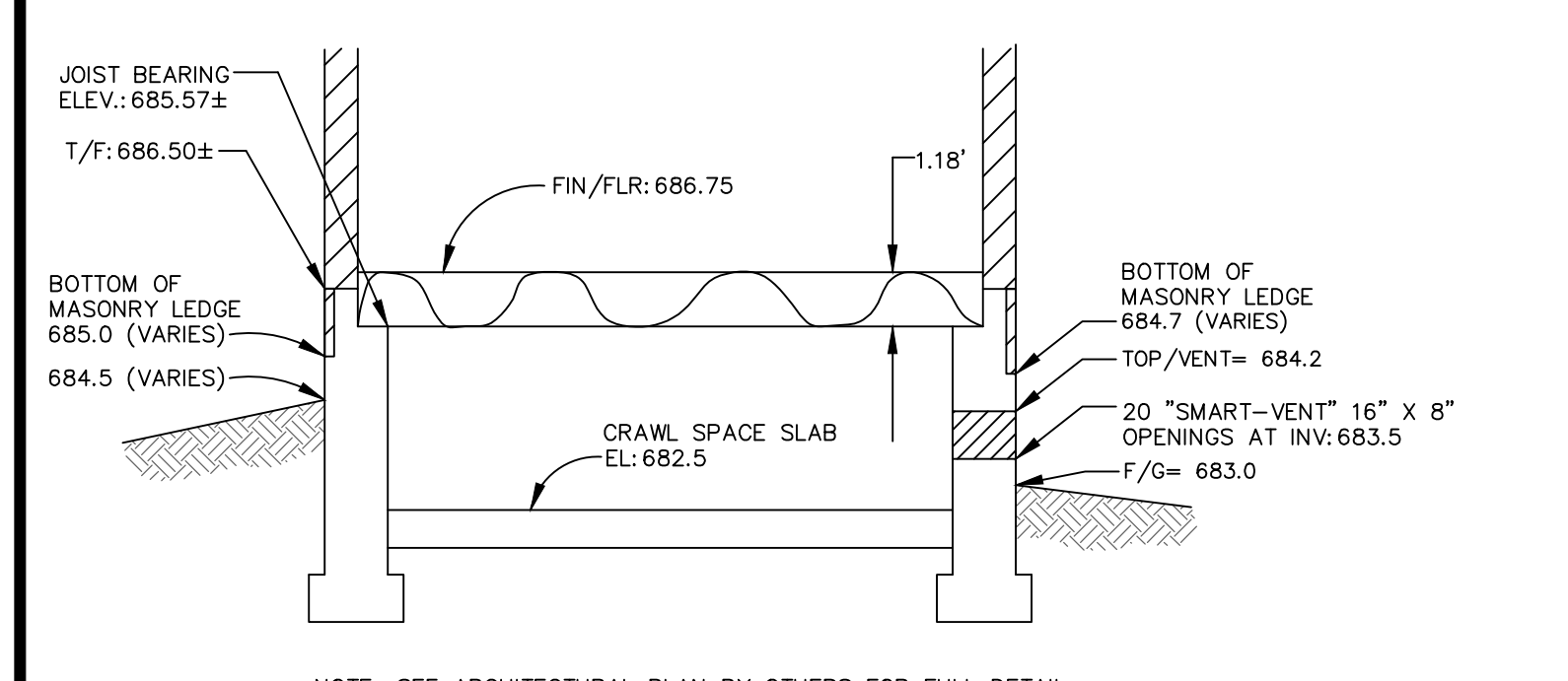
- NOTES:**
- A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
 - A PUBLIC STORM SEWER INSPECTION MUST BE SCHEDULED WITH THE CITY OF NAPERVILLE BY CALLING (630) 420-6082.
 - A LICENSED PLUMBER MUST BE ON SITE FOR ALL PLUMBING WORK IN THE CITY ROW.
 - OVERHEAD SEWERS ARE REQUIRED.
 - ANY EXCAVATION NECESSARY TO INSTALL AND/OR DISCONNECT WATER AND/OR SANITARY SEWER SERVICES SHALL PROTECT TREES AND BE IN ACCORDANCE WITH NAPERVILLE STANDARD DETAILS 790.10 AND 790.11, WHERE EXCAVATION IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE ALTERNATE EXCAVATION METHODS ARE REQUIRED.
 - INSPECTIONS ARE REQUIRED AND SCHEDULED AT 630-420-6082.
 - IF ATTEMPTING TO RE-USE THE EXISTING SANITARY SERVICE LATERAL IT MUST BE TV'D, WITNESSED, AND APPROVED BY DPU-W/WWW.CECCM. IF NOT APPROVED FOR RE-USE IT MUST BE REPLACED OR LINED PER CITY STANDARDS. RECORDS INDICATE THE 8" SANITARY MAIN IN THE REAR EASEMENT IS CIPP LINED THE SERVICE LATERAL IS NOT LINED.
 - THE NEW WATER SERVICE MUST REMAIN 1.5" ALL THE WAY INTO THE BUILDING WITH A 1.5" WATER METER (65 WFSU COUNT). THE EXISTING WATER SERVICE REQUIRED TO BE TERMINATED AT THE MAIN AND THE OLD BBOX REMOVED. CREDIT WILL BE GIVEN FOR THE EXISTING WATER SERVICE. DPU-W/WWW IAC FEE IS \$2078.00. 1.5" WATER METER \$618.60 ALL WATER COMPONENTS SHALL BE LEAD FREE AND CERTIFIED TO MEET BOTH NSF 61 AND 372, AND IDENTIFIED WITH APPLICABLE MARKINGS.
 - THE OWNER SHALL PROVIDE, INSTALL, MAINTAIN, AND REPLACE AS NECESSARY, A COMPLETE TROUGH METERING INSTALLATION, APPROVED BY DPU-E.
 - ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



EACH VENT PROVIDES FOR 200 S.F. OF COVERAGE
20 "SMART-VENT" OPENINGS
8" TALL x 16" WIDE, WITH 12" SPACING,
SET @ INVERT 683.5 (VARIES)

PROVIDED COVERAGE = 200 S.F. * 20 = 4,000 SQ. FT.

FLOOD VENT CROSS-SECTION
N.T.S.



NOTE: SEE ARCHITECTURAL PLAN BY OTHERS FOR FULL DETAIL
BUILDING CROSS-SECTION
N.T.S.

It's smart It's free It's the law

Call before you dig
800.892.0123

ILLINOIS ONE-CALL SYSTEM

PREPARED FOR: BAKIR DORIWALA

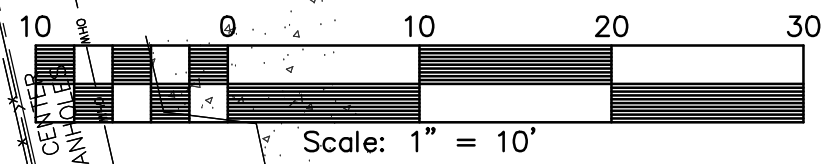
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SETBACKS: FRONT: 35 FT. REAR: 30 FT. SIDE: 6 FT.	AVERAGE DATUM DATUM #1: 684.7 DATUM #2: 683.9 AVERAGE 684.3
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12/14/2020 Updated by: kicp 12/14/2020